

# TRINITY COURT DEVELOPMENT CONTRACT

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Council Presentation  
March 22, 2023



# Agenda

1. Project History and Context

2. Development Contract Summary

3. Next Steps and Discussion

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# Council Consideration

- Authorize the Town Manager to execute a development contract for the redevelopment of the Trinity Court Public Housing community.



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# Project History



**September 2018**  
RAD Application  
Submitted

**April 2019**  
Council authorized  
manager to negotiate  
with potential  
development partners

**June 2021**  
MOU signed  
with CHP

**August 2021-**  
**Present**  
Public engagement

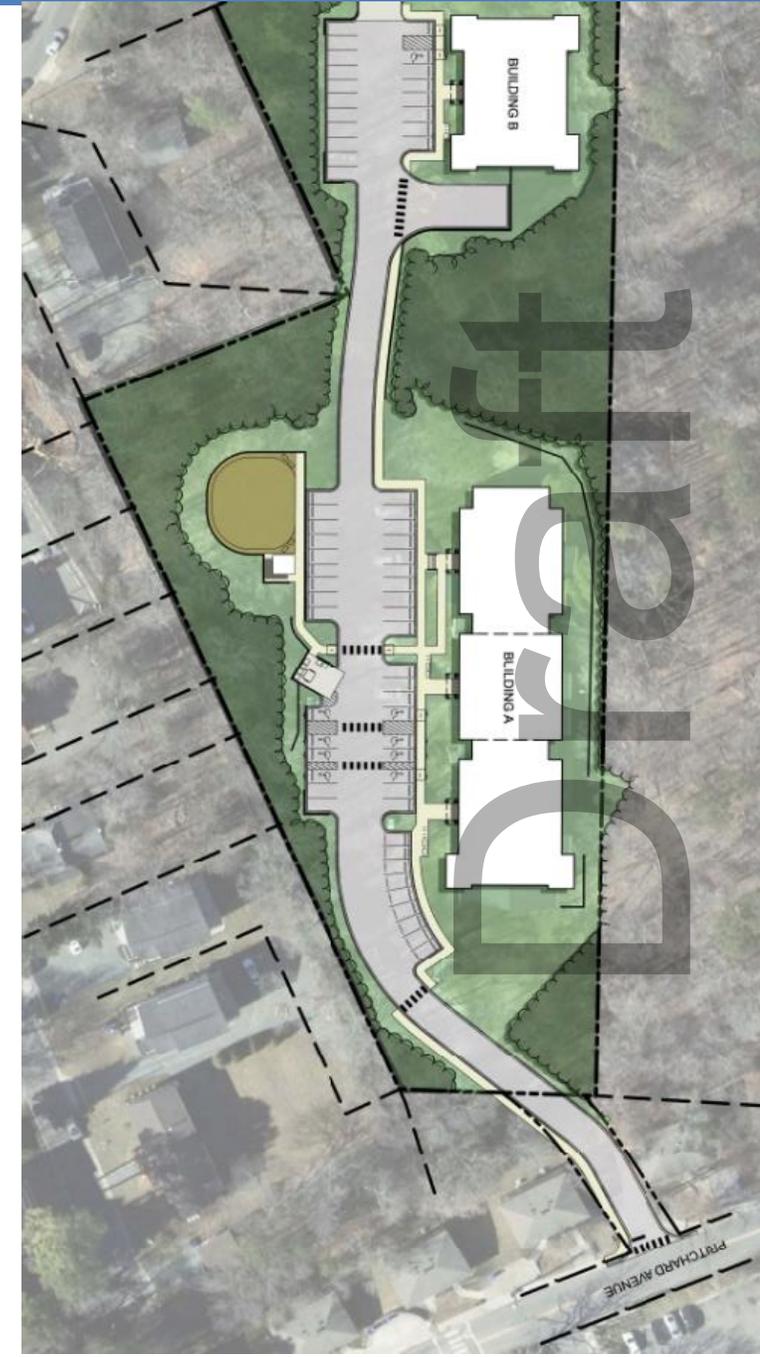
**January 2022**  
Option  
Agreement  
Executed

**April 2022**  
Conditional  
Zoning Approved

**Fall 2022**  
LIHTC and  
Town Funding  
Awarded

# Approved Site Plan

- 54 Affordable Apartments
  - 40 2- and 3-BR public housing replacement units
  - 14 new affordable 1-BR units
  - Serving 30-80% AMI (25% at or below 30% AMI)
- Amenities: playground, covered picnic areas, community room, business center
- Access to 3 bus stops via sidewalk
- Connection to Tanyard Branch Greenway



# Community Housing Partners

- Has provided housing preservation and development services throughout the Southeast since 1984
- Creates stable communities and access to opportunity through:
  - Sustainable Development & Construction
  - Resident Services
  - Property Management
  - Weatherization and Energy Services
  - Homeownership Facilitation
- Existing portfolio consist of 94 rental communities totaling 5,876 multifamily units



*To create homes and communities  
that are healthy, sustainable, and  
affordable*

# Required Conditions to Enter Into Ground Lease

1. Optionee shall have received an allocation of Low Income Housing Tax Credits from the NCHFA

✓ *Trinity Court awarded 2022 9% LIHTC award in October 2022*

2. All required governmental approvals have been obtained and any requirements for financing shall have been satisfied

□ *Anticipate all permits in hand by summer 2023*

3. Optionee and/or its assignee shall have secured financing

□ *Developer submitting final funding application this spring*

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# Development Contract Summary

## 1. Confirmation of general terms and conditions of development

- Project schedule
- Development team members
- Affordability requirements

## 2. Developer Responsibilities

- Site planning, redevelopment, lease up, and securing all financing and permitting

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# Development Contract Summary

## 3. Confirmation of Ground Lease

- 99-year lease
- \$1.00 annual rent
- To be executed prior to construction
- Recapture right by the Town in event of default

## 4. Town's Anticipated Funding Commitment

- \$1,175,691 from affordable housing funding sources (approved)
- \$1,500,000 from public housing funds (subject to Town Council approval)

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# Development Contract Summary

## 5. Protections for the Town

- Town can cancel the contract if developer commits fraud, leases at excessive rent levels, doesn't construct the project as agreed to by the Town, or otherwise fails to fulfill its responsibilities under the contract
- Indemnity by the developer

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# Next Steps

## Spring 2023

- Execute Development Contract
- Secure final permits
- Secure financing, final funding

## Summer 2023

- RAD, LIHTC, Town funding closings
- Trinity Court removed from Town portfolio
- Execute ground lease

**Groundbreaking!**



## Fall 2023–Winter 2025

- Construction
- Lease-Up

**Ribbon Cutting!**



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# Council Consideration

- Adopts R-## authorizing the Town Manager to execute a development contract for the redevelopment of the Trinity Court Public Housing community.



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