

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA TO CONVEY REAL PROPERTY AND ISSUE LOANS FOR THE AFFORDABLE SINGLE-FAMILY HOUSING DEVELOPMENT PROGRAM**

**WHEREAS**, the City has determined that there is an ongoing shortage of affordable housing, including affordable single-family dwellings, within the City; and

**WHEREAS**, the City created the Affordable Single-Family Housing Development Program (the “ASFHD Program”) on November 1, 2024, for the purpose of increasing the number of safe and affordable single-family homes within the City; and

**WHEREAS**, the City, pursuant to G.S. § 160D-1316, seeks to support the ASFHD Program by conveying certain City-owned parcels of real property identified on Exhibit A (the “City parcels”) to qualified developers for the purpose of building new or rehabilitating old single-family dwellings upon the parcels; and

**WHEREAS**, the City shall sell the City parcels to developers at such amounts established by an appraisal of the fair market value of the parcels as encumbered by a restriction for use as affordable housing; and

**WHEREAS**, the minimum price established by appraisal for each of the City parcels is identified on Exhibit A; and

**WHEREAS**, the City parcels shall be conveyed subject to such covenants and conditions as necessary to restrict the City parcels to being used for the development of affordable housing and the purposes of the ASFHD Program; and

**WHEREAS**, the City shall also issue interest-free financing to developers participating in the ASFHD Program in an amount up to \$50,000 (“ASFHD Loans”) for the purpose of aiding in the construction of affordable single-family homes on the City parcels; and

**WHEREAS**, developers participating in the ASFHD Program shall sell the improved parcels to qualified homebuyers earning at or below 80% of the Area Median Income (“Qualified Homebuyers”); and

**WHEREAS**, the City shall convert some or all of the proceeds from the sale of the City parcels, as well as some or all of sums received as repayment for ASFHD Loans, to downpayment assistance for Qualified Homebuyers of the improved parcels.

**NOW THEREFORE BE IT RESOLVED BY THE CITY THAT:**

1. The City does hereby authorize the City Manager or his designee to sell the City parcels identified on Exhibit A to developers participating in the ASFHD Program for the amounts identified on the Exhibit.

2. The City Manager or his designee shall ensure that the sale of each of the City parcels in the ASFHD Program is subject to such covenants and conditions necessary to restrict those properties to subsequent sale or lease to households earning at or below 80% of the Area Median Income.

3. The City Council does hereby authorize the City Manager or his designee, pursuant to the terms of the ASFHD Program, to issue interest-free financing in amounts of up to \$50,000 to support the construction of single-family homes on the City parcels.

4. The City Manager or his designee shall use, in whole or in part, sale and loan repayment funds from transactions under the ASFHD Program for the purpose of providing downpayment assistance to Qualified Homebuyers.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA**, on this, the 26<sup>th</sup> day of May, 2026. Such meeting was held in compliance with the Open Meetings Act, at which time a quorum was present and voting.

CITY OF FAYETTEVILLE

---

Mitch Colvin, Mayor

ATTEST: \_\_\_\_\_  
Jennifer Ayre, City Clerk