

TO: Ande Banks, City Manager
FROM: Chris Brown, City Attorney
DATE: 10/02/2024
RE: Resolution approving issuance by Harrisonburg Redevelopment and Housing Authority of Revenue Bonds for the acquisition, construction, renovation and equipping of multifamily rental housing units located in the City of Charlottesville, Virginia.

Summary: HRHA is requesting that Council pass the above referenced resolution approving a bond issuance. Council approval of HRHA's issuance of the bonds is required by state law. There is no liability incurred by the City as a result of this approval and the issuances of the bonds by HRHA.

Background: HRHA routinely acts as the issuer of private activity bonds to finance housing projects around Virginia. Fees generated by such bond issuances are used by HRHA to finance some of its work in Harrisonburg. The bonds are for FC Phase 3 LLC, a Virginia limited liability company (the "Borrower"), for up to \$24,000,000 (the "Bonds") to assist the Borrower in financing the acquisition, construction, renovation and equipping of approximately 82 multifamily residential rental housing units in the City of Charlottesville, Virginia. Under Virginia law, City Council must approve HRHA's issuance of the bonds prior to the issuance. There is no liability assumed by the City in approving the attached resolution or in the issuance of the bonds.

Key Issues: Approval of HRHA issuance of bonds for a project in the City of Charlottesville, Virginia.

Environmental Impact: None

Fiscal Impact: None

Prior Actions: None

Alternatives: (a) Approve Resolution approving issuance of bonds by HRHA;
(b); or decline to approve resolution
(c)

Community Engagement: HRHA held a public hearing on the bond issuances.

Recommendation: Staff recommends approval of the resolution.

Attachments: Resolutions approving issuance of bonds by HRHA;
A document package related to the bond issuances.



City of Harrisonburg, Virginia

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Eric D. Campbell
City Manager

RE:

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Review:

The initiating Department Director will place in Legistar, in sequence of transmittal, the names of each department that must initial their review in order for this item to be placed on the City Council agenda. The completion of review only addresses the readiness of the issue for Council consideration. This does not address the recommendation for approval or denial of the issue.

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