

Monroe A. Miller, Jr.
2200 Camp Branch Road
Waynesville, NC 28786
April 9, 2022

Subject: Dead of the Night Announcement: Agenda Addition by Rob Hites, Town of Waynesville Manager.

Rob Hites announced “Additional Agenda item setting a Public Hearing Date for Affordable Housing and Backup material for the WWTP grant/loan process”. This announcement was sent out after business hours, 5:53pm, on a Friday, 4/8/2022, in the dead of night.

He states:

“I am adding a late arrival of a request for incentives and support for NC Housing Finance Agency application to construction 60 low to moderate income rental housing units on Locust Drive (Hazelwood Bluff) and a proposed resolution to support the Town’s effort to have its sewer loan increased to \$23,600,000 and apply for a \$5 million dollar grant to supplant the need for the loan.”

WTF?

See the email and attachments, giving citizens of Waynesville ZERO time to respond.

Now the Sewer replacement is up to \$23.6 Million? WTF!

Come to the Planning Board meeting Monday, 5:30pm, and the Board of Aldermen meeting Tuesday.

Monroe A. Miller, Jr.
Haywood County Taxpayer

Subject: Additional Agenda item setting a Public Hearing Date for Affordable Housing and Backup material for the WWTP grant/loan process

Date: Fri, 8 Apr 2022 21:53:34 +0000

From: Rob Hites <rhites@waynesvillenc.gov>

To: Mayor & Board of Aldermen <BoA@waynesvillenc.gov>, Media Contacts <MediaContacts@waynesvillenc.gov>

CC: Elizabeth Teague <eteague@waynesvillenc.gov>, Jeff Stines <jstines@waynesvillenc.gov>, Jesse Fowler <jfowler@waynesvillenc.gov>

I am adding a late arrival of a request for incentives and support for NC Housing Finance Agency application to construction 60 low to moderate income rental housing units on Locust Drive (Hazelwood Bluff) and a proposed resolution to support the Town's effort to have its sewer loan increased to \$23,600,000 and apply for a \$5 million dollar grant to supplant the need for the loan.

Rob Hites | Town Manager

Town of Waynesville, NC

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RESOLUTION No.
RESOLUTION BY GOVERNING BODY OF APPLICANT

WHEREAS; The Federal Clean Water Act Amendments of 1987 and the North Carolina Water Infrastructure Act of 2005 (NCGS 159G) have authorized the making of loans and grants to aid eligible units of government in financing the cost of construction of wastewater treatment plant upgrades and

WHEREAS; The Town of Waynesville has need for and intends to construct a wastewater treatment improvement project, and

WHEREAS; The Town of Waynesville intends to request State loan and/or grant assistance for the project,

NOW THEREFORE BE IT RESOLVED, BY THE BOARD OF ALDERMEN OF THE TOWN OF WAYNESVILLE:

That Town of Waynesville, the Applicant, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the Applicant will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the Board of Aldermen of the Applicant agrees to include in any associated loan agreement a provision authorizing the State Treasurer, upon failure of the Town of Waynesville to make scheduled repayment of the loan, to withhold from the Town of Waynesville any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That the Applicant will provide for efficient operation and maintenance of the project on completion of construction thereof.

That Gary Caldwell, Mayor, and Rob Hites, Town Manager, the Authorized Officials, and successors so titled, is hereby authorized to execute and file an application on behalf of the Applicant with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That the Authorized Officials, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project; to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the Applicant has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the _____ day of _____, 2022 at

16 South Main Street, PO Box 100 Waynesville NC 28786.

(Signature of Authorized Official)

(Title)

CERTIFICATION BY RECORDING OFFICER

The undersigned duly qualified and acting (title of officer) of the Town of Waynesville does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the Board of Aldermen of the Town of Waynesville duly held on the _____ day of _____, 2022; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2022.

(Signature of Recording Officer)

(Title of Recording Officer)

RESOLUTION # _____

**A RESOLUTION OF SUPPORT AND OFFER OF INCENTIVES FOR THE
“HAZELWOOD BLUFF SENIOR LIVING AFFORDABLE HOUSING
DEVELOPMENT**

WHEREAS, The Board of Aldermen has established a policy to encourage both rental and for sale housing opportunities for low to moderate income citizens of Haywood County; and

WHEREAS, Mills Construction Company of Carrboro has received all approvals necessary to develop a sixty (60) unit affordable rental housing development within easy access to most amenities needed by Senior Citizens ; and

WHEREAS, the Board finds that Waynesville is in vital need of affordable housing for all age and income groups; and

WHEREAS, it is necessary to provide incentives to Mills Construction in order to reduce the cost of the development in order to be able rent the units to low to moderate income senior citizens; and

WHEREAS, the offer of incentive to encourage development of the development is tangible proof of the support of the Board of Aldermen for Mill’s Construction’s application for low-income tax credits.

**BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF
WAYNESVILLE THAT IT;
SUPPORT THE APPLICATION FOR LOW INCOME TAX CREDITS FROM THE NC
HOUSING FINANCE AGENCY AND OFFER THE FOLLOWING INCENTIVES TO
AIDE IN THE DEVLOEPMENT OF THE PROJECT:**

1. Provide \$170,000 in material and service to construct a water line from the development on Locust Drive to a water main in Plott Creek Road.
2. Provide a \$45,000 incentive grant from the General Fund to compensate the water and sewer fund for system development fees and water and sewer tap fees associated with the development.
3. Total Incentive Grant would equal \$215,000.
- 4.

Adopted this the 22 day of April 2022.

Town of Waynesville

Gary Caldwell , Mayor

Attest: _____
Eddie Ward, Town Clerk

**TOWN OF WAYNESVILLE BOARD OF ALDERMEN
REQUEST FOR BOARD ACTION
Meeting Date: 4-12-22**

SUBJECT Set a Public hearing to consider a request for affordable housing incentives for construction of a 60 unit low to moderate income senior housing complex located on Locust Drive.

AGENDA INFORMATION:

Agenda Location:

Item Number:

Department: Administration

Contact: Rob Hites

Presenter: Rob Hites

BRIEF SUMMARY: Mills Construction of Carrboro NC will apply for a 60- unit residential living development to the NC Housing Finance Agency for tax credits necessary to make the project feasible. They propose the follow mix of housing and income thresholds:

11 one-bedroom units at 40% of AMI	Rent \$402 per month
3 one-bedroom units at 50% of AMI	Rent \$520 per month
22 one-bedroom units at 60% of AMI	Rent \$640 per month
4 two-bedroom units at 40% of AMI	Rent \$485 per month
6 two-bedroom units at 50% of AMI	Rent \$625 per month
14 two-bedroom units at 60% of AMI	Rent \$770 per month

In order to submit a marketable application, the support of the Town and an offer of incentives is very important. The request for incentives involves the cost of extending water to the site and grants to pay for system development and tap fees. Please note that incentive grants MUST be paid by the general fund. They are requesting approximately \$215,000 in incentives or \$3,583 per unit. To compare this request with the Old Hospital, the Town provided an incentive grant of \$172,042 for a 60-unit project or \$2,867 per unit. The Locust Drive development contains 100% low to moderate income housing with fifteen of the units targeted at renters who earn 40% of the Average Monthly Income (AMI).

MOTION FOR CONSIDERATION: Set a public hearing for April 26th to consider Mill's Construction's request for affordable housing incentives.

FUNDING SOURCE/IMPACT: General

ATTACHMENTS: Mills Application, Resolution

MANAGER'S COMMENTS AND RECOMMENDATIONS Set the Public Hearing

**TOWN OF WAYNESVILLE BOARD OF ALDERMEN
REQUEST FOR BOARD ACTION
Meeting Date: 4-12-22**

SUBJECT Presentation on WWTP Project (borrowing, grants)

AGENDA INFORMATION:

Agenda Location:

Item Number:

Department: Administration

Contact: Rob Hites

Presenter: Rob Hites

BRIEF SUMMARY: McGill and Associates have been working on multiple fronts to alter the design of the Waste Treatment Plant to reduce the bid price from \$28 million to \$23 million \$600 thousand dollars. They have submitted it to the DENR staff in Raleigh and they gave their tentative approval. Friday, the Western Division of DENR raised objections to the redesign. We will put off presenting our cost savings until McGill can resolve the Western Division's objections since they involve well over ½ of the saving we were depending on. Their intervention is kind of late in the process. McGill will request that the Board adopt the attached resolution requesting that DENR consider an application to use their administrative discretion to increase our loan amount by 10% or \$1,900,000. The Town will also request the LGC to grant a further increase in the loan by an additional \$2,100,000 thereby increasing The Town's loan to \$24 million. With DEI's concurrence, The Town will simultaneously apply for a \$5 million dollar grant to eliminate the need for this additional loan amount.

While we are not happy having to request an additional \$4 million in loans, the impact is minimal on rates.

Under the present \$19,500,000 loan citizens would pay \$45.65 per 5,000 gallons of sewer use by 2029. If we have to borrow an additional \$4- million we that rate would only increase to \$49.95 in 2029.

MOTION FOR CONSIDERATION: Receive presentation and approve the resolution to apply for an increase in the loan for the Wastewater Treatment Plant.

FUNDING SOURCE/IMPACT: Sewer Fund

ATTACHMENTS: Proposed resolution permitting authorizing the mayor and or me to sign the grant/loan applications.

MANAGER'S COMMENTS AND RECOMMENDATIONS Our ultimate goal is to convince DENR that we should be placed on the distressed community list and awarded the \$5 million ARP grant. Should we receive the grant, we won't draw down \$5 million in grant funds. On a legislative level we will also request that our legislative delegation provide up to \$8 million in grants to fund the plant and collection system needs. Should the legislature grant the Town the funds any grants that DENR awards the Town will be set aside.