

CRH RESOLUTION NO. 2007-1

A RESOLUTION OF ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY RATIFYING THE SUBMISSION BY THE HOUSING FINANCE AUTHORITY OF ST. JOHNS COUNTY OF AN APPLICATION TO FLORIDA HOUSING FINANCE CORPORATION IN CONNECTION WITH THE COMMUNITY WORKFORCE HOUSING INNOVATION PILOT PROGRAM AND THE EXECUTION AND DELIVERY OF A MEMORANDUM OF UNDERSTANDING BETWEEN SAID AGENCY AND SAID AUTHORITY WITH RESPECT THERETO; AUTHORIZING ALL OTHER THINGS DEEMED NECESSARY OR ADVISABLE IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners (the "Board") of St. Johns County, Florida (the "County"), has established the West Augustine Community Redevelopment Area (the "West Augustine Redevelopment Area") by its Resolution 2000-146; and the Board has approved the West Augustine Community Redevelopment Plan; and

WHEREAS, the Board by its Resolution 2000-146 has established the boundaries of the West Augustine Community Redevelopment Area and by its Resolution 2002-208 has incorporated the boundary areas of the West Augustine Community Redevelopment Area into the St. Johns County Community Redevelopment Agency (the "Agency"); and

WHEREAS, in May 2004, the County conveyed certain parcels in the West Augustine Community Redevelopment Area (the "Parcels") to the Agency to establish a scattered-site affordable homeownership program; and

WHEREAS, the Housing Finance Authority of St. Johns County, Florida (the "Authority"), has been created and organized by the Board pursuant to and in accordance with the provisions of Chapter 159, Part IV, Florida Statutes, as amended (the "Act"), for the purposes set forth in the Act; and

WHEREAS, on October 31, 2006, the Board authorized the Authority to apply for funding under the Community Workforce Housing Innovation Pilot Program (the "CWHIP Program") as enacted under House Bill 1363 (Ch. 2006-69, s. 27, Laws of Fla.); and

WHEREAS, the CWHIP Program promotes the creation of public-private partnerships to finance, build and manage workforce housing and requires the coordinated efforts of all levels of government as well as private sector developers, financiers, business interests and service providers; and

WHEREAS, the Authority prepared a CWHIP Program application (the "Application"), which Application was required to be submitted to Florida Housing Finance Corporation by December 15, 2006; and

WHEREAS, the workforce housing development proposed in the Application involved utilizing a portion of the Parcels to develop a scattered-site affordable homeownership program and in connection with the Application the Authority and certain program participants, including the Agency, were required to enter into memorandums of understanding (the "Memorandums") to (a) evidence their understanding with respect to their participation in and contributions to the CWHIP Program and (b) set forth their understanding of the general requirements listed in the applicable Memorandum and agree to comply with the requirements of the CWHIP Program; and

WHEREAS, the Application and the Memorandums have been completed and submitted to Florida Housing Finance Corporation, copies of which are on file with the Authority; and

WHEREAS, it is necessary, desirable and in the best interests of the Agency to ratify all actions heretofore taken with respect to the Application and the Memorandums and authorize any necessary further actions with respect thereto;

NOW, THEREFORE, BE IT RESOLVED BY THE ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY:

SECTION 1. RATIFICATION OF APPLICATION AND MEMORANDUMS. The Agency hereby ratifies (a) the completion, execution, delivery and submission of the Application and the Memorandums by the Director of the Authority and (b) the completion, execution, delivery and submission of the Agency's Memorandum by the Chairman of the Agency on behalf of the Agency.

SECTION 2. OTHER ACTION. The Director of the Authority and the Chair, the Vice Chair, the Clerk or any Deputy Clerk of the Agency is hereby authorized and directed to execute and deliver any and all additional documents, certificates and instruments necessary or proper to do and cause to be done any and all acts and things necessary or proper relating to the submission of the Application and the Memorandums as described in this Resolution.

SECTION 3. ACTION APPROVED AND CONFIRMED. All actions of the members, officers, agents or employees of the Agency which are in conformity with the purposes and intent of this Resolution are approved and confirmed in all respects hereby.

SECTION 4. SEVERABILITY. If any provision of this Resolution shall be held or deemed to be illegal, inoperative or unenforceable, the same shall not affect any other provision or cause any other provision to be invalid, inoperative or unenforceable to any extent whatsoever.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this ninth day of January, 2007.

*Patricia McGrade*  
Deputy Clerk of the St. Johns County Community  
Redevelopment Agency

*Ben Pich*  
Chairman of the St. Johns County Community  
Redevelopment Agency

RENDITION DATE 1-11-07