

RESOLUTION 2000- 26

RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO CONTRIBUTE STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) FUNDS TOWARD PARTIAL PAYMENT OF IMPACT FEES IN ORDER TO ENCOURAGE CONSTRUCTION OF A SECOND AFFORDABLE RENTAL HOUSING DEVELOPMENT BY A NAMED DEVELOPER, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, St. Johns County recognized the lack of affordable rental housing in Resolution 98-57; and

WHEREAS, affordable rental housing will promote economic development by providing housing for those households in the service industries; and

WHEREAS, a developer, TWC Eighty-Nine, Ltd., proposes to construct and manage a rental project named Whispering Woods Apartments in St. Johns County for households earning 60 percent or under of median income, and has requested the County's financial assistance in order to make its applications competitive for state loan assistance; and

WHEREAS, evidence of St. Johns County's financial support for this project is necessary to contribute necessary points in a very competitive application for state loans; and

WHEREAS, the County Housing Advisory Committee has recommended the County's financial support of this proposed rental development.

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida, as follows:

**SECTION 1.** This Resolution confirms St. Johns County's support of the proposed Whispering Pines rental apartment complex as described in the current rezoning application R-PUD-00-005.

**SECTION 2.** Part of the County's contribution in support of said project shall consist of paying partial impact fees for units eligible for state assistance through the Housing Credit (HC) Program, provided by the State Housing Initiatives Partnership (SHIP) allocation, unless other funds are recommended by this Board.

**SECTION 3.** This SHIP assistance shall be contingent upon TWC Eighty-Nine, Ltd.'s award of HC funding for the proposed project during calendar year 2000.

**SECTION 4.** As a condition to this approval, the developer shall agree in a written memorandum of understanding to provide the SHIP office with tenant income documentation annually, on or before July 30 of each year, for a period of fifteen years, and to comply with other requirements of the SHIP Program.

**SECTION 5.** This SHIP assistance shall be contingent upon the continued sufficient allocation to St. Johns County of SHIP by the Florida Housing Finance Corporation.

**SECTION 6.** The actual amount of these impact fees to be paid from SHIP funds shall be capped at \$1,809 per unit, the amount currently in effect.

**SECTION 7.** The Board recognizes that payment of these impact fees from SHIP funds may be spread over a period of three years, in order to comply with Florida Statutes Section 420.907 and with the Florida Administrative Rule Chapter 67-37, which govern the SHIP Program.

**SECTION 8.** The amount of the SHIP assistance to be paid toward impact fees in this project shall not exceed \$225,000, payable at \$75,000 per year for a three-year period.

**SECTION 9.** If this development is awarded an HC loan shall it shall be eligible to expedited permitting enacted by a previous Resolution, should the developer apply in the appropriate manner.

**SECTION 10.** This Resolution shall become effective on the date of signature below.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, State of Florida, this 7<sup>th</sup> day of March, 2000.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: James E. Bryant  
James E. Bryant, Chairman

ATTEST: Cheryl Strickland, Clerk

By: Patricia A. Grande  
Deputy Clerk