

RESOLUTION 2001-28

RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO CONTRIBUTE STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) FUNDS TO TWC EIGHTY-NINE, LTD., AS A REIMBURSEMENT TOWARD PAYMENT OF IMPACT AND OTHER RELATED FEES, IN ORDER TO ENCOURAGE CONSTRUCTION OF AFFORDABLE RENTAL HOUSING, AND SETTING AN EFFECTIVE DATE.

WHEREAS, the need for affordable rental housing is documented by the County's Comprehensive Plan, the Evaluation and Appraisal Report, the current SHIP Housing Assistance Plans; and

WHEREAS, the existence of sufficient affordable rental housing supports a public purpose and is in the best interest of the County; and

WHEREAS, St. Johns County confirmed its support of earlier proposed apartment complexes by approving use of SHIP funds for impact fees and by deferring utility connection fees; and

WHEREAS, TWC Eighty-Nine, Ltd. (the "Developer"), proposes to construct and manage rental units named Whispering Woods (the "Project") for households earning 60 percent or under median income, and has requested the County's financial assistance in order to make its application successful in receiving funding under the Low Income Housing Tax Credit ("Housing Credits"), HOME, or SAIL rental Programs from the State; and

WHEREAS, evidence of St. Johns County's financial support for the Project is necessary to contribute necessary points in a very competitive application for a Housing Credits loan; and

WHEREAS, the Project was evaluated under the advertised criteria.

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 Project for the purposes of enhancing affordable rental housing in the County;

SECTION 2. A portion of the County's contribution shall consist of paying \$200,000 as a reimbursement when the entire development is completed and occupied, for impact fees and related fees for Project units eligible for State assistance through the Housing Credits Program using the State Housing Initiatives Partnership (SHIP);

SECTION 3. The SHIP reimbursement shall be contingent on the Project's receipt of additional state rental Credit funding in calendar year 2001 and the execution of an agreement ("Agreement") pertaining to the Project, said Agreement acceptable to the County Administrator;

SECTION 4. Said Agreement shall include, but not be limited to, upon the Developer's agreement to provide the SHIP Housing office with tenant income documentation annually, on or before June 30 of each year for a period of fifteen years, commencing upon reimbursement of SHIP funds;


SECTION 5. Said Agreement shall further include the right of first refusal to eligible non-profit organizations, St. Johns County Government, or other governmental entities should the Project be sold before the fifteen-year period;

SECTION 6. This Project, if awarded a Housing Credits loan, shall be eligible to expedited permitting through the Development Review Committee and the Housing/Community Services office;

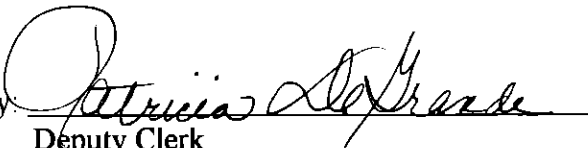
SECTION 7. This Resolution shall become effective on the date of signature below.

PASSED AND ADOPTED this 20th day of February 2001.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

By: 
Mary F. Kohyke, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By: 
Deputy Clerk

