

RESOLUTION NO. 2004- 102

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA ACTING IN THEIR CAPACITY AS THE ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE CONVEYANCE OF WEST AUGUSTINE COMMUNITY REDEVELOPMENT AREA INFILL LOTS OWNED BY ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY TO BUILDERS FOR THE PRODUCTION OF AFFORDABLE HOUSING.

RECITALS

WHEREAS, St. Johns County acquired three hundred eighty-eight (388) lots for the affordable homeownership program in West Augustine in December, 2002, and the St. Johns County Community Redevelopment Agency acquired these lots pursuant to the authority of Resolution 2004- 100 as passed by the Board of County Commissioners on MAY 18, 2004 and now desires to sell these lots for the production of affordable housing; and

WHEREAS, pursuant to the authority of Section 125.38, Florida Statutes, the St. Johns Board of County Commissioners is authorized to convey real property to any organization, not-for-profit, for the purpose of promoting public and community interests and welfare, and the St. Johns County Community Redevelopment Agency qualifies as such an agency; and

WHEREAS, the homes constructed would serve working families with incomes qualifying under the SHIP, HAP or HOME programs, and the prices for the homes would also qualify under these same programs; and

WHEREAS, the St. Johns County Community Redevelopment Agency desires to create incentives for builders and home buyers to provide affordable housing and economic development in the West Augustine Community Redevelopment Area; and

WHEREAS, it is in the best interests of the residents of St. Johns County to provide these affordable home sites due to the rising cost of living in St. Johns County;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACTING IN THEIR CAPACITY AS THE ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY, as follows:

1. The recitals stated above are incorporated by reference into the body of this Resolution, and such recitals are adopted as findings of fact.
2. St. Johns County Staff will develop and publish a Request for Proposals for the Infill Program. The Request will be directed to qualified residential contractors staff will

establish and publish with the Request criteria for evaluating the Proposals.

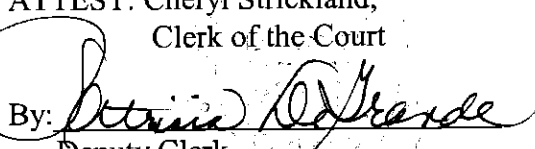
3. A building site consisting of one or more lots as required by the St. Johns County Land Development Code and determined by staff. The building sites will be sold for \$6,000.00 each, and the price may be reduced by \$2,500.00 if fill is required to render the lots buildable.
4. Sales to the qualified residential contractors will be financed for twelve (12) months at zero percent (0%) interest. The sales will be secured by Promissory Notes and Mortgages encumbering the properties conveyed. The repayment period for the Notes and Mortgages may be extended by a maximum of six (6) months as determined by staff.
5. The Mortgages and Notes will be subordinated to the mortgages of construction lenders financing the construction of the homes on the building sites conveyed.
6. The Board of the St. Johns County Community Redevelopment Agency hereby authorizes the Chair of the Agency to execute County Deeds conveying to the selected builders the ownership of the lots in fee simple.
7. All homes constructed under this program must be sold to and occupied by buyers who qualify under the SHIP, HAP or HOME programs. All deeds of conveyance to these buyers must include restrictions providing that any resale of the homes within five (5) years may be made only to buyers who qualify under the SHIP, HAP or HOME programs.
8. All closing costs for sales to the qualified contractors will be paid by the purchasers.
9. The Clerk of Courts is instructed to record the original County Deeds in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 18th day of May, 2004.

**ST. JOHNS COUNTY REDEVELOPMENT
AGENCY**

By: 
Karen Stern, Chair

ATTEST: Cheryl Strickland,
Clerk of the Court

By: 
Deputy Clerk
(Seal)

RENDITION DATE 5-21-04