

RESOLUTION NO. 2013- 34

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE TRANSFER OF THE REAL PROPERTY LOCATED AT 566 FERN AVENUE AND 7 NESBIT AVENUE IN ST. AUGUSTINE, FLORIDA, AND 218 WEST VIVIAN DRIVE IN HASTINGS, FLORIDA, AND ALL SUBSEQUENT RENTAL PROPERTY ACQUISITIONS TO SJHP HOME 1, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, THE SOLE MEMBER OF WHICH IS ST. JOHNS HOUSING PARTNERSHIP, INC., A 501(C)(3) CORPORATION, BY THE HOUSING FINANCE AUTHORITY OF ST. JOHNS COUNTY ON BEHALF OF ST. JOHNS COUNTY, FOR THE PURPOSE OF PROVIDING AFFORDABLE RENTAL HOUSING UNDER THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP) WITH NSP GRANT FUNDS IN ACCORDANCE WITH NSP REQUIREMENTS.

RECITALS

WHEREAS, Resolution No. 2009-211 approved a contract between St. Johns County, Florida (the "County") and the Florida Department of Community Affairs, now known as the Department of Economic Opportunity, for funding under the Neighborhood Stabilization Program grant (the "NSP program") for acquisition of primarily bank-owned foreclosed and abandoned homes which de-stabilized neighborhoods; and

WHEREAS, the County entered into a sub-recipient agreement pursuant to Resolution No. 2009-322 with the Housing Finance Authority of St. Johns County (the "HFA") to partner in the implementation and administration of the NSP program; and

WHEREAS, pursuant to Resolution Nos. 2012-179, 2012-253 and 2012-294 and subsequent resolutions heretofore and hereafter adopted by the County, the HFA has and/or will acquire foreclosed real property located at 566 Fern Avenue and 7 Nesbit Avenue in St. Augustine, Florida, and 218 West Vivian Drive in Hastings, Florida, and certain additional properties acquired for NSP rental purposes (collectively, the "Rental Properties"), consistent with NSP program requirements; and

WHEREAS, after rehabilitation, if needed, the Rental Properties are to be conveyed to a non-profit entity to be rented to income eligible households in accordance with NSP program guidelines and provisions; and

WHEREAS, NSP program policies allow for the designation of a single non-profit entity to own and manage NSP program rental properties, providing for a central point for future program compliance; and

WHEREAS, pursuant to Resolution Nos. 2010-234 and 2012-99, the County designated St. Johns Housing Partnership, Inc. ("SJHP"), as the non-profit entity to own and manage the NSP program rental properties acquired by the HFA; and

WHEREAS, SJHP (a) is a 501(c)(3) corporation; (b) has an extensive relationship with the County working with the SHIP program, Weatherization program and USDA programs, in addition to other state and federal funding programs, which benefit the residents of the County;

(c) is familiar with the income eligibility and other program requirements to ensure compliance with state and federal regulations; (d) currently owns and operates affordable rental housing, including NSP program rental housing; and (e) has agreed to work with local non-profit agencies to assist their clients with affordable rental housing; and

WHEREAS, SHJP has formed a Florida limited liability company, SJHP Home 1, LLC, the sole member of which is SJHP, to own and manage the NSP program rental properties hereafter acquired from the HFA under the NSP program and has requested that future NSP program rental properties be conveyed to SJHP LLC rather than SJHP; and

WHEREAS, County staff and the HFA recommend the transfer of the Rental Properties to SJHP Home 1, LLC.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

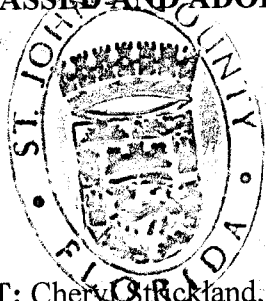
Section 2. The Board of County Commissioners hereby approves the transfer of the Rental Properties located at 566 Fern Avenue and 7 Nesbit Avenue in St. Augustine, Florida, and 218 West Vivian Drive in Hastings, Florida, and all additional properties acquired for NSP program rental purposes to SJHP Home 1, LLC.

Section 3. The Board of County Commissioners hereby directs the Housing Finance Authority of St. Johns County and County staff to prepare and execute all documents necessary to transfer the Rental Properties noted in Section 2 to SJHP Home 1, LLC, with appropriate provisions to ensure state and federal regulatory compliance.

Section 4. To the extent that there are typographical, scrivener's and/or administrative errors and/or omissions that do not change the tone, tenor, or context of this Resolution, then this Resolution may be revised without subsequent approval of the Board of County Commissioners.

Section 5. This Resolution shall be effective immediately upon adoption by the Board of County Commissioners.

PASSED AND ADOPTED this 19th day of February, 2013.



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

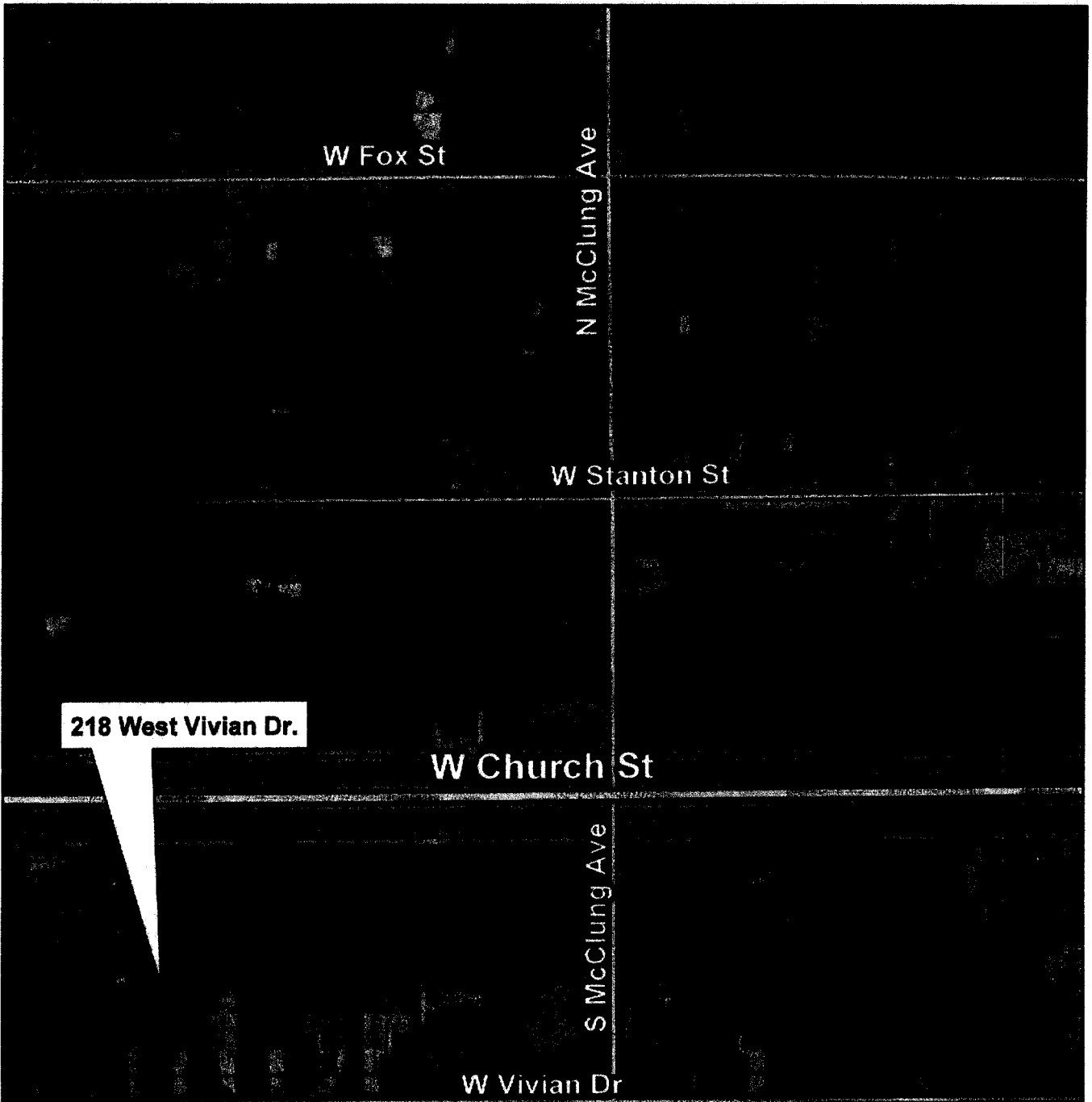
By: _____

John H. Morris
John H. Morris, Chair

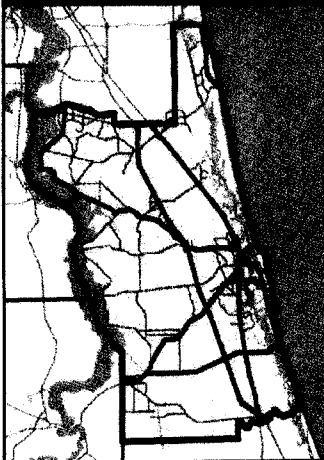
ATTEST: Cheryl C. Rickland, Clerk

By: _____

Pam Halteman
Deputy Clerk



218 West Vivian Dr.



NSP Transfer

218 West Vivian Dr.

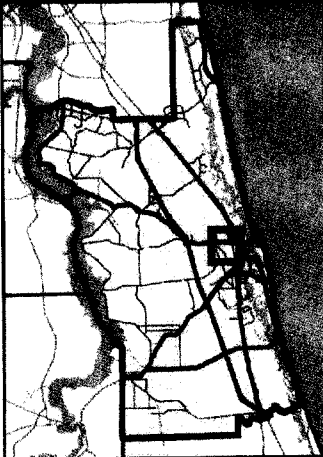
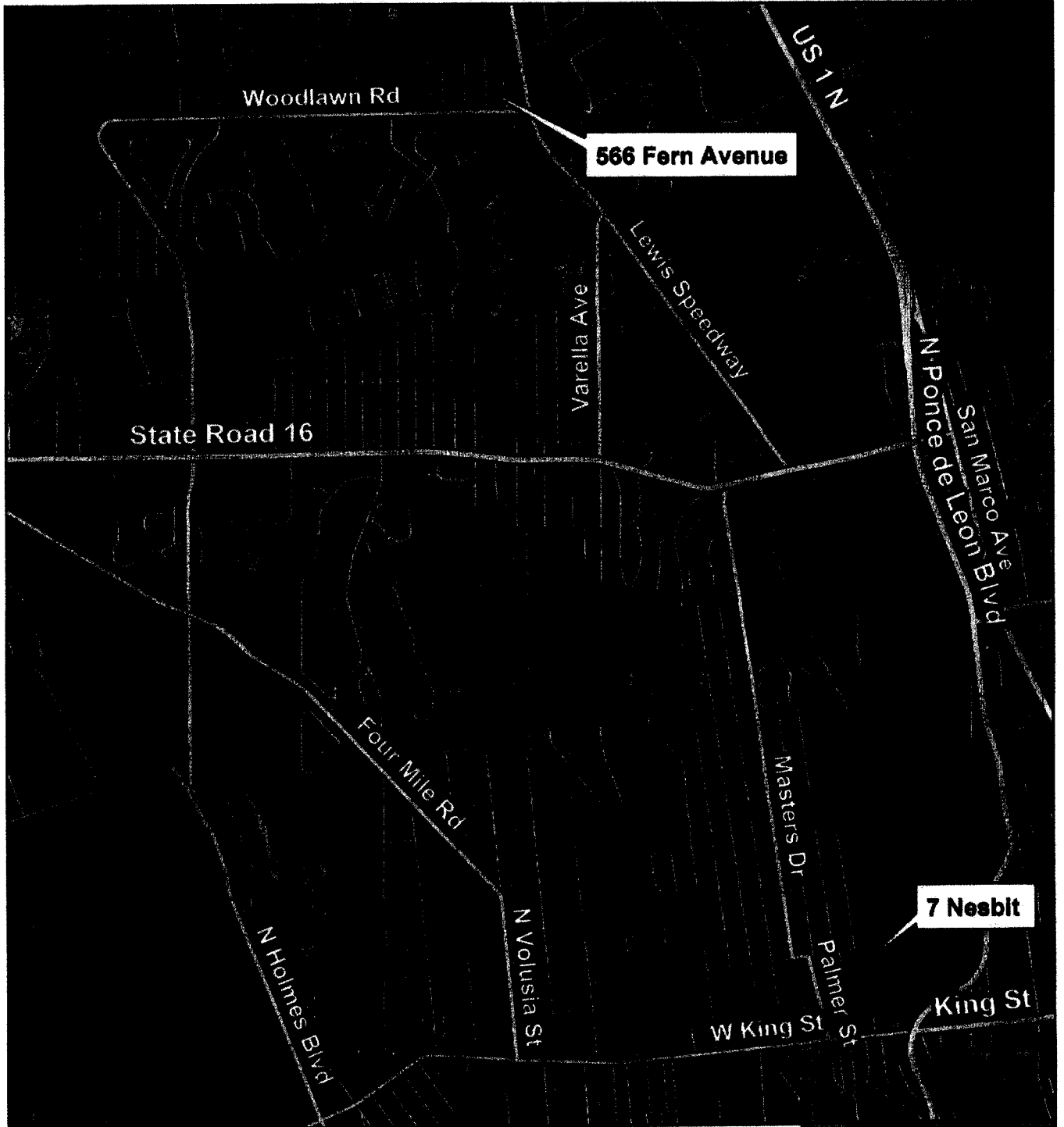
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St. Johns County
Land Mgmt Systems
Real Estate Division

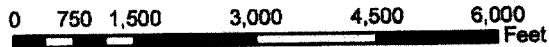


Map Prepared:
January 29, 2013
(904) 209-0788





NSP Transfer 566 Fern and 7 Nesbit



St. Johns County
Land Mgmt Systems
Real Estate Division



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January 29, 2013
(904) 209-0788

