

RESOLUTION NO. 1960-06

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, RELATING TO THE PURCHASE OF THE PLYMOUTH APARTMENTS BY THE WINTER PARK HOUSING AUTHORITY; LOANING OR EXTENDING FUNDING TO THE WINTER PARK HOUSING AUTHORITY IN AN AMOUNT UP TO \$100,000.00 PER YEAR TO ASSIST IN THE PURCHASE OF THE PLYMOUTH APARTMENTS FOR A PERIOD NOT TO EXCEED TEN (10) YEARS; PROVIDING TERMS OF REPAYMENT BY THE WINTER PARK HOUSING AUTHORITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Plymouth Apartments are recognized as a valuable asset of the City of Winter Park, providing 196 units of affordable housing for residents with a minimum age of 62 years; and

WHEREAS, all residents of the Plymouth Apartments are below sixty percent (60%) of area median income (AMI) and many are at forty percent (40%), thirty percent (30%), or below, thus the majority can be described as very low income individuals; and

WHEREAS, the City of Winter Park desires to maintain and even expand, if possible, the availability of affordable housing for residents, but the availability of affordable housing in the City has been declining because of increasing property values, redevelopment, and other changes; and

WHEREAS, the Plymouth Apartments are in foreclosure and if that process proceeds to its legal conclusion, the Plymouth Apartments will be sold to the highest bidder, who, if a private developer, will have only a reduced requirement of providing affordable housing, and no requirement after five (5) years; and

WHEREAS, in an effort to preserve the Plymouth Apartments' 196 units of affordable housing, the Winter Park Housing Authority has entered into a contract to purchase the Plymouth Apartments, and thus avoid a foreclosure sale, but the Winter Park Housing Authority cannot generate enough revenue, based on its projections, to afford the cost of purchase and debt service related to the Plymouth Apartments until a number of years into the future;

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park, Florida as follows:

Section 1. The City of Winter Park has resolved to loan or extend funds to the Winter Park Housing Authority of up to One Hundred Thousand Dollars (\$100,000.00) *per annum* for as many as, but not exceeding, ten (10) years, subject to the availability of funds each year, for purposes of allowing the Winter Park Housing Authority to have sufficient funding to purchase the Plymouth Apartments.


Section 2. The City of Winter Park's loan of funds to the Winter Park Housing Authority for purposes of purchase of the Plymouth Apartments is to be documented with a promissory note, or otherwise as acceptable to the City; and the loan shall be secured by a mortgage on the Plymouth Apartments property; provided, however, that the City understands that it will have a junior and subordinate lien.

Section 3. The City shall have the ability, in its sole discretion, to waive repayment of up to three years of principal disbursements, and the interest on same, and the loan documents shall so state. The Winter Park Housing Authority shall have the ability to request, but not to require, such waiver.

Section 4. The loan or extension of funds described herein shall be made only upon the full and proper execution and delivery of loan and security documents approved and deemed appropriate by the City Attorney.


Section 5. This Resolution shall become effective immediately upon its passage and adoption.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park, Florida on this 23rd day of October, 2006.



David C. Strong, Mayor

Attest:



Cynthia S. Bonham, City Clerk