

RESOLUTION NO. 19-318

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, REQUESTING THE MONROE COUNTY LAND AUTHORITY (MCLA) TO PROCEED WITH DISBURSING \$6,507,916.00 TO THE KEY WEST HOUSING AUTHORITY (KWA) IN ADVANCE OF THE FLORIDA HOUSING FINANCE CORPORATION (FHFC) CREDIT UNDERWRITING APPROVAL PROCESS, AS PARTIAL CONSTRUCTION FUNDING FOR THE GARDEN VIEW PROJECT FOR WORKFORCE AFFORDABLE HOUSING ON COLLEGE ROAD; REQUESTING THAT MCLA DISBURSE SAID FUNDING IN INCREMENTS NOT TO EXCEED \$2,000,000.00, UPON RECOMMENDATION OF CITY STAFF BASED ON DOCUMENTATION PROVIDED BY KWA TO ALLOW DEVELOPMENT TO PROCEED IN ADVANCE OF FHFC'S CREDIT UNDERWRITING APPROVAL PROCESS; REQUESTING MCLA TO DISBURSE THE BALANCE OF SAID FUNDING TO KWA UPON FINAL CREDIT UNDERWRITING APPROVAL BY THE FHFC GOVERNING BOARD; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY NECESSARY DOCUMENTS, UPON CONSENT OF THE CITY ATTORNEY; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Key West, the Housing Authority of the City of Key West (hereinafter KWA), and Monroe County Land Authority (hereinafter MCLA) are partnering to develop a site located at 5220, 5224, 5228, and 5230 College Road in Key West as approximately 104 units of workforce affordable housing known as Garden View Apartments (hereinafter Subject Project); and

WHEREAS, the City Commission adopted Resolutions 19-047 and 19-065 requesting \$6,507,916.00 of fiscal year 2019 funds from the MCLA toward construction of the Subject Project; and

WHEREAS, KWHA is the project applicant and developer in the application to the Florida Housing Finance Corporation (hereinafter FHFC) for Community Development Block Grant - Disaster Recovery (CDBG-DR) funding in the amount of \$3,600,000.00 for acquisition of the Subject Property and \$8,000,000.00 for development of the Subject Project; and

WHEREAS, the referenced \$6,507,916.00 of Land Authority funds is shown as a Local Government Contribution from MCLA to KWHA in said application; and

WHEREAS, on October 1, 2019 FHFC issued a preliminary loan commitment for KWHA's application contingent upon, among other things, credit underwriting review and approval; and

WHEREAS, the City desires to expedite the Subject Project and has expended approximately \$1,200,000.00 of Housing Trust Fund revenue conducting construction activities in advance of FHFC's credit underwriting approval process; and

WHEREAS, the City desires to continue expediting the Subject Project by requesting the Monroe County Land Authority to disburse the referenced \$6,507,916.00 of Local Government Contribution Land Authority funds to KWHA in advance of FHFC's credit underwriting approval process to allow construction activities to proceed uninterrupted; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1. That MCLA is requested to proceed with disbursing \$6,507,916.00 to KWHA in advance of FHFC's credit underwriting approval process as partial construction funding for the Subject Project.

Section 2. That MCLA is requested to disburse said funding in increments not to exceed \$2,000,000.00 upon the recommendation of City staff based on documentation provided by KWAH to the City of items and amounts expended from previously disbursed increments and proposed work items for requested increment funding to allow development activities to proceed in advance of FHFC's credit underwriting approval process.

Section 3. That MCLA is requested to disburse the balance of said funding to KWAH upon final credit underwriting approval by the FHFC Governing board.

Section 4: That the City Manager is authorized to execute any necessary documents to effectuate this funding process for the Subject Project, upon consent of the City Attorney.

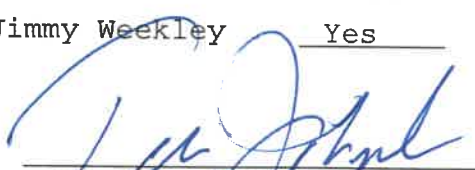
Section 5: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the Presiding Officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 16th day of October, 2019.

Authenticated by the Presiding Officer and Clerk of the Commission on 16th day of October, 2019.

Filed with the Clerk on October 17, 2019.

Mayor Teri Johnston	<u>Yes</u>
Vice Mayor Sam Kaufman	<u>Yes</u>
Commissioner Gregory Davila	<u>Yes</u>
Commissioner Mary Lou Hoover	<u>Yes</u>
Commissioner Clayton Lopez	<u>Absent</u>
Commissioner Billy Wardlow	<u>Absent</u>
Commissioner Jimmy Weekley	<u>Yes</u>

  
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TERI JOHNSTON, MAYOR

ATTEST:

  
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CHERYL SMITH, CITY CLERK