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RESOLUTION NO. 14-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA AUTHORIZING A SUBORDINATION OF A "HOME" PROGRAM MORTGAGE FOR THE FORT LAUDERDALE COMMUNITY DEVELOPMENT CORPORATION.

WHEREAS, on June 9, 1992 pursuant to Motion M-9, the City Commission approved the multi-family rental rehabilitation loan program; and

WHEREAS, the City of Fort Lauderdale has provided rehabilitation loan assistance to the Fort Lauderdale Community Development Corporation; and

WHEREAS, the Fort Lauderdale Community Development Corporation is requesting a subordination of a City HOME Program mortgage; and

WHEREAS, Fort Lauderdale Community Development Corporation (FLCDC) is a partner with the City of Fort Lauderdale to provide affordable housing to very low and low income families; and

WHEREAS, FLCDC is refinancing their existing first mortgage with BB&T whereby they will eliminate the BB&T mortgage of \$236,000 and take out \$164,000 in cash to make improvements to their existing housing units.; and

WHEREAS, the \$164,000 in cash will be restricted to provide housing rehabilitation to properties acquired through the City's housing programs and where the City of Fort Lauderdale currently maintains a lien or restrictive covenant;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the proper City officials are authorized to execute a subordination agreement in favor of the Florida Community Loan Fund if the following conditions are met:

- (a) At least one year has elapsed from the date of closing on the City of Fort Lauderdale loan.
- (b) At least two years have elapsed from the date of the last subordination.
- (c) Subordination must be to a mortgage lien with the Florida Community Loan

Fund with an interest rate of 5.75% or lower.

- (d) At least 51% of cash received by the property owner, if any, will be utilized to rehab properties encumbered by City of Fort Lauderdale mortgage liens and/or City Fort Lauderdale low income housing restrictive covenants.
- (e) The combined loan to value ratio must not exceed 95%.
- (f) Subordination may be granted to mortgage lenders licensed under Part III of Chapter 494 of the Florida Statutes.

SECTION 2. That the Office of the City Attorney shall review and approve as to form all documents prior to their execution by proper City officials.

SECTION 3. That this Resolution shall be in full force and effect upon final passage.

ADOPTED this the ____ day of _____, 2014.

Mayor
JOHN P. "JACK" SEILER

ATTEST:

City Clerk
JONDA K. JOSEPH