

RESOLUTION NO. 21-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING AN AMENDMENT TO THE TERMS OF A STATE HOUSING INITIATIVES PARTNERSHIP RENTAL REHABILITATION PROGRAM LOAN AGREEMENT, MORTGAGE, AND PROMISSORY NOTE BETWEEN HOUSING OPPORTUNITIES, MORTGAGE ASSISTANCE, & EFFECTIVE NEIGHBORHOOD SOLUTIONS, INC. ("H.O.M.E.S.") AND THE CITY OF FORT LAUDERDALE; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY AND ALL DOCUMENTS RELATING TO THE AMENDMENT AND TO TAKE CERTAIN ACTIONS AS REQUIRED; AND PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, on May 5, 2009, the City Commission of the City of Fort Lauderdale, Florida, adopted Resolution No. 09-120 which amended the Florida State Housing Initiatives Partnership ("SHIP") 2004-2007 and 2007-2010 Local Housing Assistance Plans, to assist program participants by providing property owners low interest bearing loans to aid in the rehabilitation of rental property for income eligible tenants and to provide property owners a forgivable loan to pay for required homeowners, windstorm, and flood insurance on rehabilitated properties. The loan for insurance premiums is available for a maximum of two (2) years; and

WHEREAS, Housing Opportunities, Mortgage Assistance, & Effective Neighborhood Solutions, Inc., doing business as H.O.M.E.S., Inc., is a non-profit entity, located within the City limits of Fort Lauderdale, which provides affordable rental units for low-income residents, specifically youths aging out of foster care; and

WHEREAS, the City of Fort Lauderdale entered into a Rental Rehabilitation Loan Agreement with H.O.M.E.S., Inc., effective February 1, 2009, to provide loan funding in the amount of \$160,000.00 for rehabilitation costs of residential rental units located on real property legally described as follows:

Lots 30 through 37, Block 112, of PROGRESSO, according to the Plat thereof, recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, said lands now lying, being, and situate in Fort Lauderdale, Broward County, Florida; and

WHEREAS, on August 20, 2009, H.O.M.E.S., Inc. executed and delivered a Rental Rehabilitation Program Mortgage and Promissory Note in favor of the City of Fort Lauderdale to secure the principal sum of \$160,000.00 and an additional sum of \$11,717.46 to pay the required insurance premium on the property described for a one-year period, which resulted in a total principal amount of \$171,717.46; and

WHEREAS, the term of the loan was for a period of 20 years commencing April 1, 2009, at an interest rate of 3% per annum with monthly payments in the amount of \$1,183.15 scheduled to begin on April 1, 2014; and

WHEREAS, pursuant to the terms of the agreements, the total principal and interest due is \$212,965.48; and

WHEREAS, H.O.M.E.S., Inc. has failed to make any payments in compliance with the terms of the original agreements and is in default of the Rental Rehabilitation Program Loan Agreement, Mortgage, and Promissory Note; and

WHEREAS, H.O.M.E.S., Inc. has requested that the City of Fort Lauderdale restructure the terms of the loan and execute the necessary amendment(s) to reflect forgiveness of the interest rate, payment of an initial 10% down payment in the amount of \$17,171.75 due at the time of signing, and to amortize the \$154,545.71 balance of the principal over 240 months with equal payments in the amount of \$643.94 to be due on the first of each month beginning July 1, 2021.

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

SECTION 1. That the recitals set forth above are true and correct and are incorporated in this Resolution.

SECTION 2. That H.O.M.E.S., Inc., is a non-profit entity located within the City limits of Fort Lauderdale, which provides affordable rental units for low-income residents, specifically youths aging out of foster care.

SECTION 3. The City Commission of the City of Fort Lauderdale, Florida, finds that affordable housing remains a priority in the City.

SECTION 4. That the City Commission hereby approves amending the terms under that Rental Rehabilitation Loan Agreement executed on June 19, 2009 and that Rental Rehabilitation Program Mortgage and Promissory Note executed on August 20, 2009, both delivered by H.O.M.E.S., Inc.

SECTION 5. That the City Commissioners hereby approves the new loan repayment terms as described herein.

SECTION 6. That the City Manager is hereby authorized to execute all documents necessary to effectuate the amendments and new terms associated with the repayment of the loan principal.

SECTION 7. That this Resolution shall be in full force and effect upon final adoption.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2021.

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Mayor  
DEAN J. TRANTALIS

ATTEST:

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City Clerk  
JEFFREY A. MODARELLI