

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA APPROVING AND AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE ATTACHED SUBORDINATION AGREEMENT AMONG GREYSTONE FUNDING CORPORATION, THE CITY OF HOLLYWOOD AND CRYSTAL LAKES REDEVELOPMENT LTD. IN ORDER FOR CRYSTAL LAKES REDEVELOPMENT, LTD. TO REFINANCE THE PROJECT WHEREIN THE CITY'S HOME INVESTMENT PARTNERSHIP PROGRAM LOAN IN THE AMOUNT OF \$500,000.00 FOR THE CRYSTAL LAKES APARTMENTS AFFORDABLE HOUSING PROJECT WILL BE SUBORDINATE TO THE GREYSTONE FUNDING CORPORATION REFINANCED LOAN.

WHEREAS, the Broward County Housing Authority and Pinnacle Housing proposed the redevelopment of the Crystal Lakes public housing project into a new affordable residential community; and

WHEREAS, on March 3, 2004, the City Commission passed and adopted Resolution R-2004-77 approving the allocation of \$500,000.00 from the Home Investment Partnership Program (HOME) to be used in connection with the demolition and reconstruction of the Crystal Lakes Public Housing Project located at 2900 N. 24th Avenue; and

WHEREAS, a Florida Limited Partnership controlled by Pinnacle Housing Group, Inc. and the Broward County Housing Authority called "Crystal Lakes Redevelopment, Ltd." was formed to conduct business as the applicant for all financing connected with the project; and

WHEREAS, on March 3, 2004, the City Commission passed and adopted Resolution No. R-2004-77 which approved the allocation of \$500,000.00 from the HOME program as a grant to Crystal Lakes Redevelopment, LTD to be used in connection with the Crystal Lakes project; and

WHEREAS, on January 6, 2006, the City Commission passed and adopted Resolution No. R-2006-001 which authorized the execution of a HOME Funding Agreement between the City of Hollywood and Crystal Lakes Redevelopment, Ltd. in the amount of \$500,000.00 for the demolition and reconstruction of Crystal Lakes in the amount of \$500,000.00; and

WHEREAS, Crystal Lakes Redevelopment, Ltd. Is seeking to refinance the first position debt through Section 207/223(f) of the National Housing Act and also to

extend the project's affordability period an additional thirty-five (35) years until 2051; and

WHEREAS, in order to facilitate its refinancing, Crystal Lakes Redevelopment, LTD. is requesting that the City subordinate its loan interest and execute the attached subordination agreement under which Greystone Funding Corporation (Senior Lender) with the approval of the U.S. Dept. of Housing and Urban Development, is agreeing to permit the City to keep its Subordinate loan outstanding and maintain a subordinate mortgage lien pursuant to the Subordination Agreement's Program Obligations; and

WHEREAS, the Community Development Division staff has reviewed the request by Crystal Lakes Redevelopment, LTD and are recommending that the City Commission approve and authorize the execution of the attached subordination agreement;

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

Section 1: That it hereby approves and authorizes the appropriate City officials to execute the attached Subordination Agreement among Greystone Funding Corporation, the City of Hollywood, and Crystal Lakes Redevelopment, LTD., together with such non-material changes as may be subsequently agreed to by the City Manager and approved as to form and legality by the City Attorney.

Section 2: That this resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this _____ day of _____, 2016.

PETER BOBER, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC, CITY CLERK

APPROVED AS TO FORM AND LEGALITY
For the Use and Reliance of the
City of Hollywood, Florida, only.

JEFFREY P. SHEFFEL, CITY ATTORNEY