RESOLUTION NO. ______________________

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING A LOAN COMMITMENT IN AN AMOUNT NOT TO EXCEED $1,878,357.77, CONSISTING OF $1,243,357.77 IN NEIGHBORHOOD STABILIZATION PROGRAM FUNDS, $135,000.00 IN HOME PROGRAM FUNDS, AND $500,000.00 IN HOME PROGRAM INCOME FUNDS, FOR THE REDEVELOPMENT OF THE HOLLYWOOD VILLAGE AFFORDABLE HOUSING DEVELOPMENT INTO THE HOLLYWOOD VISTA AFFORDABLE HOUSING DEVELOPMENT.

WHEREAS, the City of Hollywood ("City") is committed to preserving and expanding affordable housing opportunities for low and moderate-income households and protecting public investments made to support affordable housing within the City; and

WHEREAS, in 2010, the City provided $2,005,000.00 in federal funding assistance to support the Hollywood Housing Authority's ("HHA") acquisition and preservation of Hollywood Village, a 29-unit affordable housing development located at 1735 Lincoln Street, Hollywood, Florida, consisting of Neighborhood Stabilization Program ("NSP") funds and HOME Program funds secured through loan agreements, affordability restrictions, and applicable federal requirements, including 24 CFR Part 92 and 24 CFR Part 570, Subpart I; and

WHEREAS, HHA made repayments toward the City's Hollywood Village loan obligations, including an initial repayment of $80,000.00 on September 21, 2016, followed by monthly payments of $6,559.58 through August 1, 2022; and

WHEREAS, the City has received and currently maintains returned federal resources associated with the former Hollywood Village development totaling $1,378,357.77, consisting of $1,243,357.77 in Neighborhood Stabilization Program ("NSP") funds and $135,000.00 in HOME Program funds; and

WHEREAS, the returned federal resources represent repayment of previously invested City funds associated with the former Hollywood Village development and are available for eligible reuse in accordance with applicable HUD requirements; and

WHEREAS, the $1,378,357.77 in returned federal resources reflects amounts received by the City from HHA, with an adjustment of $202,080.00 representing management and asset fees due and payable by the City to HHA pursuant to the prior Hollywood Village agreements; and

WHEREAS, the City has confirmed that the returned NSP and HOME resources totaling $1,378,357.77 are available for eligible reinvestment purposes and may be reinvested into the Hollywood Vista redevelopment or other eligible HUD-approved activities in accordance with applicable federal requirements; and

WHEREAS, beginning in late 2021, significant structural deficiencies were identified at Hollywood Village, and in June 2023, the City's Building Department determined that the property was unsafe and required the building to be vacated; and

WHEREAS, following the determination that the property was unsafe, resident relocation activities were completed in accordance with applicable federal relocation requirements, including the Uniform Relocation Assistance and Real Property Acquisition Policies Act ("URA") and 24 CFR 92.353, to minimize disruption and ensure residents were appropriately assisted; and

WHEREAS, due to the extent of the structural deficiencies, rehabilitation of the existing Hollywood Village property was determined to be financially infeasible, and redevelopment was determined to be the most appropriate approach to preserve the City's prior investment, maintain affordability, and increase affordable housing opportunities; and

WHEREAS, the City, HHA, and Housing Trust Group ("HTG") have developed a redevelopment strategy to transform Hollywood Village into Hollywood Vista, a new 118-unit affordable housing community located at 1735 Lincoln Street, Hollywood, Florida and adjacent parcels acquired for the redevelopment; and

WHEREAS, HTG Vista, Ltd., or another affiliated entity approved by the City, is anticipated to serve as the borrower under the City's loan documents associated with the Hollywood Vista redevelopment; and

WHEREAS, HTG has been awarded State Apartment Incentive Loan ("SAIL") funding from the Florida Housing Finance Corporation pursuant to Request for Applications (RFA) 2025-213 to support the redevelopment of Hollywood Vista and is preparing to enter the credit underwriting process; and

WHEREAS, in order to satisfy the requirements of the Florida Housing Finance Corporation's credit underwriting process and facilitate construction closing, the City desires to provide a loan commitment, subject to the negotiation and execution of all required loan documents, affordability restrictions, and other agreements acceptable to the City; and

WHEREAS, HTG is requesting an additional allocation of up to $500,000.00 in HOME Program Income ("HOME PI") funds to assist with eligible redevelopment costs associated with Hollywood Vista; and

WHEREAS, the proposed loan commitment totals $1,878,357.77, consisting of $1,378,357.77 in returned NSP and HOME funds associated with the former Hollywood Village development and $500,000.00 in HOME PI funds; and

WHEREAS, the redevelopment of Hollywood Village into Hollywood Vista will require the existing Land Use Restriction Agreement ("LURA") associated with the original Hollywood Village development to be amended, updated, or replaced, as applicable, to reflect the redevelopment, revised unit mix, affordability levels, and extended affordability requirements in accordance with applicable federal, state, and local requirements; and

WHEREAS, the Hollywood Vista redevelopment will preserve the existing affordability obligations associated with Hollywood Village by preserving the 29 affordable housing units at 50% of Area Median Income ("AMI"), consistent with the affordability requirements established under the original Hollywood Village development; and

WHEREAS, in addition to preserving the existing 29 units at 50% AMI, the redevelopment will introduce additional affordable housing opportunities serving households at varying income levels, including households at 30%, 60%, and 80% of AMI, thereby expanding the availability of affordable housing within the City; and

WHEREAS, the redevelopment will create additional affordable housing units, maintain long-term affordability restrictions, and replace the former distressed property with a modern, resilient, and high-quality affordable housing community serving low- and moderate-income households; and

WHEREAS, the proposed use of HOME funds is eligible pursuant to 24 CFR 92.205(a)(1), and the proposed NSP reinvestment is consistent with applicable NSP requirements under 24 CFR Part 570, Subpart I; and

WHEREAS, funding for the proposed loan commitment of $1,878,357.77 will be made available through reinvestment-eligible federal housing resources and HOME PI funds; and

WHEREAS, the City Commission finds that approving this loan commitment will preserve the City's prior federal investment, address the prior deficiencies at Hollywood Village, expand affordable housing opportunities, and transform a distressed property into a long-term affordable housing asset for the Hollywood community.

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

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That the City Commission approves a loan commitment in an amount not to exceed $1,878,357.77, consisting of $1,243,357.77 in Neighborhood Stabilization

Program funds, $135,000.00 in HOME Program funds previously invested in Hollywood Village, and $500,000 in HOME PI funds, to support eligible redevelopment costs associated with Hollywood Vista. The loan commitment shall be secured by appropriate loan documents, including but not limited to a promissory note, mortgage, restrictive covenant, Land Use Restriction Agreement, and any other documents necessary to protect the City's financial interest and ensure compliance with applicable HUD, NSP, and HOME Program requirements.

Section 3: That the City Manager or designee is authorized to negotiate, finalize, and execute any and all agreements, documents, certifications, applications, and instruments necessary and proper to effectuate the intent of this Resolution, subject to approval as to form and legal sufficiency by the City Attorney.

Section 4: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this ________day of ________________, 2026.

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JOSH LEVY, MAYOR

ATTEST:

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PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

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DAMARIS HENLON,
CITY ATTORNEY