

RESOLUTION NO. 2009-08

A RESOLUTION OF THE ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY, PENSACOLA, FLORIDA, IDENTIFYING THE NEED TO OBTAIN A HIGH QUALITY MIXED-INCOME RESIDENTIAL DEVELOPMENT OF SCALE WITHIN THE DOWNTOWN AREA AND/OR CLOSE-IN OLDER NEIGHBORHOODS AS A GOAL OF THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA AND THE ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY.

WHEREAS, for many years, the local governments in this community have sought to establish more affordable housing options for its residents; and

WHEREAS, providing sufficient units of sound housing stock at an affordable price to citizens of Escambia County has long been the mission of the Escambia County Housing Finance Authority; and

WHEREAS, the need for significant numbers of quality affordable housing units in areas where many want to live still remains despite the best efforts of the community to date; and

WHEREAS, a formal commitment by the local governmental agencies in Escambia County to partner and collaborate will provide the momentum and motivation to local governmental agencies to participate in extensive community planning exercises which are necessary to produce a comprehensive plan to create new and attractive urban neighborhoods within a community thereby stimulating new private investment in the community; and

WHEREAS, other communities have addressed such housing needs through one or more development partnerships with experienced national residential developers that have a proven commitment to the challenges of neighborhood revitalization; and

WHEREAS, development partners with proven records of engaging the community to obtain high-quality mixed-income residential developments of scale on scattered sites within a defined and planned area have yielded the most successful results over time; and

WHEREAS, a mixed-income housing development of scale that incorporates historic preservation, adaptive re-use, and appropriate new construction in-fill would be most advantageous to the process of building an urban neighborhood; and

WHEREAS, successful mixed-income residential developments have development partners that understand the need for economic and social integration of neighborhoods, the need to stay involved in the community for the long-term, and the need to incorporate appropriate commercial and institutional uses with the new residential products; and

WHEREAS, housing developments of the type envisioned require a community based approach utilizing an extensive blend of financing sources and collaboration utilizing federal programs, tax exempt financing, conventional loans, foundation loans and grants, equity from the private sector and involving neighborhood groups, financial institutions, foundations, school districts, state and local governments, and federal agencies; and

WHEREAS, a comprehensive multi-family housing program in Escambia County will result in the realization of such mixed-income and mixed-use multi-family residential projects of scale that will be economically and socially diverse, affordable for families, architecturally appropriate and pleasing, functional, connected, and offer a clear sense of place to residents and visitors alike.

NOW, THEREFORE, BE IT RESOLVED BY THE ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY THAT:

1. Achievement of mixed-income and mixed-used residential developments of scale in the downtown and/or close-in older neighborhoods through the partnership and collaboration of the City of Pensacola, Escambia County, Florida and the Escambia County Housing Finance Authority is hereby reaffirmed as a goal of the Authority.

2. Any private development entity or entities experienced with such developments of scale in a urban setting are encouraged and invited to request a Multi-Family Tax Exempt Mortgage Revenue Bond Program application from the Authority; and

3. The Escambia County Housing Finance Authority, in a collaborative effort to promote the emergence of a healthy housing market, positive growth and new investment in Escambia County, Florida hereby pledges to provide such assistance as may be available within the parameters of its statutory authority and its Multi-Family Tax Exempt Mortgage Revenue Bond Guidelines to any such qualified experienced housing development entity that brings forward a feasible proposal for establishment of a mixed-income and mixed-use residential community of scale within the downtown area and/or close-in older neighborhoods around downtown for the realization of this most important community priority.

ADOPTED on this 9th day of June 2009.



Attest:

By: 
Robert Ward, Secretary

ESCAMBIA COUNTY HOUSING FINANCE
AUTHORITY

By: 
Sandra J. Ward, Chairman

STATE OF FLORIDA

COUNTY OF ESCAMBIA

I, Robert Ward, Secretary of the Housing Finance Authority in and for the County and State aforesaid, do hereby certify that the above and foregoing is a true and correct copy of the Resolution No. 2009-08, as the same was duly approved at a regular meeting of the Authority on the 9th day of June, 2009, and as the same appears on record in my office.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 9th day of June, 2009.



By: 
Secretary