

RESOLUTION NO. 18-190

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING SUBORDINATION OF CITY OF WOODBURY RCA HOME
IMPROVEMENT PROGRAM MORTGAGE REGARDING BLOCK 90, Lot 21**

WHEREAS, the Council on Affordable Housing approved a Regional Contribution Agreement (RCA) between the City of Woodbury and the Township of Harrison, and

WHEREAS, the RCA provides funding to the City to rehabilitate housing for income eligible homeowners; and

WHEREAS, the owner of Block 90, Lot 21 a/k/a 23 Hess Avenue met the Program requirements for the RCA Home Improvement loan, and made repairs regarding the same; and

WHEREAS, the City entered into a note and mortgage with homeowner under the RCA Home Improvement Loan Program under the terms of the RCA Policies and Procedures Manual and obtained a mortgage in the City's favor for the principal amount of \$22,535 recorded in Mortgage Book 12394, Page 136; and

WHEREAS, said RCA note is not payable except upon vacation of the property or transfer of title to the property; and

WHEREAS, the loan is subordinate to Owner's first mortgage and requires authorization from the City to subordinate to any future mortgages; and

WHEREAS, Owner wishes to obtain a loan from Gloucester County Housing and Community Development (GCHCD) in the amount of up to \$25,000 for the purpose of making further rehabilitative repairs and improvements as determined to be necessary by GCHCD through its program to assist the rehabilitation of income eligible homes; and

WHEREAS, said loan is at 0% interest and reduces to 20% after 9 years which is due upon vacation or sale of the premises; and

WHEREAS, in order to grant such a loan, GCHCD requires the City to subordinate its RCA mortgage to the GCHCD mortgage; and

WHEREAS, permitting the mortgage and loan will promote the goals of home ownership, the preservation of the City's collateral and the ultimate likelihood of repayment of the RCA loan.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Woodbury agrees to subordinate RCA Home Improvement Program mortgage from Gary L McIlvaine contained in Mortgage Book 12394, Page 136 to the GCHCD mortgage in the amount of up to \$25,000 and the Administrator and/or Mayor are hereby authorized to execute such documents as necessary to effectuate same.

ADOPTED at a regular meeting of Mayor and Council of the City of Woodbury held December 11, 2018.

CITY OF WOODBURY

By: 
WILLIAM FLEMING
Council President Pro-Tempore

ATTEST:

DANEEN FUSS, City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter	✓			
Councilman Fleming	✓			
Councilman Johnson	✓			
Councilman McIlvaine	✓			
Councilwoman Miller	✓			
Councilwoman O'Connor	✓			
Councilman Swanson		✓		
Councilwoman Tierney	✓			✓
Council President Parker				

CERTIFICATION

I, Daneen D. Fuss hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at a meeting held on **December 11, 2018** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.


Daneen D. Fuss, City Clerk