

CITY OF WESTLAKE

RESOLUTION NO. 2022-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY'S HOUSING ASSISTANCE PURCHASE PROGRAM YEARLY (HAPPY PROGRAM) GUIDELINES BY ADOPTING THE FEDERAL HOUSING ADMINISTRATION'S BASIC STANDARD MORTGAGE LIMITS FOR PALM BEACH COUNTY FOR ONE-FAMILY HOMES, AS AMENDED ON AN ANNUAL BASIS, AS THE MAXIMUM SALES PRICES ALLOWABLE UNDER THE CITY'S HOUSING ASSISTANCE PURCHASE PROGRAM INCOME GUIDELINES; AMENDING THE CITY'S HOUSING ASSISTANCE PURCHASE PROGRAM YEARLY GUIDELINES BY ADOPTING THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AREA MEDIAN INCOME ("AMI") PERCENTAGE LIMITS FOR PALM BEACH COUNTY, AS AMENDED ON AN ANNUAL BASIS, FOR NO GREATER THAN 140% OF AMI AS THE MAXIMUM ALLOWABLE HOUSEHOLD INCOME (AS DETERMINED BY THE NUMBER OF HOUSEHOLD MEMBERS) UNDER THE CITY'S HOUSING ASSISTANCE PURCHASE PROGRAM INCOME GUIDELINES; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on November 13, 2017, the City Council of the City of Westlake adopted Ordinance No. 2017-6 establishing the City's Housing Assistance Purchase Program; and

WHEREAS, the City of Westlake has adopted certain yearly guidelines for the Housing Assistance Purchase Program; and

WHEREAS, the City Council of the City of Westlake deems it the best interest of the City to amend the City's Housing Assistance Purchase Program Yearly (Happy Program) Guidelines to provide for income and sales price limits as set by the Federal Housing Administration and the US Department of Housing and Urban Development; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA:

SECTION 1. RECITALS. The foregoing "WHEREAS" clauses are hereby ratified and confirmed by the City Council and incorporated herein by this reference.

SECTION 2. The City Council of the City of Westlake, Florida, hereby adopts the Federal Housing Administration's Basic Standard Mortgage Limits for Palm Beach County,

for one-family homes, as amended on an annual basis, as the maximum sales prices allowable under the City's Housing Assistance Purchase Program Income Guidelines, and hereby adopts the United States Department of Housing and Urban Development Area Median Income Percentage Limits For Palm Beach County, as amended on an annual basis, for no greater than 140% of AMI, as the maximum allowable household income (as determined by the number of household members) under the City's Housing Assistance Purchase Program Income Guidelines.

SECTION 3. CONFLICTS. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. SEVERABILITY. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this 7 day of June 2022.

City of Westlake
John Paul O'Connor, Mayor

Zoie Burgess, City Clerk