



**SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP)**

**2016-2017, 2017-2018 and 2018-2019**

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**I. Program Details:**

**A. Name of the participating local government:**

**City of Fort Lauderdale**

Is there an Interlocal Agreement: Yes \_\_\_\_\_ No   X  

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**B. Purpose of the program:**

1. To meet the housing needs of the very low, low and moderate income households;
2. To expand production of and preserve affordable housing; and
3. To further the housing element of the local government comprehensive plan specific to affordable housing.

**C. Fiscal years covered by the Plan: 2016-201, 201-2018 and 2018-2019**

**D. Governance:**

The SHIP Program is established in accordance with Section 420.907-9079, Florida Statutes and Chapter 67-37, Florida Administrative Code. Cities and Counties must be in compliance with these applicable statutes, rules and any additional requirements as established through the Legislative process.

**E. Local Housing Partnership:**

The SHIP Program encourages building active partnerships between government, lenders, builders and developers, real estate professionals, advocates for low- income persons and community groups.

**F. Leveraging:**

The Plan is intended to increase the availability of affordable residential units by combining local resources and cost saving measures into a local housing partnership and using public and private funds to reduce the cost of housing. SHIP funds may be leveraged with or used to supplement other Florida Housing Finance Corporation programs and to provide local match to obtain federal housing grants or programs.

**G. Public Input:**

Public input was solicited through face to face meetings with housing providers, social service providers and local lenders and neighborhood associations. Public input was solicited through the local newspaper in the advertising of the Local Housing Assistance Plan and the Notice of Funding Availability.

**H. Advertising and Outreach:**

SHIP funding availability shall be advertised in a newspaper of general circulation and periodicals serving ethnic and diverse neighborhoods, at least 30 days before the beginning of the application period. If no funding is available due to a waiting list, no notice of funding availability is required.

- I. Waiting List/Priorities:** During each funding cycle the City will advertise when Housing Rehabilitation/Replacement Program applications are available for pick-up, and when the applications will be received. The City will provide a minimum of 10 working days for applicants to gather all required documents. Applicants must submit all required documentation with completed applications in order to be considered for eligibility. Completed applications and documentation will be reviewed for eligibility. Once an applicant is eligible, they will be placed on a funding list (when funds are available) or a waiting list (when funds are not available). Each applicant is processed in the order of eligibility determination. In no specific order, preference will be given to Special Needs Households, elderly (62 and older) households and families within our target areas (East of I-95, West of NW 9<sup>th</sup> Avenue, South of Sunrise and North of Broward Blvd). Purchase Assistance Program Applications are processed on a first-qualified, first-served basis through participating non-profit agencies.

**J. Discrimination:**

In accordance with the provisions of ss.760.20-760.37, it is unlawful to discriminate on the basis of race, color, religion, sex, national origin, age, handicap, or marital status in the award application process for eligible housing.

**K. Support Services and Counseling:**

Support services are available through City and HUD approved nonprofit agencies who administer the City's First time Homebuyer Program. Available support services may include but are not limited to: Homeownership Counseling (Pre and Post), Credit Counseling, and Foreclosure Counseling.

**L. Purchase Price Limits:**

The sales price or value of new or existing eligible housing may not exceed 90% of the average area purchase price in the statistical area in which the eligible housing is located. Such average area purchase price may be that calculated for any 12-month period beginning not earlier than the fourth calendar year prior to the year in which the award occurs. The sales price of new and existing units, which can be lower but may not exceed 90% of the median area purchase price established by the U.S. Treasury Department or as described above.

The methodology used is:

  X   U.S. Treasury Department  
       Local HFA Numbers

**M. Income Limits, Rent Limits and Affordability:**

The Income and Rent Limits used in the SHIP Program are updated annually by the Department of Housing and Urban Development and posted at [www.floridahousing.org](http://www.floridahousing.org). Affordable means that monthly rents or mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the households as indicated in Sections 420.9071, F.S. However, it is not the intent to limit an individual household's ability to devote more than 30% of its income for housing, and housing for which a household devotes

more than 30% of its income shall be deemed Affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30% benchmark and in the case of rental housing does not exceed those rental limits adjusted for bedroom size.

**N. Welfare Transition Program:**

Should an eligible sponsor be used, a qualification system and selection criteria for applications for Awards to eligible sponsors shall be developed, which includes a description that demonstrates how eligible sponsors that employ personnel from the Welfare Transition Program will be given preference in the selection process.

**O. Monitoring and First Right of Refusal:**

In the case of rental housing, the staff and any entity that has administrative authority for implementing the local housing assistance plan assisting rental developments shall annually monitor and determine tenant eligibility or, to the extent another governmental entity provides the same monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility. However, any loan or grant in the original amount of \$3,000 or less shall not be subject to these annual monitoring and determination of tenant eligibility requirements. Tenant eligibility will be monitored annually for no less than 15 years or the term of assistance whichever is longer unless as specified above.

Eligible sponsors that offer rental housing for sale before 15 years or that have remaining mortgages funded under this program must give a first right of refusal to eligible nonprofit organizations for purchase at the current market value for continued occupancy by eligible persons.

**P. Administrative Budget:**

A line-item budget of proposed Administrative Expenditures is attached as Exhibit A.

**City of Fort Lauderdale** finds that the moneys' deposited in the local housing assistance trust fund shall be used to administer and implement the local housing assistance plan.

**Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code,**

**states:** “A county or an eligible municipality may not exceed the 5 percent limitation on administrative costs, unless its governing body finds, by resolution, that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan.”

**Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, further states:** “The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5 percent of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(17), and eligible municipalities receiving a local housing distribution of up to \$350,000 may use up to 10 percent of program income for administrative costs.” The applicable local jurisdiction has adopted the above findings in the resolution attached as Exhibit E.

**Q. Program Administration:**

Administration of the local housing assistance plan will be wholly performed and maintained by the City of Fort Lauderdale.

**R. Essential Service Personnel Definition:** The City of Fort Lauderdale considers the following groups as Essential Services as any person in need of affordable Housing, who is a permanent employee of a company or organization located within the City of Fort Lauderdale and whose service is considered essential. Examples of this include teachers, Community College and University employees, Police and fire personnel, emergency services, health care personnel, skilled building trade personnel, hotel, motel restaurant and other tourism.

**S. Describe efforts to incorporate Green Building and Energy Saving products and processes.**

The City of Fort Lauderdale when economically feasible will incorporate the following:  
Green Building initiatives on Owner Occupied Rehabilitation, Demolition /  
Reconstruction, Special Needs and New Construction Strategies:

1. Energy Star rated refrigerators and ceiling fans with light fixtures
2. Energy Star fluorescent light fixtures throughout units
3. High-efficiency air conditioning units with programmable thermostats
4. Well-insulated exterior walls and ceilings

5. Light colored roofing materials
6. Low/no VOC paint for all interior walls)Low-VOC means 50 grams per liter or less for flat paint; 150 grams per liter or less for non-flat paint
7. Light colored exterior paint
8. Utilization of environmentally friendly pesticides
9. High efficiency low flow and/or dual flushing toilet systems
10. Low-flow shower heads and faucets
11. Durable long-lasting asphalt roof shingles and light colored reflective roofing material.
12. Utilization of recycled material for flooring, insulation, counter tops and concrete driveways.
13. New home construction shall require HVAC ducts to be in conditioned spaces.
14. Landscaping will utilize drought-tolerant native trees, shrubs and ground cover and will include the preservation of state-protected mature trees. Landscape material shall also be oriented to provide shade and minimal heat gain for new construction of single-family homes.
15. Energy efficient impact resistant windows, sealing of all accessible gaps, cracks and holes in building envelopes.
16. Replacement Housing Projects will require contractors to recycle all metals to scrapyards.

## **Section II. LHAP Strategies:**

A.

<i>New Construction-Infill Housing</i>	<b>10</b>
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- a. **Summary of Strategy:** SHIP funds will be awarded to eligible contractors and housing developers including Non-profit and For-profit entities as a preconstruction loan for construction on City-owned In-fill housing lots, where the contractor/developer will be constructing affordable housing units on City Properties for resale to income eligible households. SHIP funds can be used for site acquisition (no land banking), site development, infrastructure improvements, demolition costs, construction financing and other eligible construction related costs.



- b. **Fiscal Years Covered:** 2016-2017, 2017-2018 and 2018-2019
- c. **Income Categories to be served:** Very-low, low and moderate income
- d. **Maximum award:** Up to \$15,000 per homeownership unit and up to \$25,000 per single family property.
- e. **Terms:**
  - 1. **Loan/deferred loan/grant:** Funds will be awarded as a repayable predevelopment loan.
  - 2. **Interest Rate:** 0%
  - 3. **Term:** up to 15 years
  - 4. **Forgiveness/Repayment:** The City will require the developer to execute a restrictive covenant with a 15 year affordability period, mortgage and promissory note. The property will be secured by a recorded note and mortgage. Upon completion of the construction and sale of the property to income eligible households, pre-development loan will be paid in full and the City will satisfy the promissory note to the developer and tender a recorded satisfaction.
  - 5. **Default/Recapture:** For all awards, a default will be determined if developer does not successfully acquire and construct affordable housing and sell to an eligible homebuyer within the contractual timeframe. The City will recapture the subsidy or property if property has not been completed within 3 years of the date of the recorded Mortgage Agreement.
- f. **Recipient Selection Criteria:** All applicants who purchase a home must meet income qualifications of the Purchase Assistance. First-qualified, first-served.
- g. **Sponsor/Developer Selection Criteria:** Developers will apply to the City through a Request for Funding Qualification (RFQ) process. The RFQ will require proof of developer experience in constructing and selling affordable housing, financial capacity to carry out the project including an established partnership with a local CDC lenders, effective project management system, provide a housing unit design that meets the City's housing element in the Comprehensive Plan and an eligible purchase assistance client.
- h. **Additional Information:** Developers will be required to comply with SHIP Program requirements and serve income eligible applicants participating in the Purchase Assistance Strategy. SHIP funds will be provided to the

contractor/developer upon delivery of approved permits and site plans.

B.

<b><i>Owner Occupied Rehabilitation</i></b>	<b><i>03</i></b>
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- a. **Summary of Strategy:** SHIP funds will be awarded to households in need of repairs to correct code violations, health and safety issues including but not limited to electrical, plumbing, roofing, windows, ac/heating and structural items including emergency repair. SHIP funds may be used to pay any code liens, fines or violations not waived by the City.
- b. **Fiscal Years Covered:** 2016-2017, 2017-2018 and 2018-2019
- c. **Income Categories to be served:** Extremely-low, Very-low, and low
- d. **Maximum award:** Up to \$60,000.00
- e. **Terms:**
  - 1. **Loan/deferred loan/grant:** Funds will be awarded as a deferred loan secured by a subordinate mortgage and note.
  - 2. **Interest Rate:** 0%
  - 3. **Term:** 15 years
  - 4. **Forgiveness/Repayment:** Loan will be forgiven in full at the end of 15 years.
  - 5. **Default/Recapture:** Loan will be in default and becomes due and payable immediately upon the sale, lease, rent or transfer of title, abandonment, and owner's death. The recapture amount shall be the full subsidy provided to homeowner and shall be taken from the net proceed of the sale. Net proceeds are equivalent to the sales price minus superior loan repayments (other than the subsidy) and any closing costs. Income qualified heirs may be allowed to assume the forgiven loan. Loan subordinations will be subject to the terms and conditions as approved by the City Commission in Resolutions 00-175, 07-128 and 09-190. Exhibit H.
- f. **Recipient Selection Criteria:** Applicants will be served based on a first-qualified, first-served basis with the priorities for Special Needs, Elderly (62 or older), and Code and Building Violations.
- g. **Sponsor/Developer Selection Criteria:** N/A

- h. **Additional Information:** All work will be performed by the contractors on the City approved Rehabilitation Contractor's List.

C.

<b><i>Demolition/Reconstruction</i></b>	<b><i>04</i></b>
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- a. **Summary of Strategy:** SHIP funds will be awarded to assist households when the cost of repairing the home exceeds fifty (50) percent of the current property assessed value.
- b. **Fiscal Years Covered:** 2016-2017, 2017-2018 and 2018-2019
- c. **Income Categories to be served:** Extremely Low, Very Low and Low Income
- d. **Maximum award:** Up to \$205,000.00
- e. **Terms:**
1. **Loan/deferred loan/grant:** Funds will be awarded as a deferred loan secured by a subordinate mortgage and note.
  2. **Interest Rate:** 0%
  3. **Term:** 15 years
  4. **Forgiveness/Repayment:** Loan is forgiven in full at the end of 15 years.
  5. **Default/Recapture:** Loan will be in default and becomes due and payable immediately upon the sale, lease, rent or transfer of title, abandonment, and owner's death. The recapture amount shall be the full subsidy provided to homeowner and shall be taken from the net proceeds of the sale. Net proceeds are equivalent to the sales price minus superior loan repayments (other than the subsidy) and any closing costs. Income qualified heirs may be allowed to assume the forgiven loan. Loan subordinations will be subject to the terms and conditions as approved by the City Commission in Resolutions 00-175 and 07-128. Exhibit H.
- f. **Recipient Selection Criteria:** Applicants will be served based on a first-qualified, first-served basis with the first priority for the elderly (62 or older) households and families within our target areas (East of I-95, West of NW 9<sup>th</sup> Avenue, South of Sunrise and North of Broward).
- g. **Sponsor/Developer Selection Criteria:** NA

- h. **Additional Information:** All work will be performed by the contractors on the City's Approved Rehabilitation Contractor's List.

D.

<i>Purchase Assistance without Rehab</i>	<i>02</i>
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- a. **Summary of Strategy:** SHIP funds will be awarded for down payment assistance, closing cost assistance, and/or principal reduction to eligible first-time homebuyer households to purchase a newly constructed or existing home including but not limited to: Single Family, Townhouse, Condominiums, Villas or Community Land Trust properties. A newly constructed home must have received a certificate of occupancy within the last twelve months. A first time homebuyer is an individual who meets any one of the following criteria: An individual who has had no ownership in a principal residence during the 3-year period ending on the date of purchase of the property. This includes a spouse (if either meets the above test, they are considered first-time homebuyers); a single parent who has only owned with a spouse while married; an individual who is a displaced homemaker and has only owned with a spouse; an individual who has only owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations; or an individual who has only owned property that was not in compliance with State, local or model building codes and which cannot be brought into compliance for less than the cost of constructing a permanent structure.
- b. **Fiscal Years Covered: 2016-2017, 2017-2018 and 2018-2019**
- c. **Income Categories to be served:** Extremely low, Very low, Low and Moderate
- d. **Maximum award:** Up to \$75,000.00.
- e. **Terms:**
1. **Loan/deferred loan/grant:** Funds will be awarded as a deferred subordinate loan secured by a recorded subordinate mortgage and note.
  2. **Interest Rate: 0%**
  3. **Term: 15 Years**
  4. **Forgiveness/Repayment:** Loan will be forgiven in full at the end of 15 years.
  5. **Default/Recapture:** Loan will be determined to be in default and becomes

due and payable immediately upon the sale, lease, rent or transfer of title, abandonment, and owner's death. The recapture amount shall be the full subsidy provided to homeowner and shall be taken from the net proceeds of the sale. Net proceeds are equivalent to the sales price minus superior loan repayments (other than the subsidy) and any closing costs. Income qualified heirs may be allowed to assume the forgiven loan. Loan subordinations will be subject to the terms and conditions as approved by the City Commission in Resolutions 00-175 and 07-128. (Exhibit H)

- f. **Recipient Selection Criteria:** Applicants will be served based on a first qualified, first-served basis.

Applicants must:

1. Receive a commitment from a first mortgage lender licensed under Part III of Chapter 494, Florida Statutes. All first mortgage lenders shall be an institutional First Mortgage Lender (IFML).
2. Meet the definition of a First Time Homebuyer as described above.
3. Receive a Certificate of Housing Counseling from a HUD certified agency. This certificate is required prior to application.
4. Have an inspection by licensed home property Inspection Company including termite and roof inspections.
5. All programs funds must be used to pay closing costs, down payment or principal reductions and must not be used for debt consolidation or cash-out to applicant.

- g. **Sponsor/Developer Selection Criteria:** N/A

- h. **Additional Information:** All applicants must contribute a minimum of \$500.00 towards the home purchase. Mobile Homes and Manufactured Housing will not be assisted.

E.

<i>Special Needs</i>	<i>11</i>
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- a. **Summary of Strategy:** SHIP funds will be provided to serve owner-occupied units

with special needs as defined in 420.004 Florida Statute. Persons with special needs means an adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition; a young adult formerly in foster care who is eligible for services under s.409.1451; a survivor of domestic violence as defined in s. 741.28; or person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veteran's disability benefits.

SHIP Funds will provide assistance for home modifications for persons who cannot access their home due to a disabling condition, or who cannot remain in the home without the required modification. Modifications include but are not limited to widening doorways and halls; installing accessible doors and hardware, kitchens, bathrooms and bedrooms to accommodate mobility aides (canes, walkers, wheelchairs and scooters); grab bars; entry ramps, railings, walkways and landings; non-slip floor surfaces throughout the home environment, may include carpeting; push-able or lever hardware; delayed opening and closing mechanisms on egress and garage doors, interior doors; improved lighting; accessible appliances which include but not limited to front or touch-type controls; lever faucets; installation of accessible cabinets, shelves, drawers, sinks, toilets, kitchen, bathroom, utility room aquatic therapeutic appliances and fixtures that can be installed to an existing swimming pool as prescribed by homeowners existing physician; installation and provision of assisted technology products to increase accessibility in the home environment. Examples are, but are not limited to: roll in style or permanent shower chair, environmental control system and hand held shower, non-slip surfacing on accessible roll-in with or without curb shower; accessible touch-type light switches and thermostats; smoke alarms and fire detectors; and removal of other architectural barriers.

Health, safety and security related repairs include but shall not be limited to the following: roof repair and/ or replacement; complete repair or replacement of deteriorated roofing systems to eliminate substandard or unsafe roofing conditions, and to prevent further deterioration, window repair and or replacement, weatherization, rewiring, re-plumbing, termite treatment and repair (termite inspection required), interior wall repairs and painting, a/c and heating systems,

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Exhibit 1

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insulation, repair cracked driveways, repair cracked or hazardous sidewalks.

- b. **Fiscal Years Covered:** 2016-2017, 2017-2018 and 2018-2019.
- c. **Income Categories to be served:** Extremely low, Very low, Low and Moderate
- d. **Maximum award:** \$60,000.00.
- e. **Terms:**
  - 1. **Loan/deferred loan/grant:** Funds will be awarded as a deferred subordinate loan secured by a recorded subordinate mortgage and note.
  - 2. **Interest Rate:** 0%.
  - 3. **Term:** 15 years.
  - 4. **Forgiveness/Repayment:** Funds will be forgiven at the end of 15 years.
  - 6. **Default/Recapture:** loan will be determined to be in default and becomes due and payable immediately upon the sale, lease, rent or transfer of title, abandonment, and owner's death. The recapture amount shall be the full subsidy provided to homeowner and shall be taken from the net proceeds of the sale. Net proceeds are equivalent to the sales price minus superior loan repayments (other than the subsidy) and any closing costs. Income qualified heirs may be allowed to assume the forgiven loan. Loan subordinations will be subject to the terms and conditions as approved by the City Commission in Resolutions 00-175 and 07-128. Exhibit H
- f. **Recipient Selection Criteria:** In addition to being selected on a first-qualified, first served basis first priority will be given to persons with development disabilities as defined in 393.063, F.S. Developmental disability means a disorder or syndrome that is attributable to retardation, cerebral palsy, autism, spinal bifida, or Prader-Willi syndrome; that manifests before the age of 18; and that constitutes a Substantial handicap that can reasonably be expected to continue indefinitely. Special Needs Applicants must provide adequate supporting written documentation including but not limited to verification from a licensed medical practitioner or designated agent, or written documentation from an agency from which they have been determined eligible to receive services.
- g. **Sponsor/Developer Selection Criteria:** NA
- h. **Additional Information:** Mobile homes and Manufactured housing will not be assisted.

F.

<b>Impact Fees</b>	<b>08</b>
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- a. **Summary of Strategy:** SHIP Funds will be awarded to developers to offset a portion of the Development impact fees incurred in connection with the development of affordable housing.
- b. **Fiscal Years Covered:** 2016-2017, 2017-2018 and 2018-2019
- c. **Income Categories to be served:** Extremely low, Very low and low
- d. **Maximum award:** up to \$7,500.00 per unit for Developer
- e. **Terms:**
  - 1. **Loan/deferred loan/grant:** Once the units are constructed the Developer will pass the lien to the income eligible buyer as a forgivable loan. Eligible buyers shall sign a mortgage and note.
  - 2. **Interest Rate:** 0%
  - 3. **Term:** 5 years
  - 4. **Forgiveness/Repayment:** loan is forgiven in full at the end of 5 years.
  - 5. **Default/Recapture:** In the event of default (failure to make required payments on a loan secured by a first mortgage which leads to foreclosure and/or loss of property ownership, the entire sum is due. If property is sold, abandoned, or in case of the owner's death, or transfer of title, or relinquishment of owner's interest in the property during the recapture period the forgivable loan is due and payable. The recapture amount shall be the full subsidy provided to the owner and shall be taken from the net proceeds of the sale. Net proceeds are equivalent to the sales price minus superior loan repayment (other than the subsidy) and any closing costs. Eligible heirs may be allowed to assume the forgivable loan balance.
- f. **Recipient Selection Criteria:** Recipient applicants will be selected using the following criteria:
  - 1. Applicants must be income eligible under SHIP guidelines.
  - 2. A Restrictive Covenant must be executed by the homeowner and recorded in the Public Records of Broward County, Florida restricting the ownership of an owner-qualified development to an Eligible Person or household for 15 years.



- g. **Sponsor/Developer Selection Criteria:** Developers will apply to the City through a Request for Funding Qualification (RFQ) for Request for Funding Proposal (RFP) process. These processes will require proof of developer experience in constructing and selling affordable housing, financial capacity including established partnership with a local lender CDC, effective project management system, provide a housing unit design that meets with the City's housing element in the Comprehensive Plan and an eligible purchase assistant client.
- h. **Additional Information:**

G.

<i>New Construction -Rental</i>	<b>21</b>
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- a. **Summary of Strategy:** Funds will be awarded to developers of affordable rental housing to construct or rehabilitate affordable rental units. SHIP funds may be used for site acquisition, site development, rehabilitation, infrastructure improvements, impact fees or construction related costs.
- b. **Fiscal Years Covered:** 2016-2017, 2017-2018 and 2018-2019
- c. **Income Categories to be served:** Extremely low, Very low and low income
- d. **Maximum award:** \$20,000 per unit up to 4 units.
- e. **Terms:**
  - 1. **Loan/deferred loan/grant:** Funds will be awarded as a forgivable deferred loan to non-profit developers and builders; or as a low-interest loan to for-profit developers and builders. All mortgages will be secured by a **recorded** subordinate mortgage and note.
  - 2. **Interest Rate:** 0% for qualified 501 (c) (3) Non-profit developers and 3% for For-profit developers.
  - 3. **Term:** 20 years
  - 4. **Forgiveness/Repayment:** For-profits, the loan is due and payable end of the term unless the City negotiates an extended loan term unless the City negotiates an extended loan term. For Non-profits, the loan is forgiven at the end of 20 years.

**5. Default/Recapture:** For all awards, a default will be determined if there is SHIP Program noncompliance. Developer must (a) Certify eligibility of tenants annually, (b) Rent units at HUD approved Program rent limits as distributed by Florida Housing Finance Corporation. (c) Maintain units in good condition and compliance with applicable codes. (d) Submit a written request to and receive written approval from the Director to refinance, sell, transfer title, or demolish the property (or portions of the property), or divest their interest in the property in any manner. (e) Provide sufficient documentation that first right of refusal was given to an eligible non-profit organization to purchase the property at the current market value to ensure continued occupancy by program eligible tenants when requesting approval from the City to sell the units. Income eligible persons must occupy all SHIP assisted units during the affordability period. If the project ceases to remain affordable for the term of the loan, the entire unpaid balance is due and payable to the City. The forgivable loan is subject to 100% payment.

- f. **Recipient Selection Criteria:** All tenants must meet SHIP income qualifications and be certified for income and program eligibility annually.
- g. **Sponsor/Developer Selection Criteria:** Eligible Sponsor means a person or a private or public for profit, not for profit, or governmental agency that applies for an award to provide affordable rental units. They will be evaluated based upon a point scoring system and other community/development factors. An application scoring the most points does not necessarily guarantee funding of the request. Actual funding will be based upon: availability of funding; project's affordability to very low and low income households; project's location relative to other governmental assisted affordable housing projects; project's location relative to existing infrastructure; long-term project maintenance and security; homeownership education and other services for tenants; and final approval by the City Commission.
- h. **Additional Information:**

H.

<b>Disaster Repair/Mitigation</b>	<b>05</b>
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- a. **Summary of Strategy:** Funds will be awarded to applicants in need of home repairs directly caused by a disaster that is declared by an Executive Order of the President or Governor. This strategy will only be implemented in the event of a disaster using any funds that have not been encumbered or additional disaster funds issued by the Florida Housing Finance Corporation. Eligible repairs include:
1. Repairs as per the Owner Occupied Rehabilitation Strategy
  2. Repairs as per the Demolition/Reconstruction Strategy
  3. Purchase of emergency supplies to weatherproof damaged homes.
  4. Interim repairs to avoid further damage, tree and debris removal required to make individual housing units habitable, and post disaster assistance with noninsured repairs.
  5. Payment of insurance deductibles for rehabilitation of homes covered under homeowner's insurance policies.
  6. Security and utility deposits for eligible recipients that have been displaced by an Office of the Governor Executive Order.
  7. Rental assistance for the duration of the Florida Office of the Governor Executive Order, for eligible recipients that have been displaced from homes or rental units due to disaster.
  8. Other activities as proposed by the federal government, counties and eligible municipalities and approved by Florida Housing Finance Corporation.
  9. Repairs to roofs in a condominium complex are contingent upon all owners being determined eligible per SHIP Statute 420.9071(10) "Eligible persons". In the event all residents are not income eligible, the non-eligible residents will be responsible for their portion of the cost of repairs.
  10. Mobile homes and Manufactured Housing will not be assisted.
- b. **Fiscal Years Covered:** 2016-2017, 2017-2018 and 2018-2019
- c. **Income Categories to be served:** Very low, Low & Moderate income
- d. **Maximum award:** \$15,000

e. **Terms:**

1. **Loan/deferred loan/grant:** Funds will be awarded as a deferred loan secured by a recorded subordinate mortgage and note.
2. **Interest Rate: 0%**
3. **Term:** 5 years
4. **Forgiveness/Repayment:** The loan will be forgiven at the end of 5 years.
5. **Default/Recapture:** The loan is due and payable if homeowner fails to make required payments on a loan secured by a first mortgage which leads to foreclosure or if any time during the 5 year period the property is sold, refinanced, rented or ceases to be owner-occupied.

f. **Recipient Selection Criteria:** Applicants will be selected on a first-qualified, first served basis. Priority will be given to the elderly (62 or older) and Special Needs households.

g. **Sponsor/Developer Selection Criteria:** N/A

h. **Additional Information:** Applicants requiring assistance above the maximum under this program will be processed through the Owner Occupied Rehabilitation or Demolition/Reconstruction Strategies. A SHIP assisted project that is terminated before completion, either voluntarily or otherwise, constitutes an ineligible activity and any SHIP funds invested in the Project must be repaid to the City. Loan Subordinations are subject to the terms and conditions as approved by The City Commission in Resolutions 00-175 and 07-128, 08-49 Exhibit H.

### III. **LHAP Incentive Strategies**

In addition to the **required Incentive Strategy A and Strategy B**, include all adopted incentives with the policies and procedures used for implementation as provided in Section 420.9076, F.S.:

A. **Name of the Strategy: Expedited Permitting**

Permits as defined in s. 163.3177 (6) (f) (3) for affordable housing projects are expedited to a greater degree than other projects.

Ordinance C-98-64 was adopted on December 8, 1998 to provide for an expedited permitting process to assist developers of affordable housing in getting through the development review process. The City has identified Assistance Building Official as the expeditor that will have the responsibility for expediting applications.

Developers and Contractors can access this incentive by advising the Building Division that they are constructing affordable housing at the time of applying for a building permit. If the Developer or Contractor is working with the Housing & Community Development Division (HCD), HCD staff will assist them to get their permit expedited.

**B. Name of the Strategy: Ongoing Review Process**

An ongoing process for review of local policies, ordinances, regulations and plan provisions that increase the cost of housing prior to their adoption.

The City of Fort Lauderdale's Housing and Community Development (HCD) Division works closely with the Urban Design & Planning Division (UDP) regarding any proposed changes that will impact the cost of housing. UDP attends various County review boards meetings for recommendations on changes that would impact the cost of housing being discussed and provides updates to HCD and other City Staff.

**C. Name of the Strategy: Modification of Impact Fees**

The modification of impact-fee requirements, including reduction or waiver of Fees and alternative methods of fee payment for affordable housing.

The City through its Housing and Community Development Division will provide SHIP funds to developers to offset a portion of the Development impact fees incurred in connection with the development of affordable housing for site acquisition, site development, infrastructure improvements, demolition costs, construction financing and other eligible construction related costs.

**D. Name of the Strategy: Affordable Housing Inventory List**

The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

Beginning in 2007 and every 3 years thereafter an inventory list shall be prepared of all real property within the city to which the City holds fee simple title that is appropriate for use as affordable housing per the Disposition of Municipal Property for Affordable Housing Law, Florida Statute 166.0451. Per the Statute, the real property on the inventory list may be offered for sale and proceeds may be used for the development of affordable housing or property may be sold with restrictions that require development of the property as permanent affordable housing, or may be donated to a non-profit housing organization for the construction of permanent affordable housing.

However the City Charter does not permit the city to donate land for affordable housing except to a public body for public purpose. City owned lots must be disposed of through a competitive process with requires publication and acceptance of the best offer.

**EXHIBITS:**

- A. Administrative Budget for each fiscal year covered in the Plan. Exhibit A.**
- B. Timeline for Estimated Encumbrance and Expenditure. Exhibit B.**
- C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the plan. Exhibit C.**
- D. Signed LHAP Certification. Exhibit D.**
- E. Signed, dated, witnessed or attested adopting resolution. Exhibit E.**
- F. Ordinance: (If changed from the original creating ordinance). NA**
- G. Interlocal Agreement. NA**
- H. Loan Subordination Resolutions # 00-175 and 07-128**