



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**REGULAR MEETING**

**#16-0910**

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**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Lee R. Feldman, ICMA-CM, City Manager

**DATE:** September 7, 2016

**TITLE:** Motion to Amend the 2016-2019 State Housing Initiatives Partnership (SHIP) Local Housing Assistance Plan (LHAP) and Accept Additional 2015-2016 SHIP Funds and Program Income

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**Recommendation**

It is recommended that the City Commission approve an amendment to the 2016-2019 LHAP to add moderate income households to the categories for several strategies; increase the home maximum allowable purchase price; and permit staff to use up to 10% of SHIP funds (including program income) for administrative costs. Furthermore, it is recommended that an additional \$32,945 in 2015-2016 funds and program income be accepted and the City Manager be authorized to execute all documents related to the acceptance of this additional allocation.

**Background**

The approved 2016-2019 LHAP (CAM# 16-0253) currently includes only the extremely-low, very-low and low income categories [up to 80% of the area median income (AMI)] for several strategies; however, the SHIP Program can serve households up to 140% of the (AMI).

The LHAP should be amended to allow moderate income household (up to 120% of the AMI) to be eligible for the following Strategies:

- Owner Occupied Rehabilitation
- Demolition/Reconstruction
- Impact Fees
- New Construction Rental

Based on the 2015 Housing Intake Process, applications for five moderate households was determined eligible for assistance under the Owner Occupied Rehabilitation Program. This amendment will allow these applicants to receive assistance to repair their homes.

As per SHIP guidelines the sales price of new and existing units may not exceed 90% of

the median area purchase price established by the U.S. Treasury Department. The current sales price for new and existing units is \$325,301 for all cities located in Broward County.

Increasing the maximum allowable purchase price from \$205,000 to \$325,301 for new or existing homes will bring the allowable purchase price within the market price range of homes in Fort Lauderdale. This amount is in compliance with SHIP guidelines. Based on Zillow, the current median home value in Fort Lauderdale is \$280,400 and it is anticipated that home prices will continue to rise.

City staff recommends the aforementioned changes to the 2016-2019 LHAP.

The additional 2015-2016 SHIP funds and program income consist of (1) unspent disasters funds in the amount of \$13,561 that have been distributed by Florida Housing Finance Corporation increasing the 2015-2016 SHIP funding allocation from \$821,520 to \$835,081; and (2) additional program income earned in the amount of \$19,384 which will be used for single family home rehabilitation.

### **Resource Impact**

There is a current year fiscal impact to the State Housing Initiatives Partnership (SHIP) Fund of \$32,945. The additional 2015-2016 funding is contingent upon the approval of the September 7, 2016 Consolidated Budget Amendment CAM #16-1028.

<b>Appropriate To</b>					
<b>Funds available as of August 24, 2016</b>					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
130-SH16REV-D335	SHIP Program Revenue FY 15 - 16 SHIP YR	Intergovernmental Revenue/ SHIP FY 2015-2016	\$821,520.00	\$13,561.00	\$13,561.00
130-SH16PI-N770	SHIP Program Income FY 15-16	Miscellaneous Revenue/Deferred Loans: Paid	\$64,720.00	(\$2,335.00)	\$15,123.88
130-SH16PI-N103	SHIP Program Income FY 15-16	Miscellaneous Revenue/Earned Pool Investment	\$64,720.00	(\$2,335.00)	\$4,260.32
<b>APPROPRIATION TOTAL →</b>					<b>\$32,945.20</b>
<b>Appropriate To</b>					
<b>Funds available as of August 24, 2016</b>					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	PURCHASE AMOUNT
130-SH16ADM-8001	SHIP FY 15-16 Administration	Grant Services/ Program Funds SHIP FY 2015-2016	\$83,739.00	\$83,739.00	\$3,294.52
130-SH16SFR-8001	SHIP FY 15-16 Single Family Rehab	Grant Services/ Program Funds SHIP FY 2015-2016	\$5,659.00	\$5,659.00	\$29,650.68
<b>APPROPRIATION TOTAL →</b>					<b>\$32,945.20</b>

**Strategic Connections**

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 5: Be a community of strong, beautiful, and healthy neighborhoods.
- Option 2: Ensure a range of housing options for current and future neighbors.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035*: We are community.

**Attachment:**

Exhibit 1 –2016-2019 Local Housing Assistance Plan

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Prepared by: Avis A. Wilkinson, Housing Programs Administrator

Department Director: Jonathan Brown, Northwest-Progresso-Flagler Heights  
CRA and Housing & Community Development