

Attachment A

CITY OF HOLLYWOOD, FLORIDA

SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP)

2016-2017, 2017-2018 and 2018-2019

2016-2017, 2017-2018 and 2018-2019 Amendment

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I. Program Details:**A. Name of the participating local government:**

City of Hollywood, FL

Is there an Interlocal Agreement: Yes _____ No **X**

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: 2016-2017, 2017-2018 and 2018-2019**D. Governance:**

The SHIP Program is established in accordance with Sections 420.907-420.9079, 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 the local newspaper in the advertising of the Local Housing Assistance Plan Public Hearing 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:

A waiting list will be established when there are eligible applicants for strategies that no longer have funding available. Those households on the waiting list will be notified of their status. Applications will be maintained in an order that is consistent with the time applications were submitted as well as any established funding priorities as described in this plan. Priorities for funding described/listed herein apply to all strategies unless otherwise stated in the strategy:

The City may accept applications throughout the year. Applications will be placed in order of receipt and separated based on the strategy applied for. When funds are available for a particular strategy, the applicants will be contacted to complete/update the application for SHIP assistance. Applicants will be placed in the queue for assistance once they have provided all required documentation and have been deemed eligible under SHIP.

Once there is a list of eligible applicants, they will be ranked giving first priority to households qualifying as Special Needs households. These applicants will be further ranked with priority given to very-low income, then low, then moderate. After serving enough Special Needs households to meet set-asides for the funding year, all applicants deemed eligible will be considered equally with priority given to very-low, then low-, then moderate-income groups.

Ranking Priority

1. Special Needs Households
 - a.) Very Low
 - b.) Low
 - c.) Moderate
2. After Special Needs Set-asides are met:
 - a) Very Low
 - b) Low
 - c) Moderate

J. Discrimination:

In accordance with the provisions of SS.760.20-760.37 F.S., 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 from various sources. Available support services may include but are not limited to: The City will provide Homeownership Counseling (Pre and Post), Credit Counseling, Tenant Counseling and Foreclosure Counseling through qualified HUD approved agencies.

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 twelve 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 can be lower, but shall 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.

Affordable means that monthly rents or mortgage payments including taxes and insurance do not exceed thirty (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 periodic 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 \$10,000.00 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 fifteen (15) years or the term of assistance, whichever is longer unless as specified above.

Eligible sponsors that offer rental housing for sale before fifteen (15) years or that have remaining mortgages funded under this program must give a first right of refusal to eligible nonprofit organizations to purchase housing 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 Hollywood, FL finds that the moneys deposited into 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(19), 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 Hollywood, FL.

R. Project Delivery Costs:

Project Delivery Costs shall be limited to 240% of the total project costs not including administration costs. Project Delivery Cost shall include the cost associated with outsource of services to a third Party for Owner-Occupied Rehabilitation, Demolition/Reconstruction, and Acquisition/Rehabilitation as follows:

Service Delivery Fee

- Termite Inspection
- Land Survey
- Lead-Based Paint Inspection
- Initial Inspection
- Work Write-Ups
- Cost Estimates
- Construction Inspection and Oversight
- ~~Housing Counseling~~
- Housing inspection

S. Essential Service Personnel Definition: "Essential Services Personnel" means any SHIP-eligible person in need of affordable housing who is a permanent employee (excluding temporary and on-call employees) of a company or organization located within the City of Hollywood, which falls into one of the following sectors or codes, as defined within the North American Industry Classification System (NAICS), published by the U.S. Department of Labor, and as may be amended from time to time.

1. Transit and Ground Passenger Transportation - This designation includes persons who are employed in the industries of passenger transportation activities.

2. **Educational Services** - This designation includes persons who are employed by establishments that provide instruction and training. These establishments may be non-profit, for-profit, public or privately owned:

3. **Health Care and Social Assistance** - This designation includes persons who are employed by establishments that provide health care and social assistance.

4. **Accommodation and Food Services** - This designation includes persons who are employed by establishments that provide lodging, preparing meals, snacks, and beverages.

5. **Justice, Public Order, and Safety Activities** - This designation includes persons who are employed in government establishments engaged in the administration of justice, public order, safety and private security businesses.

6. **Other Services** - This designation sector comprises establishments engaged in providing services not specifically provided for elsewhere in the classification system, including without limitation:

- o Municipal Government
- o County Government
- o Federal Government
- o State Government
- o Utility Providers

T. **Describe efforts to incorporate Green Building and Energy Saving products and processes: The following green features shall be incorporated into every project assisted with SHIP funds, to the greatest extent feasible.**

General:

- o Permeable pavers for walkways and rear automobile court, where appropriate
- o Energy Star Appliances (dishwasher, refrigerator)
- o Green Label-certified carpet/Green Label Plus-certified pads in bedrooms only; ceramic in baths; finished concrete in living areas and kitchen
- o Low VOC (volatile organic compounds) paint for the interior spaces; low VOC caulk at interior
- o Exterior walls (R-19); Roof insulation R-30 (may include radiant barrier)
- o Interior walls framed with metal studs
- o Cement board (in lieu of MR Board) at showers and bath to extend at least twelve (12) inches beyond wet walls
- o Interior Doors solid wood FSC-certified (Forest Stewardship Council)
- o Exterior doors steel or fiberglass, as appropriate
- o Energy efficient windows (hurricane impact resistant) low-E and low-U factor ratings
- o Roof color must have SRI at 78 or above
- o Native drought tolerant plants in landscaping (to be Florida Yard and Neighborhood

- certified); turf grass to be no more than 25% of all yard area
- o Efficient irrigation system on a timer, and incorporating rain sensor, for drought restrictions
- o Cabinetry made with FSC-certified wood (Forest Stewardship Council), built without urea formaldehyde; tops to be laminate over plywood.
- o Cabinet layout to provide designated "recycling area"
- o Laundry area (hook-ups only)
- o Rear yard to include high quality permanent clothesline
- o Sloped stucco sills (30 degrees) at all windows
- o Window installation to include triple caulk (behind bucks, full coverage, at window install full bead, after stucco, full bead)
- o Bathrooms to include operable windows, where feasible

Mechanical:

- o High-Efficiency HVAC System (not to be oversized); HVAC filters MERV minimum rating of 13
- o Programmable thermostat
- o Air ducts to be joined with mastic or mechanically, in lieu of tape
- o Energy Star paddle fans in bedrooms and living area
- o Carbon monoxide/smoke detector system

Electrical:

- o Solar Electric Power for water heating or Tank-less Water Heater, where feasible
- o LED lighting and/or compact fluorescent light (CFL) bulbs, where appropriate
- o FPL Buildsmart Certification preferred
- o Finished home to obtain independent HERS rating certification of 85 or lower (contractor incentive available for each point below 85)
- o Bathroom to have double bulb conventional fixture, not vanity strip
- o Window to allow natural light to provide adequate work lighting

Plumbing:

- o Low-Flow shower heads
- o Shower and Sink Faucet Aerators to provide the same flow regardless of pressure to reduce water use and the energy required to heat it.
- o Low-flow toilets (1.6 GPF)
- o Recessed shower pan at 2nd bathroom (ADA handicapped accessible)
- o Gas stove preferred to electric;

U. Describe efforts to meet the 20% Special Needs set-aside:

____ Priority will be given to households qualifying as special needs households as defined in s. 420.0004. The special needs set-asides will apply to strategies A, B, D, and E.

V. Describe efforts to reduce homelessness:

____ The City of Hollywood is a direct entitlement community for HUD's Community

Development Block Grant (CDBG) Program. The City uses CDBG to fund The Second Chance Society, Inc. (SCS) "Hand Up Program" which was specifically designed to help homeless and struggling persons return to a state of self-sufficiency and independence thereby preventing the reoccurrence of homelessness. The City uses CDBG funds to fund a housing and social service coordinator. The City of Hollywood uses CDBG to fund a Housing and Social Service Coordinator position who pre-screens Broward County Continuum of Care clients and refers them to proper agencies within the institutional delivery system. The Housing and Social Service Coordinator shall also staff the SHIP funded TBRA program at Strategy D.

Section II. LHAP Strategies:

A.

Owner-Occupied Rehabilitation**3**

a. Summary of Strategy:

This program is designed to assist property owners in eliminating code violations by addressing structural, electrical, mechanical, plumbing, and roofing components of the home. The Owner-Occupied Rehabilitation loan program assists a legal owner of a ~~single-family~~ single-family home who occupies the unit as his or her principal residence. The property must be located within the City of Hollywood. The after-rehabilitation value of the property must not exceed statutory limitations as amended annually. In the event the City uses HOME funds in combination with SHIP funds as part of the activity, the after-rehabilitation value of the home must not exceed HOME after-rehabilitation value limitations as amended from time to time. .

b. Fiscal Years Covered: **2016-2017, 2017-2018 and 2018-2019**c. Income Categories to be served: **Very-low, Low, and Moderate**d. Maximum award: **\$90,000.00**

e. Terms:

1. Loan/deferred loan/grant: **Deferred Loan** - Funds will be awarded as a deferred loan secured by a recorded mortgage and note.
2. Interest Rate: **0%**
3. Term: **30 years**
4. Forgiveness/Repayment: **Repayment** - The loan is payable in full on the maturity date of the Promissory Note (Thirty years from signing). However, at thirty days prior to the maturity date the City shall offer the mortgagor a refinancing option under the same terms and conditions, so long as the mortgagor has not defaulted on any terms and conditions set forth in the mortgage.
5. Default/Recapture: **Default** - The loan will be in default, if any of the following occurs and as set forth in the Mortgage document during the Loan term: sale, transfer, or conveyance of property; conversion to a rental property; loss of homestead exemption status; failure to occupy the home as primary residence, failure to maintain fire, hazard, flood, and windstorm (where applicable) insurance in an amount that is adequate to cover all property loans, with the City named as loss payee, failure to maintain the property in accordance with all City codes and regulations, ~~or failure to maintain the property in order to prevent waste, impairment or deterioration of the property.~~ If any of these occur, it shall be considered a default under the City's Mortgage and Promissory Note wherein the City may pursue

acceleration of the payment and all other legal remedies to recapture the balance.

In cases where the qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by a SHIP-eligible heir who must occupy the home as his/her primary residence. If the legal heir/beneficiary is not SHIP-eligible or chooses not to occupy the home, the outstanding balance of the loan shall be due and payable.

If the home is foreclosed by a superior mortgage holder, the City will pursue any and all legal and equitable remedies to secure repayment through appropriate legal processes, if it is determined that adequate funds are available to justify pursuing repayment.

f. Recipient Selection Criteria:

Applicants will be ranked for assistance based on a first-qualified, first-served basis with the priorities for Special Needs and income groups as described in section I of this plan.

g. Sponsor/Developer Selection Criteria: N/A

h. Additional Information:

All work shall be performed by contractors on the City's approved contractors list. This strategy shall be supplemented by funding from the 2017-2018 SHIP Disaster allocation. All 2017-2018 SHIP Disaster Funds allocated to the Owner-Occupied Rehabilitation Program will be committed to eligible Owner-Occupied Rehabilitation activities that benefit persons whose homes have sustained damage caused by Hurricane Irma

B.

Demolition/Reconstruction	4
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a. Summary of Strategy:

The Demolition/Reconstruction loan program assists a legal owner of a single-family home who occupies the unit as his or her principal residence.

During the course of inspecting single family homes for potential rehabilitation, it is occasionally determined that it is not cost effective to rehabilitate the structure. These homes typically have extensive code violations, including health and safety concerns. When a property falls within these circumstances, the City may provide a Demolition/Reconstruction loan to demolish an existing structure and replace it with a new home. The maximum loan amount shall not exceed statutory limitations as amended from time to time. In the event the City uses HOME funds in combination with SHIP funds as part of the activity, the maximum loan amount shall not exceed the HOME after-rehabilitation value limitations as amended from time to time. (The

City has established the Average Area Purchase Price for new and existing homes utilizing the purchase prices allowed by the U.S. Treasury Department).

- b. Fiscal Years Covered: **2016-2017, 2017-2018 and 2018-2019**
- c. Income Categories to be served: **Very-low, Low, and Moderate**
- d. Maximum award: **\$~~200~~220,000.00**
- e. Terms:
 - 1. Loan/deferred loan/grant: **Deferred Loan** - Funds will be awarded as a deferred loan secured by a recorded mortgage and note. The City offers a deferred-payment mortgage loan in partnership with a participating private lender. The mortgage subsidy offsets the costs of demolition and construction and will be determined on a case by case basis, depending upon the availability of funds.
 - 2. Interest Rate: **0%**
 - 3. Term: **30 Years**
 - 4. Forgiveness/Repayment: **Repayment** - The loan is payable in full on the maturity date (Thirty years from signing) on the Promissory Note. However, at thirty days prior to the maturity date the City shall offer the mortgagor a refinancing option under the same terms and conditions, so long as the mortgagor has not defaulted on any terms and conditions set forth in the mortgage.
 - 5. Default/Recapture: **Default** - The loan will be in default, if any of the following occurs and as set forth in the Mortgage document during the Loan term: sale, transfer, or conveyance of property; conversion to a rental property; loss of homestead exemption status; failure to occupy the home as primary residence, failure to maintain fire, hazard, flood, and windstorm (where applicable) insurance in an amount that is adequate to cover all property loans, with the City named as loss payee, failure to maintain the property in accordance with all City codes and regulations, ~~or failure to maintain the property in order to prevent waste, impairment or deterioration of the property.~~ If any of these occur, it shall be considered a default under the City's Mortgage and Promissory Note wherein the City may pursue acceleration of the payment and all other legal remedies to recapture the outstanding balance.

In cases where the qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by a SHIP-eligible heir who must occupy the home as a primary residence. If the legal heir is not SHIP-eligible or chooses not to occupy the home, the outstanding balance of the loan shall be immediately due and payable.

If the home is foreclosed by a superior mortgage holder, the City shall endeavor to secure repayment through the appropriate legal processes, if adequate funds are available to justify pursuing repayment.-

f. Recipient Selection Criteria:

Applicants will be ranked for assistance based on a first-qualified, first-served basis with the priorities for Special Needs and income groups as described in section I of this plan.

g. Sponsor/Developer Selection Criteria: N/A

h. Additional Information:

All work shall be performed by contractors on the City's approved contractors list.

C.

Disaster Repair/Mitigation	5
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a. Summary of Strategy:

The Disaster Strategy provides assistance to households following a natural or manmade disaster as declared by the President of the United States or Governor of the State of Florida. This strategy ~~will only~~ may be implemented in the event of a natural or manmade disaster using unencumbered SHIP ~~any funds that have not yet been encumbered~~, or additional disaster funds made available through Florida Housing Finance Corporation. SHIP disaster funds may be used for items such as, but not limited to the following:

- i. purchase of emergency supplies for eligible households to weatherproof damaged homes;
- ii. interim repairs to avoid further damage; tree and debris removal necessary ~~required~~ to make the individual housing unit habitable;
- ~~iii. construction of wells or repair of existing wells where public water is not available;~~
- ~~iv. iii.~~ iii. payment of insurance deductibles for rehabilitation of homes covered under ~~homeowners~~ homeowner's insurance policies;
- ~~v. iv.~~ iv. security deposit for eligible recipients who have been displaced from their home due to disaster;
- ~~vi. v.~~ v. rental assistance for the duration of Florida Office of the Governor Executive Order, for eligible recipients who have been displaced from their home due to disaster;
- ~~vii. vi.~~ vi. other activities as proposed by the City and approved by Florida Housing Finance Corporation.

b. Fiscal Years Covered: 2016-2017, 2017-2018 and 2018-2019

c. Income Categories to be served: Very-Low and Low, ~~Moderate~~d. Maximum award: \$2010,000.00

e. Terms:

1. Loan/deferred loan/grant: **Grant** - Funds will be awarded as a grant with no recapture terms.
 2. Interest Rate: N/A
 3. Term: N/A
 4. Forgiveness/Repayment: N/A
 5. Default/Recapture: N/A
- f. Recipient Selection Criteria:
- Applicants will be ranked for assistance based on a first-qualified, first-served basis with the priorities for Special Needs and income groups as described in section I of this plan.
- g. Sponsor/Developer Selection Criteria: N/A
- h. Additional Information:
- SHIP funds at all times must be used for eligible applicants and eligible housing. SHIP disaster funds shall not be used for the purchase or rehabilitation of mobile homes.

D.

Tenant Based Assistance - Rental***13,23,26***

- a. Summary of Strategy:
- Funds will be awarded to eligible applicants in need of Tenant-Based Assistance to remedy a risk of homelessness situation. The funds allocated will pay for security deposits and utility deposits, eviction prevention for a period not to exceed six (6) month's ~~rent, or rent~~ or rent subsidy for very-low-income families involving at least one person with special needs as defined in s. 420.0004 or one individual experiencing homelessness as defined in s. 420.621 for a period not to exceed twelve (12) months.
- b. Fiscal Years Covered: **2016-2017, 2017-2018 and 2018-2019**
- c. Income Categories to be served: **Very Low, and Low, ~~Moderate~~**
- d. Maximum awards: \$10,000.00
- e. Terms:
1. Loan/deferred loan/grant: Grant – Funds will be awarded to the recipient as a grant.
 2. Interest Rate: N/A
 3. Term: N/A

4. Forgiveness/Repayment: N/A

5. Default/Recapture: N/A

f. Recipient Selection Criteria:

Applicants will be ranked for assistance based on a first-qualified, first-served basis with the priorities for Special Needs and income groups as described in Section I of this plan.

g. Sponsor/Developer Selection Criteria: N/A

h. Additional Information: N/A

E.

Acquisition/Rehabilitation	9
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a. Summary of Strategy:

The City may acquire single family homes appropriate to be used as an affordable housing product. This program is intended to address the rehabilitation and re-sale of properties owned by the City or properties that are in the private market that can be acquired, rehabilitated and used as an affordable principal residence.

The "Purchase Assistance with Rehabilitation" program provides purchase assistance to SHIP-eligible homebuyers and rehabilitates substandard City-owned and privately owned single-family homes. The City shall contract with a sub recipient to administer the rehabilitation and re-sale of City-owned single-family homes, town homes, or condominiums to SHIP-eligible homeowners.

In order to receive purchase assistance, participants must contribute the greater of 3% of the purchase price or \$2,500.00 from their funds towards the purchase; with the exception of Habitat for Humanity home buyers for whom sweat equity may be accepted as part of the 3% contribution from the participant.

b. Fiscal Years Covered: **2016-2017, 2017-2018 and 2018-2019**

c. Income Categories to be served: **Very Low, Low, Moderate**

d. Maximum award: **\$150270,000.00**

e. Terms:

1. Loan/deferred loan/grant: **Deferred Loan** - the loan will be secured by Mortgage and Note that shall be supported by a Deed Restriction.

2. Interest Rate: **0%**

3. Term: **30yrs.**

4. **Forgiveness/Repayment: Repayment** - The loan is payable in full on the maturity date (Thirty years from signing) on the Promissory Note. However, at thirty days prior to the maturity date the City shall offer the mortgagor a refinancing option under the same terms and conditions, so long as the mortgagor has not defaulted on any terms and conditions set forth in the mortgage.
5. **Default/Recapture: Default** - The loan will be determined to be in default if any of the following occurs and as set forth in the Mortgage document during the Loan term: sale, transfer, or conveyance of property; conversion to a rental property; loss of homestead exemption status; failure to occupy the home as primary residence, failure to maintain fire, hazard, flood, and windstorm (where applicable) insurance in an amount that is adequate to cover all property loans, with the City named as loss payee, failure to maintain the property in accordance with all City codes and regulations, ~~or failure to maintain the property in order to prevent waste, impairment or deterioration of the property.~~ If any of these occur, it shall be considered a default under the City's Mortgage and Promissory Note wherein the City may pursue acceleration of the payment and all other legal remedies to recapture the outstanding balance.

In cases where the qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by a SHIP-eligible heir who must occupy the home as a primary residence. If the legal heir is not SHIP-eligible or chooses not to occupy the home, the outstanding balance of the loan will be immediately due and payable.

If the home is foreclosed on by a superior mortgage holder, the City will endeavor to secure repayment through the appropriate legal processes, if adequate funds are available to justify pursuing repayment.

- f. **Recipient Selection Criteria:** Applicants will be ranked for assistance based on a first-qualified, first-served basis with the priorities for Special Needs and income groups as described in section I of this plan.
- g. **Sponsor/Developer Selection Criteria:** N/A
- h. **Additional Information:** N/A

F.

<i>New Construction/Purchase Assistance without Rehab</i>

<i>10 and 2</i>

- a. **Summary of Strategy:** This strategy is designed to work cooperatively with the City of Hollywood Development Incentives activity funded by City of

Hollywood Home Investment Partnership Act (HOME) funds. Coupled with HOME funds this strategy promotes the construction of affordable housing for home ownership opportunities within the Liberia Neighborhood of the City of Hollywood (CT 805 BG 4).

There may be instances where the cost to develop the projects is higher than the appraised value or the sales price. This occurs in areas where construction costs are high, but the neighborhoods are blighted with low property values. The expenses associated with development of project that exceed the sales price shall be a grant to the applicant.

- b. Fiscal Years Covered: **2016-2017**
- c. Income Categories to be served: **Very Low, Low**
- d. Maximum award:
Sponsor/Developer - \$225,000.00 (per Development),
Note: All SHIP funds contributed to this project used for construction will convert to a direct benefit to the applicant in the form of a Deferred Loan under the terms to "Recipient" below.
Recipient - \$18,000 (per Recipient)
- e. Terms: **Sponsor/Developer**
 - 1. Loan/deferred loan/grant: **Deferred Loan** - Funds will be awarded to the Developer as a deferred loan secured by a recorded mortgage and note. SHIP funds awarded to the Sponsors/Developers will be secured by a Mortgage and Note on the site to ensure that each property is sold to an income eligible buyer.
 - 2. Interest Rate: **0%**
 - 3. Term: **2yrs.**
 - 4. Forgiveness/Repayment: **Forgiveness** - When the sponsor/developer sells the property to an income eligible buyer the loan to the sponsor/developer is converted to Deferred loans to Recipients on a per property basis. All SHIP funds contributed to this project used for construction will convert to a direct benefit to the applicant in the form of a Deferred Loan under the terms to "Recipient" below.
 - 5. Default/Recapture: **Default** - The loan will be determined to be in default when the Sponsor/Developer fails to meet the program requirements; fails to secure all financing and permits to meet the program timeline for

expenditure or fails to sell the home within the required timeframe to an eligible applicant.

Terms: Recipient

1. **Loan/deferred loan/grant: Deferred Loan** - The loans will be secured by a Mortgage and Note.
2. **Interest Rate: 0%**
3. **Maximum Award: \$18,000**
4. **Term: 30yrs.**
5. **Forgiveness/Repayment: Repayment** - The loan is payable in full on the maturity date (Thirty years from signing) of the Promissory Note. However, at thirty days prior to the maturity date the City shall offer the mortgagor a refinancing option under the same terms and conditions, so long as the mortgagor has not defaulted on any terms and conditions set forth in the mortgage.
6. **Default/Recapture: Default** - The loan will be determined to be in default if any of the following occurs and as set forth in the Mortgage document during the Loan term: sale, transfer, or conveyance of property; conversion to a rental property; loss of homestead exemption status; failure to occupy the home as primary residence, failure to maintain fire, hazard, flood, and windstorm (where applicable) insurance in an amount that is adequate to cover all property loans, with the City named as loss payee, failure to maintain the property in accordance with all City codes and regulations, ~~or failure to maintain the property in order to prevent waste, impairment or deterioration of the property.~~ If any of these occur, it shall be considered a default under the City's Mortgage and Promissory Note wherein the City may pursue acceleration of the payment and all other legal remedies to recapture the outstanding balance.

In cases where the qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by a SHIP-eligible heir who must occupy the home as a primary residence. If the legal heir is not SHIP-eligible or chooses not to occupy the home, the outstanding balance of the loan will be immediately due and payable.

If the home is foreclosed on by a superior mortgage holder, the City will endeavor to secure repayment through the appropriate legal processes;

~~if processes~~ if adequate funds are available to justify pursuing repayment.

- f. Recipient Selection Criteria: Applicants will be ranked for assistance based on a first-qualified, first-served basis with the priorities for Special Needs and income groups as described in section I of this plan.
- g. Sponsor/Developer Selection Criteria: For-profit and non-profit developers that are in good standing with the City and all other applicable regulators and funders; that have a history of providing successful affordable homeownership opportunities within the City; that are receiving funds from the City of Hollywood Development Incentives program; that are proposing a project that includes a minimum of twelve (12) three (3) bedroom units; that are proposing a development with a sales price within HOME and SHIP regulatory and statutory limits; and that have secured site control of properties in the Liberia Neighborhood shall be selected for funding based on a first-qualified, first-served basis.
- h. Additional Information: Funds may be used as a match for U.S. Department of Housing and Urban Development's HOME program and various other programs offered by the federal government and the State of Florida to develop affordable housing.

G. _____

<u>Owner-Occupied Rehabilitation-Sewer Connection</u>	<u>3</u>
--	-----------------

a. Summary of Strategy:

The Owner-Occupied Rehabilitation Sewer Connection loan program assists a legal owner of a single-family home who occupies the unit as his or her principal residence. The property must be located within the City of Hollywood. This program is designed to assist property owners in connecting to sanitary sewer lines installed by the City of Hollywood.

b. Fiscal Years Covered: 2017-2018 and 2018-2019

c. Income Categories to be served: Very-low, Low

d. Maximum award: \$10,000.00

e. Terms:

1. Loan/deferred loan/grant: Deferred Loan - Funds will be awarded as a deferred loan secured by a recorded mortgage and note.

2. Interest Rate: 0%

3. Term: 5 years

4. Forgiveness/Repayment: Forgiveness – The loan is forgiven on the maturity date of the Promissory Note (Five years from signing).

5. Default/Recapture: Default - The loan shall be in default, if any of the following occurs and as set forth in the Mortgage document during the Loan term: sale, transfer, or conveyance of property; conversion to a rental property; loss of homestead exemption status; failure to occupy the home as primary residence, failure to maintain the property in accordance with all City codes and regulations. If any of these occur, it shall be considered a default under the City's Mortgage and Promissory Note wherein the City may pursue acceleration of the payment and all other legal remedies to recapture the balance.

In cases where the qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by a SHIP-eligible heir who must occupy the home as his/her primary residence. If the legal heir/beneficiary is not SHIP-eligible or chooses not to occupy the home, the outstanding balance of the loan shall be due and payable.

If the home is foreclosed by a superior mortgage holder, the City will pursue any and all legal and equitable remedies to secure repayment through appropriate legal processes, if it is determined that adequate funds are available to justify pursuing repayment.

f. Recipient Selection Criteria:

Applicants will be ranked for assistance based on a first-qualified, first-served basis with the priorities for Special Needs and income groups as described in section I of this plan.

g. Sponsor/Developer Selection Criteria: N/A

h. Additional Information:

All work shall be performed by contractors approved by the City.

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**

Permitting will be in accordance with s. 163.3177 (6) (f) (3) affordable housing and the Florida Building Code for development orders and development permits as defined in Section 163.3164, F.S.

Provide a description of the procedures used to implement this strategy:

Affordable Housing Projects are color coded to denote prioritization during the permitting process. A "Special Projects Coordinator", located within the Building Division tracks and provides assistance to Community Development staff to ensure the continual progress of Affordable Housing Projects through the permitting process.

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.

Provide a description of the procedures used to implement this strategy:

The City Electronically routes City Commission agenda items for approvals via the Granicus Legistar system. The system creates an automated approval sequence with selected approvers that are notified when an item is ready for their review. Community Development staff is included in sequence. When Community Development staff is notified of an item that may increase the cost of housing, a meeting of the Affordable Housing Advisory Committee is scheduled to review the item. The Affordable Housing Advisory Committee reviews the item for the following:

- Does the proposed action increase the cost of housing?
- If Yes, is the assumed cost increase substantial or otherwise detrimental to the development of affordable housing?
- Does the proposed action support an overall goal of the City and/or have an alternate value to the target population?
- Do the long-term benefits of the proposed action outweigh any possible cost increase to housing?
- Does the proposed action protect the ability of the property to appreciate in value?

The findings and recommendation of the Affordable Housing Advisory Committee are then forwarded to the City of Hollywood City Commission for final action.

C. Name of the Strategy: **The reduction of parking and setback requirements for affordable housing.**

Provide a description of the procedures used to implement this strategy:

The Planning Department, on a case by case basis, recognizes lower auto ownership rates within LMI properties and supports the granting of variances for reduced parking requirements, as appropriate.

IV. EXHIBITS:

- A. Administrative Budget for each fiscal year covered in the Plan.
- B. Timeline for Estimated Encumbrance and Expenditure.
- C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the plan.

- D. Signed LHAP Certification.
- E. Signed, dated, witnessed or attested adopting resolution.
- F. Ordinance: (If changed from the original creating ordinance).
- G. Interlocal Agreement.
- H. Other Documents Incorporated by Reference.

ADMINISTRATIVE BUDGET FOR EACH FISCAL YEAR

Exhibit A

LHAP 2009-001

Exhibit A

Revised: 6/2015

City of Hollywood

Fiscal Year: 2016-2017		
Estimated Allocation for Calculating:	\$	1,474,994.36
Salaries and Benefits	\$	118,983.00
Office Supplies and Equipment	\$	
Travel Per diem Workshops, etc.	\$	
Advertising	\$	
Other*	\$	
Total	\$	118,983.00
Fiscal Year: 2017-2018		
Estimated Allocation for Calculating:	\$	907,821.21
Salaries and Benefits	\$	78,082.00
Office Supplies and Equipment	\$	
Travel Per diem Workshops, etc.	\$	
Advertising	\$	
Other*	\$	
Total	\$	78,082.00
Fiscal Year 2018-2019		
Estimated Allocation for Calculating:	\$	193,193.00
Salaries and Benefits	\$	19,319.00
Office Supplies and Equipment	\$	
Travel Per diem Workshops, etc.	\$	
Advertising	\$	
Other*	\$	
Total	\$	19,319.00

0.080667

0.08601

0.099998

*All "other" items need to be detailed here and are subject to review and approval by the SHIP review committee. Project Delivery Costs that are outside of administrative costs are not to be included here, but must be detailed in the LHAP main document.

Details:

Exhibit B
Timeline for SHIP Expenditures

The City of Hollywood affirms that funds allocated for these fiscal years will meet the following deadlines:

Fiscal Year	Encumbered	Expended	1 st Year AR	2 nd Year AR	Closeout AR
2016-2017	6/30/2018	6/30/2019	9/15/2017	9/15/2018	9/15/2019
2017-2018	6/30/2019	6/30/2020	9/15/2018	9/15/2019	9/15/2020
2018-2019	6/30/2020	6/30/2021	9/15/2019	9/15/2020	9/15/2021

If funds allocated for these fiscal years is not anticipated to meet any of the deadlines in the table above, Florida Housing Finance Corporation will be notified according to the following chart:

Fiscal Year	Funds Not Encumbered	Funds Not Expended	1 st Year AR Not Submitted	2 nd Year AR Not Submitted	Closeout AR Not Submitted
2016-2017	3/30/2018	3/30/2019	6/15/2017	6/15/2018	6/15/2019
2017-2018	3/30/2019	3/30/2020	6/15/2018	6/15/2019	6/15/2020
2018-2019	3/30/2020	3/30/2021	6/15/2019	6/15/2020	6/15/2021

Requests for Expenditure Extensions (close-out year ONLY) must be received by FHFC by June 15 of the year in which funds are required to be expended. The extension request shall be emailed to robert.dearduff@floridahousing.org and terry.auringer@floridahousing.org and include:

1. A statement that "(city/county) requests an extension to the expenditure deadline for fiscal year _____.
2. The amount of funds that is not expended.
3. The amount of funds that is not encumbered or has been recaptured.
4. A detailed plan of how/when the money will be expended.

Note: an extension to the expenditure deadline (June 30) does not relieve the requirement to submit (September 15) the annual report online detailing all funds that have been expended. Please email terry.auringer@floridahousing.org when you are ready to "submit" the AR.

Other Key Deadlines:

AHAC reports are due for each local government by **December 31** of the year prior to the local government's LHAP being submitted. Local governments receiving the minimum or less allocation are not required to report.

FLORIDA HOUSING FINANCE CORPORATION															Please check applicable box		
HOUSING DELIVERY GOALS CHART															New Plan:		
2016-2017															Amendment:		
CITY OF HOLLYWOOD															Fiscal Yr. Closeout:		
Name of Local Government:															Allocation:		

**CERTIFICATION TO
FLORIDA HOUSING FINANCE CORPORATION**

Local Government: CITY OF HOLLYWOOD

- (1) The local government will advertise the availability of SHIP funds pursuant to Florida Statutes.
- (2) All SHIP funds will be expended in a manner which will insure that there will be no discrimination on the basis of race, creed, religion, color, age, sex, familial or marital status, handicap, or national origin.
- (3) A process for selection of recipients for funds has been developed.
- (4) The eligible municipality or county has developed a qualification system for applications for awards.
- (5) Recipients of funds will be required to contractually commit to program guidelines.
- (6) The Florida Housing Finance Corporation will be notified promptly if the local government (or interlocal entity) will be unable to comply with the provisions the plan.
- (7) The Local Housing Assistance Plan shall provide for the expenditure of SHIP funds including allocation, program income and recaptured funds within 24 months following the end of the State fiscal year in which they are received.
- (8) The plan conforms to the Local Government Comprehensive Plan, or that an amendment to the Local Government Comprehensive Plan will be initiated at the next available opportunity to insure conformance with the Local Housing Assistance Plan.
- (9) Amendments to the approved Local Housing Assistance Plan shall be provided to the Corporation within 21 days after adoption.
- (10) The trust fund shall be established with a qualified depository for all SHIP funds as well as moneys generated from activities such as interest earned on loans.
- (11) Amounts on deposit in the local housing assistance trust fund shall be invested as permitted by law.
- (12) The local housing assistance trust fund shall be separately stated as a special revenue fund in the local governments audited financial statements, copies of the audits will be forwarded to the Corporation as soon as available.

- 13) An interlocal entity shall have its local housing assistance trust fund separately audited for each state fiscal year, and the audit forwarded to the Corporation as soon as possible.
- 14) SHIP funds will not be pledged for debt service on bonds or as rent subsidies.
- 15) Developers receiving assistance from both SHIP and the Low Income Housing Tax Credit (LIHTC) Program shall comply with the income, affordability and other LIHTC requirements, similarly, any units receiving assistance from other federal programs shall comply with all Federal and SHIP program requirements.
- 16) Loans shall be provided for periods not exceeding 30 years, except for deferred payment loans or loans that extend beyond 30 years which continue to service eligible persons.
- 17) Rental Units constructed or rehabilitated with SHIP funds shall be monitored at least annually for 15 years for compliance with tenant income requirements and affordability requirements or as required in Section 420.9075 (3)(e)
- 18) The Plan meets the requirements of Section 420-907-9079 FS, and Rule Chapter 67-37 FAC, and how each of those requirements shall be met.
- 19) The provisions of Chapter 83-220, Laws of Florida has or **X** has not been implemented.
(note: Miami Dade County will check "has")

Witness

Chief Elected Official or designee

Witness

Type Name and Title

Date

OR

Attest:
(Seal)

**State Housing Initiative Partnership (SHIP) Program
Fiscal Year 2016-2017 Funding Certification**

Name of Local Government

City of Hollywood, Fl.

Projected Allocation*

\$1,474,994.36

****See estimated allocation chart attached to this document. Funds are subject to transfer of funds to Florida Housing Finance Corporation.***

Strategies	Strategy Code	Will this strategy serve HO or Rental?	Is this an approved strategy in current LHAP? (Y/N)	Will this strategy be eligible for Special Needs Applicants?* (Y/N)	Total \$ Amount to be Expended
Owner Occupied Rehabilitation	3	HO	Y	Y	\$ 620,448.36
Demolition Construction	4	HO	Y	Y	\$220,000.00
Disaster Repair/Mitigation	5	HO	Y	Y	\$0.00
Acquisition/Rehabilitation		HO	Y	Y	\$270,000.00
New Construction/Purchase Assistance	10&2	HO	Y	Y	\$225,000.00
Homeownership Counseling		HO	Y	N	\$20,563.00
Total-must equal allocation for 2016-2017 less administrative costs					\$1,356,011.36
*For strategies targeting the Special Needs requirement, describe any additional information that will be utilized to ensure this goal is met:					

Special Needs Requirement

Each local government must use a minimum of 20 percent of its local housing distribution to serve persons with special needs as defined in s. 420.0004. A local government must certify that it will meet this requirement through existing approved strategies in the local housing assistance plan or submit a new local housing assistance plan strategy for this purpose to the corporation for approval to ensure that the plan meets this requirement. The first priority of these special needs funds must be to serve persons with developmental disabilities as defined in s. 393.063, with an emphasis on home

modifications, including technological enhancements and devices, which will allow homeowners to remain independent in their own homes and maintain their homeownership.

Statutory Revision (new subsection added to 420.9072)

(b) A county or an eligible municipality may not expend its portion of the local housing distribution to provide ongoing rent subsidies, except for:

1. Security and utility deposit assistance.
2. Eviction prevention not to exceed 6 months' rent.
3. A rent subsidy program for very-low-income households with at least one adult who is a person with special needs as defined in s. 420.0004 or homeless as defined in s. 420.621. The period of rental assistance may not exceed 12 months for any eligible household.

References

420.0004 (13), F.S. "Person 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(5); a survivor of domestic violence as defined in s. 741.28; or a person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans' disability benefits.

393.063 (9), F.S. "Developmental disability" means a disorder or syndrome that is attributable to retardation, cerebral palsy, autism, spina 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.

Certifications for SHIP Fiscal Year 2016-2017 Funding:

City of Hollywood, Florida agrees that:

Local Government Name

1. The city/county has read and understands the legislative requirements for SHIP for 2016-2017. These include: Special Needs set-aside (20%) requirement, the ability to provide limited rent subsidies, the ability to use up to 25% of allocation for rental, revised AHAC membership.
2. The city/county understands that we are required to meet the goals as described in the language for the allocation of SHIP funds for fiscal year 2016-2017 in addition to meeting all other SHIP program requirements in section 420.9071-9079, Florida Statutes, and chapter 67-37, Florida Administrative Code.

3. The city/county will use at least 20% of the allocation of SHIP funds for fiscal year 2016-2017 for special needs households as defined in section 420.0004 (13), Florida Statutes, through approved strategies or by incorporating new strategies, prioritizing funding for persons with developmental disabilities as defined in section 393.063 (9), Florida Statutes, with an emphasis on home modifications, including technological enhancements and devices.
4. The city/county agrees to tracking each household for special needs and will report such data as part of the annual report or as required by FHFC.
5. The city/county understands that use of SHIP funds for the activities described in the proviso and statutory language in this certification must be completed through a strategy approved by FHFC.

Authorized Signature:

Dr. Wazir Ishmael

Name

Signature

City Manager

Title

Date

Please return this completed form as a PDF document to robert.dearduff@floridahousing.org

**State Housing Initiative Partnership (SHIP) Program
Fiscal Year 2017-2018 Funding Certification**

Name of Local Government

City of Hollywood, Fl.

Projected Allocation*

\$907,821.21

****See estimated allocation chart attached to this document. Funds are subject to transfer of funds to Florida Housing Finance Corporation.***

Strategies	Strategy Code	Will this strategy serve HO or Rental?	Is this an approved strategy in current LHAP? (Y/N)	Will this strategy be eligible for Special Needs Applicants?*(Y/N)	Total \$ Amount to be Expended
Owner Occupied Rehabilitation	3	HO	Y	Y	\$544,739.21
Owner Occupied Sewer Connection	4	HO	Y	Y	\$25,000.00
Demolition Reconstruction	5	HO	Y	Y	\$220,000.00
Tenant Based Asst.- Rental	4	HO	Y	Y	\$40,000.00
Total-must equal allocation for 2017-2018 less administrative costs					\$829,739.21
*For strategies targeting the Special Needs requirement, describe any additional information that will be utilized to ensure this goal is met:					

Special Needs Requirement

Each local government must use a minimum of 20 percent of its local housing distribution to serve persons with special needs as defined in s. 420.0004. A local government must certify that it will meet this requirement through existing approved strategies in the local housing assistance plan or submit a new local housing assistance plan strategy for this purpose to the corporation for approval to ensure that the plan meets this requirement. The first priority of these special needs funds must be to serve persons with developmental disabilities as defined in s. 393.063, with an emphasis on home modifications, including technological enhancements and devices, which will allow homeowners to remain independent in their own homes and maintain their homeownership.

Statutory Revision (new subsection added to 420.9072)

(b) A county or an eligible municipality may not expend its portion of the local housing distribution to provide ongoing rent subsidies, except for:

1. Security and utility deposit assistance.
2. Eviction prevention not to exceed 6 months' rent.
3. A rent subsidy program for very-low-income households with at least one adult who is a person with special needs as defined in s. 420.0004 or homeless as defined in s. 420.621. The period of rental assistance may not exceed 12 months for any eligible household.

References

420.0004 (13), F.S. "Person 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(5); a survivor of domestic violence as defined in s. 741.28; or a person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans' disability benefits.

393.063 (9), F.S. "Developmental disability" means a disorder or syndrome that is attributable to retardation, cerebral palsy, autism, spina 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.

Certifications for SHIP Fiscal Year 2017-2018 Funding:

City of Hollywood, Florida agrees that:
Local Government Name

1. The city/county has read and understands the legislative requirements for SHIP for 2017-2018. These include: Special Needs set-aside (20%) requirement, the ability to provide limited rent subsidies, the ability to use up to 25% of allocation for rental, revised AHAC membership.
2. The city/county understands that we are required to meet the goals as described in the language for the allocation of SHIP funds for fiscal year 2017-2018 in addition to meeting all other SHIP program requirements in section 420.9071-9079, Florida Statutes, and chapter 67-37, Florida Administrative Code.
3. The city/county will use at least 20% of the allocation of SHIP funds for fiscal year 2017-2018 for special needs households as defined in section 420.0004 (13), Florida Statutes, through approved strategies or by incorporating new strategies, prioritizing funding for persons with developmental disabilities as defined in section 393.063 (9), Florida Statutes, with an emphasis on home modifications, including technological enhancements and devices.

4. The city/county agrees to tracking each household for special needs and will report such data as part of the annual report or as required by FHFC.
5. The city/county understands that use of SHIP funds for the activities described in the proviso and statutory language in this certification must be completed through a strategy approved by FHFC.

Authorized Signature:

Dr. Wazir Ishmael

Name

Signature

City Manager

Title

Date

Please return this completed form as a PDF document to robert.dearduff@floridahousing.org

**State Housing Initiative Partnership (SHIP) Program
Fiscal Year 2018-2019 Funding Certification**

Name of Local Government

City of Hollywood, Fl.

Projected Allocation*

\$193,193.00

****See estimated allocation chart attached to this document. Funds are subject to transfer of funds to Florida Housing Finance Corporation.***

Strategies	Strategy Code	Will this strategy serve HO or Rental?	Is this an approved strategy in current LHAP? (Y/N)	Will this strategy be eligible for Special Needs Applicants?* (Y/N)	Total \$ Amount to be Expended
Owner Occupied Rehabilitation	3	HO	Y	Y	\$148,874.00
Owner Occupied Sewer Connection	4	HO	Y	Y	\$25,000.00
Total-must equal allocation for 2018-2019 less administrative costs					\$173,874.00
*For strategies targeting the Special Needs requirement, describe any additional information that will be utilized to ensure this goal is met:					

Special Needs Requirement

Each local government must use a minimum of 20 percent of its local housing distribution to serve persons with special needs as defined in s. 420.0004. A local government must certify that it will meet this requirement through existing approved strategies in the local housing assistance plan or submit a new local housing assistance plan strategy for this purpose to the corporation for approval to ensure that the plan meets this requirement. The first priority of these special needs funds must be to serve persons with developmental disabilities as defined in s. 393.063, with an emphasis on home modifications, including technological enhancements and devices, which will allow homeowners to remain independent in their own homes and maintain their homeownership.

Statutory Revision (new subsection added to 420.9072)

(b) A county or an eligible municipality may not expend its portion of the local housing distribution to provide ongoing rent subsidies, except for:

1. Security and utility deposit assistance.
2. Eviction prevention not to exceed 6 months' rent.
3. A rent subsidy program for very-low-income households with at least one adult who is a person with special needs as defined in s. 420.0004 or homeless as defined in s. 420.621. The period of rental assistance may not exceed 12 months for any eligible household.

References

420.0004 (13), F.S. "Person 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(5); a survivor of domestic violence as defined in s. 741.28; or a person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans' disability benefits.

393.063 (9), F.S. "Developmental disability" means a disorder or syndrome that is attributable to retardation, cerebral palsy, autism, spina 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.

Certifications for SHIP Fiscal Year 2018-2019 Funding:

City of Hollywood, Florida agrees that:
Local Government Name

1. The city/county has read and understands the legislative requirements for SHIP for 2018-2019. These include: Special Needs set-aside (20%) requirement, the ability to provide limited rent subsidies, the ability to use up to 25% of allocation for rental, revised AHAC membership.
2. The city/county understands that we are required to meet the goals as described in the language for the allocation of SHIP funds for fiscal year 2018-2019 in addition to meeting all other SHIP program requirements in section 420.9071-9079, Florida Statutes, and chapter 67-37, Florida Administrative Code.
3. The city/county will use at least 20% of the allocation of SHIP funds for fiscal year 2018-2019 for special needs households as defined in section 420.0004 (13), Florida Statutes, through approved strategies or by incorporating new strategies, prioritizing funding for persons with developmental disabilities as defined in section 393.063 (9), Florida Statutes, with an emphasis on home modifications, including technological enhancements and devices.
4. The city/county agrees to tracking each household for special needs and will report such data as part of the annual report or as required by FHFC.
5. The city/county understands that use of SHIP funds for the activities described in the proviso and statutory language in this certification must be completed through a strategy approved by FHFC.

Authorized Signature:

Dr. Wazir Ishmael

Name

Signature

City Manager

Title

Date

Please return this completed form as a PDF document to robert.dearduff@floridahousing.org