



Housing & Community Development

2014-2016

State Housing Initiatives Partnership (SHIP) Program Local Housing Assistance Plan (LHAP)

SHIP LHAP Overview

- **Submit New Plan Every 3 Years**
- **Requires Public Input to help determine community needs for affordable housing**
- **Outlines how the City will utilize SHIP Program funding to address various affordable housing needs in the community**
- **Includes AHAC Incentive & Recommendation Report (IRR)**

Public Input Meetings

- **February 20, 2014 (Stakeholders)**
- **February 27, 2014 (Community)**
 - **March 4, 2014 (AHAC)**
- **April 3, 2014 (City Commission)**



SHIP Program Overview

- **1992 William E. Sadowski Affordable Housing Act**
- **Documentary Stamp Tax Revenues**
- **Disbursed to Florida Counties/Cities**
- **Administered by Florida Housing Finance Corporation**
- **Work with Affordable Housing Advisory Committee (AHAC)**

SHIP Program Overview

- **Expand production of and to preserve affordable housing**
- **Provide funds as an incentive for the creation of local housing partnerships**
- **Use private and public funds to reduce the cost of housing.**
- **Provide the local matching share of federal affordable housing grants or programs (i.e, CDBG, HOME, etc).**

SHIP Program Overview

- **Minimum Thresholds (\$Allocation):**
 - Homeownership Activities (65%)
 - Construction Activities (75%)
 - Very-Low Income Households (30%)
 - Low-Income Households (30%)
 - Administrative (No More than 10%)

- **Sales Price or Value of New or Existing units may not exceed 90% of the Average Area Purchase Price: \$250,200**
(Gainesville area)

AHAC IRR

- **Part of the LHAP**
- **Developed by an affordable Housing Committee**
- **Separate Public Meetings**
- **Address the impact on affordable housing of specific regulations and incentives**
- **Accepted by the City Commission on December 19, 2013**

The Governor's Budget

- Release on January 30th
- \$291 million in Housing Trust Fund
 - \$87 million SAIL (State Rental Housing Program)
 - \$204 million SHIP
 - \$142 swept to Gen. Budget
 - \$42 million unallocated
 - \$20 million for SHIP Program
 - Not enough to provide the minimum allocation to the 67 counties (\$350,000)

SHIP Program Housing Strategies



Housing Program Strategies

- **Homeowner Rehabilitation**
- **New Construction**
- **Down Payment Assistance**
- **Mortgage Foreclosure Intervention**
- **Disaster Mitigation/Recovery**
- **Special Needs Housing**
- **Rental Construction (new or existing)**
- **Homeownership Education/Training**

Homeowner Rehabilitation: Roof

- **Replace deteriorated or leaking roof systems**
 - **Maximum Award: \$15,000**



Homeowner Rehabilitation: Minor

- **Minor Health/Safety Violations:
Electrical, Plumbing, Heating & Roof**
 - **Maximum Award: \$30,000**



Homeowner Rehabilitation: Major

- o **Serious Health/Safety Violations:
Electrical, Plumbing, Heating, Roof,
Structural and ADA Accessibility**

▪ **Maximum Award:**

\$50,000



House Replacement

- **Housing units that are not feasible to rehabilitate**
 - **Demolish Existing Unit/Build New Home on Same Site**
 - **Maximum Award: \$125,000**



New Construction

- **New Homes constructed on vacant lots located within the City**
 - **Maximum Award: \$35,000**



Downpayment Assistance

- **Assistance for first-time homebuyers with downpayment/closing cost to purchase a new or existing home.**
- **Homebuyers must complete homebuyer education & training**
 - **Maximum Award: \$10,000**



Mortgage Foreclosure Intervention

- **Homeowners receive financial assistance to prevent foreclosure and retain ownership of their homes**
 - **Maximum Award: \$5,000**



Disaster Mitigation/Recovery

- Provides assistance to eligible homeowners for interim repairs, roof replacement, supplies, etc.
- Natural disaster as declared by the President of the U.S. or Florida Governor
 - Maximum Award: **\$5,000**
 - Households Served: **EL,VL,L,M**
 - Recapture Period: **Grant-No Recapture**



Rental Construction

- Address the construction of new and rehabilitation of existing affordable rental units

- Maximum Award up to:

\$100,000/project

- Compliance Period:

Fair Market Rents

(HUD Limits)



Special Needs Program

- **Inter-Local Agreement w/ Alachua County**
- **Assistance to eligible housing providers who serve Special Needs Households**
- **Eligible Expenses: Construction Only**
 - **Maximum Award: \$6,000 per unit**
 - **No Match Requirement**

Homeownership Education & Training

- **Housing Counseling:**
 - **Homebuyer Education & Training (DPA)**
 - **Homeowner Education & Training (HOT)**
 - **Credit Repair Boot Camp**

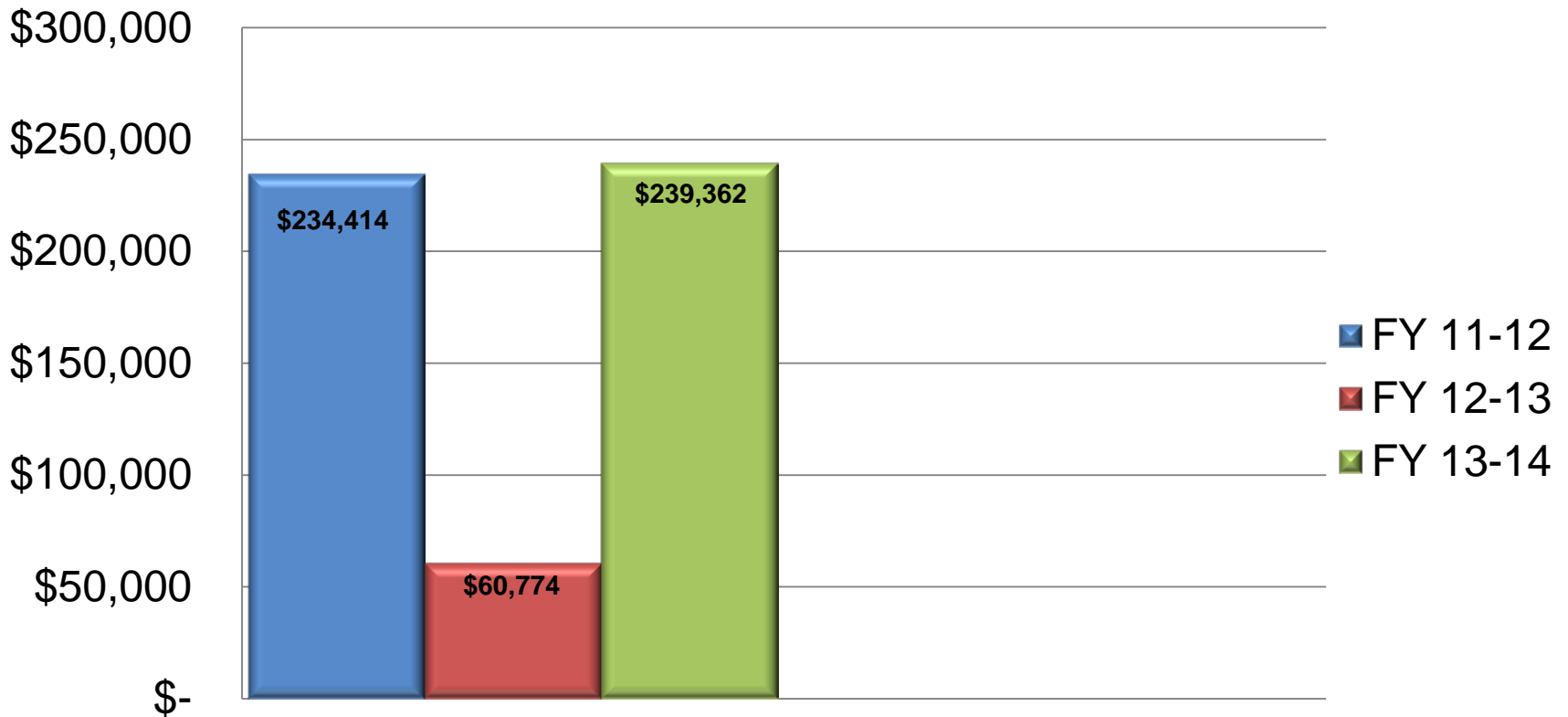


LHAP Recommendations Overview

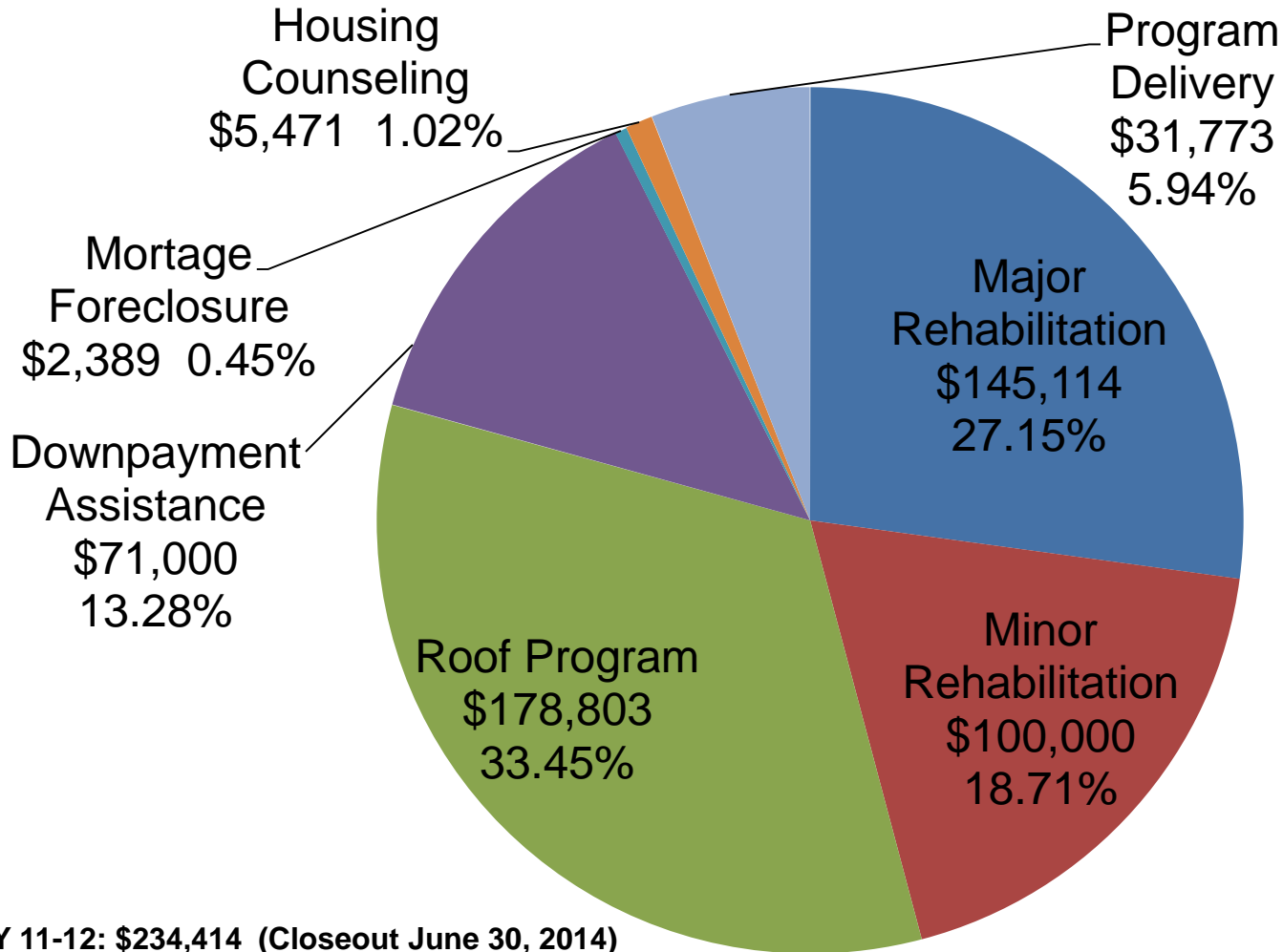
SHIP Program Policy	Current (Maximum)	Change	Proposed (Maximum)
Major Rehabilitation	\$50,000	-----	\$50,000
Minor Rehabilitation	\$30,000	-----	\$30,000
Roof Replacement	\$15,000	-----	\$15,000
House Replacement	\$125,000	-----	\$125,000
Downpayment Assistance	\$10,000	-----	\$10,000
New Construction	\$35,000	-----	\$35,000
Mortgage Foreclosure Intervention	\$5,000	-----	\$5,000
Disaster Mitigation/Recovery	\$5,000	-----	\$5,000
Special Needs Housing	\$6,000/unit	-----	\$6,000/unit
Rental Construction	\$100,000/project	-----	\$100,000/project
Maximum Sales Price	\$250,200	-----	\$250,200

Program Funding (FY 2011-FY 2014)

SHIP Program Allocation



Projected Program Expenditures (FY 2011-FY 2014)

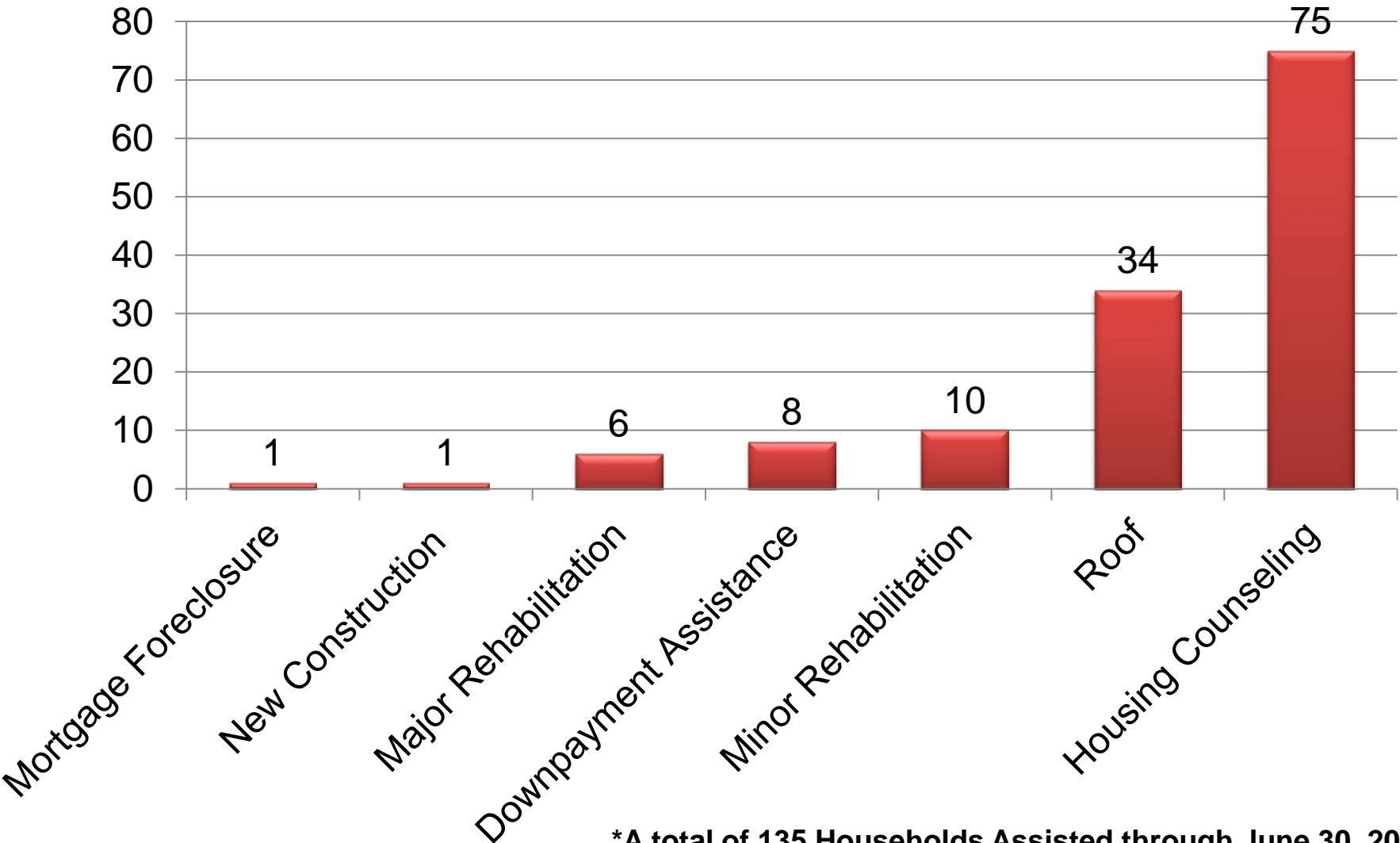


FY 11-12: \$234,414 (Closeout June 30, 2014)

FY 12-13: \$60,774 (Closeout June 30, 2015)

FY 13-14: \$239,362 (Closeout June 30, 2016)

Program Projected Activities (FY 2011-FY 2014)



*A total of 135 Households Assisted through June 30, 2016

LHAP Timeline

- February 2014:
 - Advertise in Local Media
 - Public Meetings to request input
- March 2014:
 - All Public Comments due by March 10, 2014
 - LHAP Submitted to FHFC (Formal Review)
- April 3, 2014:
 - LHAP submitted to CCOM for Approval
- May 2, 2014:
 - LHAP submitted to FHFC for Final Approval

RECOMMENDATION

The City Commission:

- Adopt the resolution approving the State Housing Initiatives Partnership Program Local Housing Assistance Plan for State Fiscal Years 2014/2015, 2015/2016 and 2016/2017 and required certifications;
- Authorize the submission of the Local Housing Assistance Plan for review and approval by the Florida Housing Finance Corporation;
- Authorize the Mayor and/or City Manager or his designee to execute all necessary documents related to the Local Housing Assistance Plan, subject to review by the City Attorney as to form and legality.