

RESOLUTION 98- 87

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) HOUSING ASSISTANCE PLAN (HAP) COVERING STATE FISCAL YEARS 1998/99, 1999/2000, 2000/2001, AND SETTING AN EFFECTIVE DATE.

WHEREAS, the Florida Housing Finance Corporation (FHFC), administrators of the State Housing Initiatives Partnership (SHIP), requires Housing Assistance Plans of the SHIP Program to be adopted by local government resolution; and

WHEREAS, Resolution 98-57, adopted March 3, 1998, authorized a portion of the SHIP allocation to be used for partial payment of rental apartment impact fees; and

WHEREAS, Resolution 98-48, adopted February 24, 1998, authorized expedited permitting and policy review of affordable housing; and

WHEREAS, Resolution 98-__, adopted April 21, 1998, increased down payment assistance for very-low income households, replaced the Site-Specific Program with Rehabilitation, allowed moderate income participants to use the construction management program, and added the rental apartment complex strategy allowing SHIP to pay one-half impact fees; and

WHEREAS, Resolution 97-16, adopted January 28, 1997, changed certain elements of the Home Buyer Program by adding a lien hardship clause, raising the maximum appraisal, and allowing for reimbursement of lender application fee as a third amendment to FY 1995-98; and

WHEREAS, Resolution 97-17, adopted January 28, 1997, allowed the Affordable Housing Advisory Committee to sunset and established the Housing Revitalization Agency; and

WHEREAS, Resolution 96-96, adopted June 11, 1996, divided the Home Buyer Program into two sub-programs, established the pilot Site-Specific Program, prioritized Emergency Repairs recipients, and set a higher cap on the Homeowner Education Program; and

WHEREAS, Resolution 95-207, adopted November 28, 1995, modified assets and purchase price caps, set aside a match for the Federal HOME program, banned construction-permanent loans in the Home Buyer Program, authorized certain unencumbered funds to be used in disaster mitigation, and authorized the County Administrator to approve the moving of up to \$50,000 in SHIP funds among approved strategies; and

WHEREAS, Resolution 95-42, adopted February 28, 1995, modified purchase price caps for FY 1993/94 and amended FY 1994/95 expenditures in the Home Buyer Program;

WHEREAS, Resolution 95-22, adopted February 14, 1995, provided findings as to estimated average and maximum awards for the Emergency Repairs and Home Owner/Buyer components and established general limits for purchase price of home ownership units and awards for provision of home owner education.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida, as follows.

1. The following strategies are established for the SHIP HAP covering FY 1998-99, 1999-2000, and 2000-2001:
 - a. That the Home Buyer Program allows maximum down payment/closing cost awards of \$15,000 for very-low, \$10,000 for low, and \$5,000 for moderate, income households.
 - b. That the Housing Rehabilitation Program sets maximum awards of \$15,000 for very-low, and \$10,000 for low, income participants; moderate income households are excluded.
 - c. That the Construction Management (Non-Profit Developer) Program is available for all income-eligible participants of the Home Buyer and Rehabilitation Programs needing assistance with inspections or general contracting.
 - d. That the Non-Profit Developer--Impact Fee Payment Program encourages new construction and is restricted to very-low and low income participants only.
 - e. That the allocation for Emergency Repairs is increased according to attached Housing Delivery Goals Chart.
 - f. That the new strategy approved in FY 1996/97 to pay one half the impact fees for one or two rental apartment complexes, contingent to their being awarded Low Income Housing Tax Credit Program funds and signing an agreement to submit annual tenant income to the SHIP office, is continued, but is budgeted for FY 1998/99 only.

g. That the updated Local Housing Incentive Plan and its accompanying resolution are included as part of this HAP.

2. This resolution shall become effective upon the passage date below.

PASSED AND ADOPTED this 21st day of April, 1998.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

By: Moses A. Floyd
Moses A. Floyd, Chairman

ATTEST: CHERYL STRICKLAND, CLERK

By: Iwonne Carter
Deputy Clerk

ST. JOHNS COUNTY STATE HOUSING INITIATIVES PARTNERSHIP (SHIP)

LOCAL HOUSING ASSISTANCE PLAN (HAP)

STATE FISCAL YEARS 1998-2001 (YEARS 7, 8, & 9)

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FLORIDA HOUSING FINANCE CORPORATION

HOUSING DELIVERY GOALS CHART

STRATEGIES FOR THE LOCAL HOUSING ASSISTANCE PLAN FOR STATE FISCAL YEAR: 1998 - 1999 (Yr: #7)

St. Johns County

\$677,655 Allocation + \$15,000 Interest = \$692,655 Total Available Funds

HOME OWNERSHIP STRATEGIES	A					B		C		D	E	F
	V# Units	Max. SHIP Award	L# Units	Max. SHIP Award	M# Units	Max. SHIP Award	New Construction SHIP Dollars	Rehab/Repair SHIP Dollars	Without Constr. SHIP Dollars	Total SHIP Dollars	Total Percentage	Total Units
1. Down Pmt., New Construction	1	\$15,000	2	\$10,000	10	\$5,000	\$85,000			\$85,000	12.27%	13
2. Down Pmt., Existing House	2	\$15,000	9	\$10,000	11	\$5,000		\$175,000		\$175,000	25.27%	22
3. Rehabilitation	3	\$15,000	3	\$10,000				\$75,000		\$75,000	10.83%	6
4. Construction Management +	5	\$1,000	10	\$1,000	11	\$1,000	\$25,000	\$26,000		\$51,000	3.75%	26
5. Non-Profit Dev: Impact Fees	4	\$5,000	1	\$5,000						\$25,000	3.61%	5
6. Emergency Repairs	35	\$5,000	5	\$5,000						\$164,989	23.82%	40
Subtotal 1 (Home Ownership)	45		20		21		\$110,000	\$440,989	\$0	\$550,989	79.55%	86

RENTAL STRATEGIES	A					B		C		D	E	F
	V# Units	Max. SHIP Award	L# Units	Max. SHIP Award	M# Units	Max. SHIP Award	New Construction SHIP Dollars	Rehab/Repair SHIP Dollars	Without Constr. SHIP Dollars	Total SHIP Dollars	Total Percentage	Total Units
7. Apt. Complex: 1/2 Impact Fees	19	\$887.50	53	\$887.50			\$63,900			\$63,900	9.23%	72
Subtotal 2 (Non-Homeownership)	19		53		0		\$63,900	\$0	\$0	\$63,900	9.23%	72
Administration Fees										\$67,766	10.00%	
Admin. From Program Income										\$0		
Homeownership Counseling										\$10,000	1.44%	
GRAND TOTAL	64		73		21		\$173,900	\$440,989	\$0	\$692,655	100.22%	158

Percentage Construction/Rehab		Calculate Constr./Rehab Percent. by adding Grand Total Columns A&B, then divide by Annual Allocation Amt.	
Maximum Allowable			
Purchase Price:	New	Existing	
	\$97,490	\$97,490	\$97,490

Allocation Breakdown	Amount	%
Very-Low Income (V)*	\$276,228	39.88%
Low Income (L)**	\$222,661	32.15%
Moderate Income (M)***	\$116,000	16.75%
TOTAL	\$614,889	88.77%

Projected Program Income:	\$15,000	Max Amount Program Income For Admin:	\$0
Projected Recaptured Funds:	\$0	Average Cost per Emergency Repair:	\$4,124.73
Distribution/Allocation:	\$677,655		
Total Available Funds:	\$692,655		

+ Since some of the same units as in strategies 1, 2 & 3 are concerned, they are not counted twice on strategy 4.

FLORIDA HOUSING FINANCE CORPORATION

HOUSING DELIVERY GOALS CHART

STRATEGIES FOR THE LOCAL HOUSING ASSISTANCE PLAN FOR STATE FISCAL YEAR: 1999-2000 (Yr. #8)

St. Johns County

\$677,655 Total Available Funds

Please check applicable box, & if Amendment, enter number	
New Plan:	X
Amendment:	
Fiscal Yr. Closeout:	

HOME OWNERSHIP STRATEGIES	A		B		C		D		E		F	
	Units	SHIP Dollars	Max SHIP Award	Units	SHIP Dollars	Without Constr. SHIP Dollars	Total SHIP Dollars	Total SHIP Dollars	Total Percentage	Total Units		
1. Down Pmt., New Construction	1	\$15,000	2	\$10,000	10	\$5,000	\$85,000	\$85,000	12.54%	13		
2. Down Pmt., Existing House	2	\$15,000	12	\$10,000	12	\$5,000	\$210,000	\$210,000	30.99%	26		
3. Rehabilitation	3	\$15,000	3	\$10,000			\$75,000	\$75,000	11.07%	6		
4. Construction Management +	6	\$1,000	7	\$1,000	7	\$1,000	\$35,000	\$35,000	5.16%	35		
5. Non-Profit Dev. Impact Fees	4	\$5,000	1	\$5,000			\$25,000	\$25,000	3.69%	5		
6. Emergency Repairs	35	\$5,000	5	\$5,000			\$170,890	\$170,890	25.22%	40		
Subtotal 1 (Home Ownership)	45		23		22		\$110,000	\$490,890	\$0	\$600,890	88.67%	90
RENTAL STRATEGIES	Units	SHIP Dollars	Max SHIP Award	Units	SHIP Dollars	Without Constr. SHIP Dollars	Total SHIP Dollars	Total SHIP Dollars	Total Percentage	Total Units		
7. Apt. Complex: 1/2 Impact Fees									0.00%	0		
Subtotal 2 (Non-Homeownership)	0		0		0		\$0	\$0	0.00%	0		
GRAND TOTAL	45		23		22		\$110,000	\$678,655	100.15%	90		

Percentage Construction/Rehab		Calculate Constr./Rehab Percent. by adding Grand Total Columns A&B, then divide by Annual Allocation Amt.	
Maximum Allowable			88.67%
Purchase Price:			
	New	Existing	
		\$97,490	\$97,490
Allocation Breakdown	Amount	%	
Very-Low Income (V)*	\$265,529	39.18%	
Low Income (L)**	\$213,361	31.49%	
Moderate Income (M)***	\$122,000	18.00%	
TOTAL	\$600,890	88.67%	
Projected Program Income:	\$0	Max Amount Program Income For Admin:	\$0
Projected Recaptured Funds:	\$0	Average Cost per Emergency Repair:	\$4,272.25
Distribution/Allocation:	\$677,655		
Total Available Funds:	\$677,655		

+ Since some of the same units as in strategies 1, 2 & 3 are concerned, they are not counted twice on strategy 4.

FLORIDA HOUSING FINANCE CORPORATION

HOUSING DELIVERY GOALS CHART

STRATEGIES FOR THE LOCAL HOUSING ASSISTANCE PLAN FOR STATE FISCAL YEAR: 2000 - 2001 (Yr: #9)

St. Johns County

\$677,655 Total Available Funds

HOME OWNERSHIP STRATEGIES	A		B		C		D		E		F
	Units	Max SHIP Award	Units	Max SHIP Award	Without Constr SHIP Dollars	Rehab/Repair SHIP Dollars	Total SHIP Dollars	Total SHIP Dollars	Total Percentage	Total Units	
1. Down Pmt., New Construction	1	\$15,000	2	\$10,000			\$85,000	\$85,000	12.54%	13	
2. Down Pmt., Existing House	2	\$15,000	12	\$10,000		\$210,000		\$210,000	30.99%	26	
3. Rehabilitation	3	\$15,000	3	\$10,000		\$75,000		\$75,000	11.07%	6	
4. Construction Management +	6	\$1,000	17	\$1,000		\$35,000		\$35,000	5.16%	35	
5. Non-Profit Dev. Impact Fees	4	\$5,000	1	\$5,000		\$25,000		\$25,000	3.69%	5	
6. Emergency Repairs	35	\$5,000	5	\$5,000		\$170,890		\$170,890	25.22%	40	
Subtotal 1 (Home Ownership)	45		23			\$490,890		\$600,890	88.67%	90	

RENTAL STRATEGIES	A		B		C		D		E		F
	Units	Max SHIP Award	Units	Max SHIP Award	Without Constr SHIP Dollars	Rehab/Repair SHIP Dollars	Total SHIP Dollars	Total SHIP Dollars	Total Percentage	Total Units	
7. Apt. Complex: 1/2 Impact Fees											
Subtotal 2 (Non-Homeownership)	0		0			\$0		\$0	0.00%	0	
GRAND TOTAL	45		23			\$490,890		\$678,655	100.15%	90	

Percentage Construction/Rehab		Purchase Price:	
Amount	%	New	Existing
Very-Low Income (V)*	39.18%	\$0	\$0
Low Income (L)**	31.49%	\$677,655	\$92,490
Moderate Income (M)***	18.00%	\$677,655	\$92,490
TOTAL	88.67%		

Calculize Constr./Rehab Percent. by adding Grand Total Columns A&B, then divide by Annual Allocation Amt.
 * Since some of the same units as in strategies 1, 2 & 3 are concerned, they are not counted twice on strategy 4.