

**RESOLUTION 2000- 138**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AMENDMENT NUMBER THREE OF 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 (HAPs) of the SHIP Program to be amended by local government Resolution; and

**WHEREAS**, Resolution 98-87 adopted April 21, 1998, approved the SHIP HAP covering State fiscal years 1998/99, 1999/2000, and 2000/2001 by increasing down payment assistance for very-low income households, replacing the Site-Specific Program with Rehabilitation, allowing moderate income participants to use the construction management program, and adding the rental apartment complex strategy allowing SHIP to pay one-half impact fees; and

**WHEREAS**, Resolution 99-95, adopted June 8, 1999, amended said HAP by modifying the Rehabilitation recapture plan, merging Emergency Repairs with Rehabilitation, expanding Construction Management to include Inspection Services, and adding a strategy to pay partial water and sewer tap and connection fees; and

**WHEREAS**, Resolution 99-119 superseded Resolution 99-95 by increasing the Home Buyer down payment for moderate income participants, revising the recapture provision of the Rehabilitation Program, merging Emergency Repairs into Rehabilitation, phasing out the Construction Management Program, and altering the utility tap fee strategy.

**NOW THEREFORE BE IT RESOLVED** by the Board of County Commissioners of St. Johns County, Florida, that the SHIP HAP covering FY 1998-99, 1999-2000, and 2000-2001 is amended as reflected in the attached HAP Third Amendment. The following strategies outline and amendments of the HAP and are incorporated into the Third Amendment.

**SECTION 1.** The Home Buyer (purchase assistance) Program for FY 2000/2001 is hereby modified to raise the cap on new construction to reflect the U.S. Department of Treasure (“safe harbor”) new construction maximum of \$106,017.

**SECTION 2.** The Housing Rehabilitation Program for FY 1999/2000 and 2000/2001 is hereby modified as provided below.

A. The cap for affected income categories (very-low and low only) has been increased:

from \$15,000 to \$20,000 for very-low income participants,  
from \$10,000 to \$15,000 for low income participants.

B. The Disaster Recovery and Mitigation sub-strategy has been expanded.

**SECTION 3.** The Non-Profit Developer Program is hereby adjusted as provided below.

A. The cap for affected income categories (very-low and low only) has been increased:

from \$15,000 to \$20,000 for very-low income participants,  
from \$10,000 to \$15,000 for low income participants.

B. A lien (second or third mortgage) will be placed on the property in the amount of assistance provided.

**SECTION 4.** The Rental: Apartment Complex strategy for FY 1999/2000 and 2000/2001 is amended as specified below.

A. Developer eligibility has been elaborated upon to specify such necessities as zoning approval, evidence of site control, and infrastructure capacity prior to application.

B. Eligibility of developers has been expanded to include all qualified entities—individual, private, non-profit, or public.

C. Recapture provisions/terms and income verification requirements have been refined.

**SECTION 5.** A new strategy—Rental: Special Needs Housing—has been added to all years covered in this HAP (FY 1998—2001). This strategy’s main requirements are specified below.

A. This strategy provides construction/rehabilitation funds for shelters and group homes serving, but not limited to, populations such as victims of domestic violence victims, persons with developmental disabilities or mental illnesses, elderly or disabled adults, and runaway/abandoned children.

B. It is available only to non-profits that have a minimum of five years’ experience in St. Johns County developing housing or managing housing programs.

**SECTION 6.** Modifications to the Local Housing Incentive Plan are hereby approved as part of this HAP.

**SECTION 7.** The County Administrator is hereby authorized to reflect the budgetary changes of the FHFC Housing Delivery Goals Charts of HAP Amendment number three.

**SECTION 8.** This Resolution becomes effective on the date it is passed and adopted.

PASSED AND ADOPTED this 19th day of September, 2000.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: James E. Bryant  
James E. Bryant, Chairman

ATTEST: CHERYL STRICKLAND, CLERK

By: Judith M. Hamilton  
Deputy Clerk