

RESOLUTION NO. 2023- 128

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE STATE FISCAL YEAR 2020-2021, 2021-2022, 2022-2023 LOCAL HOUSING ASSISTANCE PLAN (LHAP) TO ADD AN IMPACT FEE ASSISTANCE PROGRAM STRATEGY; ALLOCATING \$150,000 OF STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM FUNDS TO IMPLEMENT THE PROGRAM; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, St. Johns County participates in the State Housing Initiatives Partnership Program (SHIP), administered by the Florida Housing Finance Corporation (FHFC), receiving funds for the construction, acquisition, and preservation of affordable housing in accordance with sections 420.907- 420.9089, F.S.; and

**WHEREAS**, FHFC requires SHIP program participants to submit a Local Housing Assistance Plan (LHAP) which describes the County's methods and strategies to expend its allocated SHIP funds to serve the housing needs of very low-, low- and moderate-income eligible participants; and

**WHEREAS**, in 2020, the Board of County Commissioners ("Board") approved the state fiscal year 2020-2021, 2021-2022, 2022-2023 LHAP (Resolution 2020-217); and

**WHEREAS**, the Housing Department is proposing an amendment to the LHAP to include an Impact Fee Assistance Program, allocating \$150,000 of SHIP funds to provide deferred loans to offset all or a portion of impact fees required for new construction of eligible affordable housing units; and

**WHEREAS**, participation in the SHIP Program and implementation of an Impact Fee Assistance Program serves a public purpose and is in the best interest of St Johns County.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY:**

**Section 1.** The above recitals are incorporated by reference into the body of this resolution and such recitals are adopted as findings of fact.

**Section 2.** The Board of County Commissioners hereby approves the amendment to the Local Housing Assistance Plan adding the Impact Fee Assistance Program strategy, as attached and incorporated herein, for submission to the Florida Housing Finance Corporation and allocates


\$150,000 from SHIP funds to implement the program.

**Section 3.** To the extent that there are typographical or administrative errors or omissions that do not change the tone, tenor, or context of this resolution, this resolution may be revised without subsequent approval of the Board of County Commissioners.

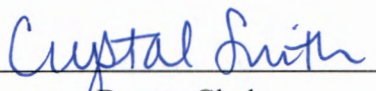
**Section 4.** This resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County this 18 day of April 2023.

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

By:   
Christian Whitehurst, Chair

ATTEST: Brandon J. Patty,  
Clerk of the Circuit Court and Comptroller

By:   
Deputy Clerk

Rendition Date APR 18 2023



<b>A. St. Johns County Impact Fees Assistance Program</b>	Code 8
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a. **Summary:** Depending on availability, SHIP funds may be used to offset all or a portion of certain impact fees incurred in the new construction of eligible affordable housing units that are sold at or below the County's maximum sales price rates to qualified income eligible households.

- b. **Fiscal Years Covered:** 2020-2021, 2021-2022, 2022-2023
- c. **Income Categories to be served:** Very low and Low
- d. **Maximum award:** \$15,000
- e. **Terms: Homebuyer**
  - 1. **Loan/deferred loan/grant:** A deferred loan will be executed from the date of closing secured by a recorded mortgage and note.
  - 2. **Interest Rate:** 0 %
  - 3. **Years in loan term** 15 years from the date of sale
  - 4. **Forgiveness:** The loan will be forgiven at the end of 15-year term, if all conditions have been met.
  - 5. **Repayment:** None required as long as the loan is in good standing.
  - 6. **Default:** Monthly payments are not required. Repayment of the loan is required in full when one of the following conditions is met, whichever occurs first:
    - a. **Sale:** If proceeds are not sufficient to pay off the first mortgage note, the client may petition the St. Johns County Housing and Community Development Department to consider accepting an amount less than the outstanding balance as part of a short sale.
    - b. **Title Transfer:** Either voluntarily or by operation of law, including death of the surviving mortgage holder or foreclosure. In the event of foreclosure, St. Johns Housing and Community Development has the first right of refusal.
    - c. **Refinance to access equity:** Prohibited. However, a refinance of the first mortgage may be approved and the County subordinate its mortgage if the request is submitted in writing, the refinance is at a lower fixed rate with no cash out, and refinanced closing costs do not increase the loan balance beyond the original loan amount.
    - d. **Homeowner no longer resided in the home:** The County reserves the right to foreclose if payment is not received as noted above.
    - e. **Death of the homeowner:** In a case where the assisted homeowner dies during the loan term, the loan may be assumed by an income eligible heir or applicant who will occupy the home as their primary residence. If the home is not occupied by an eligible heir or applicant, the outstanding balance of the loan will be due and payable.
- f. **Recipient Selection Criteria:** Applicants will be assisted on a first-qualified, first-served basis and as detailed in Section 1. A non-profit developer will provide County staff with the name of a household that will purchase the home to be constructed. County staff will review income information – along with a residential income certification (RIC) if the developer has researched income and completed a certification

– to determine if the buyer is income eligible before the impact fee will be paid.

- g. **Additional Information:** This incentive goes to the homebuyer as a principle reduction to the mortgage after the house is sold to a very low- or low-income household and documents are verified. Eligible properties include single-family homes and must be located in St. Johns County.

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