

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

APR 22 2003 AA/GG

RESOLUTION
of the
ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS
regarding

THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM (SHIP)
AND THE ORANGE COUNTY SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP) FOR STATE
FISCAL YEARS 2003-2004; 2004-2005; 2005-2006

RESOLUTION NO. 2003-M-08

WHEREAS, the Florida Legislature adopted the William E. Sadowski Affordable Housing Act providing Orange County a dedicated source of funds for Florida's affordable housing programs; and

WHEREAS, Sections 420.907 through 420.9079 of the William E. Sadowski Affordable Housing Act creates the State Housing Initiatives Partnership Program, hereinafter sometimes referred to as the "SHIP Program", for the purpose of providing funds to local governments as an incentive for the creation and preservation of affordable housing; and

WHEREAS, in order to receive funds under the SHIP Program, Section 420.9072(2)(a)(1), Florida Statutes, requires the County to adopt a local housing assistance plan and submit to the Florida Housing Finance Corporation by May 2nd of each year a Local Housing Assistance Plan detailing the strategies to be accomplished in the upcoming state fiscal year; and

WHEREAS, on April 16, 2002, the Board of County Commissioners adopted Resolution No. 2002-M-08, amending a local housing assistance plan covering the use of SHIP program proceeds for State fiscal years 1999-2000, 2000-2001 and 2001-2002; and

WHEREAS, on April 16, 2002, the Board of County Commissioners adopted Resolution No. 2002-M-08, adopting a local housing assistance plan covering the use of SHIP program proceeds for State fiscal year 2002-2003; and

WHEREAS, the County intends to increase the area single family home sales price for existing homes under the SHIP Program; increase the level of SHIP funds allowed for repairs of owner occupied single family homes; increase the amortization period of deferred payment loans; increase the area median income threshold for Teachers and Nurses; increase the per unit assistance for multi-family units; delete a strategy for fiscal year 2002-2003; maintain the level of funding provided for SHIP Program administration costs; and otherwise provide the manner in which SHIP strategies and funding will be utilized during State Fiscal Years 2003-2004; 2004-2005; 2005-2006; and

WHEREAS, Orange County is submitting the SHIP Fiscal Years 2003-2004; 2004-2005; 2005-2006 Local Housing Assistance Plan, to acquire funding for affordable housing; and

WHEREAS, Orange County's Local Housing Assistance Plan, as outlined in Attachment A to this resolution provides the manner in which SHIP strategies and funding will be utilized during State Fiscal Years 2003-2004; 2004-2005; 2005-2006 or with appropriate extension by the State, until such time expires.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

Section 1. Orange County hereby amends the adopted local housing assistance plan for state fiscal years 2001-2002 and 2002-2003 and hereby adopts the SHIP Local Housing Assistance Plan for State Fiscal Years 2003-2004; 2004-2005 and 2005-2006, all as described in Exhibit A to this Resolution.

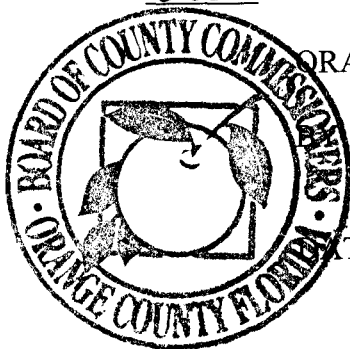
Section 2. Orange County hereby amends the adopted local housing assistance plan for State fiscal years 2001-2002 and 2002-2003. Under the 2001-2002 and 2002-2003 local housing assistance plans, the sales price of existing homes is established at \$122,000. Repair thresholds under the Homeowners Rehabilitation of Existing Single Family Home strategy are established at \$80,000 for total reconstruction; \$35,000 for substantial rehabilitation; \$10,000 for emergency repairs; \$6,000 for sewer hook-up. Term length of deferred payment loans under the Downpayment and Infill strategies is established at twenty (20) years. Term length of deferred payment loans under the Homeowners Rehabilitation of Existing Single Family Homes strategy is established at twenty (20) years for homes receiving substantial rehabilitation and thirty (30) years for homes receiving total reconstruction. The area median income threshold for Teachers and Nurses receiving assistance under the Downpayment Assistance Program is established at 120% of area median income. The per unit assistance threshold under the Multi-Family Construction and Rehabilitation strategy is established at \$30,000 per unit. In accordance with Florida Administrative Code Section 420.9075(6) Orange County finds that 5% of the Local Housing Distribution is insufficient to pay for administrative costs of the SHIP Program. A maximum of 10% of the annual Local Housing Distribution shall be available for administrative costs of the SHIP Program. In addition, up to 5% of program income may be used for administrative costs.

Section 3. The Tax Exempt Bond/Low Interest Mortgage strategy contained in the SHIP Local Housing Assistance Plan for Fiscal Year 2002-2003 is hereby deleted.

Section 4. The County hereby approves the certification regarding the use of SHIP funds attached hereto as Exhibit B.

Section 5. This resolution shall take effect immediately upon its adoption.

ADOPTED THIS 22 DAY OF April, 2003.



ORANGE COUNTY, FLORIDA

David C Heath Jr
ORANGE COUNTY CHAIRMAN

DATE: 4-23-03

ATTEST: Martha O. Haynie, County Comptroller
As Clerk of the Board of County Commissioners

BY: John G. Wells
Asst. Deputy Clerk

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CERTIFICATION TO FLORIDA HOUSING FINANCE CORPORATION

Local Government: Orange County

- (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 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 with in 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 Plan furthers the housing element, goals, policies and objectives of the Comprehensive Plan.

Glinda Bates
Witness

David C. Heath Jr
Chief Elected Official or designee

David C. Heath
Witness

David C. Heath
Deputy County Administrator
Type Name and Title

4-23-03
Date

OR

James G. Webb
Attest.
(Seal)

