



City of Bradenton, Florida

City Council Agenda Memorandum

Agenda Item:	State Housing Initiatives Partnership 2017-2020 Local Housing Assistance Plan	Agenda Date:	April 26, 2017
Originated by:	Vicki White, HCD Manager	Agenda Placement:	Consent agenda
Authorized by:	Catherine Hartley, PCD Director		

Explanation

The SHIP LHAP describes the strategies the city intends to use over the next three years to preserve and increase the supply of affordable housing in the city.

Financial Impact

None.

Requested action to be taken by Council

Approve the SHIP LHAP

Staff Recommendation

Approve the SHIP LHAP

Attachments

Resolution R-17-28, LHAP memo, Certification to Florida Housing Finance Corporation.

MEMORANDUM

TO: Mayor, City Council, and Department Heads
Catherine Hartley, Director of Planning & Community Development
Press

FROM: Vicki White, Housing & Community Development Manager

DATE: April 13, 2017

RE: State Housing Initiative Partnership (SHIP) 2017-2020 Local Housing Assistance Plan

Attached for Mayor and City Council consideration and approval is the resolution and certification to Florida Housing Finance Corporation for the 2017-2020 Local Housing Assistance Plan. A copy of the Plan is available in the Clerk's Office and on the City website.

For the next three years, the city plans on using the following strategies to preserve and increase the supply of affordable housing in the City of Bradenton:

A: Downpayment Assistance- a loan of up to \$20,000 for first-time homebuyers.

B: Housing Rehabilitation- improvements to a home to preserve it and/or increase accessibility.

C: Housing Reconstruction- in cases where the cost of repairing a home exceeds 50% of the cost of its replacement value.

D: Rental Deposit/Eviction Protection- partnering with an experienced nonprofit to provide up to \$3,000 to assist a family with obtaining rental housing or to avoid eviction due to circumstances beyond their control. The family would have to be able to sustain their housing after they were assisted.

E: Multifamily Rental Construction- provides funds for the acquisition, construction, or rehabilitation of multifamily housing for very low and low income families. This includes duplexes, triplexes, group homes, as well as larger multifamily structures.

F: Disaster Strategy- this strategy is used in the case of a declaration of a state of emergency by the governor or president, and would involve the use of any unencumbered funds remaining from the above strategies.

Action needed - Motion to approve and adopt the 2017-2020 SHIP Local Housing Assistance Plan.

CERTIFICATION TO FLORIDA HOUSING FINANCE CORPORATION

Local Government or Interlocal Entity: **City of Bradenton**

Certifies that:

- (1) The availability of SHIP funds will be advertised pursuant to program requirements in 420.907-420.9079, 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, color, national origin, sex, handicap, familial status, or religion.
- (3) A process to determine eligibility and for selection of recipients for funds has been developed.
- (4) Recipients of funds will be required to contractually commit to program guidelines and loan terms.
- (5) Florida Housing will be notified promptly if the local government /interlocal entity will be unable to comply with any provision of the local housing assistance plan (LHAP).
- (6) The LHAP provides a plan for the encumbrance of funds within twelve months of the end of the State fiscal year in which they are received and a plan for the expenditure of SHIP funds including allocation, program income and recaptured funds within 24 months following the end of the State fiscal year in which they are received.
- (7) The LHAP 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 LHAP.
- (8) Amendments to the approved LHAP shall be provided to the Florida Housing for review and/or approval within 21 days after adoption.
- (9) The trust fund exists with a qualified depository for all SHIP funds as well as program income or recaptured funds.
- (10) Amounts on deposit in the local housing assistance trust fund shall be invested as permitted by law.
- (11) The local housing assistance trust fund shall be separately stated as a special revenue fund in the local governments audited financial statements (CAFR). An electronic copy of the CAFR or a hyperlink to the document shall be provided to Florida Housing by June 30 of the applicable year.

- (12) Evidence of compliance with the Florida Single Audit Act, as referenced in Section 215.97, F.S. shall be provided to Florida Housing by June 30 of the applicable year.
- (13) SHIP funds will not be pledged for debt service on bonds.
- (14) 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.
- (15) 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 serve eligible persons.
- (16) Rental Units constructed or rehabilitated with SHIP funds shall be monitored for compliance with tenant income requirements and affordability requirements or as required in Section 420.9075 (3)(e). To the extent another governmental entity provides periodic monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility.
- (17) The LHAP meets the requirements of Section 420.907-9079 FS, and Rule Chapter 67-37 FAC.
- (18) The provisions of Chapter 83-220, Laws of Florida have not been implemented (except for Miami-Dade County).

Witness

Chief Elected Official or designee

Witness

Wayne Poston, Mayor

Type Name and Title

Date

OR

Attest:
(Seal)

RESOLUTION #: 17-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON FLORIDA APPROVING THE LOCAL HOUSING ASSISTANCE PLAN AS REQUIRED BY THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM ACT, SUBSECTIONS 420.907-420.9079, FLORIDA STATUTES; AND RULE CHAPTER 67-37, FLORIDA ADMINISTRATIVE CODE; AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE ANY NECESSARY DOCUMENTS AND CERTIFICATIONS NEEDED BY THE STATE; AUTHORIZING THE SUBMISSION OF THE LOCAL HOUSING ASSISTANCE PLAN FOR REVIEW AND APPROVAL BY THE FLORIDA HOUSING FINANCE CORPORATION; AND PROVIDING AN EFFECTIVE DATE.

* * * * *

WHEREAS, the State of Florida enacted the William E. Sadowski Affordable Housing Act, Chapter 92-317 of Florida Sessions Laws, allocating a portion of documentary stamp taxes on deeds to local governments for the development and maintenance of affordable housing; and

WHEREAS, the State Housing Initiatives Partnership (SHIP) Act, ss. 420.907-420.9079, Florida Statutes (1992), and Rule Chapter 67-37, Florida Administrative Code, requires local governments to develop a one- to three-year Local Housing Assistance Plan outlining how funds will be used; and

WHEREAS, the SHIP Act requires local governments to establish the maximum SHIP funds allowable for each strategy; and

WHEREAS, the SHIP Act further requires local governments to establish an average area purchase price for new and existing housing benefiting from awards made pursuant to the Act; The methodology and purchase prices used are defined in the attached Local Housing Assistance Plan; and

WHEREAS, as required by *section 420.9075, F.S.* It is found that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan. The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5% of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(17), and eligible municipalities receiving a local housing distribution of up to \$350,000 may use up to 10 percent of program income for administrative costs.

WHEREAS, the Housing and Community Development Division has prepared a three-year Local Housing Assistance Plan for submission to the Florida Housing Finance Corporation; and

WHEREAS, City Council finds that it is in the best interest of the public for the City of Bradenton to submit the Local Housing Assistance Plan for review and approval so as to qualify for said documentary stamp tax funds; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA that:

Section 1: The City Council of the City of Bradenton hereby approves the Local Housing Assistance Plan, as attached and incorporated hereto for submission to the Florida Housing Finance Corporation as required by ss. 420.907-420-9079, Florida Statutes, for fiscal years 2017-18, 2018-19, and 2019-2020.

Section 2: The Mayor is hereby designated and authorized to execute any documents and certifications required by the Florida Housing Finance Corporation as related to the Local Housing Assistance Plan, and to do all things necessary and proper to carry out the term and conditions of said program.

Section 3: This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED THIS 26th DAY OF April, 2017.

Mayor or designee

(SEAL)

ATTEST:

City Administrator