

Title: LHAP Template 2009
No. 001
67-37.005(1), F.A.C.
Effective Date: 11/09

CITY OF PEMBROKE PINES

SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP)

FISCAL YEARS COVERED
2010/2011, 2011/2012 and 2012/13

Adopted April 21, 2010

Title: LHAP Template 2009
No. 001
67-37.005(1), F.A.C.
Effective Date: 11/09

I. PROGRAM DESCRIPTION..... - 1 -
II. LHAP HOUSING STRATEGIES:..... - 8 -
III. LHAP INCENTIVE STRATEGIES..... - 28 -
IV. EXHIBITS:..... - 30 -

I. PROGRAM DESCRIPTION Chapter 67-37.005 F.A.C. and Section 420.9072, F.S.

A. Name of the participating local government and Interlocal if Applicable:
Section 420.9072(5), F.S.

CITY OF PEMBROKE PINES

Interlocal : Yes _____ No X_____

Name of participating local government(s) in the Interlocal Agreement;

_____N/A_____

B. Purpose of the program: Section 420.9072, F.S. and Chapter 67-37.005(3), F.A.C.

The City of Pembroke Pines' overall goal for its Local Housing Assistance Plan (LHAP) is to meet the housing needs of low to moderate income households and to expand production of and preserve affordable housing. The purpose of the plan is also to further the elements of the City's comprehensive plan specific to affordable housing.

The goal of the Housing Element of the City's Comprehensive Plan is to provide adequate housing with supporting infrastructure for all current and future residents of the City of Pembroke Pines, with particular emphasis on the creation or preservation of affordable housing to minimize the need for additional local services and avoid the concentration of affordable housing units only in specific areas of the City.

The SHIP Program mandates that 65% of funded activities must go to homeowner related activities and 75% must go to construction related activities. The remaining available funds, minus program administration may go toward rental activities.

In the LHAP 30% of SHIP funding is set-aside for households at 50% (very low) or lower than the area median income and additional 30% is set aside for households at 51% to 80% (low income) of the area median income. Up to 30% of SHIP funds will be set aside for those households at 81% to 140 % (moderate income) of the area median income. The LHAP will also track those households that are assisted and who are at 30% or lower than the area median income.

The following homeownership strategies outline in the City's Local Housing Assistance Plan include:

- Housing Rehabilitation (Repair)
- Purchase Assistance (Inclusive of Rehabilitation)
- Foreclosure Prevention

- Acquisition/Rehab and New Construction for Homeownership

The following rental strategies are outlined in the City's Local Housing Assistance Plan

- Rental Deposit Program/Eviction Protection
- Acquisition/Rehab and New Construction for Multi-Family Rental

C. Fiscal years covered by the Plan: *Chapter 67-37.002, F.A.C.*

2010/2011
 2011/2012
 2012/2013

D. Governance: *Chapter 67-37.005(3) and (5)(i) F.A.C. and Section 420.9071(14) F.S.*

The SHIP Program is established in accordance with Section 420.907-9079, Florida Statutes and Chapter 67-37.007 Florida Administrative Code. Program regulations require that cities and counties comply with applicable statute and rules. The SHIP Program does further the housing element of the local government Comprehensive Plan.

The City must at all times be in compliance with applicable statutes and rules of the SHIP program.

E. Local Housing Partnership *Section 420.9072(1)(a), F.S.*

The SHIP Program encourages building active partnerships. The City of Pembroke Pines will continue to build and strengthen partnerships with lenders and other financial institutions, builders, and developers, real estate professionals, employers, counseling and educational providers, non-profit organizations, Broward's Continuum of Care (CoC), , and any other advocate for low-income persons and community development groups.

F. Leveraging: *Chapter 67-37.007(1)(b)(c), F.A.C. and Section 420.9075(1)(a) and (1)(b3, and (1)(c), F.S.*
The City of Pembroke Pines Local Housing Assistance Plan is intended to increase the availability of affordable residential units by combining local resources and cost saving measures into a local housing partnership and using public and private funds to reduce the cost of housing. SHIP funds may be leveraged with or used to supplement other Florida Housing Finance Corporation programs and to provide a local match to obtain federal housing grants or programs.

The City intends to leverage funds with Community Development Block Grant (CDBG) and HOME Investment Partnership dollars it receives as a member of the Broward County Home Consortium. Other resources such as SAIL, HOP, Local

Income Housing Tax Credit, CWHIP, County, State and Local Bond, and Private Resources may be leveraged as well.

When funds are leveraged and there are different eligibility requirements, the most restrictive requirements will apply.

G. Public Input: *Chapter 67-37.005(3), F.A.C.*

Public input for the completion of the LHAP was solicited in combination with the development of the City's 5 Year Consolidated Plan, which addresses housing needs. The notice was published in a newspaper with general circulation. When no waiting list exists, the City will publish a Notice of Funding Availability. The LHAP was also presented to the City Commission, with public hearing, prior to adoption. If the City's LHAP needs amending, the City will utilize the strategies above and may seek additional methods of obtaining public input through methods outlined in its adopted Consolidated Plan Citizen Participation Plan.

H. Advertising and Outreach *Chapter 67-37.005(6)(a), F.A.C.*

The City of Pembroke Pines or its administrative representative shall advertise the Notice of Funding Availability in a newspaper of general circulation and periodicals. The City may conduct additional advertising and outreach as outlined in its adopted Consolidated Plan Citizen Participation Plan. If funding is not available due to a waiting list, no notice of funding will be necessary or published by the City.

To ensure that information about programs reaches the communities in which they are targeted for, the City will conduct outreach in the form of homeownership fairs, attendance at community meetings, direct mail, and any other method that is deemed effective.

I. Discrimination: *Section 420.9075(3)(c), F.S.*

In accordance with the provisions of ss.760.20-760.37, it is unlawful to discriminate on the basis of race, creed, religion, color, age, sex, marital status, familial status, national origin, or handicap in the award application process for eligible housing. The City's housing programs affirmatively further fair housing.

J. Support Services and Counseling: *Chapter 67-37.005(5)(g), F.A.C.*

Support services are available from various sources. Available support services may include but are not limited to:

- Homeownership Counseling (Pre, Post and Green Housing),
- Budget/Credit Counseling,
- Construction Services Home Inspections and Work Specifications for Rehabilitation/Barrier Free-Accessibility Modifications
- Tenant Counseling

K. Purchase Price Limits: Section 420.9075(4)(c), F.S. and Chapter 67-37.007(6)F.A.C.

Purchase Price Limits: The sales price or value of new or existing eligible housing may not exceed 90% of the average area purchase price in the statistical area in which the eligible housing is located. Such average area purchase price may be that which is calculated for any 12-month period beginning not earlier than the fourth calendar year prior to the year in which the award occurs. The limits utilized for non development housing assistance by the City of Pembroke Pines will correspond with the maximum limit established by the U.S. Treasury Department and will change accordingly as these limits change. No assistance will be provided to new or existing homes that exceed this cap.

Acquisition-Rehabilitation and New Construction related strategies in which assistance will be provided to a private or non-profit developer will be expected to demonstrate that the project(s) are affordable to low and moderate income households, meaning that no more than 30% of the household's income should go towards housing related expenses. Developer assisted projects that demonstrate affordability to low and moderate income households, using the definition above, will be considered for SHIP funding assistance. These projects shall receive priority consideration for funding.

The purchase price limit that is established by the U.S. Treasury Department is not to be misconstrued as the target price for affordable housing in the City of Pembroke Pines. One of the objectives of the City's housing program is not to develop policies that concentrate income groups within the City into one area. Raising the limits promotes housing choices for purchase assistance applicants, promotes mixed-income communities and provides an opportunity to assist more owner-occupied households in areas where assessed housing values have greatly appreciated but residents still fall into very low, low and moderate income categories based on income data provided by the Federal government.

The methodology used is:

- Independent Study (copy attached)
- U.S. Treasury Department
- Local HFA Numbers

The purchase price limit for new and existing homes is shown on the Housing Delivery Goals Charts

L. Income Limits, Rent Limits and Affordability:

Chapter 67-37.005(5)(e), F.A.C. and Section 420.9071(2), F.S.

The Income and Rent Limits used in the SHIP Program are updated annually from the Department of Housing and Urban Development and distributed by Florida Housing Finance Corporation. Affordable means that monthly rents or mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the households as indicated in Sections 420.9071 (19), (20) and (28), F.S. However, it is not the intent to limit an individual household's ability to devote more than 30% of its income for housing, and housing for which a household devotes more than 30% of its income shall be deemed Affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30% benchmark and in the case of rental housing does not exceed those rental limits adjusted for bedroom size.

M. Welfare Transition Program:

Should a eligible sponsor be used, the city/county has developed a qualification system and selection criteria for applications for Awards to eligible sponsors, which includes a description that demonstrates how eligible sponsors that employ personnel from the Welfare Transition Program will be given preference in the selection process.

N. Monitoring and First Right of Refusal: *Section 420.9075(3)(e) and (4) (f), F.S.*

In the case of rental housing, the staff or entity that has administrative authority for implementing the Local Housing Assistance Plan assisting rental developments shall annually monitor and determine tenant eligibility or, to the extent another governmental entity provides the same monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility. However, any loan or grant in the original amount of \$3,000 or less shall not be subject to these annual monitoring and determination of tenant eligibility requirements. Tenant eligibility will be monitored for at least annually for 15 years or the term of assistance which ever is longer unless as specified above.

Eligible sponsors that offer rental housing for sale before 15 years or that have remaining mortgages funded under this program must give a first right of refusal to eligible nonprofit organizations for purchase at the current market value for continued occupancy by eligible persons. All strategies will be monitored annually for effectiveness and timely encumbrance and expenditure of funds to determine if the City's Local Housing Assistance Plan needs to be amended to create more effective housing strategies or if funds need to be reallocated.

O. Administrative Budget: *Chapter 67-37.005(6)(f)3, F.A.C.*

A detailed listing including line-item budget of proposed Administrative Expenditures is attached as **Exhibit A**. These are presented on an annual basis for each State fiscal year submitted.

The City finds that the monies deposited in the local housing assistance trust fund shall be used to administer and implement the local housing assistance plan. The cost of administering the plan may not exceed 5 percent of the local housing distribution monies and program income deposited into the trust fund. A county or an eligible municipality may not exceed the 5 percent limitation on administrative costs, unless its governing body finds, by resolution, 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.

The City of Pembroke Pines has adopted the above findings in the attached resolution, **Exhibit E**

P. PROGRAM ADMINISTRATION

The City of Pembroke Pines contracts out the services for the administration of the City's SHIP Program to a consultant who demonstrates knowledge and experience in administering the SHIP Program. The contract was awarded through a Request for Proposals/Competitive Process in accordance with the City's procurement policies. The City's Consultant's are responsible for the following(as outlined in Contract):

- Preparation of Local Housing Assistance Plan Including Assisting City Department with the Development and Revision of Strategies.
- Implementation of Local Housing Assistance Plan Strategies.
- Facilitate the Selection and Monitoring of Sponsors and Counseling Services
- Maintain SHIP Tracking Report
- Reconcile SHIP Tracking with Finance
- Authorize Payments for SHIP Expenditure
- Conduct Marketing and Outreach of Programs
- Preparation of SHIP Annual Reports.

Q. Essential Services Personnel

Define in accordance with Rule Chapter 67-37.002(8) F.A.C. and Chapter 67-37.005(8), F.A.C. and Section 420.9075(3)(a) FS.

The City of Pembroke Pines defines essential services personnel as any person in need of affordable housing who is a permanent employee (excluding temporary and on-call employees) of a company or organization located within Broward County, which falls into one of the following sectors or codes as defined within the North American Industry Classification System (NAICS), published by the U.S. Department of Labor:

Sector 44-45:	Retail Trade
Sector 61:	Education Services
Sector 62:	Health Care and Social Assistance
Section 72:	Accommodation and Food Services
Sector 81:	Other Services (Except Public Administration)
Code 485:	Transit and Ground Passenger Transportation
Code 922:	Justice, public order, and safety activities

- R. Section 420.9075(3)(d), F.S.: Requires counties and eligible municipalities to describe initiatives in their local housing assistance plans that encourage or require innovative design, green building principles, storm resistant construction or other elements that reduce long term costs relating to maintenance, utilities or insurance. Provide a brief description as required:

Green Initiatives

In accordance with Section 420.9075(3)(d) F.S., the City will incorporate the following green initiatives into rehabilitation and new construction activities where cost feasible.

Energy conservation

- Energy star qualified appliances – refrigerators, stoves, water heaters,
- Ceiling fans in living and bed rooms.
- Motion sensors light switches
- Cool roofing – single polymer cover or elastomeric coating
- Programmable thermostat

Water conservation

- WaterSense Faucets
- WaterSense Toilets
- WaterSense Shower heads (when available, projected 2011)

Healthy environment

- Green Label Certified Floor coverings
- Mold/Lead/Asbestos Removal

Durability

- Extended warranty items
- Quality standards for materials

Access & transportation

- New construction projects that is accessible by public transportation.

Special Housing Needs

In accordance with **Section 420.9075(1)(a), F.S.**, the City will address the following special needs as defined in Rule Chapter 67-37.002 (21), F.A.C.

Elderly (Households 62 years of age or older)

Safety oriented- visual/texture cues to indicate stairs, redundant visual and audio alarms
Equitable use – Altering existing structures to make them more user friendly, i.e.,
adapting sidewalks and stairs to be wheelchair accessible
Low physical effort – adapting home to make it physically easier for client to achieve
daily tasks, i.e. lighter doors (fiberglass instead of steel), impact glass instead of panel
shutters.

Persons with disabilities

ADA compliant rehab – Rehabilitation projects to make homes ADA compliant
Approach and Use – Modifying homes so that all items are appropriate size and space is
provided to access regardless of clients size, posture, or mobility.

Homeless

The City will continue to work with the County Continuum of Care (CoC) to address the
needs of the City's homeless population.

Youth Aging Out of Foster Care

In accordance with Section 420.628, the City will include Youth Aging out of Foster
Care as a special needs group to receive priority assistance.

II. LHAP HOUSING STRATEGIES: *Chapter 67-37.005(5), F.A.C.*

Provide Description:

- A. Name of the Strategy: HOUSING RESIDENTIAL REHABILITATION**
- a) Summary of the Strategy:** The Owner Occupied Housing Rehabilitation Program is designed to assist owner-occupied residential properties. Eligible properties include, single family, condos, PUDs, townhomes, and villas, eligible manufactured homes. This program is a multiple strategy program. The primary purpose of the program is to provide repairs necessary to provide safe and decent housing, eliminate any instances of substandard housing, and preserve the City's affordable housing stock. Activities include owner-occupied comprehensive repairs/improvements and emergency repairs. Demolition/reconstruction of code related repairs may be addressed as part of a comprehensive or emergency repair.

Loan funds shall be used to fund the following repairs/improvements.

1. Eliminate building code violations.
2. Abate any health and safety issues in the home.
3. Repair, upgrade, or replace major building systems, as necessary. Major building systems include: Structural, Electrical, Plumbing, Heating, Ventilation, Air Conditioning and Sewer Systems.
4. Prevent weather penetration, promote energy efficiency/green initiatives outlined on page 7, including the use of Energy Star products in the home.
5. Provide non-luxury general improvements that improve conditions and structure of the home.
6. Provide barrier-free accessibility improvements to elderly – individuals 62 years old and older and disabled owner-occupied households. Households where an applicant has a disability will be required to provide an SSI or SSDI award letter or a letter from a doctor, case worker, or other qualified professional stating that the applicant has a disability.
7. Make repairs that address principles of universal design such as equitable use, low physical effort, safety oriented and a focus on approach/use and promotes “aging in place.”
8. The only appliances that will be replaced under the program are non-functional or out-dated stoves or refrigerators. The program will not replace microwaves or washer/dryers.
9. Painting will be limited to the exterior of the home. Interior painting will be addressed only as part of interior repair/rehabilitation.
10. Carpet and Flooring – The program will replace carpet with carpet, with evidence that carpet is in need of replacement. The only time carpet will be replaced with tile/linoleum flooring is in the case of households where the carpet is an impediment to the mobility of the occupant. The only time wood flooring will be installed is when wood already exists and deteriorated wood is being replaced.

Comprehensive Repairs and Improvements: Owner-occupied households, assisted in the order in which they applied for the program, will receive a comprehensive inspection and repairs will be comprehensive, addressing only the program priorities above.

Emergency Repairs: In the event a waiting list exists for the program emergency requests will be submitted by the City’s consultant to the City. The City will make the determination whether or not an emergency condition exists. An emergency exists where there is imminent threat to the health or safety of the household occupants. Determination shall be in writing. Work specifications will be written to address only the emergency issue(s).

In cases where emergencies exist and it is later determined that the emergency exists where code violations (in whole or part) exist, the code violation must be addressed in order to address the emergency.

Other repairs including other code violations will be addressed when applicant is called from the comprehensive waiting list. Emergency repairs must be eligible program repairs as described above. Only in cases of emergency repairs can an eligible homeowner receive priority over other applicants on a waiting list, if a waiting list exists.

Demolition/Reconstruction: The City has instances where homeowners purchased units where garages or carports were illegally converted to create additional rooms. These are considered code violations and will be corrected through demolition and brought back to permitted use. If the home is occupied by special needs households, as defined by Chapter 67-37.002(21), F.A.C or instances where overcrowding exists, the City can make the determination to reconstruct to a legal room addition.

Substantial Repairs, Economically Unfeasible Repairs/Replacement Housing Inventory of the homes in the City do not suggest that there are structurally unsound units that need to be replaced. However, should a situation like this occur where code, healthy/safety priority repairs are substantial (more than 50% of the value of the home), the unit may be assisted through the City's HOME funded substantial rehabilitation program.

If repairs exceed the cost to replace the home, the home will not be assisted under the City's home repair programs. The household may be assisted under another strategy, where the home can be acquired, demolished to provide for safe replacement housing or receive assistance in purchasing a new home.

If a household must be temporarily or permanently relocated, the guidelines of the City's uniform relocation policy will apply as amended from time to time. Please see Exhibit I.

The City, at its, sole discretion as to the award/improvements to be made, with priority given to code and life threatening or health and safety issues and to owner-occupied households where elderly and disabled residents reside

Prior to repairs, all homes shall be inspected and work specifications will be written for each project. Inspections and work specifications shall be comprehensive unless in the case where a waiting list exists and an emergency determination has been made by the City. In these cases, only the emergency issue will be inspected and specifications for the emergency issue will be addressed in the work specification. If the waiting list is open, the applicant can place their name on the list for additional

repairs. If the waiting list is closed because demand far exceeds the ability to provide assistance in a reasonable timeframe as, determined by program administrator, then the person will have to wait until the list is open or find other means to fix the repairs. Once a waiting list of 100 households exists and all funds have been exhausted, the City will close the list.

Change Orders

Cumulative change orders greater than 10% of the above original contract amount will be paid by City only if those repairs are necessary to correct code violations to meet local property standards, or address issues that could not be accurately assessed before the work started. Change orders will not be granted for purely cosmetic repairs. The City reserves the right to reject a change order that does not address code or property standard issues. Change orders are paid only when prior approval from owner, home inspector, and City is on file.

Where SHIP assistance is leveraged with federal sources and housing units are required to be brought up to code at time of assistance, repairs will be inspected to meet local housing code and local property standards. HOME funds can not be used to leverage SHIP dollars for emergency repairs. In addition when funds are leveraged, lead based paint, asbestos, environmental and historic preservation regulations will be complied with per the site specific environmental review checklist maintained in each file and part of the City's Environmental Review Record (ERR).

The City intends to leverage SHIP funds, with Community Development Block Grant, HOME Investment Partnership, and other available Federal and State Resources that support rehabilitation activities where feasible.

Repairs are considered complete once all work has been inspected according to specifications or emergency situation specified and necessary building permits have been finalized by the City's building department. Final inspections by the program's inspector will be requested by staff upon receipt of invoice package, final release of liens and owner's satisfaction. Any items not completed per specifications, must be completed and re-inspected prior to close-out.

- b. Fiscal Years Covered:** Fiscal Years 2010/2011, 2011/2012, and 2012/2013
- c. Income Categories to be served:** Very-low, Low, and Moderate Income.
- d. Maximum award is noted on the Housing Delivery Goals Charts. \$50,000**
- d. Terms, Recapture and Default:** Assistance is in the form of a fifteen_(15)-year 0% interest deferred payment loan secured by a mortgage and note. The loan is forgivable in its entirety at the end of fifteen (15) years from the recordation date of

- e. mortgage and note. There will be no yearly write-down of the loan. Full repayment of the loan is due if the home is sold, title is transferred or conveyed, or the home ceases to be the primary residence of the owner during the fifteen (15) year occupancy period.

Special Needs Owner-Occupied Households: Assistance is in the form of a 10 year, 0% interest deferred loan, written down 1/10th each year.

Sewer connection projects, repair projects, or program costs incurred under \$5,000 will be granted and will not require the signing or recordation of the program's mortgage and note.

Homeowners, who have received comprehensive repair assistance from the City, cannot re-apply for five (5) years, except for cases where emergency repairs are needed as determined by the City's Building Official or his designee or in cases where no waiting list exists and funds are available. Applicants must wait at least a period of 12 months before being eligible to apply for assistance. Maximum assistance will be twice in any 5 year period.

In the event of default where there is failure to make required payments on a loan secured by a first mortgage which leads to foreclosure and/or loss of property ownership, the City may foreclose to recover funds made available for assistance which is secured by mortgage and note on the property.

- f. **Recipient Selection Criteria:** The Housing Rehabilitation program is citywide and all eligible households are encouraged to complete an application for assistance if they require repair assistance. Applications must be 100% complete to be certified eligible for the program. Additional information may be requested upon review of application to determine program eligibility.

Eligible homeowners will be assisted on a first qualified, first served basis. Homeowners will be assisted within income groups from all eligible applicants based on funding availability. Special needs households, as defined by Chapter 67-37.002(13), F.A.C will be given first priority. All eligible special needs households, as defined by Chapter 67-37.002(21), F.A.C will be given priority by income level in the following order; very-low, low, and moderate-income levels. If there is a waiting list, residents will be contacted in writing by City's consultant to apply for assistance, in the order in which their name appears on the list.

Property must be owner occupied, primary residence. Verification of ownership, income, homeowners insurance, flood insurance (if required) and payment of property taxes will be conducted to determine eligibility. A warranty deed or quit claim deed, will be utilized to verify ownership and primary residences should

maintain homestead exemption. Life Estates also qualify. Hazard and flood insurance should be in place at time of award and be maintained as long as first and/or second mortgage remains on property. If a property is not required to have flood insurance then the file will be documented that flood insurance is not required. In the event property is not insured and there is a severe case of hardship by household to maintain insurance and repairs are needed to eliminate substandard, code, health and safety issue, the City may waive insurance requirements, as long as project is not leveraged with Federal funds, where flood insurance is required. Hardship is defined as the 1) condition of property makes it uninsurable or 2) at time of application household had no insurance and housing and insurance expenses exceed 50% of a fixed income household.

Program is not credit driven and credit reports will not be reviewed to determine eligibility for assistance.

Mortgage must be current and will be verified with mortgage statement or third party - verification of mortgage.

Title searches will be conducted. There must be evidence that there is no pending foreclosure on the property.

The property's assessed value must not exceed the value noted in the plan for new and existing homes. The current assessed value indicated on Broward County Property Appraiser's website shall be used to determine the value of the property after SHIP is provided.

Applicants will be required to sign program disclosures, including a conflict of interest disclosure prior to completing application or the application being processed.

- g. Sponsor Selection Criteria:** Eligible contractors will be selected through a bid process to perform repairs under this program. Non construction related services will be selected through a bid process or other process in compliance with the City's procurement policies. The selection will be based on certification, experience, past performance and financial stability to perform services. Preference will be given to eligible contractors that employ personnel from Welfare Transition Program.

The City or City's consultant will maintain a contractor pool in which it openly recruits contractors to participate in the program after pre-screening. All contractors must be licensed with the State of Florida, Department of Business and Professional Regulation and be in good standing with local licensing requirements. Contractors must not appear on the Federal government's Excluded Parties List prior to the award of any contract.

The City conducts outreach to encourage the participation of Minority and Women

Owned enterprises in its housing assistance programs.

Only contractors who have been pre-screened will be allowed to bid on the housing rehabilitation projects. Prior to bidding on the project, contractors must visit each property. The program prohibits contractors from working on the properties of persons they are related to or where other potential conflict of interests may exist.

In instances, where a General Contractor is needed to complete repairs such as roof only, plumbing only, or shutters only, the bid quotes from pre-screened contractors will be solicited to make necessary repairs/improvements. Where a General Contractor is not needed, the services of a licensed contractor able to perform the services will be utilized.

- h. Additional Information:** The home must be located within the City limits, In the event of a disaster, declared by Executive Order by the President and disaster mitigation funds are no longer available, this program will assist with disaster related repairs as well. For home repair activities, the program is not designed to remodel, upgrade homes with purely cosmetic repairs or replace working appliances because owner wants to upgrade.

The City's current subordination policy, maintained at the City Clerk's office shall apply for any refinance transactions. This subordination policy may be viewed by the public upon request to the City Clerk.

Additional Considerations

If a household applies to the City's home repair program, meets all the other program requirements, has a fixed rate mortgage that is current at the time of application or a reverse mortgage, no other liens on the property, the home repair application will be processed for assistance with the ability to receive maximum award.

Limitations to the amount of repairs completed will apply if a household applies to the City's home repair program and the property has one or more of the following conditions:

- Negative Equity
- An adjustable rate mortgage that has adjusted or will adjust during the life of the City's lien.
- A negative amortization loan in which the principal balance is increasing.
- A revolving home equity line of credit.
- A fixed rate second mortgage – home equity loan.
- Non-mortgage related liens (i.e. credit related judgments) in excess of \$10,000.

Assistance will be limited to addressing building code violations, health/safety issues,

verifiable disaster related repairs and/or disaster mitigation (impact windows/shutters). Roofs in need of replacement, a/c units and/or other major mechanical systems should be addressed as well if not functioning or at end of life cycle.

Housing units that have a pending foreclosure (Lis Pendens) from a mortgage company or homeowners/condo association can not be assisted until resolved. Properties with a lien from the homeowners/condo association also will not be assisted until resolved. Households undergoing a loan modification will not be assisted until the modification is complete and a new mortgage acceptable to the program is provided.

Units that meet one of the above conditions may not be assisted with HOME funding if work beyond the limited repair assistance is required to bring the home up to full rehabilitation standards. When units are assisted in whole or in part with HOME funds all required repairs to meet rehabilitation standards must be addressed.

Household applicants with credit judgments will still be referred to counseling but not as a requirement of receiving assistance

B. Name of the Strategy: PURCHASE ASSISTANCE

- a. Summary of the Strategy:** The Purchase Assistance Program is created to assist eligible first-time homebuyers with a deferred payment loan to be applied towards the costs of purchasing existing or newly constructed (with a Certificate of Occupancy) eligible affordable housing. Eligible costs include the following: down payment, closing costs, mortgage buy down, rehabilitation, and other costs associated with purchasing a home. Eligible housing includes single-family homes, townhomes, condominiums, PUDs and villas and approved HUD manufactured homes.
- b. Fiscal Years Covered:** Fiscal Years 2010/2011, 2011/2012, and 2012/2013
- c. Income Categories to be served:** Very-low, Low, and Moderate Income.
- d. Maximum award is noted on the Housing Delivery Goals Charts:**
Up to \$30,000 For 81-140%, Up to 40,000 50-80% AMI and Up to \$50,000 for 50% AMI or less. City will follow existing underwriting criteria to determine how much each household will receive – up to maximum allowed.
- e. Terms, Recapture and Default:** Assistance will be in the form of a fifteen (15), 0% interest, deferred payment loan secured by a mortgage and note. The loan is forgivable in its entirety at the end of fifteen (15) years from the date of settlement provided the title remains under the ownership of the original purchaser. There will be no yearly write-down of the loan. Full repayment of the loan is due if the home is

sold, title is transferred or conveyed, or the home ceases to be the primary residence of the owner during the fifteen (15) year occupancy period of the property.

- f. Recipient Selection Criteria:** Eligible applicants will be selected in the order in which they applied for the program and assisted on a first qualified and first served basis, within income groups; but Special needs households, as defined by Chapter 67-37.002(21), F.A.C will be given first priority. Certificate of homeownership counseling completion required prior to loan closing.

The applicant must be a first-time homebuyer. A first-time homebuyer is defined as one that has never owned a home, or one that has not owned a home within the last three years, a single parent with children under the age of 18 who has recently been divorced and displaced, a displaced victim of domestic abuse, or a person displaced as a result of a governmental action. Residents displaced from mobile home parks seeking to purchase a non mobile home unit will also be considered first-time homebuyers.

Applicants must not own any other property used for residential purposes, and the home to be purchased must be located within the City limits. Applicant must use the mortgage programs offered by the mortgage providers in the City's lenders consortium.

Applicants are responsible for the upfront fee associated with the credit report in the form of a money order.

- g. Sponsor Selection Criteria:** The City of Pembroke Pines utilizes the consultant's lender consortium. Participating in the program is open annually to interested lenders. Lenders must adhere to the guidelines for participating in the program.

Additional Information: The applicant must contribute a minimum of 1% of the sales price (including pre-paid items) towards the purchase of the home. The Purchase Assistance Program cannot be utilized when the seller of the property is providing the financing for the mortgage. Funds may be leveraged with Broward County, HOME, CDBG or other purchase assistance related activities. In the case where bond

or County assistance is being provided in conjunction with the City's SHIP funds, the City will take no less third position in the transaction.

To qualify under the construction set-aside requirement for SHIP, files shall be documented using one of the following ways:

Evidence of repairs or affidavit and/or receipt from sellers that repairs were conducted within twelve (12) months prior to sale of home.

Evidence of repairs completed from inspection reports – within 12 months of closing. If necessary, funds will be held in escrow or leveraged from CBDG or similar funds. Once repairs are completed and inspected, contractor will submit invoice for payment and repairs will be made. Repairs will be completed by pre-screened contractors or general contractors in the contractor’s pool.

C. Name of Strategy: ACQUISITION - REHABILITATION OR NEW CONSTRUCTION DEVELOPMENT

- a. Summary of Strategy** This construction strategy is designed to promote the acquisition or construction of affordable housing for home ownership opportunities. Funds will be provided as deferred or low interest loans to support the acquisition and rehabilitation, replacement, or the new construction of single-family housing, or the single-family housing portion of a mixed use facility. The strategy is also designed to promote infill housing and mixed income projects/neighborhoods for home ownership opportunities. For profit and non-profit developers may be requested to submit proposals to provide housing that conforms with the City’s RFP, neighborhood redevelopment plans and comprehensive plan. This activity may be undertaken by the City directly. Acquisition may include the acquisition by a private household who will purchase and rehabilitate an eligible unit. Eligible housing includes single-family homes, townhomes, condominiums, PUDs, villas and approved HUD manufactured homes.

Funds may be used as a match for U.S. Department of Housing and Urban Development’s HOME program and various other programs offered by the federal government and the State of Florida to develop affordable housing.

Eligible expenses will include construction hard costs and soft costs necessary to rehabilitate or construct the project. This includes cost of land, cost to acquire structure and land, demolition cost, professional service fees such as environmental phase 1, engineering, survey, appraisal, architectural and interest buy downs.

Also allowed are infrastructure directly related to the project, including streets, roadways, parking, sidewalks, pathways, storm drainage, water, sewer and sanitary systems, sewer connections, hydrants, meters, utilities and utility easements for telephone, cable, electric lines, and right-of-ways and other acceptable fees.

Soft costs include, plat reviews, recording fees, permits, environmental reviews and impact studies, land use amendment reviews and other acceptable fees.

The strategy also allows for impact fees.

- b. **Fiscal Years Covered:** Fiscal Years 2010/11, 2011/12, 2012/13
- c. **Income Categories Served:** Very Low, Low Income and Moderate
- d. **Maximum award is noted on the Housing Delivery Goals Chart: \$225,000**
- e. **Terms, Recapture and Default:**

Developer Terms:

The terms of the City's assistance for single family acquisition/rehabilitation, replacement, or new construction for homeownership developments will vary from project to project, depending on the economics of the development and type of project.

Funding will either be in the form of a deferred payment loan, low interest loan, or some combination thereof, for a period not to exceed 30 years. The financing structure that will be utilized will provide the greatest affordability to the household that will eventually occupy the unit. Loans provided to developers for new single-family housing construction or units rehabilitated and then resold under this strategy must benefit eligible persons.

Household Occupancy Term

Deed restrictions for long term affordability for no less than 15 years may be required. If deed restrictions are not utilized and purchaser receives a direct subsidy, the household will be subject to the deferred loan provisions that are in effect for the City's purchase assistance program. Market conditions will determine which provisions are utilized

Households purchasing any of these units will be required to secure their own first mortgage and may be eligible for purchase assistance through the City's purchase assistance program. Home sales prices may not exceed the maximum sales price noted in this plan.

Where single-family units being constructed to be affordable housing for household incomes at 140% area median or less, make up more than 50% of the development project, assistance to the developer will be in the form of a deferred loan if economically feasible to the City's program. If units account for less than 50%, assistance may be in the form of a low interest loan.

If a single unit is being constructed (such as an infill house) then the assistance will be in the form a deferred loan.

Assistance will be provided only for the portion of units occupied by households at 140% or below AMI. In the RFP process, the City will review the overall project to determine if a deferred payment loan or low interest loan will be provided.

Default Terms: Default terms for not meeting program requirements shall be immediate repayment to the City trust account if the developer fails to meet the terms of the deferred payment loan, low interest loan, or fails to meet the program timeline for expenditure or having an eligible applicant occupying eligible housing. Default terms shall be described in mortgage and promissory note securing property.

f. Recipient Selection Criteria: For rehabilitated and new construction homeownership units, assistance will be provided on a first qualified, first served basis. Priority will be given to essential service personnel at various levels. However, program will be open to all eligible households to create inclusive communities. Applicant must use the mortgage programs offered by the mortgage providers in the City's lenders consortium.

g. Sponsor Selection Criteria: Request for proposals and competitive procurement process will be utilized to select a sponsor to implement these projects. Characteristics in determining the sponsor may include, but not be limited to:

1. Capacity and capability to carry-out project
2. Scale of Project/Utilization of Density Bonuses
3. Experience in completing similar projects
4. Use of personnel from Wages and Workforce Development programs.
5. Leveraging.
6. Site control.
7. Neighborhood compatibility/Compatibility with Area Redevelopment Plan
8. Creation of Mixed Income Communities.
9. Incorporation of Partnerships with Local Employers, Institutions, Hospitals and Schools.
10. Incorporation of Transit-Oriented Design/Proximity to State Road 7 Corridor.
11. Attractiveness of design
12. Multistory buildings must have elevators and be ADA Compliant.
13. Use of green building techniques.

h. Additional Information Acquisition-Rehabilitation and New Construction related strategies in which assistance will be provided to a private or non-profit developer will be expected to demonstrate that the project(s) are affordable to low and moderate income households, meaning that no more than 30% of the household's income should go towards housing related expenses. Developer assisted projects that demonstrate affordability to low and moderate income households, using the

definition above, will be considered for SHIP funding assistance. These projects shall receive priority consideration for funding. The purchase price limit that is established by the U.S. Treasury Department is not to be misconstrued as the target price for affordable housing in the City of Pembroke Pines.

Similarly, any units receiving assistance from SHIP and other federal, State or local programs shall be required to comply with any requirements specified by the other program in addition to SHIP program requirements. In the event both programs have restrictions on the same issue, the more restrictive regulation shall take precedence. If one program is silent on an issue, the program with a regulation on the issue shall apply. 67-37.007(12) F.A.C.

D. Name of Strategy: FORECLOSURE PREVENTION

a. Summary of the Strategy: The foreclosure prevention program provides qualified homeowners the opportunity to avoid foreclosures and retain their homes. The program is designed to assist households that need immediate financial assistance to stop their homes from being foreclosed or sold for non-payment to a lender or homeowner's association who has initiated foreclosure proceedings. Funds will be provided as a deferred loan to eligible homeowners to assist them in bringing current their first and/or subordinate mortgage payments (Principal, Interest, Taxes and Insurance) Attorneys Fees, Late Fees, HOA, Assessments, and other customary fees. Evidence that mortgage or fee is no less than 60 days late is required and evidenced by current mortgage statement or applicable statement.

b. Fiscal Years Covered: Fiscal Years 2010/2011, 2011/2012 and 2012/2013

c. Income Categories to be Served: Very-Low, Low and Moderate Income

d. Maximum award is noted on the Housing Delivery Goals Chart: \$10,000

e. Terms, Recapture and Default: Ten year, 0% interest deferred payment loan secured by a mortgage and note. The loan is forgivable in its entirety at the end of ten years from the date of the contract completion, provided the title remains under ownership of the applicant. Full repayment of the loan is due if the home is sold, title is transferred or conveyed, or the home ceases to be the primary residence of the owner during the ten year (10) year occupancy period. This is a one-time assistance program and homeowners may not re-apply for this assistance, but may apply for assistance such as home repair/improvements.

f. Recipient Selection Criteria: Eligible homeowners will be selected in the order in which they apply to the program and assisted on a first qualified, first served basis. All Special needs households, as defined by Chapter 67-37.002(13),F.A.C Special

needs households, as defined by Chapter 67-37.002(21),F.A.C will be given priority by income (very-low/low and moderate income) respectively. The applicant(s) must show their ability to continue to maintain their mortgage payment after assistance is given. The City will pay 100% of the delinquent mortgage amount – up to \$10,000. If this is not enough to bring the situation current, the homeowner must pay the remainder to bring the situation current. Applicants must show the non payment of their mortgage is due to the following eligible reasons:

- 1) Loss of Pay due to involuntary job loss.
- 2) Divorce or separation which resulted in temporary loss of income.
- 3) Death of a spouse which resulted in a temporary loss of income
- 4) Sudden unforeseen medical expenses or
- 5) Unforeseen emergency home repairs including condo/homeowner association assessments.
- 6) Involuntarily loss of verifiable income from other sources (Temporary or permanent).

Applicant will be responsible for the overnight courier fee in the form of a money order .This fee is \$25

- g. **Sponsor Selection Criteria:** Credit and Budget Counseling services will be offered through the same entity that provides the services for first time home buyer applicants. Another sponsor may be selected to provide these counseling services if deemed necessary. Sponsor will have to demonstrate capacity and experience.
- h. **Additional Information:** The applicant must undergo and complete budget/credit counseling from an approved credit counseling service. Priority will be given to persons who received prior down payment/purchase or rehabilitation assistance through the City's program.

E. RENTAL DEPOSIT – EVICTION PROTECTION PROGRAM

- a. **Summary of Strategy:** The City of Pembroke Pines may provide upfront financial assistance for households to obtain quality, safe, decent and affordable rental housing. The families must have the income to afford the monthly rental payments. Guidelines similar to debt to income or affordability ratios will be utilized to determine the affordability of the payments. The City may pay for such items as first month's rent, security deposit, utility connection/start-ups, up to a maximum of \$3,000. Funds may also be provided to those tenants in danger of being evicted from their current occupied rental units.

On-going rental assistance is not permitted under the SHIP program. Assistance will be limited to a one time grant not to exceed \$3,000 per household.

- b. **Fiscal Years Covered:** 2010/2011, 2011/2012, 2012/2013
- c. **Income categories served:** Very Low Income, Low Income and Moderate Income
- d. **Maximum award is noted on the Housing Delivery Goals Chart:** \$3,000
- e. **Terms Recapture and Default.** Assistance will not be secured by a mortgage or promissory note because this is non owner-occupied assistance. For this program, the person is assisted, not the unit, **however funds will not be given directly to applicant.**
- f. **Recipient Selection Criteria:** Recipient Selection Criteria:

Rental Deposit Programs: Applications will be processed in the order in which they are received. Applicant must be very low to moderate income, (priority given to very low income households and special needs households, as defined by Chapter 67-37.002(13),F.A.C). Priority will be given to those individuals who are homeless or at risk of homelessness because of the inability to pay the rental deposit (including first and last month rent). The lease must be for at least one year. Assistance will be provided one time only.

Eviction Protection Program: Applicants must meet the following criteria: Be very low to moderate income and must be in danger of being evicted from their rental dwelling unit because of late or non-payment due to:

1. Loss of Pay due to involuntary job loss,
2. Divorce or separation which resulted in temporary loss of income,
3. Death of a spouse which resulted in a temporary loss of income,
4. Sudden unforeseen medical expenses, or
5. Involuntarily loss of verifiable income from other sources
(Temporary or permanent).

Applicants must show that they have the ability to pay the rent after the City's assistance is given without further assistance. Applicants cannot rent mobile homes. Eligibility will be performed on an expedited basis and may include alternative forms of documentation, such as current pay stubs and benefit letters, as well as oral verification of employment wages, other income, and assets. Assistance shall be provided on a first-qualified, first-served basis. Assistance is limited to a one-time award.

g. Sponsor Selection Criteria: This Program will be administered by the City of Pembroke Pines and City's consultant, with the assistance of the Community Outreach Program or an Eligible Sponsor if the City decides to use a sponsor to carry-out this program.

h. Additional Information: Rent limits will apply.

F. Name of Strategy: MULTIFAMILY RENTAL HOUSING

a. Summary of Strategy This strategy is designed to promote the production of affordable multi-family housing in the City. Funds may be provided as deferred loans or low interest loans to support the acquisition and rehabilitation, or the new construction of multifamily housing, including single room occupancy, transitional/group home housing, senior rental facilities or the housing portion of a mixed use facility. Strategy is designed to promote mixed income projects and neighborhoods.

Funds may be used as a match for U.S. Department of Housing and Urban Development's HOME program and various other programs offered by the federal government and the State of Florida to develop affordable housing.

Eligible expenses will include construction hard costs and soft costs necessary to rehabilitate or construct the project. This includes cost of land, cost to acquire structure and land, demolition cost, professional service fees such as environmental phase 1, engineering, survey, appraisal, architectural and interest buy downs.

Also allowed are infrastructure directly related to the project, including streets, roadways, parking, sidewalks, pathways, storm drainage, water, sewer and sanitary systems, sewer connections, hydrants, meters, utilities and utility easements for telephone, cable, electric lines, and right-of-ways and other acceptable fees.

Soft costs include plat reviews, plat reviews, recording fees, permits, environmental reviews and impact studies, land use amendment reviews and other acceptable fees.

The strategy also allows for impact fees.

b. Fiscal Years Served: 2010/2011, 2011/2012 and 2012/2013

c. Income Categories Served: Very Low, Low Income and Moderate

d. Maximum award is noted on the Housing Delivery Goals Chart \$250,000

e. Terms, Recapture and Default: The terms of the City's funding for multifamily rental rehabilitations or new rental construction developments will vary from project to project, depending on the economics of the development.

Funding will either be in the form of a deferred payment loan or low interest loan, or some combination thereof, for a period not to exceed 30 years. Loans provided to developers for eligible rental housing constructed, rehabilitated, or otherwise assisted under this strategy must be reserved for eligible persons for 15 years or the term of the assistance, whichever period is longer.

The financing structure that will be utilized will provide the greatest affordability to the household that will eventually occupy the unit. Loans provided to developers for multi-family housing constructed under this strategy must be reserved for units that will benefit eligible persons and include deed restrictions for long term affordability for no less than 15 years.

For rental projects where units for households with incomes at 140% area median or less are greater than 50% of total units being constructed or rehabilitated, assistance will be in the form of a deferred loan if economically feasible to the City's program. The City encourages mixed-use developments. All other projects, not meeting this criteria may be subject to the low-interest loan.

The City, Eligible Sponsor or appointed designee, shall annually monitor and determine tenant eligibility throughout the 15 year compliance period. For those developments that the Florida Housing Finance Corporation or Federal Program such as Section 202, provides the same monitoring and determination, the City may rely on such monitoring and determination of tenant eligibility.

Eligible sponsors that offer rental housing for sale before 15 years or that have remaining mortgages funded under this strategy must give a first right of refusal to eligible nonprofit organizations for purchase at the current market value for continued occupancy by eligible persons. The SHIP assisted units in a rental housing project will be occupied only by households that are eligible as very-low to moderate income families. Maximum monthly rent limits will be those established annually by HUD and distributed by FHFC.

The City of Pembroke Pines will establish maximum monthly allowances for utilities and services and will review and approve rents proposed by the owner for units subject to the maximum rent limitations.

The owner cannot refuse to lease SHIP assisted units to a certificate of voucher holder under 24 CFR part 982, Section 8 Tenant-Based Assistance: Unified Rule for Tenant-Based Assistance under the Section 8 Rental Certificate Program and the Section 8 Rental Voucher Program.

Default Terms: Default terms for not meeting program requirements shall be immediate repayment to the City trust account if the developer fails to meet the terms of the deferred payment loan, low interest loan, or fails to meet the program timeline for expenditure or having an eligible applicant occupying eligible housing. Default terms, as described in this section, will also be included in the mortgage and promissory note securing property.

f. Recipient Selection Criteria For rehabilitated and new construction rental units assistance will be provided on a first qualified, first served basis. Priority will be given to very low income households, essential service personnel, and elderly and disabled applicants where homeownership is out of reach. However, program will be open to all SHIP eligible to create inclusive rental communities.

g. Sponsor Selection Criteria Request for proposals and competitive procurement process will be utilized to select a sponsor to implement these projects. Characteristics in determining the sponsor may include, but not be limited to:

1. Capacity and capability to carry-out project
2. Experience in completing similar projects
3. Use of personnel from Wages and Workforce Development programs.
4. Leveraging.
5. Site control.
6. Neighborhood compatibility/Compatibility with Area Redevelopment Plan
7. Creation of Mixed Income Communities.
8. Access to transportation network, and infrastructure and utilities to service the sites pursuant to the City's Development Review process.
9. Attractiveness of design
10. Multistory buildings must have elevators and be ADA Compliant.
11. Use of green building techniques

h. Additional Information

In determining the maximum allowable rents, 30 percent of the applicable income category divided by 12 months shall be used based on the number of bedrooms. A one-person household shall be used for an efficiency unit, and for units with separate bedrooms, one and one-half persons per bedroom shall be used. Rental units constructed, rehabilitated, or otherwise assisted will be monitored at least annually for 15 years or the term of assistance, whichever is longer, for compliance with tenant income and affordability requirements. A rental limit chart will be provided to the local governments by the Department of Housing and Urban Development and distributed by the Florida Housing Finance Corporation annually.

Eligible sponsors that offer rental housing for sale before 15 years or that have remaining mortgages funded under this program must give a first right-of-refusal to eligible not-for-profit organizations for purchase at the current market value for continued occupancy by eligible persons. This shall be done as a "Request for Proposal" administered by the City with the selection procedure as listed above under rental leveraging.

Developers receiving assistance from both SHIP and the Low-Income Rental Housing Tax Credit (LIHTC) Program shall be required to comply with the income, affordability and other LIHTC requirements. Similarly, any units receiving assistance from SHIP and other federal, State or local programs shall be required to comply with any requirements specified by the other program in addition to SHIP program requirements. In the event both programs have restrictions on the same issue, the more restrictive regulation shall take precedence. If one program is silent on an issue, the program with a regulation on the issue shall apply.

All other regulatory requirements will be enforced.

G. Name of the Strategy: DISASTER MITIGATION/RECOVERY

- a. Summary of the Strategy:** SHIP funds may be used to provide emergency repairs to very-low, low and moderate-income households following a natural disaster as declared by Executive Order. Funds may be used for items such as, but not limited to, temporary rental assistance (up to 6 months), emergency interim repairs for eligible households to avoid further damage, tree and debris removal required to make the individual housing unit habitable, condos and homeowner's assessments for post disaster repair, post disaster assistance for eligible non-insured repairs and soft costs required to process assistance applications. This strategy will only be implemented in the event of a natural disaster using any funds that have not yet been encumbered. Eligible housing includes single-family homes, townhomes, condominiums, PUDs and villas and approved HUD manufactured homes.

Deductibles: In the event of a natural disaster, the City of Pembroke Pines is able to assist individual income eligible households with insurance deductibles for eligible disaster related damage up to \$5,000. This form of assistance will occur only after the income eligible household applies to participate in the City's Residential Rehabilitation Program. Storm related property damage will be assessed and an estimate will be prepared by the City's inspector. Any expense in excess of the actual deductible is the responsibility of the homeowner. All other Residential Rehabilitation Program guidelines apply.

- b. Fiscal Years Covered:** Fiscal Years 2010/2011, 2011/2012, and 2012/2013

- c. Income Categories to be served:** Very-low, Low, and Moderate Income.

- d. Maximum award is noted on the Housing Delivery Goals Charts: \$50,000**
- e. Terms, Recapture and Default:** Fifteen Year, 0% interest deferred payment loan secured by a mortgage and note. The loan is forgivable in its entirety at the end of fifteen (15) years from the date of the contract completion, provided the title remains under ownership of the original purchaser. Full repayment of the loans is due if the home is sold, title is transferred or conveyed, or the home ceases to be the primary residence of the applicant during the fifteen (15) year occupancy period.

Special Needs Owner-Occupied Households: Assistance is in the form of a 10 year, 0% interest deferred loan, written down 1/10th each year.

- f. Recipient Selection Criteria:** Eligible applicants will be selected from a national or state disaster registry on a first qualified and first served basis, within income groups. If no names are on the registry, applicants who request disaster mitigation assistance will be assisted. Applications for disaster assistance will be given priority above others on a waiting list for other strategies. Eligibility will be performed on an expedited basis and may include alternative forms of documentation, such as current pay stubs and benefit letters, as well as oral verification of employment wages, other income, and assets.
- g. Additional Information:** Funds will not be allocated to this strategy except in the case of a federal or state disaster. SHIP funds may leverage other federal and/or state emergency programs. The expenditure of funds must be for eligible activities as permitted by SHIP statute, rule and/or emergency rule as published by the Florida Housing Finance Corporation.

The Corporation shall disburse funds for disaster relief proportionately as provided in Section 420.9073(2)(b), F.S. Local governments may use unencumbered SHIP funds to carry out activities of disaster relief. Recipients of SHIP funds under a local government's disaster strategy shall be required to verify income by executing a Disaster Self Certification of Income Form (08/04), hereby adopted and incorporated by reference with an effective date of 1-30-05 or a local government's form that requires the same information. Pay check stubs and other forms of proof are required, if available. Other documentation required for SHIP income qualification may be waived if unavailable. The county or eligible municipality shall make every effort reasonable to insure that the recipients of SHIP funds are income qualified.

III. LHAP INCENTIVE STRATEGIES

Section 420.9071(16), F.S.

- A. Name of the Strategy:** Expedited Permitting
Permits as defined in s. 163.3164(7) and (8) for affordable housing projects are expedited to a greater degree than other projects.

- a. Established policy and procedures: Provide Description:**
Permit applications for affordable housing are inserted into a green folder. The green folder is forwarded to the designated structural plans examiner, to ascertain the degree and scope of plan review. If other disciplines are required to review the job, they are to be advised immediately and reminded that the review is to be done promptly. The applications shall be completely reviewed and prepared for pickup within five (5) business days, and for rehabilitation, within a 24 hour period.

Both the City of Pembroke Pines' Future Land Use Element (Policy 9.4 – applying to LAC and RAC land uses) and Housing Element (Policy 1.2) of the City's Comprehensive Plan state that an expedited permit process should exist in support of affordable housing. City Resolutions 2246 and 2279 also discuss expedited review for affordable housing projects.

- B. Name of the Strategy:** Ongoing Review Process
An ongoing process for review of local policies, ordinances, regulations and plan provisions that increase the cost of housing prior to their adoption.

- a. Established policy and procedures: Provide Description**
Per instructions from the City Manager's office, all Department Heads are to be involved in the Review Process for Local Policies, Ordinances, Regulation & Plan Provisions that may Increase the Cost of Housing.

Once an item has been identified as having a potential impact, an analysis must be done to determine the impact, if any, and how it may be mitigated. This analysis should be done by the department that generated the legislation with subsequent review by the Director of Administrative Services, the Planning Department and/or Consultant if an impact is expected.

The determination of impact/no impact should be indicated in the departments report to the City Manager. If there will be an impact, the value of the impact and how it will be mitigated should be stated.

- C. Name of Strategy:** Allowance in Flexibility of Density for Housing Units
The City promotes the flexibility of density for housing units as currently permitted.

a. Established policy and procedures: Provide Description

The Future Land Use Element (Policies 2.11, 8.2, 8.5, 8.9) (9.4 applying to LAC and RAC land uses) encourage affordable housing density bonuses. The Housing Element (Policies 1.4, 2.2, 3.15, 3.4, 4.4, 5.5, 7.3) encourages land development regulations which promote Broward and City affordable housing density bonuses.

In May 2006, Broward County adopted a new policy to its Land Use Plan providing for affordable housing density bonuses that all cities in the County can use regardless of whether the provisions are incorporated into their local land use elements.

A Land Use Plan Amendment is required to increase density on a property. Changes to existing zoning classification and / or underlying plat may also be required.

The Local Activity Center (LAC) land use has been applied to the City Center property allowing for the future construction of affordable housing.

- D. Name of Strategy:** Preparation of A Printed Inventory Of Locally Owned Public Lands Suitable For Affordable Housing

The City implements this strategy as the State requirement to maintain a printed inventory of locally owned public lands suitable for affordable housing.

a. Established Policy and Procedure: Provide Description

All City owned properties have been mapped. This inventory map is maintained and updated as required.

- E. Name of Strategy:** Support of Development near Transportation Hubs and Major Employment Centers and Mixed-Use Development.

The City implements this strategy as currently implemented

a. Established Policy and Procedure: Provide Description

The Future Land Use (Policy 2.5, 9.2, 9.4, 19.1 -19.10, 20.1 – 22.1) of the City's Comprehensive Plan states that the City will coordinate land uses with the transportation system. The City Center project (Local Activity Center land use and Mixed Use District zoning designation) is an example of form-based zoning that is intended to promote mixed use development through the use of flexible design standards and guidelines.

IV. EXHIBITS:

- A. Administrative Budget for each fiscal year covered in the Plan. Exhibit A.**
- B. Timeline for Encumbrance and Expenditure:** *Chapter 67-37.005(6)(d) and (f) F.A.C.*
A separate timeline for each fiscal year covered in this plan is attached as **Exhibit B.**
Program funds will be encumbered by June 30 one year following the end of the applicable state fiscal year. Program funds will be fully expended within 24 months of the end of the applicable State fiscal year.
- C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the Plan:** *Chapter 67-37.005, F.A.C.*
Completed HDGC for each fiscal year is attached as **Exhibit C.**
- D. Certification Page:** *Chapter 67-37.005(7), F.A.C.*
Signed Certification is attached as **Exhibit D.**
- E. Adopting Resolution:** *Section 420.9072(2)(b)2, F.S.*
Original signed, dated, witnessed or attested adopting resolution is attached as **Exhibit E.**
- F. Program Information Sheet:**
Completed program information sheet is attached as **Exhibit F.**
- G. Ordinance:** *Section 420.9072(3)(a), F.S.*
If changed from the original ordinance, a copy is attached as **Exhibit G.**
- H. Interlocal Agreement:** *Section 420.9072, F.S.*
A copy of the Interlocal Agreement if applicable is attached as **Exhibit H. (N/A)**
- I. City of Pembroke Pines Relocation Policy - The City of Pembroke Pines Relocation Policy as approved and amended when necessary.**