City of Bradenton

SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP)

2020-2021, 2021-2022, 2022-2023
# Table of Contents

<table>
<thead>
<tr>
<th>Description</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Section I, Program Details</strong></td>
<td>3</td>
</tr>
<tr>
<td><strong>Section II, Housing Strategies</strong></td>
<td>7</td>
</tr>
<tr>
<td>A. Purchase Assistance</td>
<td>7</td>
</tr>
<tr>
<td>B. Housing Rehabilitation Assistance</td>
<td>9</td>
</tr>
<tr>
<td>C. Housing Reconstruction Assistance</td>
<td>11</td>
</tr>
<tr>
<td>D. Rental Deposit/Eviction Protection</td>
<td>12</td>
</tr>
<tr>
<td>E. Multifamily Rental Construction</td>
<td>14</td>
</tr>
<tr>
<td>F. Disaster Strategy</td>
<td>15</td>
</tr>
<tr>
<td><strong>Section III, Incentive Strategies</strong></td>
<td>16</td>
</tr>
<tr>
<td>A. Expedited Permitting</td>
<td>16</td>
</tr>
<tr>
<td>B. Ongoing Review Process</td>
<td>17</td>
</tr>
<tr>
<td>C. Other Incentive Strategies</td>
<td>17</td>
</tr>
<tr>
<td><strong>Exhibits</strong></td>
<td>18</td>
</tr>
<tr>
<td>A. Administrative Budget for each fiscal year covered in the Plan</td>
<td></td>
</tr>
<tr>
<td>B. Timeline for Estimated Encumbrance and Expenditure</td>
<td></td>
</tr>
<tr>
<td>C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the plan</td>
<td></td>
</tr>
<tr>
<td>D. Signed LHAP Certification</td>
<td></td>
</tr>
<tr>
<td>E. Signed, dated, witnessed or attested adopting resolution</td>
<td></td>
</tr>
</tbody>
</table>
I. Program Details:

A. LG(s)

<table>
<thead>
<tr>
<th>Name of Local Government</th>
<th>City of Bradenton</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does this LHAP contain an interlocal agreement?</td>
<td>No</td>
</tr>
<tr>
<td>If yes, name of other local government(s)</td>
<td>N/A</td>
</tr>
</tbody>
</table>

B. Purpose of the program:

- To meet the housing needs of the very low, low and moderate-income households;
- To expand production of and preserve affordable housing; and
- To further the housing element of the local government comprehensive plan specific to affordable housing.

C. Fiscal years covered by the Plan: 2020-2021, 2021-2022, 2022-2023

D. Governance: The SHIP Program is established in accordance with Section 420.907-9079, Florida Statutes and Chapter 67-37, Florida Administrative Code. Cities and Counties must be in compliance with these applicable statutes, rules and any additional requirements as established through the Legislative process.

E. Local Housing Partnership: The SHIP Program encourages building active partnerships between government, lending institutions, builders and developers, not-for-profit and community-based housing providers and service organizations, providers of professional services related to affordable housing, advocates for low-income persons, real estate professionals, persons or entities that can provide housing or support services and lead agencies of the local continuums of care.

F. Leveraging: The 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 local match to obtain federal housing grants or programs.

G. Public Input: Public input was solicited through face to face meetings with housing providers, social service providers and local lenders and neighborhood associations. Public input was solicited through the local newspaper in the advertising of the Local Housing Assistance Plan and the Notice of Funding Availability.

H. Advertising and Outreach: SHIP funding availability shall be advertised in a newspaper of general circulation and periodicals serving ethnic and diverse neighborhoods, at least 30 days before the beginning of the application period. If no funding is available due to a waiting list, no notice of funding availability is required.

I. Waiting List/Priorities: A waiting list will be established when there are eligible applicants for strategies that no longer have funding available. Those households on the waiting list will be notified of their status. Applicant will be maintained in an order that is consistent with the time completed applications were submitted as well as any established funding priorities as described in this plan.

The following priorities for funding (very low income, Special Needs, etc.) described/listed here apply to all
strategies unless otherwise stated in an individual strategy in Section II:

| Special Needs applicants receive a priority in all strategies, followed by very low income households. |

J. **Discrimination:** In accordance with the provisions of ss.760.20-760.37, it is unlawful to discriminate on the basis of race, color, religion, sex, national origin, age, handicap, or marital status in the award application process for eligible housing.

K. **Support Services and Counseling:** Support services are available from various sources. Available support services may include, but are not limited to: Homeownership Counseling (Pre and Post), Credit Counseling, Tenant Counseling, Foreclosure Counseling and Transportation.

L. **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 calculated for any 12-month period beginning not earlier than the fourth calendar year prior to the year in which the award occurs. The sales price of new and existing units, which can be lower but may not exceed 90% of the median area purchase price established by the U.S. Treasury Department or as described above.

    The methodology used is:

<table>
<thead>
<tr>
<th>U.S. Treasury Department</th>
<th>X</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local HFA Numbers</td>
<td></td>
</tr>
</tbody>
</table>

M. **Income Limits, Rent Limits and Affordability:** The Income and Rent Limits used in the SHIP Program are updated annually by the Department of Housing and Urban Development and posted at www.floridahousing.org.

    “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, 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.

N. **Welfare Transition Program:** Should an eligible sponsor be used, a qualification system and selection criteria for applications for Awards to eligible sponsors shall be developed, 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.

O. **Monitoring and First Right of Refusal:** In the case of rental housing, the staff and any 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 periodic 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 $10,000 or less shall not be subject to these annual monitoring and determination of tenant eligibility requirements. Tenant eligibility will be monitored annually for no less than 15 years or the term of assistance whichever 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.

P. **Administrative Budget:** A line-item budget is attached as Exhibit A. The city/county finds that the moneys deposited in the local housing assistance trust fund are necessary to administer and implement the local housing assistance plan.

*Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, states:* “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.”

*Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, further states:* “The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5 percent of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(19), 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 applicable local jurisdiction has adopted the above findings in the resolution attached as Exhibit E.

Q. **Program Administration:** Administration of the local housing assistance plan will be performed by:

<table>
<thead>
<tr>
<th>Entity</th>
<th>Duties</th>
<th>Admin. Fee Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Government</td>
<td>General program administration, determining client eligibility for purchase assistance, housing rehabilitation, housing reconstruction, and disaster relief strategies. Determining sponsor eligibility for rental deposit/eviction protection programs. Determining sponsor eligibility for multifamily construction/rehabilitation strategy.</td>
<td>10%</td>
</tr>
<tr>
<td>Third Party Entity/Sub-recipient</td>
<td>Operation of rental deposit/eviction protection program, including client eligibility determination, submission of reimbursement requests.</td>
<td>0%</td>
</tr>
</tbody>
</table>

R. **First-time Homebuyer Definition:** For any strategies designed for first-time homebuyers, the following definition will apply: *An individual who has had no ownership in a principal residence during the 3-year period ending on the date of purchase of the property. This includes a spouse (if either meets the above test, they are considered first-time homebuyers). A single parent who has only owned a home with a former spouse while married. An individual who is a displaced homemaker and has only owned with a spouse. An individual who has only owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations. An individual who has only owned a property that was not in compliance with state, local or model building codes and which cannot be brought into compliance for less than the cost of constructing a permanent structure.*
S. Project Delivery Costs: project delivery costs will be granted to clients of the housing rehabilitation and housing reconstruction strategies. These project delivery costs may include initial inspections, scope of work development, meeting with contractors on site for the bid process, and construction oversight. These project delivery costs are actual amounts of services and deliverables, not to exceed $.

T. Essential Service Personnel Definition (ESP): ESP includes municipal workers, teachers and educators, other school district, community college, and university employees, police and fire personnel, health care personnel, utility workers, licensed child care workers, skilled building trades and active duty military, including the Coast Guard and the National Guard.

U. Describe efforts to incorporate Green Building and Energy Saving products and processes: The City will work to ensure that projects involving SHIP dollars will incorporate green building and energy saving products and process to the greatest extent possible. The Housing Rehabilitation, Housing Reconstruction, and Multifamily Rental Construction strategies will be most affected by the incorporation of these items. While the following items will be included in these projects, the city will not limit its green building and energy saving activities to these items alone:

1. **Roofs**: Energy Star qualified roof coverings will be used. If necessary, the attic will be insulated to the correct R factor if necessary.
2. **Windows**: Energy Star qualified impact windows will be used.
3. **Doors**: Insulated impact-rated exterior doors will be installed. This includes garage lift doors.
4. **HVAC units**: Energy-Star qualified units will be installed. In addition, a residential load calculation will be completed in order to ensure the HVAC system is properly sized to heat and cool the home.
5. **Plumbing**: WaterSense products will be used in plumbing repairs.
6. **Solar power systems**: if customers are interested in having a solar power system installed as part of the rehab work, this can be done. However, the roof will also be assessed for life expectancy and replaced if necessary, prior to the solar power system being installed.
7. **Other Items**: other items designed to increase the energy efficiency of the home will be considered, based on the scope of work for the project.

V. Describe efforts to meet the 20% Special Needs set-aside: Historically, the city has met its special needs set-aside primarily through its housing rehabilitation strategy. Housing rehabilitation can include modifications made to the home to increase its livability for a special needs family member. The city expects this trend to continue. The city also assisted people with special needs through its multifamily construction/rehabilitation strategy, so it is possible that this could happen in the future, depending on SHIP program funding.

W. Describe efforts to reduce homelessness: For 2019, the city provided a local nonprofit SHIP funding for an eviction protection program, designed to prevent people who are behind on their rent through no fault of their own from becoming homeless. The city will continue with the rental deposit/eviction protection strategy in this LHAP. Funding will depend upon SHIP program funds received.

Over the past several years, the city has provide funding for homeless prevention activities, provided funding for services for people who are homeless or at risk of homelessness, and funding for people who are homeless and either cannot be sheltered in local shelters due to family composition or who are about to be
discharged from a medical or mental health facility into homelessness.

The Bradenton Police Department has a Homeless Outreach Team (HOT), which engages with people who are homeless and/or stranded in Bradenton. They assist these people with transportation back home, lodging, food, or other necessities. This program is in its third year.

**Section II. LHAP Strategies:**

<table>
<thead>
<tr>
<th>A. Purchase Assistance</th>
<th>Code: 1, 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Summary: The purchase assistance strategy will provide purchase assistance to first-time homebuyers, as defined in Section I, Paragraph R of this LHAP. This purchase assistance includes, but is not limited to downpayment assistance, closing cost assistance up to $10,000, principal reduction payments, and buying down the rate on the mortgage, up to the maximum amount available. HUD FHA 203k loans are eligible for this strategy.</td>
<td></td>
</tr>
</tbody>
</table>

b. Fiscal Years Covered: 2020-2021, 2021-2022, 2022-2023
d. Income Categories to be served: Very low, low and moderate, up to 140% AMI.
d. Maximum award: $20,000
e. Terms:
   1. Repayment loan/deferred loan/grant: Repayment loan secured by a note and mortgage.
   2. Interest Rate: 0%
   3. Years in loan term: 30 years
   4. Forgiveness: Any unpaid balance will be forgiven at the end of the 30-year term, provided the loan is in good standing. “Good standing” means that the loan is not delinquent (no more than 10 payments that are over 15 days late over the life of the loan or in default at that time).
   5. Repayment: Repayments are required, and the minimum monthly payment is $50. Payments are based upon a total debt to income ratio, which is calculated as (first mortgage + long term debt + COB SHIP loan/gross monthly income). These terms are defined below:
      o First mortgage: Principal, interest, insurance, and taxes
      o Long-term debt: Any debt with 12 or more payments remaining
      o COB loan: City purchase assistance loan calculated monthly payment
      o Gross monthly income: Monthly income before deductions

The monthly payment is calculated using a worksheet that calculates the customer’s debt to income ratio before the city’s monthly loan payment is added to it. This monthly payment is adjusted until the total debt to income ratio reaches 35%. For those who are unable to repay the loan when assistance is provided, the loan will be deferred for three years.
When the deferral period is over, the homeowner will complete a new application, and a
determination will be made as to whether they can afford to make payments. If they are unable to
make payments, the loan will be deferred for the remainder of the loan term and will be released at
the end of the loan term. If the homeowner passes away, vacates the property, or rents it out,
repayment may be accelerated with payback terms to be negotiated with the owner and/or heirs.

Payments will be made on a monthly basis for the first ten years of the loan. Any remaining balance
will be forgiven at the end of the 30-year loan term. In the case of repayable loans, the debt to
income ratio will be reviewed by Housing and Community Development staff per the customer’s
request if their financial situation changes through no fault of their own. The payments may be
adjusted downward or eliminated completely if necessary in order to meet the maximum 35% debt to
income ratio, should there be a decrease in income.

6. Default: The property must be occupied by the owner during the loan term. Should the property
cease to be owner-occupied during the loan term, the loan will be considered in default and the
balance becomes immediately due and payable. If the owner does not repay the balance of the loan
upon demand, it will be due and payable when the property is refinanced, sold, leased, or conveyed.

   f. Recipient Selection Criteria: Recipients will be selected based on their eligibility on a first qualified, first
      served basis and the priorities described in Section I, paragraph I, above.

   g. Sponsor Selection Criteria: N/A

   h. Additional Information: Should the homebuyer default on their first mortgage while the city has an active
      lien on the property, the city will provide the firm handling the foreclosure with a payoff amount. If the
      property is sold and there are insufficient funds left from covering the first mortgage costs to cover the
      city’s payoff, the lien will be written off as a loss.

   Eligible properties will be located in the Bradenton city limits. These properties may be single-family
   homes, duplexes, condominiums, townhomes, or manufactured homes attached to a permanent
   foundation. Manufactured homes must be constructed after June 1994 and manufactured in accordance
   with the wind zone standards where the home is located. The manufactured home must also be installed
   in accordance with the installation standards for mobile or manufactured homes contained in 15C-1,
   F.A.C. When rehabilitating a manufactured home, the customer must own the land on which the home is
   situated.

   If a short sale is pursued as an alternative to foreclosure, program staff will provide the City Attorney with
   a payoff amount in order to negotiate a settlement. If the city receives a partial payoff, the city may still
   release the lien to facilitate the sale, based upon the counsel of the City Attorney. All payments received,
   either through regular loan payments, first mortgage default payoffs, or short sale payoffs will be
   considered program income.

   Borrowers may apply for additional assistance within five years of receiving purchase assistance, provided
   their loan is in good standing at the time of application.
B. Housing Rehabilitation Strategy

a. Summary: The purpose of this strategy is to correct health violations, code violations, safety hazards, and to improve the energy efficiency of homeowner housing in the City of Bradenton. As much as possible, green building features will be incorporated into the repair work. For wood frame homes built before 1995 and that are not on a slab foundation, repairs will be limited to the replacement of HVAC systems.

b. Fiscal Years Covered: 2020-2021, 2021-2022, 2022-2023

c. Income Categories to be served: Very low, low and moderate, up to 140% AMI.

d. Maximum award: $100,000

e. Terms:
   1. Repayment loan/deferred loan/grant: Project costs under $5,000 will be provided as a grant. For project costs that exceed $5,000, the loan will be repayable or deferred, depending on the borrower’s ability to repay the loan.
   2. Interest Rate: 0 %
   3. Years in loan term: The term of the loan will be based upon the amount borrowed. Below is a table describing loan terms and amounts.

<table>
<thead>
<tr>
<th>Maximum amount awarded</th>
<th>Loan term</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to $5,000</td>
<td>grant</td>
</tr>
<tr>
<td>$5,001-$10,000</td>
<td>5 years</td>
</tr>
<tr>
<td>$10,001-$30,000</td>
<td>10 years</td>
</tr>
<tr>
<td>$30,001-$50,000</td>
<td>15 years</td>
</tr>
<tr>
<td>$50,001-$60,000</td>
<td>20 years</td>
</tr>
<tr>
<td>$60,001-$100,000</td>
<td>30 years</td>
</tr>
</tbody>
</table>

4. Forgiveness: For repayable loans, any unpaid balance will be forgiven at the end of the loan term, provided the loan is in good standing at the end of the term. “Good standing” means that the loan is not delinquent (no more than 10 late payments over the life of the loan) or in default at that time. If the loan is not current and in good standing, the balance of the lien will remain on the property, repayable whenever the property is sold, leased or conveyed, for a period not to exceed 30 years. This balance will also become due and payable should the property be refinanced for a lower interest rate or shorter term. For non-amortizing loans, the loan will be released at the end of the loan term.

5. Repayment: All borrowers will be evaluated for their ability to repay the loan. Repayments are based upon a total debt to income ratio of 35% (first mortgage + long-term debt + COB loan/gross monthly income). The definitions for these terms are:
   o First mortgage: Principal, interest, insurance, and taxes
   o Long-term debt: Any debt with 12 or more payments remaining
   o COB loan: City purchase assistance loan calculated monthly payment
o Gross monthly income: Monthly income before deductions
The monthly payment is calculated using a worksheet that calculates the customer’s debt to income ratio before the City’s monthly loan is added to it. This monthly payment is added to the worksheet until the total debt to income ratio reaches 35%. The city reserves the right to calculate payments at lower ratios, particularly for those at lower income levels. For those who are unable to repay the loan when assistance is provided, the loan will be deferred for three years.

When the deferral period is over, the homeowner will complete a new application, and a determination will be made as to whether they can afford to make payments. If they are unable to make payments, the loan will be deferred for the remainder of the loan term and will be released at the end of the loan term. If the homeowner passes away, vacates the property, or rents it out, repayment may be accelerated with payback terms to be negotiated with the owner and/or heirs.

In the case of repayable loans, the debt to income ratio will be reviewed per the customer’s request if their financial situation changes through no fault of their own. The payments may be adjusted downward or eliminated completely if necessary in order to meet the maximum 35% debt to income ratio, should there be a decrease in income.

6. Default: The property must be occupied by the owner during the loan term. Should the property cease to be owner-occupied during the loan term, the loan will be considered in default and the balance becomes immediately due and payable. If the owner does not repay the balance of the loan upon demand, it will be due and payable when the property is refinanced, sold, leased, or conveyed.

f. Recipient Selection Criteria: Recipients will be selected based on their eligibility on a first qualified, first served basis and the priorities described in Section I, paragraph l, above.

g. Sponsor Selection Criteria: N/A

h. Additional Information: Should the homebuyer default on their first mortgage while the city has an active lien on the property, the city will provide the firm handling the foreclosure with a payoff amount. If the property is sold and there are insufficient funds left from covering the first mortgage costs to cover the city’s payoff, the lien will be written off as a loss.

If a short sale is pursued as an alternative to foreclosure, program staff will provide the City Attorney with a payoff amount in order to negotiate a settlement. If the city receives a partial payoff, the city may still release the lien to facilitate the sale, based upon the counsel of the City Attorney. All payments received, either through regular loan payments, first mortgage default payoffs, or short sale payoffs will be considered program income.

Borrowers may apply for additional assistance within five years of receiving housing rehabilitation assistance, provided their loan is in good standing at the time of application.
a. Summary: Candidates for the reconstruction strategy will be applicants for housing rehabilitation whose repair costs exceed 50% of the replacement cost of the home. The 50% of the replacement cost of the home based upon a replacement cost of the existing home.

b. Fiscal Years Covered: 2020-2021, 2021-2022, 2022-2023

c. Income Categories to be served: Very low and low income households

d. Maximum award: $150,000

e. Terms:
   1. Repayment loan/deferred loan: Repayable or deferred loan based on the ability to repay the assistance.
   2. Interest Rate: 0%
   3. Years in loan term: 30 years
   4. Forgiveness: For repayable loans, any unpaid balance will be forgiven at the end of the loan term, provided the loan is in good standing at the end of the term. “Good standing” means that the loan is not delinquent (no more than 10 late payments over the life of the loan) or in default at that time. If the loan is not current and in good standing, the balance of the lien will remain on the property, repayable whenever the property is sold, leased or conveyed, for a period not to exceed 30 years. This balance will also become due and payable should the property be refinanced for a lower interest rate or shorter term. For non-amortizing loans, the loan will be released at the end of the loan term.
   5. Repayment: All borrowers will be evaluated for their ability to repay the loan. Repayments are based upon a total debt to income ratio of 35% (first mortgage + long-term debt + SHIP loan/gross monthly income). The definitions for these terms are:
      o First mortgage: Principal, interest, insurance, and taxes
      o Long-term debt: Any debt with 12 or more payments remaining
      o COB loan: City purchase assistance loan calculated monthly payment
      o Gross monthly income: Monthly income before deductions

The monthly payment is calculated using a worksheet that calculates the customer’s debt to income ratio before the City’s monthly loan is added to it. This monthly payment is added to the worksheet until the total debt to income ratio reaches 35%. The city reserves the right to calculate payments at lower ratios, particularly for those at lower income levels. For those who are unable to repay the loan when assistance is provided, the loan will be deferred for three years.

When the deferral period is over, the homeowner will complete a new application, and a determination will be made as to whether they can afford to make payments. If they are unable to make payments, the loan will be deferred for the remainder of the loan term and will be released at the end of the loan term. If the homeowner passes away, vacates the property, or rents it out, repayment may be accelerated with payback terms to be negotiated with the owner and/or heirs.

In the case of repayable loans, the debt to income ratio will be reviewed per the customer’s request if their financial situation changes through no fault of their own. The payments may be adjusted downward or eliminated completely if necessary in order to meet the maximum 35% debt to income ratio, should there be a decrease in income.
6. Default: The property must be occupied by the owner during the loan term. Should the property cease to be owner-occupied during the loan term, the loan will be considered in default and the balance becomes immediately due and payable. If the owner does not repay the balance of the loan upon demand, it will be due and payable when the property is refinanced, sold, leased, or conveyed.

f. Recipient Selection Criteria: Recipients will be selected based on their eligibility on a first qualified, first served basis and the priorities described in section I, Paragraph 1, above.

g. Sponsor Selection Criteria: N/A

h. Additional Information: Should the homebuyer default on their first mortgage while the city has an active lien on the property, the city will provide the firm handling the foreclosure with a payoff amount. If the property is sold and there are insufficient funds left from covering the first mortgage costs to cover the city’s payoff, the lien will be written off as a loss.

If a short sale is pursued as an alternative to foreclosure, program staff will provide the City Attorney with a payoff amount in order to negotiate a settlement. If the city receives a partial payoff, the city may still release the lien to facilitate the sale, based upon the counsel of the City Attorney. All payments received, either through regular loan payments, first mortgage default payoffs, or short sale payoffs will be considered program income.

Borrowers may apply for additional assistance within five years of receiving housing rehabilitation assistance, provided their loan is in good standing at the time of application.

<table>
<thead>
<tr>
<th>D. Rental Deposit/Eviction Protection</th>
<th>Code: 13, 23</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Summary: This strategy will provide upfront financial assistance with rental security deposits, first and last months’ rents and utility deposits. If this amount is not sufficient to cover the cost of moving into a rental unit, the family must be able to make up the difference or they will be considered ineligible to receive the assistance.</td>
<td></td>
</tr>
<tr>
<td>b. Fiscal Years Covered: 2020-2021, 2021-2022, 2022-2023</td>
<td></td>
</tr>
<tr>
<td>c. Income Categories to be served: Very low, low and moderate households up to 140% AMI</td>
<td></td>
</tr>
<tr>
<td>d. Maximum award: $3,000</td>
<td></td>
</tr>
<tr>
<td>e. Terms:</td>
<td></td>
</tr>
<tr>
<td>1. Repayment loan/deferred loan/grant: Grant</td>
<td></td>
</tr>
<tr>
<td>2. Interest Rate: N/A</td>
<td></td>
</tr>
<tr>
<td>3. Years in loan term: N/A</td>
<td></td>
</tr>
<tr>
<td>4. Forgiveness: N/A</td>
<td></td>
</tr>
<tr>
<td>5. Repayment: N/A</td>
<td></td>
</tr>
<tr>
<td>6. Default: N/A</td>
<td></td>
</tr>
</tbody>
</table>
f. Recipient Selection Criteria: Recipients will be selected based on their eligibility on a first-qualified, first-served basis and the priorities described in Section I, Paragraph I, above.

g. Sponsor Selection Criteria: This strategy will be administered by a sponsor, that sponsor must be a nonprofit with at least five years' experience administering this type of program and will be chosen through a competitive application process. Access to HMIS is preferable, since the sponsor could be working with households that are homeless or at risk of homelessness, but it is not necessary. However, if two agencies are equal in terms of capacity and experience, preference will be given to the agency that has access to HMIS.

The sponsor will enter into an agreement with the city to provide the services and will be responsible for completing monthly and quarterly reports on the strategy, as well as providing a final closeout report at the end of the grant year. The sponsor will be responsible for maintaining client files and will have the available for inspection by city staff upon request. The sponsor will be able to reimburse for service delivery costs, such as inspection fees and eligibility determination and case management for applicants for the assistance.

h. Additional Information: The funds will either be paid directly to the party that is owed the funds or to the sponsor on a reimbursement basis. No funds will be given directly to the household. Households may apply for additional assistance, but there must be at least three years between the times the households apply for assistance.

Applicants should be leasing units where their gross monthly rent does not exceed 30% of their gross monthly income; however, applicants may rents units where the rent is 50% of their gross monthly income, provided that they are able to sustain this level of rent after the assistance has been provided. The recipients must show that they are able to continue making the monthly rental payments after the assistance is provided, and they must be signing at least a 12-month lease.

Eviction protection will be provided to households who have fallen behind on their rent and have received an eviction notice. Eligible reasons for falling behind on rent are as follows:
   a) Involuntary loss in pay due to unemployment/underemployment
   b) Divorce/separation resulting in a temporary loss in income
   c) Death of a spouse resulting in a loss in income
   d) Sudden, unforeseen medical payments
   e) Involuntary loss of verifiable income from other sources (temporary or permanent)
   f) worked missed due to family member illness
   g) unexpected vehicle repair bills

If there is a difference between the $3,000 and the amount owed, the applicant must be able to pay this difference in order to be eligible for the assistance.
a. Summary: This strategy is designed to provide nonprofit and for-profit developers with deferred loans for the production of affordable multifamily rental units within the city. Funds may be used for the acquisition, rehabilitation of multifamily units, including duplexes, triplexes, transitional/group home housing, or the housing portion of a mixed-use facility. The funds may be used for infrastructure costs as well as the costs of acquiring, rehabilitating, or constructing the units on a pro rata basis. The funds may be used as a match for other state and federal housing programs, such as HOME or SAIL.

b. Fiscal Years Covered: 2020-2021, 2021-2022, 2022-2023

c. Income Categories to be served: Very low and low income households

d. Maximum award: $150,000 per development

e. Terms:
1. Repayment loan/deferred loan/grant: deferred loan, secured with a Land Use Restriction Agreement (LURA) and mortgage, both of which will be recorded.
2. Interest Rate: 0%
3. Years in loan term: 15 years
4. Forgiveness: The deferred loan will be forgiven at the end of the 15-year term, provided the developer abides by the terms of the mortgage and LURA.
5. Repayment: Repayment will not be required as long as the developer abides by the term of the mortgage and LURA.
6. Default: If the developer fails to begin construction within six months of receiving funding, they will be in default. If the project is not completed within two years the developer will repay any unused funds, and if they have spent a portion of the funds awarded the developer will still be required to comply with the eligibility period and monitoring requirements. The developer may request an extension of up to one additional year if the delay is due to circumstances beyond their control. Circumstances beyond their control can include, but are not limited to: weather, difficulty obtaining building materials, and unexpected site findings. The decision to extend the contract will be solely at the city’s discretion and will be made after a review of the circumstances surrounding the delay.

f. Recipient/Tenant Selection Criteria: Applications for potential tenants will be reviewed for eligibility by the development’s management team and will be approved according to their policies and procedures. The developer and/or their management team may not refuse to rent to households receiving tenant-based rental assistance.

g. Sponsor/Developer Selection Criteria: Applications from project sponsors (or developers) will be reviewed on an ongoing basis, pending funding received. The following factors will be taken into consideration when reviewing proposals:
1) Capacity and capability to carry out the project, including financial capacity and capability
2) Experience in completing affordable multifamily housing projects
3) Leverage
4) Site control
5) Compatibility with the City of Bradenton Comprehensive Plan
6) Neighborhood compatibility  
7) Creation of a mixed-income community  
8) Access to public transportation and walkability: proximity to shopping, schools, amenities  
9) Attractiveness of design  
10) ADA compliance and the use of universal design features  
11) Use of green building techniques  
12) Developer fee  

Additional Information: If the property is transferred to another entity prior to the end of the affordability period, the mortgage may be assumed, provided the new owner(s) continue making the units affordable. Any sale of units assisted under this strategy with a remaining mortgage balance must give a first right of refusal to eligible nonprofit organizations at the current market value for continued occupancy by eligible persons in accordance with Section 420.9075 (4) F. S. 

The rental and income limits will be based on the SHIP program income and rent limits published annually by the Florida Housing Finance Corporation. Monitoring of rent and income eligibility will be completed annually by SHIP program staff. In the case of developments that the Florida Housing Finance Corporation or U.S. Department of Housing and Urban Development monitor, the SHIP program staff will rely on this monitoring for determination of rent and tenant eligibility.

<table>
<thead>
<tr>
<th>F: Disaster Assistance</th>
<th>Code: 5, 16</th>
</tr>
</thead>
</table>
| a. Summary: The Disaster Strategy provides assistance to households following a disaster as declared by the President of the United States or Governor of the State of Florida. SHIP disaster funds may be used for items such as, but not limited to:  
(a) purchase of emergency supplies for eligible households to weatherproof damaged homes;  
(b) interim repairs to avoid further damage; tree and debris removal required to make the individual housing unit habitable;  
(c) construction of wells or repair of existing wells where public water is not available;  
(d) payment of insurance deductibles for rehabilitation of homes covered under homeowners’ insurance policies;  
(e) security deposit for eligible recipients that have been displaced from their homes due to disaster;  
(f) rental assistance for eligible recipients that have been displaced from their homes due to disaster.  
(g) Strategies included in the approved LHAP that benefit applicants directly affected by the declared disaster.  
(h) other activities as proposed by the counties and eligible municipalities and approved by Florida Housing. |
| b. Fiscal Years Covered: 2020-2021, 2021-2022, 2022-2023 |
c. Income Categories to be served: Very low, low and moderate up to 140% AMI

d. Maximum award: $15,000

e. Terms:
   1. Repayment loan/deferred loan/grant: Grant
   2. Interest Rate: N/A
   3. Years in loan term: N/A
   4. Forgiveness: N/A
   5. Repayment: N/A
   6. Default: N/A

f. Recipient/Tenant Selection Criteria: Recipients will be selected based on their eligibility on a first-qualified, first-served basis and the priorities described in Section I, Paragraph l, above.

g. Sponsor Selection Criteria: N/A

h. Additional Information: This strategy will only be implemented in the event of a disaster using any funds that have not yet been encumbered or with additional disaster funds allocated by Florida Housing Finance Corporation. SHIP funds at all times must be used for eligible applicants and eligible housing.

III. LHAP Incentive Strategies

In addition to the required Incentive Strategy A and Strategy B, include all adopted incentives with the policies and procedures used for implementation as provided in Section 420.9075, F.S.:

A. Name of the Strategy: Expedited Permitting
   Permits as defined in s. 163.3177 (6) (f) (3) for affordable housing projects are expedited to a greater degree than other projects.

   Provide a description of the procedures used to implement this strategy:
   Policy: The Planning and Community Development Department will expedite permits for all affordable housing projects, through the Planned Development Permit, in keeping with Goals, Objectives, and Policies of the Housing Element of the City’s Comprehensive Plan (Goal #1, Objective #2, and Policy #6). The Planned Development Permit and its attendant process, is a discrete, identified part of the City’s Land Development Regulations (LDRs) - the implementing ordinances (laws) by which land development projects are reviewed. Through this process affordable housing projects or projects with an affordable housing component receive a “fast-track”, unified review and are scheduled for the first available Planning Commission and City Council hearings.

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.

Provide a description of the procedures used to implement this strategy:
Policy: The Planning and Community Development Department will, on an on-going basis, review all housing review procedures to ensure a streamlined process for Planned Development Permits in accordance with the Housing Element of the City of Bradenton’s Comprehensive Plan (Goal #2, Objective #2, Policy #6). Each year the City of Bradenton in conjunction with the Affordable Housing Advisory Committee will evaluate the process for permitting affordable housing and determine if there are process issues as they pertain to affordable housing. The City and the Affordable Housing Advisory Committee will recommend changes, if any are needed, to the City of Bradenton City Council for action.

C. Other Incentive Strategies Adopted:

1. The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing: The City of Bradenton revised the Housing Element of the City’s Comprehensive Plan in 2011. A new policy regarding a reduction and/or waiver of most impact fees as incentives for developing affordable housing was included in the updated plan.

2. The allowance of flexibility in densities for affordable housing: Currently, City’s the Future Land Use Element of the Comprehensive Plan and the Urban Central Business District, Urban Village zoning districts allow density bonuses for the provision of affordable housing.

3. The allowance of affordable accessory residential units in residential zoning districts: The City’s zoning ordinance currently allows for accessory residential units in the “Village of the Arts” overlay district and is considering extending these uses to residential properties in the “Urban Village” land use designation.

4. The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing: The City’s Planned Development Permit zone district and process currently permits flexible lot configurations for all housing types and income levels.

5. Parking and setback requirements- areas of the city covered by form based code already offer more generous parking and setback requirements, and the city allows for parking and setback reductions as incentives for the production of affordable housing.

6. The support of development near transportation hubs and major employment centers and mixed-use developments: The update of the City’s Comprehensive Plan (especially the Future Land Use, Transportation, Design, Capital Improvements, and Housing Elements) is focusing on using the principles of “new urbanism” as a basis for developing a framework for future development of the City. Inherent in these principles is the support of development near transportation hubs and employment centers. This effort has been further enhance by the incorporation these principles into the revision of the CRA Development Plans.
IV. EXHIBITS:

Required
A. Administrative Budget for each fiscal year covered in the Plan.

B. Timeline for Estimated Encumbrance and Expenditure.

C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the plan.

D. Signed LHAP Certification.

E. Signed, dated, witnessed or attested adopting resolution from City Council.
## City of Bradenton

### Fiscal Year: 2020-2021

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated SHIP Funds for Fiscal Year:</td>
<td>$610,554.00</td>
</tr>
<tr>
<td>Salaries and Benefits</td>
<td>$52,000.00</td>
</tr>
<tr>
<td>Office Supplies and Equipment</td>
<td>$500.00</td>
</tr>
<tr>
<td>Travel Per diem Workshops, etc.</td>
<td>$3,000.00</td>
</tr>
<tr>
<td>Advertising</td>
<td>$1,000.00</td>
</tr>
<tr>
<td>Other*</td>
<td>$4,054.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$60,554.00</strong></td>
</tr>
<tr>
<td><strong>Admin %</strong></td>
<td><strong>9.92%</strong></td>
</tr>
</tbody>
</table>

**OK**

### Fiscal Year 2021-2022

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated SHIP Funds for Fiscal Year:</td>
<td>$610,554.00</td>
</tr>
<tr>
<td>Salaries and Benefits</td>
<td>$52,000.00</td>
</tr>
<tr>
<td>Office Supplies and Equipment</td>
<td>$500.00</td>
</tr>
<tr>
<td>Travel Per diem Workshops, etc.</td>
<td>$3,000.00</td>
</tr>
<tr>
<td>Advertising</td>
<td>$1,000.00</td>
</tr>
<tr>
<td>Other*</td>
<td>$4,054.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$60,554.00</strong></td>
</tr>
<tr>
<td><strong>Admin %</strong></td>
<td><strong>9.92%</strong></td>
</tr>
</tbody>
</table>

**OK**

### Fiscal Year 2022-2023

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated SHIP Funds for Fiscal Year:</td>
<td>$610,554.00</td>
</tr>
<tr>
<td>Salaries and Benefits</td>
<td>$52,000.00</td>
</tr>
<tr>
<td>Office Supplies and Equipment</td>
<td>$500.00</td>
</tr>
<tr>
<td>Travel Per diem Workshops, etc.</td>
<td>$3,000.00</td>
</tr>
<tr>
<td>Advertising</td>
<td>$1,000.00</td>
</tr>
<tr>
<td>Other*</td>
<td>$4,054.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$60,554.00</strong></td>
</tr>
<tr>
<td><strong>Admin %</strong></td>
<td><strong>9.92%</strong></td>
</tr>
</tbody>
</table>

**OK**

*All "other" items need to be detailed here and are subject to review and approval by the SHIP review committee. Project Delivery Costs that are outside of administrative costs are not to be included here, but must be detailed in the LHAP main document. Details: Other items include legal fees, recording fees, fuel, and other indirect costs related to general program administration.*
Exhibit B
Timeline for SHIP Expenditures

City of Bradenton affirms that funds allocated for these fiscal years will meet the following deadlines:

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Encumbered</th>
<th>Expended</th>
<th>1st Year AR</th>
<th>2nd Year AR</th>
<th>Closeout AR</th>
</tr>
</thead>
</table>

If funds allocated for these fiscal years is not anticipated to meet any of the deadlines in the table above, Florida Housing Finance Corporation will be notified according to the following chart:

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Funds Not Encumbered</th>
<th>Funds Not Expended</th>
<th>1st Year AR Not Submitted</th>
<th>2nd Year AR Not Submitted</th>
<th>Closeout AR Not Submitted</th>
</tr>
</thead>
</table>

Requests for Expenditure Extensions (close-out year ONLY) must be received by FHFC by June 15 of the year in which funds are required to be expended. The extension request shall be emailed to robert.dearduff@floridahousing.org and terry.auringer@floridahousing.org and include:

1. A statement that “(city/county) requests an extension to the expenditure deadline for fiscal year _________________.
2. The amount of funds that is not expended.
3. The amount of funds that is not encumbered or has been recaptured.
4. A detailed plan of how/when the money will be expended.

Note: an extension to the expenditure deadline (June 30) does not relieve the requirement to submit (September 15) the annual report online detailing all funds that have been expended. Please email terry.auringer@floridahousing.org when you are ready to “submit” the AR.

Other Key Deadlines:

AHAC reports are due for each local government the same year as the local government’s LHAP being submitted. Local governments receiving the minimum or less allocation are not required to report.
## FLORIDA HOUSING FINANCE CORPORATION
### HOUSING DELIVERY GOALS CHART
#### 2021-2022

**Name of Local Government:** City of Bradenton

### Estimated Funds (Anticipated allocation only): $10,554

<table>
<thead>
<tr>
<th>Code</th>
<th>Strategies</th>
<th>Qualifies for 75% set-aside</th>
<th>VLI Units</th>
<th>Max. SHIP Award</th>
<th>LI Units</th>
<th>Max. SHIP Award</th>
<th>Mod Units</th>
<th>Max. SHIP Award</th>
<th>New Construction</th>
<th>Without Construction</th>
<th>Total</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>1, 2</td>
<td>Purchase assistance</td>
<td>Yes</td>
<td>0</td>
<td>$20,000</td>
<td>0</td>
<td>$20,000</td>
<td>2</td>
<td>$20,000</td>
<td>$40,000.00</td>
<td>$0.00</td>
<td>$40,000.00</td>
<td>2</td>
</tr>
<tr>
<td>3</td>
<td>Housing rehabilitation assistance</td>
<td>Yes</td>
<td>3</td>
<td>$60,000</td>
<td>3</td>
<td>$50,000</td>
<td>1</td>
<td>$29,554</td>
<td>$359,554.00</td>
<td>$0.00</td>
<td>$359,554.00</td>
<td>7</td>
</tr>
<tr>
<td>4</td>
<td>Housing Reconstruction</td>
<td>Yes</td>
<td>0</td>
<td>$150,000</td>
<td>0</td>
<td>$150,000</td>
<td>0</td>
<td>$150,000</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>0</td>
</tr>
<tr>
<td>5</td>
<td>Disaster Strategy</td>
<td>Yes</td>
<td>0</td>
<td>$15,000</td>
<td>0</td>
<td>$15,000</td>
<td>0</td>
<td>$15,000</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>0</td>
</tr>
</tbody>
</table>

**Total Homeownership**: 3 3 3 $399,554.00 $0.00 $399,554.00 9

### Purchase Price Limits:
- **New**: $288,760
- **Existing**: $288,760

### Code | Rental | Qualifies for 75% set-aside | VLI Units | Max. SHIP Award | LI Units | Max. SHIP Award | Mod Units | Max. SHIP Award | New Construction | Without Construction | Total | Units |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>13, 23</td>
<td>Rental Deposits/Eviction Protection</td>
<td>No</td>
<td>4</td>
<td>$3,000</td>
<td>4</td>
<td>$1,000</td>
<td>2</td>
<td>3000</td>
<td>$0.00</td>
<td>$30,000.00</td>
<td>$30,000.00</td>
<td>10</td>
</tr>
<tr>
<td>21</td>
<td>Multifamily Rental Construction</td>
<td>Yes</td>
<td>0</td>
<td>$150,000</td>
<td>2</td>
<td>$60,000</td>
<td>0</td>
<td>150000</td>
<td>$120,000.00</td>
<td>$0.00</td>
<td>$120,000.00</td>
<td>2</td>
</tr>
</tbody>
</table>

**Total Rental**: 4 6 2 $120,000.00 $20,000.00 $150,000.00

**Administration Fees**: $61,000 10% OK

**Home Ownership Counseling**: 5

**Total All Funds**: $10,554

### Set-Asides
- **Percentage Construction/Rehab (75% requirement)**: 85.1% OK
- **Homeownership % (65% requirement)**: 65.4% OK
- **Rental Restriction (25%)**: 24.6% OK
- **Very-Low Income (30% requirement)**: $192,000 31.4% OK
- **Low Income (30% requirement)**: $830,000 131.2% OK
- **Moderate Income**: $75,554 11.4%
## FLORIDA HOUSING FINANCE CORPORATION
### HOUSING DELIVERY GOALS CHART
#### 2020-2021

**Name of Local Government:** City of Bradenton

<table>
<thead>
<tr>
<th>Code</th>
<th>Strategies</th>
<th>Qualifies for 75% set-aside</th>
<th>VL Units</th>
<th>Max. SHIP Award</th>
<th>LI Units</th>
<th>Max. SHIP Award</th>
<th>Mod Units</th>
<th>Max. SHIP Award</th>
<th>New Construction</th>
<th>Without Construction</th>
<th>Total</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>1, 2</td>
<td>Purchase assistance</td>
<td>Yes</td>
<td>0</td>
<td>$20,000</td>
<td>1</td>
<td>$20,000</td>
<td>1</td>
<td>$20,000</td>
<td>$40,000.00</td>
<td>$0.00</td>
<td>$40,000.00</td>
<td>2</td>
</tr>
<tr>
<td>3</td>
<td>Housing Rehabilitation Assistance</td>
<td>Yes</td>
<td>2</td>
<td>$55,000</td>
<td>1</td>
<td>$59,554</td>
<td>2</td>
<td>$50,000</td>
<td>$269,554.00</td>
<td>$0.00</td>
<td>$269,554.00</td>
<td>5</td>
</tr>
<tr>
<td>4</td>
<td>Housing Reconstruction</td>
<td>Yes</td>
<td>1</td>
<td>$150,000</td>
<td>0</td>
<td>$150,000</td>
<td>0</td>
<td>$150,000</td>
<td>$150,000.00</td>
<td>$0.00</td>
<td>$150,000.00</td>
<td>1</td>
</tr>
<tr>
<td>5</td>
<td>Disaster Strategy</td>
<td>Yes</td>
<td>0</td>
<td>$15,000</td>
<td>0</td>
<td>$15,000</td>
<td>0</td>
<td>$15,000</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>0</td>
</tr>
</tbody>
</table>

**Total Homeownership:**
- VL: 2
- LI: 2
- Mod: 3

**Purchase Price Limits:**
- New: $288,769
- Existing: $288,769

<table>
<thead>
<tr>
<th>Code</th>
<th>Rental</th>
<th>Qualifies for 75% set-aside</th>
<th>VL Units</th>
<th>Max. SHIP Award</th>
<th>LI Units</th>
<th>Max. SHIP Award</th>
<th>Mod Units</th>
<th>Max. SHIP Award</th>
<th>New Construction</th>
<th>Without Construction</th>
<th>Total</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>13, 23</td>
<td>Rental Deposits/Eviction Protection</td>
<td>No</td>
<td>15</td>
<td>$3,000</td>
<td>14</td>
<td>$1,000</td>
<td>1</td>
<td>3000</td>
<td>$0.00</td>
<td>$90,000.00</td>
<td>$90,000.00</td>
<td>30</td>
</tr>
<tr>
<td>21</td>
<td>Multifamily Rental Construction</td>
<td>Yes</td>
<td>0</td>
<td>$150,000</td>
<td>0</td>
<td>$150,000</td>
<td>0</td>
<td>150000</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>0</td>
</tr>
</tbody>
</table>

**Total Rental:**
- VL: 15
- LI: 14
- Mod: 1

**Administration Fees:**
- $61,000
- 10%

**Home Ownership Counseling:**
- $5

**Total All Funds:**
- $10,554

### Set-Asides
- Percentage Construction/Rehab (75% requirement): 75.3%
- Homeownership % (65% requirement): 75.3%
- Rental Restriction (25%): 14.7%
- Very-Low Income (30% requirement): $305,000 (50.0%)
- Low Income (30% requirement): $79,554 (13.0%)
- Moderate Income: $123,000 (20.1%)
## FLORIDA HOUSING FINANCE CORPORATION
### HOUSING DELIVERY GOALS CHART
#### 2022-2023

### Name of Local Government: City of Bradenton

<table>
<thead>
<tr>
<th>Code</th>
<th>Strategies</th>
<th>Qualifies for 75% set-aside</th>
<th>VLJ Units</th>
<th>Max. SHIP Award</th>
<th>LI Units</th>
<th>Max. SHIP Award</th>
<th>Mod Units</th>
<th>Max. SHIP Award</th>
<th>New Construction</th>
<th>Without Construction</th>
<th>Total</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>1, 2</td>
<td>Purchase Assistance</td>
<td>Yes</td>
<td>0</td>
<td>$20,000</td>
<td>3</td>
<td>$20,000</td>
<td>2</td>
<td>$100,000.00</td>
<td>0.00</td>
<td>$100,000.00</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Housing Rehabilitation Assistance</td>
<td>Yes</td>
<td>2</td>
<td>$100,000</td>
<td>1</td>
<td>$100,000</td>
<td>0</td>
<td>$300,000.00</td>
<td>0.00</td>
<td>$300,000.00</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Housing Reconstruction</td>
<td>Yes</td>
<td>1</td>
<td>$150,000</td>
<td>0</td>
<td>$150,000</td>
<td>0</td>
<td>$150,000.00</td>
<td>0.00</td>
<td>$150,000.00</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Disaster Strategy</td>
<td>Yes</td>
<td>0</td>
<td>$15,000</td>
<td>0</td>
<td>$15,000</td>
<td>0</td>
<td>$15,000.00</td>
<td>0.00</td>
<td>$15,000.00</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

**Total Homeownership:**

3 4 2 $550,000.00 0.00 $550,000.00 9

**Purchase Price Limits:**

New $288,760 Existing $288,760

<table>
<thead>
<tr>
<th>Code</th>
<th>Rental</th>
<th>Qualifies for 75% set-aside</th>
<th>VLJ Units</th>
<th>Max. SHIP Award</th>
<th>LI Units</th>
<th>Max. SHIP Award</th>
<th>Mod Units</th>
<th>Max. SHIP Award</th>
<th>New Construction</th>
<th>Without Construction</th>
<th>Total</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>13,13</td>
<td>Rental Deposits/Eviction Protection</td>
<td>No</td>
<td>0</td>
<td>$3,000</td>
<td>0</td>
<td>$3,000</td>
<td>0</td>
<td>3000</td>
<td>0.00</td>
<td>$0.00</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>Multifamily Rental Construction</td>
<td>Yes</td>
<td>0</td>
<td>$150,000</td>
<td>0</td>
<td>$150,000</td>
<td>0</td>
<td>150000</td>
<td>0.00</td>
<td>$0.00</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

**Total Rental:**

0 0 0 0 0.00 0.00 0 0.00 0.00 0.00 0

**Administration Fees:**

$60,554 10% OK

**Home Ownership Counseling:**

5

**Total All Funds:**

$610,554 OK

### Set-Asides

- **Percentage Construction/Rehab (75% requirement):** 90.1% OK
- **Homeownership % (65% requirement):** 90.1% OK
- **Rental Restriction (25%):** 0.0% OK
- **Very-Low Income (30% requirement):** $350,000 57.3% OK
- **Low Income (30% requirement):** $130,000 26.2% OK
- **Moderate Income:** $40,000 6.0%
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 83-226, Laws of Florida have not been implemented (except for Miami-Dade County).

[Signature]
Witness

[Signature]
Chief Elected Official or designee

[Signature]
Witness

[Signature]
Type Name and Title

May 5, 2020
Date

OR

Attest:
(Seal)
RESOLUTION NUMBER 20-38

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 hereeto for submission to the Florida Housing Finance Corporation as required by ss. 420.907-420.9079, Florida Statutes, for fiscal years 2020-2021, 2021-2022, 2022-2023.

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 DULY ADOPTED BY THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA, WITH A QUORUM PRESENT AND VOTING ON THIS 5TH DAY OF MAY, 2020.

Wayne Poston, Mayor

ATTEST:

Sharon Beauchamp, City Clerk & Treasurer