STATE HOUSING INITIATIVES PARTNERSHIP (SHIP)

PROGRAM

SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP)

FISCAL YEARS COVERED

Plan with FHFC changes Approved by BCC on October 24, 2017
Plan Approved by BCC on April 28, 2017
Plan Approved by AHAC on April 13, 2017
# Table of Contents

<table>
<thead>
<tr>
<th>Description</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section I, Program Details</td>
<td>3</td>
</tr>
<tr>
<td>Section II, Housing Strategies</td>
<td>6</td>
</tr>
<tr>
<td>A. Down Payment Assistance Construction</td>
<td>6</td>
</tr>
<tr>
<td>B. Down Payment Assistance Existing</td>
<td>8</td>
</tr>
<tr>
<td>C. Owner Occupied Rehabilitation</td>
<td>9</td>
</tr>
<tr>
<td>D. Disaster Strategy</td>
<td>10</td>
</tr>
<tr>
<td>E. Special Needs Housing</td>
<td>12</td>
</tr>
<tr>
<td>F. Emergency Repairs</td>
<td>14</td>
</tr>
<tr>
<td>G. Multi-Family Affordable Housing</td>
<td>15</td>
</tr>
<tr>
<td>H. Construction</td>
<td>17</td>
</tr>
<tr>
<td>Section III, Incentive Strategies</td>
<td>18</td>
</tr>
<tr>
<td>A. Expedited Permitting</td>
<td>18</td>
</tr>
<tr>
<td>B. Ongoing Review Process</td>
<td>18</td>
</tr>
<tr>
<td>C. Incentive Strategies Summary</td>
<td>19</td>
</tr>
<tr>
<td>Exhibits</td>
<td></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>
<tr>
<td>F. Ordinance: (If changed from the original creating ordinance)</td>
<td></td>
</tr>
<tr>
<td>G. Interlocal Agreement</td>
<td></td>
</tr>
</tbody>
</table>
I. Program Details:

A. Name of the participating local government: Hernando County

Is there an Interlocal Agreement: Yes _______ No X_____

If “Yes”, name local government(s) in the Interlocal Agreement:

B. Purpose of the program:
   1. To meet the housing needs of the very low, low and moderate income households;
   2. To expand production of and preserve affordable housing; and
   3. To further the housing element of the local government comprehensive plan specific
to affordable housing.


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. Applicants will be maintained in an order that is consistent with the time applications were submitted as well as any established funding priorities as described in this plan.

The following priorities for funding described/listed here apply to all strategies unless otherwise stated in the strategy: ____________________________.

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:
X U.S. Treasury Department
Local HFA Numbers

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 of proposed Administrative Expenditures is attached as Exhibit A. HERNANDO COUNTY finds that the moneys deposited in the local housing assistance trust fund shall be used 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 wholly performed and maintained by the (city/county) or

A third party entity or consultant will be contracted for all or part of the administrative of the program. The name of the entity is: Hernando County Housing Authority the administrative duties they will provide are: Program Administration

R. Project Delivery Costs: In addition to the administrative costs listed above, the county will charge a reasonable project delivery cost to cover inspections performed by non-county employees for rehabilitations projects. The fee will not exceed 2% of the contracted SHIP award and will be included in the amount of the recorded mortgage and note.
S. Essential Service Personnel Definition: Hernando County defines essential service personnel to include but not limited to teachers and educators, other school district, community college, and university employees, police and fire personnel, health care personnel, skilled building trades personnel and others who are employed and earn less than 120% of the area’s median income.

T. Describe efforts to incorporate Green Building and Energy Saving products and processes: On all rehabilitation and replacement projects, Hernando County is requiring the use of green, energy efficient materials, as appropriate. These materials include, but are not limited to, green building materials, energy efficient appliances, and renewable energy such as photovoltaic systems and other renewable energy as appropriate.

U. Describe efforts to meet the 20% Special Needs set-aside: Hernando County staff has and continues to work with social service agencies serving the designated special needs populations to achieve the goal of the special needs set-aside. The goal will be met through the utilization of all strategies.

V. Describe efforts to reduce homelessness: Hernando County staff has and continues to work with agencies serving the homeless populations primarily through rental assistance to place these individuals or families in rental or transitional housing for the purpose of providing a stable housing situation.

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Section II. LHAP Strategies:

<table>
<thead>
<tr>
<th>DOWN PAYMENT ASSISTANCE CONSTRUCTION</th>
</tr>
</thead>
</table>

a. Summary of Strategy:
The Down Payment Assistance Construction strategy may provide qualified individuals/families with up to $10,000.00 to meet their down payment and closing cost requirements for the construction of a new home. Additionally, should the individual/family purchase an existing home and wish to make improvements to the home an additional $20,000.00 may be included in the loan for improvements to bring the home up to current building and/or health codes standards and/or expand the living area of the home.

b. Fiscal Years Covered:

c. Income Categories to be served:
Very Low and Low Income

d. Maximum award:
$10,000 without rehab. $30,000 with rehab.

e. Terms:

1. Repayment loan/deferred loan/grant: Loan will be secured by a subordinate, recorded note and mortgage.
2. Interest Rate: 0.00%
3. Years in loan term: 30
4. Forgiveness: After thirty (30) years, if the recipient continues to live in the unit the loans are forgiven.
5. Repayment N/A
6. Default: Loans are considered in default and repayable if the following occur: the home is sold, transferred, foreclosed upon or ceases to be the recipient's primary residence.

f. Recipient Selection Criteria:
Hernando County will allow prospective applicants to submit their pre-qualifying, pre-approval or approval letters from their mortgage lenders on a first qualified, first served basis and the applications will be numbered in the order received. Should more names be submitted than the funding can support, a waiting list will be established. Pursuant to Rule 67-37.005, Fla. Admin. Code, in the event the waiting list is exhausted and funds remain unencumbered, the County will readvertise in accordance with § 420.9075(4) (b), Fla. Stat. The County may utilize such other selection criteria otherwise allowed under Chapter 67-37, Fla. Admin. Code, provided that all potential applicants have a minimum of thirty days advance notice of the selection criteria method to be used.

g. Sponsor/Developer Selection Criteria:
Not Applicable.

h. Additional Information:

- First mortgages cannot exceed 30 years in length (except for loans made with the VA and Rural Development) and must have a fixed rate.
- For homes being purchased with rehabilitation, the rehabilitation is to either increase the actual living area of the home or bring the house up to current building code standards.
- All upgrade work must be completed within six (6) months of closing.
- Mobile homes are not allowed under this strategy.
B. DOWN PAYMENT ASSISTANCE EXISTING

a. Summary of Strategy:
The Down Payment Assistance Existing strategy may provide qualified
individuals/families with financial assistance in meeting their down payment and
closing cost requirements.

b. Fiscal Years Covered:

c. Income Categories to be served:
Very Low and Low Incomes

d. Maximum award:
$10,000.00

e. Terms:
1. Repayment loan/deferred loan/grant: Repayment Loan. Loan is secured
   by a subordinate, recorded mortgage and note.
2. Interest Rate: 0.00%
3. Years in loan term: 30 years
4. Forgiveness: After 30 years if recipient continuously resides in the dwelling
   unit.
5. Repayment: N/A.
6. Default: Loans are considered in default and payable if the following occur:
   the home is sold, transferred, foreclosed upon or ceases to be the recipient’s
   primary residence.

g. Recipient Selection Criteria:
Hernando County will allow prospective applicants to submit their pre-
qualifying, pre-approval or approval letters from their mortgage lenders on a
first come, first qualified, first served basis and the applications will be
numbered in the order received. Should more names be submitted than the
funding can support a waiting list will be established. Pursuant to Rule 67-
37.005, Fla. Admin. Code, in the event the waiting list is exhausted and funds
remain unencumbered, the County will readvertise in accordance with §
420.9075(4) (b), Fla. Stat.
The County may utilize such other selection criteria otherwise allowed under
Chapter 67-37, Fla. Admin. Code, provided that all potential applicants have a
minimum of thirty days advance notice of the selection criteria method to be
used.

i. Sponsor/Developer Selection Criteria:
Not Applicable

j. Additional Information:
First mortgages cannot exceed 30 years in length (except for loans made with the VA and Rural Development) and must have a fixed rate.
Mobile homes are not allowed under this strategy.

C. OWNER OCCUPIED REHABILITATION

a. Summary of Strategy:
This strategy is also known locally as the Housing Enhancement Loan Program. This allows for more extensive and substantive repairs to the individual units including but not limited to, correcting housing and building code violations, providing cost effective energy conserving features, making the dwelling accessible to handicapped and elderly occupants as necessary, correction of health and/or safety violations that may be present, and demolition and rebuild where appropriate (provided that the total cost of all demolition and reconstruction does not exceed 90% of the average area purchase price in the statistical area in which the eligible housing is located).

b. Fiscal Years Covered:

c. Income Categories to be served:
Very Low and Low Income

d. Maximum award:
$90,000

e. Terms:

1. Repayment loan/deferred loan/grant: Forgivable loan secured by a mortgage and note.

2. Interest Rate: 0.00%

3. Years in loan term: 30 years

4. Forgiveness: After 30 years if recipient continuously resides in the dwelling unit loans are forgiven.

5. Repayment: N/A.
6. Default: All loans will contain such other terms and conditions as may be required under the SHIP program (Chapter 420, Part VII, Fla. Stat., and Chapter 67-37, Fla. Admin. Code, as such may be amended from time to time). Loans are considered in default and payable if the following occurs: the home is sold, transferred, foreclosed upon or ceases to be the recipient’s primary residence.

f. Recipient Selection Criteria: Hernando County will allow qualified homeowners to submit applications for owner occupied rehabilitation assistance on a first qualified, first served basis and the applications will be numbered in the order received. Should more names be submitted than the funding can support a waiting list will be established. In the event of a waiting list, preference will be given to elderly applicants (62 years and older) and handicapped applicants. Pursuant to Rule 67-37.005, Fla. Admin. Code, in the event the waiting list is exhausted and funds remain unencumbered, the County will readvertise in accordance with § 420.9075(4) (b), Fla. Stat. The County may utilize such other selection criteria otherwise allowed under Chapter 67-37, Fla. Admin. Code, provided that all potential applicants have a minimum of thirty days advance notice of the selection criteria method to be used.

g. Sponsor/Developer Selection Criteria: N/A

h. Additional Information:
   • Mobile homes are not allowed under this strategy.

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**DISASTER STRATEGY**

a. Summary of Strategy: The Disaster Strategy provides assistance to households following a disaster as declared by Executive Order of the President of the United States or the Governor of the State of Florida. This strategy will only be implemented in the event of a disaster using any funds that have not yet been encumbered or additional disaster funds issued by Florida Housing Finance Corporation. SHIP disaster funds may be used for items such as, but not limited to:
   1. Purchase of emergency supplies for eligible households to weatherproof damaged homes;
   2. Interim repairs to avoid further damage; tree and debris removal required to make the individual housing unit habitable;
   3. Construction of wells or repair of existing wells where public water is not available;
   4. Payment of insurance deductibles for rehabilitation of homes covered under homeowners insurance policies;
   5. Security deposits, rental assistance for the duration of the Executive Order, for
eligible recipients that have been displaced from their homes due to damage from the storm.

b. Fiscal Years Covered:

c. Income Categories to be served:
   Very Low and Low Income

d. Maximum award:
   $75,000.00

e. Terms:
   1. Repayment loan/deferred loan/grant: Deferred loan.

   2. Interest Rate: 0.00%

   3. Years in loan term: 30 Years

   4. Forgiveness: After thirty (30) years, if the recipient continues to live in
      the unit the loans are forgiven.

   5. Repayment: N/A

   6. Default: All loans will contain such other terms and conditions as may be
      required under the SHIP program (Chapter 420, Part VII, Fla. Stat., and
      Chapter 67-37, Fla. Admin. Code, as such may be amended from time to
      time). Loans are considered in default and payable if the following occurs:
      the home is sold, transferred, foreclosed upon or ceases to be the recipient’s
      primary residence.

f. Recipient Selection Criteria:
   First qualified, and first served.

g. Sponsor/Developer Selection Criteria:
   N/A

h. Additional Information:
   • SHIP funds at all times must be used for eligible applicants and eligible
     housing.
   • SHIP disaster funds may not be used for the purchase or rehabilitation of
     mobile homes.
a. Summary of Strategy: To assist local non-profit sponsors in developing special needs housing for eligible clients through acquisition, rehabilitation, and/or new construction of suitable units. Special needs groups are defined by Florida Statute 420.0004(13) “Person with special needs” means an adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition; a young adult formerly in foster care who is eligible for services under s. 409.1451(5); a survivor of domestic violence as defined in s. 741.28; or a person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans’ disability benefits. Such units shall be utilized by the subject non-profit sponsor to meet short or long-term housing needs of eligible persons. Operational costs after initial acquisition shall be the responsibility of the sponsoring agency.

h. Fiscal Years Covered: 

i. Income Categories to be served:
   Very Low Income

j. Maximum award:
   $75,000.00

e. Terms:
   1. Repayment loan/deferred loan/grant:
      Loans will be secured by a subordinate, recourse note and mortgage. All awards under this strategy shall be deferred loans of thirty years to provide special needs housing, along with a developmental agreement (agreement will contain specific terms and conditions that are project specific addressing construction/acquisition and set-aside restrictions as designated by the Board of County Commissioners), and deed restriction for fifteen (15) year period. At the end of the fifteen years the loan shall be forgiven should the units remain affordable and meet the special needs requirements. The sale of properties assisted with SHIP funds shall require approval of the Board of County Commissioners and shall be acceptable only if the subsequent owner(s) agree to meet any remaining rental, occupancy and affordability obligations established in the development agreement. Under the SHIP Program, assisted rental properties offered for sale prior to the end of the term of assistance must be subject to a right of first refusal for purchase at the current market value by eligible non-profit organizations that would provide continued occupancy by SHIP eligible persons. All loans will be secured by a mortgage, promissory note or lien and a land use restriction agreement. All loans will contain such other terms and conditions as may be required under the SHIP program (Chapter 420, Part VII, Fla. Stat., and Chapter 67-37, Fla. Admin. Code, as such may be amended from time to time).
2. Interest Rate: 0.00%

3. Years in loan term: 15 years.

4. Forgiveness: After 15 years should the units remain affordable and meet the special needs requirements.

5. Repayment: N/A.

6. Default: All loans will contain such other terms and conditions as may be required under the SHIP program (Chapter 420, Part VII, Fla. Stat., and Chapter 67-37, Fla. Admin. Code, as such may be amended from time to time). Loans are considered in default if the following occur; the home is sold, transferred, foreclosed upon or ceases to be the recipient's primary residence.

f. Recipient Selection Criteria: Assistance will be provided on a first qualified /first served basis. Properties secured through this strategy shall be limited to occupancy by persons or families who are homeless or have special needs and who are under active case management. Sponsor agency/agencies shall provide income, occupancy and case management documentation to the SHIP Administrator at least annually.

g. Sponsor/Developer Selection Criteria: To assist local non-profit sponsors in developing special needs housing for eligible clients through acquisition, rehabilitation, and/or new construction of suitable units. Special needs groups shall generally include, “Person with special needs” means an adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition; a young adult formerly in foster care who is eligible for services under s. 409.1451(5); a survivor of domestic violence as defined in s. 741.28; or a person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans’ disability benefits. Such units shall be utilized by the subject non-profit sponsor to meet short or long-term housing needs of eligible persons. Operational costs after initial acquisition shall be the responsibility of the sponsoring agency.

h. Additional Information: N/A
a. Summary of Strategy: The Emergency Repairs strategy provides qualified homeowners who have received notice from their homeowner’s insurance policy holder that in order to renew their homeowner’s insurance policy, the homeowner must make certain repairs to their homes in order to renew their homeowners insurance. The County may loan up to $15,000.00 for these repairs.


c. Income Categories to be served: Very Low Income

d. Maximum award: $15,000.00

e. Terms:

1. Repayment loan/deferred loan/grant: All loans are repaid in full at the time the home is sold, transferred, foreclosed upon or ceases to be the recipient’s primary residence, which ever may occur first. After twenty (20) years, if the recipient continues to live in the unit the loans are forgiven. Recipients may repay their loan in a lump sum payment at any time during the twenty (20) year loan period. All repayments of loans prior to and including the twenty (20) years will be considered as program income. In the event the homeowner refinances the first mortgage during the term of this loan, the County will only subordinate to the new first mortgage lender if the amount of the new mortgage does not exceed the total of the remaining principal balance of the original first mortgage plus reasonable and actually incurred refinancing costs (i.e. there can be no cash back to the homeowner or any payout not related to the original first mortgage payoff and actual refinancing costs). All loans will be secured by a mortgage and promissory note or lien. All loans will contain such other terms and conditions as may be required under the SHIP program (chapter 420, Part VII, Fla. Stat., and Chapter 67-37, Fla. Admin. Code, as such may be amended from time to time).

2. Interest Rate: 0.00 %

3. Years in loan term: 20 years.

4. Forgiveness: These loans are forgiven after twenty (20) years if the homeowner continuously lives in the dwelling unit.

5. Repayment: All loans will be zero (0%) interest to qualified recipients and are repaid in full at the time the home is sold, transferred, foreclosed upon, ceases to be the recipient’s primary residence, which ever may occur first. After twenty (20) years, if the recipient continues to live in the unit the loans are forgiven.

6. Default: All loans will be secured by a mortgage and promissory note or lien. All loans will contain such other terms and conditions as may be required under the SHIP program (chapter 420, Part VII, Fla. Stat., and Chapter 67-37, Fla. Admin. Code, as such may be amended from time to time). Loans are considered in default if the following occur: the home is sold, transferred, foreclosed upon or ceases to be
the recipient’s primary residence.

f. Recipient Selection Criteria: Applicants/Recipients will be selected on a first-come, first qualified, first served basis. Should more applications be received that funding allows, names will be placed on a waiting list based on time and date.

g. Sponsor/Developer Selection Criteria: N/A

h. Additional Information: N/A

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**MULTI-FAMILY AFFORDABLE HOUSING**

a. Summary of Strategy: This strategy may provide SHIP funding as the local contribution for the construction or rehabilitation of multi-family rental housing units in connection with Florida Housing Finance Corporation (FHFC)’s multi-family development programs. All SHIP assisted units will be set-aside for income-qualified households for at least fifteen (15) years as prescribed under the SHIP program (Chapter 420, Part VII, Fla. Stat., and Chapter 67-37, Fla. Admin. Code, as such may be amended from time to time). The funds may be used to pay impact fees, application cost for other financing sources, pre-development or development cost, and/or actual construction cost as may be otherwise allowed under the SHIP program. Program regulations require that awards apply to eligible units occupied by eligible recipients assisted within program time lines.

c. Income Categories to be served: Very Low and Low Income
d. Maximum award: $37,500.00
e. Terms:

1. Repayment loan/deferred loan/grant: All loans are forgivable loans at 0% interest up to 15 years. At the end of 15 years should the development remain as affordable housing and unless otherwise agreed to by the Board of County Commissioners the loans are forgiven. Any loans paid off prior to the end of their amortization schedule will be considered as program income.

SHIP assisted rental housing offered for sale prior to the end of the 15 year affordability period must give a first right of refusal to eligible nonprofit organizations for purchase at the current market value for continued occupancy by eligible residents, per § 420.9075(5)(g), F.S.
All loans will be secured by a recorded mortgage agreement, promissory note or lien and a land use restriction agreement. All loans documents will contain such other terms and conditions including default as may be required under the SHIP program (Chapter 420, Part VII, Fla. Stat., and Chapter 67-37, Fla. Admin. Code, as such may be amended from time to time).

2. Interest Rate: 0.00 %

3. Years in loan term: 15 Years

4. Forgiveness: At the end of 15 years should the development remain as affordable housing and unless otherwise agreed to by the Board of County Commissioners the loans are forgiven.

5. Repayment: SHIP assisted rental housing offered for sale prior to the end of the 15 year affordability period must give a first right of refusal to eligible nonprofit organizations for purchase at the current market value for continued occupancy by eligible residents, per § 420.9075(5)(g), F.S. Any loans paid off prior to the end of their amortization schedule will be considered as program income.

6. Default: All loan documents will contain such other terms and conditions including default as may be required under the SHIP program (Chapter 420, Part VII, Fla. Stat., and Chapter 67-37, Fla. Admin. Code, as such may be amended from time to time).

f. Recipient Selection Criteria: Applicant selection criteria for awarding SHIP funds to eligible developers and/or sponsors will be on a first qualified, first served basis.

g. Sponsor/Developer Selection Criteria: Hernando County will allow qualified Applicant/Developers to submit applications for multi-family affordable housing on a first come, first qualified, first served basis and the applications will be numbered in the order received subject to availability of multi-family funds. In order to be deemed qualified; Applicants/Developers must demonstrate that the proposed development is economically and technically feasible, and that all permits can reasonably be expected to be obtained. Other selection criteria include design and curb appeal, tenant services offered, experience of the developer in financing and construction of affordable rental developments. Developer selection will be based on award of funding by the Florida Housing Finance Corporation. Preference will be given to eligible sponsors that provide employment opportunities pursuant to the Welfare Transition Program.

h. Additional Information:
On award

a. Summary of Strategy: SHIP funds will be made available to area non-profit housing agencies and non-profit housing developers to partially underwrite the costs of constructing or rehabilitating affordable homes. These funds will enhance affordability and enable the non-profit housing sector to increase the number of affordable housing units produced for SHIP eligible homebuyers within Hernando County. The goal of this strategy is to increase homeownership primarily targeting very low income families. All of the SHIP funds invested into the unit will be converted into a dollar for dollar reduction in the sales price of the home to a SHIP eligible down payment assistance buyer.

b. Fiscal Years Covered:

c. Income Categories to be served:
Very Low Income

d. Maximum award:
$30,000.00

e. Terms:

1. Repayment loan/deferred loan/grant: These funds will be allocated as a grant to the non-profit.

2. Interest Rate: N/A

3. Years in loan term: N/A

4. Forgiveness: Grant:

5. Repayment: These funds will be allocated as a grant to the non-profit. Should the non-profit not utilize the funding within the allowable time period of thirty (30) months, all funding will be returned to the Hernando County SHIP program as recaptured funds to be allocated to another strategy.

6. Default: These funds will be considered in default should the non-profit not utilize the funding within the allowable time period of thirty (30) months, all funding will be returned to the Hernando County SHIP program as recaptured funds to be allocated to another strategy.

f. Recipient Selection Criteria: N/A

g. Sponsor/Developer Selection Criteria: Selection will be based upon responses to an advertised request for proposal. Selection criteria will include:
a) Non-profit agency’s locally based expertise in affordable single family housing construction and marketing;
b) Amount of non-SHIP funds or value of in-kind services committed as SHIP leverage;
c) Unit production goals in relation to SHIP funding request;
d) Documented use of green building technologies, energy efficiency measures, and/or use of recycled building materials or components in the production of preservation of housing units;

h. Additional Information: N/A

REST OF PAGE LEFT INTENTIONALLY BLANK
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 420.9076, 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:

   In an effort to assist developers and contractors in the permitting process for affordable housing developments and other housing grant projects, the County will review all affordable housing and housing grant projects as a priority. To readily identify these types of projects, a check-box has been added to the permit application form.

   This procedure is specifically set up to expedite the permitting process only. All other requirements of the permitting process will still be in effect, such as licensing, zoning, and code requirements, etc. By adhering to this procedure, a minimum of 5-10 days could be saved in the permit process, depending on the quality of the plans and other documentation that are submitted.

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:

   It is the intent of this policy to implement section 420.9076(4) (i) F.S.; one of the incentives for affordable housing adopted by the Board of County Commissioners to establish a process for review of policies, procedures, ordinances, regulations or plan provisions that increase the cost of housing.

   POLICY: Hernando County, prior to the adoption of any policy, procedure, regulation, plan provision or ordinance that may increase the cost of housing, presents the proposed change(s) to industry, civic organizations and the Affordable Housing Advisory Committee for review and comments. All comments and suggested changes are then presented to the Board of County Commissioners prior to the adoption of any policies, procedures, regulations, plan provisions or ordinances.
### Summary Recommendations

<table>
<thead>
<tr>
<th>Affordable Housing Incentive</th>
<th>Recommended Task</th>
<th>Responsible Department(s)</th>
<th>Implementation Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>Expedited processing of approvals of development orders or permits. 163.3164 (7) and (8) and 420.9076(4)(a) F.S.</td>
<td>Recommend the Development Services Department adopt a four digit code for tracking affordable housing permits.</td>
<td>Development Services Division</td>
<td>September 2017</td>
</tr>
<tr>
<td>Modification of impact-fee requirements. 125.379 and 125.35 F.S.</td>
<td>No changes recommended to current policies.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Allowance of flexibility in densities</td>
<td>Recommends that the Planning and Zoning Departments consider higher densities along transportation hub areas of up to 20-22 units per acre.</td>
<td>Planning Department and Zoning Division</td>
<td>December 2017</td>
</tr>
<tr>
<td>Reservation of infrastructure capacity</td>
<td>No changes recommended to current policies.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Allowance of affordable accessory residential units</td>
<td>No changes recommended to current policies.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reduction of parking and setback requirements</td>
<td>No changes recommended to current policies.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The allowance of flexible lot configuration, including zero lot line configurations for affordable housing</td>
<td>No changes recommended to current policies.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Modification of street requirements</td>
<td>No changes recommended to current policies.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Establishment of a process by which the local government considers before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing</td>
<td>No changes recommended to current policies.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Preparation of a printed inventory of locally owned public lands suitable for affordable housing</td>
<td>No changes recommended to current policies.</td>
<td>Board of County Commissioners</td>
<td>Ongoing as opportunities become evident</td>
</tr>
<tr>
<td>Support of development near transportation hubs, major employment centers and mixed-use developments</td>
<td>Recommends that the Planning and Zoning Departments consider higher densities along transportation hub areas of up to 20-22 units per acre.</td>
<td>Planning Department and Zoning Division</td>
<td>December 2017</td>
</tr>
</tbody>
</table>
IV. EXHIBITS:

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.

F. Ordinance: (If changed from the original creating ordinance).

G. Interlocal Agreement.

H. Other Documents Incorporated by Reference.

REST OF PAGE LEFT INTENTIONALLY BLANK
# Administrative Budget for Each Fiscal Year

**LHAP 2017-2020**

**Exhibit A**

**Revised: 6/2016**

**Local Government Name:** HERNANDO COUNTY

<table>
<thead>
<tr>
<th>Fiscal Year: 2017-2018</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Allocation for Calculating:</td>
<td>$ 1,125,196.00</td>
</tr>
<tr>
<td>Salaries and Benefits</td>
<td>$ 61,985.00</td>
</tr>
<tr>
<td>Office Supplies and Equipment</td>
<td>$ 24,852.00</td>
</tr>
<tr>
<td>Travel Per diem Workshops, etc.</td>
<td>$ 2,000.00</td>
</tr>
<tr>
<td>Advertising</td>
<td>$ 250.00</td>
</tr>
<tr>
<td>Other*</td>
<td>$</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$ 89,087.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fiscal Year: 2018-2019</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Allocation for Calculating:</td>
<td>$ 1,125,196.00</td>
</tr>
<tr>
<td>Salaries and Benefits</td>
<td>$ 66,635.00</td>
</tr>
<tr>
<td>Office Supplies and Equipment</td>
<td>$ 25,500.00</td>
</tr>
<tr>
<td>Travel Per diem Workshops, etc.</td>
<td>$ 2,500.00</td>
</tr>
<tr>
<td>Advertising</td>
<td>$ 300.00</td>
</tr>
<tr>
<td>Other*</td>
<td>$</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$ 94,935.00</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Fiscal Year: 2019-2020</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Allocation for Calculating:</td>
<td>$ 1,125,196.00</td>
</tr>
<tr>
<td>Salaries and Benefits</td>
<td>$ 71,635.00</td>
</tr>
<tr>
<td>Office Supplies and Equipment</td>
<td>$ 25,500.00</td>
</tr>
<tr>
<td>Travel Per diem Workshops, etc.</td>
<td>$ 2,500.00</td>
</tr>
<tr>
<td>Advertising</td>
<td>$ 350.00</td>
</tr>
<tr>
<td>Other*</td>
<td>$</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$ 99,985.00</td>
</tr>
</tbody>
</table>

*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:
**Exhibit B**
**Timeline for SHIP Expenditures**

**HERNANDO COUNTY** 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.
# HOUSING DELIVERY GOALS CHART

## 2017-2018

<table>
<thead>
<tr>
<th>Code</th>
<th>Name of Local Government</th>
<th>Allocation:</th>
<th><strong>Total</strong></th>
<th><strong>Total</strong></th>
<th><strong>Total</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Hernando County</td>
<td>$1,125,196.00</td>
<td>$488,938.00</td>
<td>$166,700.00</td>
<td>$225,039.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Code</th>
<th><strong>STRATEGIES</strong> (strategy title must be same as the title used in plan text.)</th>
<th>VLI Units</th>
<th>Max. Ship Award</th>
<th>LI Units</th>
<th>Max. Ship Award</th>
<th>MI Units</th>
<th>Max. Ship Award</th>
<th><strong>New Construction</strong></th>
<th><strong>Rehab/Repair</strong></th>
<th><strong>Without Construction</strong></th>
<th><strong>Total</strong></th>
<th><strong>Percentage</strong></th>
<th><strong>Units</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>1, 10</td>
<td>Down Payment Assistance Cons.</td>
<td>7</td>
<td>$30,000</td>
<td>17</td>
<td>$30,000</td>
<td>0</td>
<td>$30,000</td>
<td>$488,938.00</td>
<td>$488,938.00</td>
<td>$166,700.00</td>
<td>$225,039.00</td>
<td>43.45%</td>
<td>24</td>
</tr>
<tr>
<td>2</td>
<td>Down Payment Assistance Exist.</td>
<td>7</td>
<td>$10,000</td>
<td>10</td>
<td>$10,000</td>
<td>0</td>
<td>$10,000</td>
<td>$166,700.00</td>
<td>$166,700.00</td>
<td>$225,039.00</td>
<td>$1,012,677.00</td>
<td>14.99%</td>
<td>17</td>
</tr>
<tr>
<td>3</td>
<td>Owner Occupied Rehabilitation</td>
<td>5</td>
<td>$90,000</td>
<td>0</td>
<td>$90,000</td>
<td>0</td>
<td>$90,000</td>
<td>$50,000.00</td>
<td>$50,000.00</td>
<td>$225,039.00</td>
<td>$1,012,677.00</td>
<td>4.44%</td>
<td>5</td>
</tr>
<tr>
<td>5</td>
<td>Disaster Strategy</td>
<td>$75,000</td>
<td>$75,000</td>
<td>$75,000</td>
<td>$75,000</td>
<td>$75,000</td>
<td>$75,000</td>
<td>$75,000</td>
<td>$75,000</td>
<td>$225,039.00</td>
<td>$1,012,677.00</td>
<td>2.67%</td>
<td>1</td>
</tr>
<tr>
<td>11</td>
<td>Special Needs Housing</td>
<td>3</td>
<td>$75,000</td>
<td>0</td>
<td>$75,000</td>
<td>0</td>
<td>$75,000</td>
<td>$225,039.00</td>
<td>$225,039.00</td>
<td>$225,039.00</td>
<td>$225,039.00</td>
<td>20.00%</td>
<td>3</td>
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<tr>
<td>6</td>
<td>Emergency Roof Repairs</td>
<td>4</td>
<td>$15,000</td>
<td>0</td>
<td>$15,000</td>
<td>0</td>
<td>$15,000</td>
<td>$50,000.00</td>
<td>$50,000.00</td>
<td>$225,039.00</td>
<td>$1,012,677.00</td>
<td>4.44%</td>
<td>4</td>
</tr>
<tr>
<td>10</td>
<td>Construction</td>
<td>1</td>
<td>$30,000</td>
<td>0</td>
<td>$30,000</td>
<td>0</td>
<td>$30,000</td>
<td>$30,000.00</td>
<td>$30,000.00</td>
<td>$225,039.00</td>
<td>$1,012,677.00</td>
<td>2.67%</td>
<td>1</td>
</tr>
</tbody>
</table>

### Subtotal 1 (Home Ownership)

- **Total:** $1,012,677.00
- **Percentage:** 90.00%
- **Units:** 54

---

## RENTAL STRATEGIES

<table>
<thead>
<tr>
<th>Code</th>
<th><strong>STRATEGIES</strong></th>
<th>VLI Units</th>
<th>Max. Ship Award</th>
<th>LI Units</th>
<th>Max. Ship Award</th>
<th>MI Units</th>
<th>Max. Ship Award</th>
<th><strong>New Construction</strong></th>
<th><strong>Rehab/Repair</strong></th>
<th><strong>Without Construction</strong></th>
<th><strong>Total</strong></th>
<th><strong>Percentage</strong></th>
<th><strong>Units</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>21</td>
<td>Multi-Family Affordable Housing</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>0.00%</td>
<td>0</td>
</tr>
</tbody>
</table>

### Subtotal 2 (Non-Home Ownership)

- **Total:** $0.00
- **Percentage:** 0.00%
- **Units:** 0

### GRAND TOTAL

- **Add Subtotals 1 & 2, plus all Adjustments:** 27
- **Total:** $1,012,677.00
- **Percentage:** 100.00%
- **Units:** 54

---

**Percentage Construction/Repair:** Calculate Constr./Rehab Percent. by adding Grand Total Columns A&B, then divide by Annual Allocation Amt. 75.01%

**Maximum Allowable Purchase Price:**

- **New:** $255,574
- **Existing:** $255,574

**Allocation Breakdown**

- **Very-Low Income:** $355,039.00, 31.66%
- **Low Income:** $657,638.00, 58.44%
- **Moderate Income:** $0.00, 0.00%
- **TOTAL:** $1,012,677.00, 100.00%

**Projected Program Income:** $0.00
**Max Amount Program Income For Admin:** $0.00

**Projected Recaptured Funds:** $0.00
**Distribution:** $1,125,196.00
**Total Available Funds:** $1,125,196.00
## FLORIDA HOUSING FINANCE CORPORATION
### HOUSING DELIVERY GOALS CHART
#### 2018-2019

<table>
<thead>
<tr>
<th>Code</th>
<th>HOME OWNERSHIP</th>
<th>VLI</th>
<th>Max. SHIP</th>
<th>LI</th>
<th>Max. SHIP</th>
<th>MI</th>
<th>Max. SHIP</th>
<th>A (New Construction)</th>
<th>B (Rehab/Repair)</th>
<th>C (Without Construction)</th>
<th>D (Total)</th>
<th>E (Total)</th>
<th>F (Total)</th>
<th>Percentage</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>1, 10</td>
<td>Down Payment Assistance Const</td>
<td>7</td>
<td>$30,000</td>
<td>17</td>
<td>$30,000</td>
<td>0</td>
<td>$30,000</td>
<td>$488,938.00</td>
<td>$488,938.00</td>
<td>43.45%</td>
<td>24</td>
<td></td>
<td></td>
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<td></td>
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<tr>
<td>2</td>
<td>Down Payment Assistance Existing</td>
<td>7</td>
<td>$10,000</td>
<td>10</td>
<td>$10,000</td>
<td>0</td>
<td>$10,000</td>
<td>$168,700.00</td>
<td>$168,700.00</td>
<td>14.99%</td>
<td>17</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Owner Occupied Rehabilitation</td>
<td>5</td>
<td>$90,000</td>
<td>90,000</td>
<td>0</td>
<td>$90,000</td>
<td>$50,000.00</td>
<td>$50,000.00</td>
<td>4.44%</td>
<td>5</td>
<td></td>
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<tr>
<td>5</td>
<td>Disaster Strategy</td>
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<td>$75,000</td>
<td>75,000</td>
<td>0</td>
<td>$75,000</td>
<td>$0.00</td>
<td>$0.00</td>
<td>0.00%</td>
<td>0</td>
<td></td>
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</tr>
<tr>
<td>11</td>
<td>Special Needs Housing</td>
<td>3</td>
<td>$75,000</td>
<td>75,000</td>
<td>0</td>
<td>$75,000</td>
<td>$225,039.00</td>
<td>$225,039.00</td>
<td>20.00%</td>
<td>3</td>
<td></td>
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<tr>
<td>6</td>
<td>Emergency Roof Repairs</td>
<td>4</td>
<td>$15,000</td>
<td>15,000</td>
<td>0</td>
<td>$15,000</td>
<td>$50,000.00</td>
<td>$50,000.00</td>
<td>4.44%</td>
<td>4</td>
<td></td>
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</tr>
<tr>
<td>10</td>
<td>Construction</td>
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<td>30,000</td>
<td>0</td>
<td>$30,000</td>
<td>$30,000.00</td>
<td>$30,000.00</td>
<td>2.67%</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Subtotal 1 (Home Ownership): 27  $255,039.00  $588,938.00  $168,700.00  $1,012,677.00  90.00%  54

<table>
<thead>
<tr>
<th>Code</th>
<th>RENTAL</th>
<th>VLI</th>
<th>Max. SHIP</th>
<th>LI</th>
<th>Max. SHIP</th>
<th>MI</th>
<th>Max. SHIP</th>
<th>A (New Construction)</th>
<th>B (Rehab/Repair)</th>
<th>C (Without Construction)</th>
<th>D (Total)</th>
<th>E (Total)</th>
<th>F (Total)</th>
<th>Percentage</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>21</td>
<td>Multi-Family Affordable Housing</td>
<td></td>
<td>$37,500</td>
<td>37,500</td>
<td>0</td>
<td>37,500</td>
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<td>0.00%</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Subtotal 2 (Non-Home Ownership): 0  $0.00  $0.00  $0.00  0

Add Subtotals 1 & 2, plus all Admin: 27  $255,039.00  $588,938.00  $168,700.00  $1,012,677.00  100.00%  54

- **Percentage Construction/Rehab**: Calculate Constr./Rehab Percent. by adding Grand Total Columns A&B, then divide by Annual Allocation Amt. 75%
- **Maximum Allowable**:
  - Purchase Price: New $255,574
  - Existing $255,574

<table>
<thead>
<tr>
<th>Allocation Breakdown</th>
<th>Amount</th>
<th>%</th>
<th>Projected Program Income:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very-Low Income</td>
<td>$355,039.00</td>
<td>31.6%</td>
<td>Max Amount Program Income For Admin $0.00</td>
</tr>
<tr>
<td>Low Income</td>
<td>$657,638.00</td>
<td>58.4%</td>
<td>Projected Recaptured Funds:</td>
</tr>
<tr>
<td>Moderate Income</td>
<td>$0.00</td>
<td>0.0%</td>
<td>Distribution: $1,125,196.00</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$1,125,196.00</td>
<td>90.0%</td>
<td>Total Available Funds: $1,125,196.00</td>
</tr>
<tr>
<td>Code</td>
<td>STRATEGIES</td>
<td>VLI</td>
<td>Max. SHIP</td>
</tr>
<tr>
<td>------</td>
<td>-----------------------------------------</td>
<td>-----</td>
<td>----------</td>
</tr>
<tr>
<td></td>
<td>Units</td>
<td>Award</td>
<td>Units</td>
</tr>
<tr>
<td>1, 10</td>
<td>Down Payment Assistance Const</td>
<td>7</td>
<td>$30,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$488,938.00</td>
<td></td>
<td>$488,938.00</td>
</tr>
<tr>
<td></td>
<td>43.45%</td>
<td></td>
<td>24</td>
</tr>
<tr>
<td>2</td>
<td>Down Payment Assistance Existing</td>
<td>7</td>
<td>$10,000</td>
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<td></td>
<td>$168,700.00</td>
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<td>14.99%</td>
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<td>3</td>
<td>Owner Occupied Rehabilitation</td>
<td>5</td>
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<td>4.44%</td>
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<td>5</td>
<td>Disaster Strategy</td>
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<td>$225,039.00</td>
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<tr>
<td></td>
<td>20.00%</td>
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<td>6</td>
<td>Emergency Roof Repairs</td>
<td>4</td>
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<tr>
<td></td>
<td>4.44%</td>
<td></td>
<td>4</td>
</tr>
<tr>
<td>10</td>
<td>Construction</td>
<td>1</td>
<td>$30,000</td>
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<td></td>
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<tr>
<td></td>
<td>2.67%</td>
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<td>Subtotal 1 (Home Ownership)</td>
<td>27</td>
<td>27</td>
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<tr>
<td>21</td>
<td>Multi-Family Affordable Housing</td>
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<td>Administration Fees</td>
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<td>Admin., From Program Income</td>
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<td>Home Ownership Counseling</td>
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<tr>
<td></td>
<td>Subtotal 2 (Non-Home Ownership)</td>
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<tr>
<td></td>
<td>Grand Total</td>
<td>27</td>
<td>27</td>
</tr>
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</table>

**Percentage Construction/Rehab:** Calculate Constr./Rehab Percent. by adding Grand Total Columns A&B, then divide by Annual Allocation Amt. 75%

**Maximum Allowable Purchase Price:**

- **New**: $255,574
- **Existing**: $255,574

**Allocation Breakdown**

- **Very-Low Income**: $335,039.00, 31.6%
- **Low Income**: $637,638.00, 58.4%
- **Moderate Income**: $0.00, 0.0%

**TOTAL**: 90.0%
CERTIFICATION TO

FLORIDA HOUSING FINANCE CORPORATION

Local Government or Interlocal Entity: HERNANDO COUNTY

Certifies that:

(1) The availability of SHIP funds will be advertised pursuant to program requirements in 420.907-420.9079, Florida Statutes.

(2) All SHIP funds will be expended in a manner which will insure that there will be no discrimination on the basis of race, color, national origin, sex, handicap, familial status, or religion.

(3) A process to determine eligibility and for selection of recipients for funds has been developed.

(4) Recipients of funds will be required to contractually commit to program guidelines and loan terms.

(5) Florida Housing will be notified promptly if the local government/interlocal entity will be unable to comply with any provision of the local housing assistance plan (LHAP).

(6) The LHAP provides a plan for the encumbrance of funds within twelve months of the end of the State fiscal year in which they are received and a plan for the expenditure of SHIP funds including allocation, program income and recaptured funds within 24 months following the end of the State fiscal year in which they are received.

(7) The LHAP conforms to the Local Government Comprehensive Plan, or that an amendment to the Local Government Comprehensive Plan will be initiated at the next available opportunity to insure conformance with the LHAP.

(8) Amendments to the approved LHAP shall be provided to the Florida Housing for review and/or approval within 21 days after adoption.

(9) The trust fund exists with a qualified depository for all SHIP funds as well as program income or recaptured funds.

(10) Amounts on deposit in the local housing assistance trust fund shall be invested as permitted by law.

(11) The local housing assistance trust fund shall be separately stated as a special revenue fund in the local governments audited financial statements (CAFR). An electronic copy of the CAFR or a hyperlink to the document shall be provided to Florida Housing by June 30 of the applicable year.
(12) Evidence of compliance with the Florida Single Audit Act, as referenced in Section 215.97, F.S. shall be provided to Florida Housing by June 30 of the applicable year.

(13) SHIP funds will not be pledged for debt service on bonds.

(14) Developers receiving assistance from both SHIP and the Low Income Housing Tax Credit (LIHTC) Program shall comply with the income, affordability and other LIHTC requirements, similarly, any units receiving assistance from other federal programs shall comply with all Federal and SHIP program requirements.

(15) Loans shall be provided for periods not exceeding 30 years, except for deferred payment loans or loans that extend beyond 30 years which continue to serve eligible persons.

(16) Rental Units constructed or rehabilitated with SHIP funds shall be monitored for compliance with tenant income requirements and affordability requirements or as required in Section 420.9075 (3)(e). To the extent another governmental entity provides periodic monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility.

(17) The LHAP meets the requirements of Section 420.907-9079 FS, and Rule Chapter 67-37 FAC.

(18) The provisions of Chapter 83-220, Laws of Florida have not been implemented (except for Miami-Dade County).

Attest: Debiene Christensen
Deputy Clerk

Donald C. Barbee, Jr.
Clerk of the Court

Wayne Dukes, Chairman
Board of County Commissioners
Hernando County, Florida
RESOLUTION #: 2017-75

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY 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” 67-37, FLORIDA ADMINISTRATIVE CODE; AUTHORIZING AND DIRECTING THE BOARD OF COUNTY COMMISSIONERS 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 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 benefitting 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, Hernando County has prepared a three-year Local Housing Assistance Plan for submission to the Florida Housing Finance Corporation; and

WHEREAS, the County Commission finds that it is in the best interest of the public for Hernando County 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 BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA that:

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

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

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

PASSED AND ADOPTED THIS 28th DAY OF APRIL 2017.

ATTEST: By: Derlene M. Christensen
Donald C. Barbee, Jr.
Clerk of the Court

Wayne Dukes, Chairman

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
BY

County Attorney's Office