

**STATE HOUSING INITIATIVES PARTNERSHIP  
(SHIP) PROGRAM**

**LOCAL HOUSING ASSISTANCE PLAN  
(LHAP)**

**NASSAU COUNTY**

Adopted  
March 22, 1993

Revised  
April 18, 1994

Revised  
April 10, 1995



NASSAU COUNTY  
BOARD OF COUNTY COMMISSIONERS  
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## FOREWORD

The adopted Local Housing Assistance Plan (LHAP) has been amended to meet the current priorities for affordable housing needs in Nassau County. The amended document contains section "A. General Conditions" and Attachment "A-2. Housing Delivery Goals" from the original Plan. All other sections and attachments from the original Plan remain as adopted.

The document amends the LHAP strategies (Attachment A-2) to remove \$62,500 from "Construction of New Rental Units" strategy and move these funds to "Purchase of Existing Homes (with Rehabilitation)" and "Emergency Repair" strategies. This amendment does not reduce the number of households served nor raise the income level of households served. Nor does it reduce the "Percentage of Allocation for Construction Activities."

To keep the entire Plan in context, the discussion presented in the Plan also has been revised to remove references to specific numbers of units assisted with SHIP funds. Instead, the text directs the reader to Attachment A-2 to ascertain these numbers.

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Amended April 10, 1995

## NASSAU COUNTY

### STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM NASSAU COUNTY LOCAL GOVERNMENT HOUSING ASSISTANCE PLAN (LHAP)

The State Housing Initiatives Partnership (SHIP) program has been created for the purpose of providing funds to local governments as an incentive for the creation of partnerships to produce and preserve affordable housing. This program 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 private and public funds to reduce the cost of housing.

In order to qualify to receive funds under the SHIP program, Nassau County is required to prepare and submit to the Department of Community Affairs a Local Housing Assistance Plan (LHAP) that describes how the County shall establish and administer a program that is created to make affordable residential units available to eligible persons of very low-income, low-income or moderate income and to persons who have special housing needs.

The following documentation presents the Nassau County LHAP for implementing the SHIP program within its jurisdiction. The plan has been organized to permit reviewers and other interested persons easy correlation between the plan and the requirements of the enacting legislation.

#### A. GENERAL CONDITIONS

##### 1. Responsible Jurisdiction

The submitted Local Housing Assistance Plan addresses affordable housing needs for the unincorporated area of Nassau County as well as the three (3) incorporated municipalities of Nassau County

##### 2. Interlocal Considerations

Nassau County, at this time, has entered into interlocal agreements with the three municipalities located within the County (Fernandina Beach, Callahan and Hilliard). The interlocal agreement will permit the County to spend SHIP funds to support very low and low income housing within these three municipalities. However, total control of the SHIP program, from selection of participants to allocation of funds will remain under the total control of the Nassau County Board of Commissioners.

3. Interlocal Agreement

An interlocal agreement, approved by the Nassau County Board of Commissioners has been submitted to the three municipalities within the County. All three local governments have agreed, in principal, to work with the County in implementing the County "Local Housing "Assistance Plan" and Incentive Plan".

4. Period of Proposed Activity

The original LHAP plan presented a two-year program of Nassau County for addressing the affordable housing issue. The period covered by the LHAP presented herein includes three fiscal years; further amendments may be included to address additional changes if required.

Period covered by the plan: FY 92-93  
FY 93-94  
FY 94-95

5. Planning Period

This plan addresses the first three years of SHIP funding. The proposed program activities for this period's housing delivery goals are identified in Attachment A-2. The original plan dated March 22, 1993, has been revised to include fiscal year 1994-95. Also based on experience gained over the past 1 year of program implementation, the program activities for Fiscal Years 1992-93 and 1993-94 identified in Attachment A-2 have been revised. The expenditures shown and related units affected are in accord with the experience factors gained over the past year.

6. Specific Activities Taken By The County During Performance of the Plan

Attachment A-3 lists specific activities that will be performed during implementation of the SHIP program in Nassau County through December 1995. The Affordable Housing Advisory committee and Local Housing Partnership (composed of County citizens) shall work with the NEFRPC staff and the Nassau County Housing Authority to perform the specific tasks identified in Attachment A-4, Items A through G in Attachment A-3. These activities are expected to be repeated each year for successful conduct of the program. (Time Line Chart).

The County shall promptly notify the Florida Housing Agency if conditions arise which make the County unable to comply with provisions stated within this Plan.

6.a. Creation of a Local Housing Assistance Trust Fund

The County shall establish a trust fund with a qualified depository for all SHIP funds as well as money generated from activities such as interest on deposits and interest generated on loans. Amounts of funds on deposit in the Local Housing Assistance Trust Fund (LHATF) shall be invested as permitted by law. The LHATF shall be separately stated by the County in audited financial statements as a "Special Revenue Fund." Copies of County audits showing disposition of these funds shall be forwarded to the FHFA as soon as generally available.

6.b. Restricted Use of SHIP funds

SHIP funds shall not be pledged for debt service on bonds or as rent subsidies.

7. Implementation of the SHIP Program

The Local Housing Assistance Plan, as written, conforms to the requirements of the County's adopted Comprehensive Plan. Should a conflict arise sometime in the future related to proposed amendments to the LHAP, an amendment to the Comprehensive Plan will immediately be initiated to maintain consistency between the LHAP and the adopted Comprehensive Plan.

Amendments to the approved LHAP shall be provided to the FHFA within 21 days after adoption by the County Board of Commissioners.

Nassau County, through its County Housing Office, will provide SHIP program funding for (1) assistance in home purchase down-payment; (2) construction of new housing; (3) emergency repairs to owner occupied low and very low income housing including implementation of a weatherization program, and (4) rehabilitation of housing to meet the special needs of low and very low income disabled citizens of the County and (5) construction of very low and low income rental units. All recipients of SHIP funds shall contractually be required to commit themselves to program guidelines.

8. Efforts to Facilitate the Development of Partnership

Nassau County has developed a housing partnership consisting of membership drawn from the banking community, the construction industry, providers of low cost housing and citizens involved in social work within the County who support the needs of the very low and low income segment of the community.

9. Public Input to the Planning Process

The intent of the County to apply for SHIP program funding was initially presented to the public in a regular meeting of the Nassau County Board of County Commissioners on February 22, 1993 an amendment to the Plan was presented for public comment at the April 13, 1994, meeting of the Nassau County Board of Commissioners. Notice of the installation of an Affordable Housing Advisory Committee for the formulation of a Local Housing Assistance Plan was placed in the local newspaper as was an invitation to the public to participate in preparing the plan. Four advertised planning workshops were held with public input documented and considered by the full Advisory Committee as the plan was developed.

This current amendment to FY 1994-95 of the LHAP was submitted to the Affordable Housing Advisory Committee on March 28, 1995 for review and was adopted in open hearing by the Board of County Commissioners on April 10, 1995.

Now that the SHIP program is established within the County and interlocal agreements are being coordinated with local governments, the SHIP program will be guided from this point forward through input received at public meetings and recommendations made to the County Board of Commissioners by the "Local Housing Partnership."

10. Increasing the Affordability of Housing for the Target Population

Upon initiating the SHIP program in Nassau County, the Affordable Housing Advisory Committee distributed information regarding the program County-wide through newspaper articles and advertisements, notices placed upon bulletin boards at laundromats and other sites possibly frequented by the target population and through notices read at church services. The response to these efforts brought in applications for assistance from throughout the County. The initial response and continued flow of applications derived from these sources would require more funding than is available to the County through the SHIP program alone. The County has established a working relationship with the Farmers Home Administration matching SHIP funds to provide emergency repairs to very low and low income residents 62 years of age and older. The County also is applying for Florida Fix funds to assist further with rehabilitation (energy conservation) and emergency repair of homes.

Researching 1990 U.S. Bureau of Census data shows that Census tracts 503 and 504 have the highest percentage of families with incomes below the poverty level. Of these families, tract 504 has the lowest per capita, median household and median family income. Tract 504 also has the largest number in the County of homes identified in the survey as being "substandard."

The funding available under the SHIP program will be used in the second fiscal year of the program to target Census tract 504 for housing rehabilitation and new construction of rental properties. The County's Local Housing Partnership and Housing Authority will concentrate on the issue of lowering development cost for low and very low income housing. In particular, issues of lowering impact/connection fees and reducing development costs generated by lot size specifications will be examined as means to encourage development of affordable housing.

Experience is showing that many families/individuals who are in the very low income category are unable to qualify for home ownership. Accordingly the County, through its Housing Authority will utilize 35 percent of SHIP funding for fiscal years 1993-94 and 1994-95 for the construction of rental properties to be rented exclusively to very low and low income residents of the County. The Housing Authority, a "Dependent Special District" answerable for its activities to the County Board of Commissioners, will function in this instance as an agent of the County for the construction and management of the property. Selection of residents to occupy units will be made by the SHIP program Local Housing Partnership and the BCC.

#### 11. Home Ownership

SHIP funding during FYs 1992-93, 1993-94, and 1994-95 will be allocated County-wide with all funding being directed toward home ownership projects. ~~Fiscal years 1993-94 and 1994-95 will concentrate on improving the condition of very low and low income housing in census tracts which are shown to have greatest need. SHIP funding during these two fiscal years shall be allocated at a rate of 65 percent home ownership, 35 percent rental (Rule 9I-37.007(3), (10) and (12), FAC.~~

#### 12. Construction, Rehabilitation and Emergency Repairs

One hundred percent of available SHIP funding (less counseling - \$500, and administration - \$25,000) shall be spent on construction, rehabilitation or emergency repairs as defined in Rule 9I-37.007,(3)(a) through (f), FAC. (See Attachment A-4, Time Line Chart, for complete listing by fiscal year of program activities.

#### 13. Utilization of the Remainder of Funding ( 10.2 percent)

10.2 percent or \$25,500 of funds available annually from SHIP program funding will be divided into two parts. Five-hundred dollars or 0.2 percent of the total SHIP program funds will be allocated to the Local Housing Partnership which, working with the local banking representatives, will establish counseling to educate applicants regarding the responsibility of home ownership. This counseling will be provided for recipients of SHIP housing funds who are becoming home owners under the program.

Ten percent, or the remaining \$25,000 available annually from SHIP program funding, will be applied toward providing background research and preparing documentation required by law to support the County's application for SHIP program funding as well as continued administration throughout the life of the program.

14. Very Low Income Housing Support

Of the construction, rehabilitation, and emergency repair activities described in 11. and 12. above, a minimum of 30 percent of all housing units receiving support through SHIP program funding will be occupied by very low income persons. Additionally, a minimum of 30 percent of the units assisted will be occupied by low-income households.

15,16. Number of Households Served, By Income

It is proposed that the number of homeowner and rental housing units assisted with SHIP program funding will serve the following eligible households:

<u>FY 92-93</u>		<u>Level of Income</u>		
<u>No. of Units</u>	<u>Type of Assistance</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>
5 8	Financial support for purchase of existing housing	0 2	4 6	1 0
7 4	New construction	1 2	4 2	2 0
6 8	Emergency Repair	5	1 3	0
4	Rehabilitative Repair	2	1	1
<u>22 24</u>		<u>8 11</u>	<u>10 12</u>	<u>4 1</u>

<u>FY 93-94</u>		<u>Level of Income</u>		
No. of Units	Type of Assistance	Very Low	Low	Moderate
3	Financial support for purchase of existing housing	0	2	1
4	New construction	0	0	2
5	Emergency and Repair	3	2	0
2	Rehabilitative repair	1	1	0
<hr/>		<hr/>	<hr/>	<hr/>
21		7	10	4

<u>FY 94-95</u>		<u>Level of Income</u>		
No. of Units	Type of Assistance	Very Low	Low	Moderate
3	Financial support for purchase of existing housing	0	2	1
4	New construction	0	2	2
5	Emergency and Repair	3	2	0
2	Rehabilitative repair	1	1	0
<del>5</del>	<del>Rental New Construction</del>	<del>4</del>	<del>1</del>	<del>0</del>
<hr/>		<hr/>	<hr/>	<hr/>
19		8	10	5

Income Limit: Very Low \$19,150  
 (family of 4) Low \$30,650  
 Moderate \$45,960

17. Size of Families (average) to Occupy SHIP Assisted Housing

The average size in Nassau County of families eligible to occupy SHIP program assisted housing is four persons.

18. Number of Special Needs Households Served

The 1990 Bureau of the Census report identifies 206 persons in census tract 504 as being low income elderly or physically disabled. Of the approximately 140 persons who are eligible to benefit in FY 92-93 from SHIP funded projects, 5 percent or 10 persons are known to be within this category.

19. Activities Related to Homeownership New Construction and Purchase of Existing Housing

The Affordable Housing Advisory Committee and now the Local Housing Partnership have developed an agreement to work with the local lending institutions to finance mortgages that will place very low, low and moderate income families into affordable housing. The SHIP program will provide financial assistance up to \$15,000 for the acquisition mortgages for new construction and \$12,500 for the purchase of existing homes (~~up to \$3,000~~ with a portion of these funds to be used for rehabilitation associated with the purchase of existing homes). The procedure for SHIP activities related to mortgage assistance is presented in Attachment A-5.

The amount of SHIP funds allocated to each financial assistance case shall be held by the County in the form of a second mortgage. This second mortgage will be in the form of a loan to be carried for the duration of the first mortgage at an interest rate ~~equal only to~~ of two percent plus the cost incurred in servicing the mortgage (~~no more than 2.0 percent~~). The process of servicing the second mortgage will be awarded to a non-profit organization. The mortgage will be monitored over the mortgage period to ensure that residents of the property continue to satisfy the income level of the resident for which the mortgage was approved. Sale or transfer of property will be subject to the "Cancelling Schedule" conditions discussed below. Mortgage loans shall be provided for a period not to exceed 30 years. Second mortgage loans shall run concurrent with the term of the first mortgage.

20. Activities Related to Homeownership Rehabilitation

Nassau County will provide SHIP program support for the rehabilitation of homeownership properties. This effort will include construction of access ramps for physically disabled persons, weatherization, repairing kitchen and bath facilities and roofing. The average cost per unit is anticipated to be approximately \$9,250 each. The Nassau SHIP program is applying for Florida Fix support to assist in funding weatherization needs of rehabilitation. Funds for rehabilitation may be disbursed as a loan, a grant or a combination thereof depending upon the homeowner's ability to repay a loan. Rehabilitation loans will run for a period of 10-15 years. Rehabilitation Loans or Grants that are sold or transferred will be amortized over a 10-year period based upon the cancelling schedule presented below:

IF PROPERTY IS SOLD OR TRANSFERRED OR IF OWNER SHOULD DIE DURING:	PERCENT OF FINANCIAL ASSISTANCE TO BE REPAID TO COUNTY
---	--

1st year	100%
1 - 2 years	100%
2 - 3 years	100%
3 - 4 years	70%
4 - 5 years	60%
5 - 6 years	50%
6 - 7 years	40%
7 - 8 years	30%
8 - 9 years	20%
9 - 10 years	10%
After 10 years	0%

The procedure for administering homeowner rehabilitation projects is presented in Attachment A.6.

SHIP funds directed to home ownership rehabilitation will be allocated on the basis of a minimum of 30 percent very low income families, a minimum of 30 percent low income families, no more than 10 percent moderate income families and 20 percent for disabled persons.

21. Activities Related to Home Ownership Emergency Repairs

Nassau County will provide SHIP program support to effect emergency repairs to homeowner occupied properties. Emergency repairs will include roofing, heating, and sanitary sewer improvement as well as emergency work on potable water systems. The average cost per unit of emergency repairs is anticipated to be approximately \$8,000.

SHIP funds directed to home ownership emergency repairs will be allocated on the basis of 83 percent to very low income families, 17 percent to low income families and 0 percent to moderate income families.

The Local Housing Partnership, formerly the Affordable Housing Advisory Committee, has entered into an agreement with the Department of Agriculture, Farmers Home Administration to form a coalition for funding emergency repairs needed by homeowners age 62 and above. The SHIP program will provide up to \$4,000 per unit for emergency repairs with the Farmers Home Administration matching the designated SHIP funds.

Emergency repairs shall be funded with non-recaptured grants from both SHIP and FmHA. Procedure for administering emergency repair activities is presented in Attachment A-7.

Where SHIP funds are combined with funds of another program to achieve an objective, all units benefiting from SHIP funding must comply with all SHIP program requirements as well as any requirements placed on the project by the additional funding source.

22. Rental New Construction

~~Ten units of "Rental New Construction" shall be funded utilizing FY 1993-94 and 1994-95 SHIP funding (35 percent of SHIP funds per each fiscal year). It is planned that these units will be occupied in the majority, if not totally, by very low income families/individuals.~~

~~Construction and management of these 10 units of rental properties developed using partially SHIP funds will be conducted by the County's newly formed Housing Authority, a "Dependent Special District". Selection of residents who will occupy the rental units shall be the responsibility of the Local Housing Partnership and the BCC who will follow the strategy described in this plan to select and prioritize tenant assignments to available rental units.~~

~~Rental units constructed with a percentage of SHIP funds shall be monitored at least annually for 15 years for compliance with tenant income requirements and affordability requirements.~~

The Local Housing Assistance Plan does not propose funding Rental New Construction for the Fiscal Years 1992-93, 1993-94, and 1994-95.

23. Rental Rehabilitation

The Local Housing Assistance Plan does not propose funding Rental Rehabilitation for the fiscal years 1992-93, 1993-94, and 1994-95.

24. Rental Emergency Repairs

The Local Housing Assistance Plan does not propose funding rental emergency repairs for the fiscal years 1992-93, 1993-94 and 1994-95.

25. Expenditure of SHIP Program Funds

Expenditure of SHIP program funds will be limited to those activities identified in Items 11, 12, 13, 19, 20, 21, 23 and 24 and summarized in Attachment A-2.

26,27,28. Sales Prices for New and Existing Homes

~~The sales prices for housing purchased with SHIP program funds may not exceed 90 percent of the median area purchase price. Since the median area purchase price of new homes in Nassau County is \$86,670 and \$75,240 for existing homes, a sales price not to exceed \$78,000 and \$67,715, respectively, shall be the maximum amount charged for the purchase of a home using a percentage of SHIP funds in the purchase process.~~

The sales price of new or existing eligible housing may not exceed 90 percent of the median area purchase price in the Jacksonville PMSA as established by the United States Department of the Treasury in accordance with Revenue Proclamation 94-55 or any amendments thereto.

The sales price per home funded under the SHIP program (both new and existing) shall have monthly mortgage payments (including taxes and insurance) which do not exceed 30 percent of the buyer's adjusted gross annual income for the household.

29,30. Rental Rates for Housing Supported by SHIP Funds

Rental rates in Nassau County are based on the number of bed-rooms per unit. Median rates for the County are as follows:

3-bedroom	\$525/month
2-bedroom	375/month
1-bedroom	265/month

The affordability test of rental cost must meet the same 30 percent criteria as defined

above for mortgage payments.

31. Available Support Services

Support services that are available to recipients of SHIP funded assistance are enumerated in item 13.

32.a. Outreach Strategy

The County shall continue to advertise the availability of SHIP housing assistance funds in local newspapers published within the County. In addition, the availability of such funding will be provided to church groups, civic organizations, and banking facilities. A phone number will be made available so that anyone wishing further information can get it. Information will be distributed through these resources at least 30 days before the beginning of an application period.

32.b. Selection Strategy

Funding through the SHIP programs shall be made available to all applicants regardless of race, creed, religion, color, age, sex, marital status, familial status, national origin or condition of physical handicap. Sixty-five percent of all funds shall be reserved for homeownership for eligible persons; 77 percent of the SHIP funds shall be used for construction, rehabilitation or emergency repairs. The initial goal of the program will be to distribute funds in a ratio equal to the percent of eligible population living in each of the very low, low, and moderate income categories. Distribution shall be at least 30 percent occupied by very-low income, 30 percent low-income persons.

Moderate-income persons may be assisted then with no more than 40 percent of SHIP program funding.

To ensure that the ratio of very low, low and moderate income persons assisted by SHIP funds is maintained, three selection lists will be created; one for very low, one for low and one for moderate income. A point-scale system will be created to evaluate each family/individual need for SHIP assistance based on specified criteria. This system, then, will rank eligible participants 1 through 50 on the eligibility ladder (Attachment A-8). Persons/families will then be chosen from the highest ranking down for each income category at a number consistent with the 30/30/40 percent ratio expressed above.

33. Maximum Award Schedule

The maximum SHIP funding allocated to each category of expenditure is identified by Item Number in Item 25. Loans offered under this program shall be made at an interest rate that does not exceed ~~3~~ 2 percent, plus the cost of administering the loan. The balance of any loan shall be due at closing if the property covered by the loan is sold or transferred.

Loans shall be limited to the lesser of 15 percent of the purchase price of the home or the amount necessary to enable the purchaser to meet credit underwriting criteria.

34. Utilization of Generated Funds

Funds generated from loan repayments, reimbursements, other repayments and interest earned on distributed funds shall be deposited in the Affordable Housing Assistance Trust Fund where it shall be earmarked for use in new construction of owner occupied and rental housing for very low and low-income families only.

35. Timeline of Proposed Program Activities

Attachment A-4 provides a Timeline chart of proposed activities for fiscal years 1992-1993 and 1993-1994 and 1994-95 for the Nassau County SHIP program.

36. Budgetary Requirements for Accomplishing Program Tasks

The budgetary requirements for accomplishing milestones among the many tasks to be completed during conduct of this program are identified in Attachment A-4.

37. Income limits of Participants - Adjusted to Family Size

~~Using figures generated by the Florida Housing Finance Agency for 5/5/93, maximum eligible income limits adjusted to family size for Nassau County area s follows:~~

	<u>INCOME LEVEL</u>				
	<u>1-person</u>	<u>2-person</u>	<u>3-person</u>	<u>4-person</u>	<u>5-person</u>
<u>Very Low Income</u>	<u>13,400</u>	<u>15,300</u>	<u>17,250</u>	<u>19,150</u>	<u>20,700</u>
<u>Low Income</u>	<u>21,450</u>	<u>24,500</u>	<u>27,600</u>	<u>30,650</u>	<u>33,100</u>
<u>Moderate Income</u>	<u>32,160</u>	<u>36,720</u>	<u>41,400</u>	<u>45,960</u>	<u>49,680</u>

Income limits for those applicants eligible to participate in the SHIP program shall follow the criteria published and distributed by the Florida Housing Finance Agency (as amended). The latest publication of this Agency is dated 02/10/95.

FLORIDA HOUSING FINANCE AGENCY

HOUSING DELIVERY GOALS FOR SHIP FUNDS FOR SHIP FUNDS FOR STATE FISCAL YEAR: 1992-93

Rev. 05/13/93

NAME OF LOCAL ENTITY:

Annual Allocation Amount: \$ 25,000

Total Administration	Administration (May not exceed 10% of SHIP funds)										Total SHIP Dollars	Percentages							
											\$ 25,000	10 %							
Strategies to promote affordable home-ownership:	Homeownership Programs (65% or more of SHIP funds)										Total SHIP Dollars Rehab/Repair & New Const.	Other Production Activities Without Constr.	PERCENTAGES	Average Sales Price		Median Area Purchase Price	Avg. Mtg. Pay. Incl. PITI		
	Households By Income				By Number of Units, Unit Cost and SHIP Contributions									New Units	Existing Units		1 Bedrm.	2 Bedrm.	3 Bedrms. or more
Very Low	Low	Moderate	Total Units	Rehabilitation/Repair			New Construction												
				Units	Avg. Unit Cost	SHIP Dollars	Units	Avg. Unit Cost	SHIP Dollars										
Strategy 1: Purchase New Construction	1	4	2	7			7	15,000	105,000	105,000			42 %						
Strategy 2: Rehab	2	1	1	4	4	9,250				33,000	33,000		13 %						
Strategy 3: Emerg Repair	5	1	0	6	4	4,000				24,000	24,000		10 %						
Strategy 4: Purchase Existing Home w/ Repair	0	4	1	5	5	12,000				62,500	62,500		25 %						
Subtotal	8	10	4	22							\$224,500	\$	100 %						
Strategies to promote other eligible activities:	Other Activities including Rental Programs, Purchase of existing units with no rehab/repair, Homeownership Counseling (35% or less of SHIP funds)										Total SHIP Dollars Rehab/Repair & New Const.	Other Production Activities Without Constr.	PERCENTAGES	Avg. Construction Price		Median Area Purchase Price	Average Rents		
	Households By Income				By Number of Units, Unit Cost and SHIP Contributions									New Units	Existing Units		1 Bedrm.	2 Bedrm.	3 Bedrms. or more
Very Low	Low	Moderate	Total Units	Rehabilitation/Repair			New Construction												
				Units	Avg. Unit Cost	SHIP Dollars	Units	Avg. Unit Cost	SHIP Dollars										
Strategy 1: Counseling											500		.002 %						
Strategy 2:																			
Subtotal											\$	\$ 500							
<b>TOTALS</b>											\$224,500	\$ 25,500		Total SHIP Expenditures: \$ <u>250,000</u>					
Percentage of Total Households Served:	36 %	45 %	19 %							Percentage of Allocation for Construction Activities:	90 %		TOTAL: 100%	Percentage of Median Area Purchase Price:	New Constr.	Rehab. Units			

Adopted: April 18, 1994  
Revised: November 28, 1994

FLORIDA HOUSING FINANCE AGENCY  
HOUSING DELIVERY GOALS FOR SHIP FUNDS FOR SHIP FUNDS FOR STATE FISCAL YEAR: 1993-94

Rev. 05/13/93

NAME OF LOCAL ENTITY:

Annual Allocation Amount: \$ 250,000

Total Administration	Homeownership Programs (65% or more of SHIP funds)										Total SHIP Dollars	Percentages						
	Households By Income				By Number of Units, Unit Cost and SHIP Contributions						Total SHIP Dollars	Other Production Activities Without Constr.	PERCENTAGES	Average Sales Price		Median Area Purchase Price	Avg. Mtg. Pay, Incl. PITI	
Very Low	Low	Moderate	Total Units	Rehabilitation/Repair			New Construction			Rehab/Repair & New Const.			New Units	Existing Units		1 Bedrm.	2 Bedrm.	3 Bedrms. or more
0	2	2	4				4	15,250		61,000					24 %			
1	1	0	2	2	9,250					18,500				8 %				
3	2	0	5	5	4,000					20,000				8 %				
3	5	2	10	10	12,500					125,000				50 %				
0	3	2	5	5	13,500					67,500				25 %				
										224,500				89.8 %				
4	8	4	16							\$ 162,000				65 %				
Other Activities Including Rental Programs, Purchase of existing units with no rehab/repair, Homeownership Counseling (35% or less of SHIP funds)																		
Households By Income				By Number of Units, Unit Cost and SHIP Contributions						Total SHIP Dollars	Other Production Activities Without Constr.	PERCENTAGES	Avg. Construction Price		Median Area Purchase Price	Average Rents		
Very Low	Low	Moderate	Total Units	Rehabilitation/Repair			New Construction			Rehab/Repair & New Const.			New Units	Existing Units		1 Bedrm.	2 Bedrm.	3 Bedrms. or more
5			5									500		0.2 %				
4	1		5				5	12,500		62,500				25 %				
4	1		5							\$ 62,500		500		25 %				
8	9	4	21							\$ 224,500		\$ 25,500		100%	Total SHIP Expenditures: \$ 250,000			
Percentage of Total Households Served:				Percentage of Allocation for Construction Activities:						TOTAL:		Percentage of Median Area Purchase Price:		New Constr.		Rehab. Units		
38 %	43 %	19 %								90 %		100%						

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FLORIDA HOUSING FINANCE AGENCY

HOUSING DELIVERY GOALS FOR SHIP FUNDS FOR SHIP FUNDS FOR STATE FISCAL YEAR: 19 94-95

Adopted April 18, 1994

Revised April 10, 1995

Annual Allocation Amount: \$ 250,000.

Rev. 05/13/93

NAME OF LOCAL ENTITY: Nassau County

Total Administration	Administration (May not exceed 10% of SHIP funds)										Total SHIP Dollars	Percentages												
											\$25,000.	10%												
Strategies to promote affordable home-ownership:	Homeownership Programs (65% or more of SHIP funds)										Total SHIP Dollars Rehab/Repair & New Const.	Other Production Activities Without Constr.	PERCENTAGES	Average Sales Price		Median Area Purchase Price	Average Rent							
	Households By Income				By Number of Units, Unit Cost and SHIP Contributions									New	Existing		1 Bedrm.	2 Bedrm.	3 Bedrm. or more					
	Very Low	Low	Moderate	Total Units	Rehabilitation/Repair			New Construction								Units				Editing	Area	1 Bedrm.	2 Bedrm.	3 Bedrm. or more
Strategy 1: Purchase-New Constr.	0	2	2	4					4	15,250			24%											
Strategy 2: Rehab.	1	2	0	3	3	9,500			2	9,250			8%											
Strategy 3: Emergency Repairs	11	3	1	15	15	4,000							8%											
Strategy 4: Purchase-Existing w/ Repair	1	3	2	6	6	12,500							25%											
Subtotal	4	8	4	16									65%											
Strategies to promote other eligible activities:	Other Activities including Rental Programs, Purchase of existing units with no rehab/repair, Homeownership Counseling (35% or less of SHIP funds)										Total SHIP Dollars Rehab/Repair & New Const.	Other Production Activities Without Constr.	PERCENTAGES	Avg. Construction Price		Median Area Purchase Price	Average Rent							
	Households By Income				By Number of Units, Unit Cost and SHIP Contributions									New	Existing		Area	1 Bedrm.	2 Bedrm.	3 Bedrm. or more				
	Very Low	Low	Moderate	Total Units	Rehabilitation/Repair			New Construction								Units					Editing	Area	1 Bedrm.	2 Bedrm.
Strategy 1: Counseling												.500	0.02%											
Strategy 2: Rental-New Const.	4	1		5					5	12,000			25%											
Subtotal	4	1		5									25%											
TOTALS	8/3	10/9	5/4	21/28									90%											
Percentage of Total Households Served:	33%	43%	19%		Percentage of Allocation for Construction Activities:						90%			TOTAL: 100%	Percentage of Median Area Purchase Price:		New Constr.	Rehab. Units						

46 36 18

Page 3 of 3

RESOLUTION 95-93

**RESOLUTION AMENDING THE NASSAU COUNTY LOCAL  
HOUSING ASSISTANCE PLAN TO SHIFT SHIP PROGRAM  
FUNDS AMONG DELIVERY STRATEGIES AND TO REDEFINE  
ELIGIBILITY CRITERIA OF APPLICANTS**

WHEREAS, Nassau County as the recipient of SHIP Program funds has prepared a Local Housing Assistance Plan (LHAP) that defines implementation strategies and program eligibility criteria; and

WHEREAS, during the course of administering the SHIP Program during the Fiscal Year 1994-95, it has become evident that the priorities expressed in citizen applications for SHIP Program assistance do not follow the priorities established in the LHAP; and

WHEREAS, the realignment of strategy funding does not affect the level of construction activity or the percentage of very low and low-income households assisted by the Program.

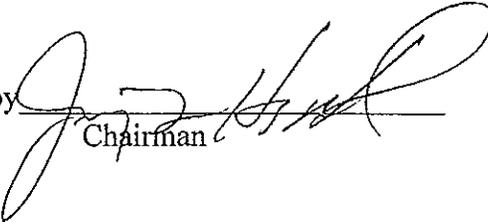
NOW, THEREFORE, BE IT RESOLVED that the Nassau County Local Housing Assistance Plan be revised for FY 1994-95 to:

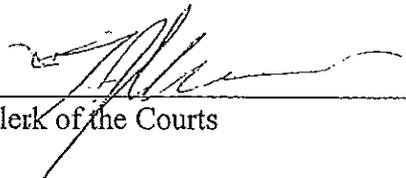
- (1) Remove funding from the strategy of "Rental Housing Construction" and transfer these funds to "Purchase of Existing Homes (with Rehabilitation)", "Emergency Repairs" and "Rehabilitation")
- (2) Redefine eligibility criteria for applicants to the SHIP Program to make these criteria consistent with the Department of the Treasury and Florida Housing Finance Agency published criteria.

DONE, ORDERED, AND ADOPTED, this 24th day of April, A.D., 1995.

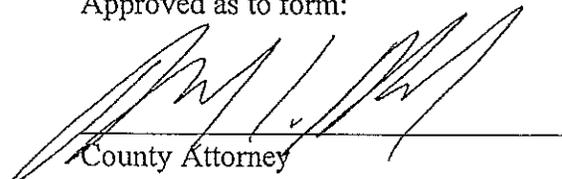
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

ATTEST:

by   
Chairman

  
Clerk of the Courts

Approved as to form:

  
County Attorney