

RESOLUTION NO. 2005- 38

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AMENDING RESOLUTION NO. 2003-64, WHICH ADOPTED LOCAL LHAP FOR FY 2003-2004, 2004-2005, AND 2005-2006.

WHEREAS, the Florida Housing Finance Corporation and the Florida Statutes require an adopted Local Housing Assistance Plan (LHAP) prior to receipt and distribution of the State Housing Initiatives Partnership (SHIP) funds; and

WHEREAS, the Board of County Commissioners of Nassau County, Florida adopted the Nassau County LHAP for FY 03-04, 04-05, and 05-06, pursuant to Resolution 2003-64, adopted April 28, 2003; and

WHEREAS, the Nassau County Affordable Housing Advisory Committee has recommended an amendment to the County's Local Housing Assistance Plan for FY 03-04, 04-05, and 05-06 to amend the Neighborhood Revitalization Strategy to allow SHIP dollars up to \$30,000.00 to be leveraged with other program dollars where a new construction, rebuild, or repair need is found; and

WHEREAS, the Nassau County Affordable Housing Advisory Committee has recommended an amendment to the County's Local Housing Assistance Plan for FY 03-04, 04-05, and 05-06 to increase the award amount of SHIP dollars that can be expended under the Emergency Repair Strategy from \$9,000.00 to \$15,000.00; and


WHEREAS, the revised excerpts from the LHAP are attached hereto as Exhibit "A" to be incorporated into the LHAP upon

approval of the Board of County Commissioners of Nassau County, Florida; and

WHEREAS, the Board of County Commissioners of Nassau County, Florida wishes to adopt the revised SHIP Affordable Housing Strategies as recommended by the Nassau County Affordable Housing Advisory Committee.

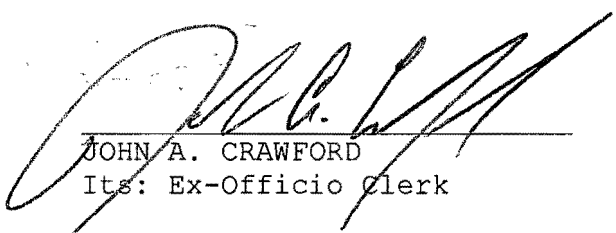
NOW, THEREFORE, BE IT RESOLVED this 14th day of March, 2005, by the Board of County Commissioners of Nassau County, Florida that the Local Housing Assistance Plan shall be hereby amended.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



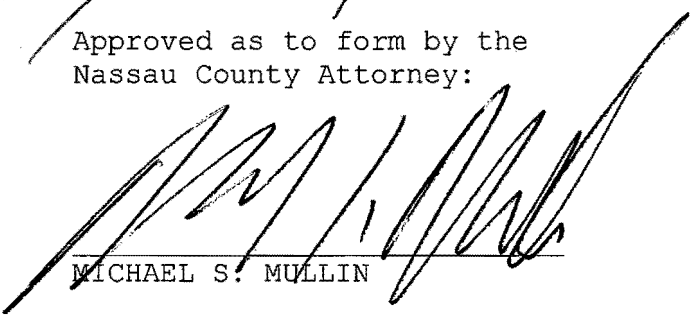
ANSLEY N. ACREE
Its: Chairman

ATTEST:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN

EXHIBIT A

2. **Owner Occupied Emergency Repairs**

- a. Description: Nassau County will provide SHIP program support to effect emergency repairs to homeowner occupied dwelling units. Emergency repairs are those repairs to a home that require immediate attention in order to protect the safety, health or well being of the resident. These repairs may include roofing, heating, electrical, and sanitary sewer improvement as well as emergency work on potable water systems. The ~~maximum~~ award per unit is set at ~~\$9,000.00~~ \$15,000.00. The procedure for SHIP activities related to mortgage assistance is presented in Attachment A-1.

Repair projects are normally authorized near the average allowable dollar amount to provide the greatest assistance for each client's need. When unforeseen problems occur, a 20% buffer to the awarded amount will be allowed. This will assist the program administrative staff to approve unforeseen repair costs without stopping the project to apply for additional funds. However, the total cost of repair including the 20% buffer shall not exceed the maximum amount of ~~\$10,800.00~~ \$18,000.00.

- b. Fiscal Years: FY 2003-04, 2004-05, 2005-06.
- c. Income Categories to be Served: SHIP funds directed to owner-occupied emergency repairs will be allocated to very low, and low income families, households and for aged or disabled persons.
- d. Applicant Selection Criteria for Awarding SHIP Funds to Eligible Households and Eligible Sponsors: Eligible applicants are qualified on a first come, first served basis. Applicants cannot obtain additional repair assistance for two years from their initial receipt of repairs, unless, deemed necessary by the SHIP Administrator and the Board of County Commissioners. See Attachment A.3. for additional information.
- e. Recapture Provisions, Including Recapture Terms: Funds for the emergency repair strategy will be disbursed as a non-recaptured grant.
- f. Other State, Federal, or Local Programs that will be used as Leverage with SHIP funds under this program: SHIP funds allocated for this strategy may be

leveraged with CDBG, WAP, private funds and donations, and volunteer labor.

8. **Neighborhood Revitalization**

- a. Description: Several programs exist at the Federal, State, and Local levels of government designed to provide for Neighborhood Revitalization. An example of one such a program is the Community Development Block Grant (CDBG). SHIP program funds can help improve the revitalization effort when used in conjunction with these programs in an area of concentration. Once a neighborhood has been defined by one of these programs as an area requiring revitalization, or a similar designation, applicants within the geographic area will be eligible for this strategy. The County Commission acting upon a recommendation from the Affordable Housing Advisory Committee (AHAC) can designate a portion of the SHIP funds for concentration within the redevelopment area.

Funds up to \$30,000.00 per unit for very-low and low-income applicants may be allocated directly by the SHIP program under the Neighborhood Revitalization Rehabilitation Strategy where a new construction, rebuild, or repair need is found.

Repair, rebuild or new construction projects are normally authorized near the maximum allowable dollar amount to provide the greatest assistance for each client's need. When unforeseen problems occur, a 20% buffer to the contracted amount will be allowed. This will assist the program administrative staff to approve unforeseen repair costs without stopping the project to apply for additional funds. However, the total cost of repair including the 20% buffer shall not exceed the maximum award amount. However, the total cost of repair including the 20% buffer shall not exceed the maximum amount of \$36,000.00 for units for very low- and low-income applicants. This strategy will improve whole neighborhoods by utilizing SHIP funds in concert with other programs funds. Areas identified for revitalization would be eligible for higher income limits for repairs, and funding could be concentrated in the targeted areas. An additional component would allow for assistance in replacing an entire structure that is beyond repair, if the client is willing to match the investment. These repairs may include roofing, heating, electrical, and sanitary sewer improvement as well as emergency work on potable

~~water systems. The maximum per unit is set at \$20,000.00.~~

~~Repair projects are normally authorized near the maximum allowable dollar amount to provide the greatest assistance for each client's need. When unforeseen problems occur, a 20% buffer to the awarded amount will be allowed. This will assist the program administrative staff to approve unforeseen repair costs without stopping the project to apply for additional funds. However, the total cost of repair including the 20% buffer shall not exceed the maximum amount of \$24,000.00.~~

- b. Fiscal Years: FY 2003-04, 2004-05, 2005-06.
- c. Income Categories to be Served: SHIP funds will be allocated towards owner-occupied homes for the very low, and low-income families, and for aged or disabled persons.
- d. Applicant Selection Criteria for Awarding SHIP funds to Eligible Households and Eligible Sponsors: Eligible applicants are qualified on a first come, first served basis.
- e. Recapture Provisions, Including Recapture Terms: ~~Funds for the neighborhood revitalization strategy will be disbursed in the form of a non-recaptured grant. For all applicants, will be dispersed in the form of a 10 year Deferred Payment Loan. A zero interest-deferred loan will be executed and will stay in effect for a period of 10 years from the date of closing. Funds will be subject to recapture upon the property being sold, transferred, no longer serving as the applicant's primary address, or upon the demise of the applicant(s). The Deferred Payment Loan will depreciate as represented in Section III C. Recapture Provision. Under the Neighborhood Revitalization, funds will be disbursed in the form of a zero-interest deferred loan. SHIP funds under the Neighborhood Revitalization strategy will be subject to recapture based on any recapture provisions associated with the program with which the SHIP funds will be leveraged; i.e., when leveraged with CDBG program the SHIP dollars will be subject to CDBG recapture provisions.~~
- f. Other State, Federal, or Loan Programs that will be Used as Leverage with SHIP funds under this program: SHIP funds allocated for this strategy may be leveraged with CDBG, WAP, LIHEAP, or LEHRP funds, private funds and donations, and volunteer labor.

C. **RECAPTURE PROVISION**

Recapture provisions, Including Recapture Terms; Indicate whether SHIP Assistance is through a Loan, Grant, or Deferred Payment Loan:

TEN YEAR DEFERRED PAYMENT LOAN:	PERCENTAGE OF FINANCIAL ASSISTANCE TO BE REPAYED TO COUNTY:
1 st 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 recapture of SHIP funds under the Neighborhood Revitalization strategy will be subject to recapture provisions associated with the program with which the SHIP funds are leveraged, i.e., when leveraged with CDBG program, the SHIP dollars will be subject to CDBG recapture provisions.