

RESOLUTION 95- 114

**A RESOLUTION TO REVISE CERTAIN SECTIONS
OF AMENDMENT #2 TO THE NASSAU COUNTY
LOCAL HOUSING ASSISTANCE PLAN 1992/93, 1993/94 & 1994/95**

WHEREAS, The Board of County Commissioners, Nassau County, Florida on April 10, 1995 has approved Amendment #2 to the Nassau County Local Housing Assistance Plan (LHAP); and

WHEREAS, the Review Committee for the State Housing Initiatives Partnership (SHIP) Program has reviewed and approved Amendment #2; and

WHEREAS, in its review, the SHIP Review Committee has determined that inconsistencies have been created in the Local Housing Assistance Plan documentation as a result of Amendment #2.

NOW, THEREFORE BE IT RESOLVED, that the Board of County Commissioners, Nassau County, Florida incorporates into the LHAP, Amendment #2, the following revisions:

1. Page 5, number 7, "Implementation of the SHIP Program", third paragraph: delete number (5) "construction of very low and low income rental units."
2. Replace in its entirety Section 15, 16 "Number of Households Served By Income," pages 8 and 9 with the revision presented below.

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

FY 92-93		Level of Income		
No. Of Units	Type of Assistance	Very Low	Low	Moderate
5	Financial Support For Purchase of Existing Housing	0	4	1
7	New Construction	1	4	2
6	Emergency Repair	5	1	0
4	Rehabilitative Repair	2	1	1

<u>22</u>	<u>8</u>	<u>10</u>	<u>4</u>
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FY 93-94

No. of Units	Type of Assistance	Level of Income		
		Very Low	Low	Moderate
10	Financial Support For Purchase of Existing Housing	3	5	2
4	New Construction	0	2	2
5	Emergency Repair	3	2	0
2	Rehabilitative Repair	1	1	0
<u>21</u>		<u>7</u>	<u>10</u>	<u>4</u>

FY 94-95

No. of Units	Type of Assistance	Level of Income		
		Very Low	Low	Moderate
6	Financial Support For Purchase of Existing Housing	1	3	2
4	New Construction	0	2	2
15	Emergency Repair	11	3	1
3	Rehabilitative Repair	1	2	0
<u>28</u>		<u>13</u>	<u>10</u>	<u>5</u>

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

3. Replace in their entirety the "Housing Delivery Goals" charts for FYs 1992-93, 1993-94 and 1994-95 with the charts included with this Resolution.

DONE, ORDERED AND ADOPTED, this 26th day of June, A.D., 1995.

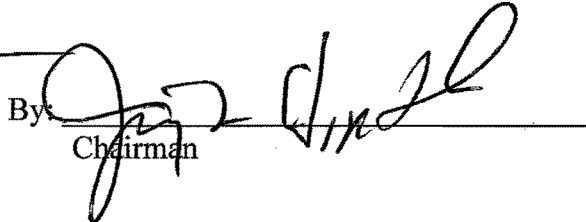
ATTEST:

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

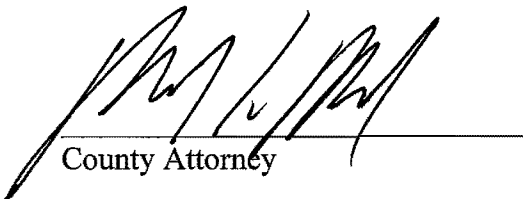
By: _____



By: _____


Chairman

Approved as to Form:


County Attorney

FLORIDA HOUSING FINANCE AGENCY

Adopted: April 18, 1994

HOUSING DELIVERY GOALS FOR SHIP FUNDS FOR STATE FISCAL YEAR:

1992-93

NAME OF LOCAL ENTITY: NASSAU COUNTY

Annual Allocation Amount: \$ 250,000

Total	Administration (May not exceed 10% of SHIP funds)										Total SHIP Dollars		Percentages							
Administration											\$25,000		10.0%							
Strategies to promote affordable homeownership	Homeownership Programs (65% or more of SHIP funds)																			
	Households by Income				By Number of Units, Unit Cost and SHIP Contributions						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			
	Very Low	Low	Moderate	Total Units	Rehabilitation/Repair			New Construction						New Units	Existing Units		1 Bedrm.	2 Bedrm.	3 Bedrms. or more	
					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		42.0%							
Strategy 2:																				
Rehab.	2	1	1	4	4	\$8,875	\$35,500				\$35,500	\$0	14.2%							
Strategy 3:																				
Emerg. Repair	5	1	0	6	6	\$4,000	\$24,000				\$24,000	\$0	9.6%							
Strategy 4:																				
Purchase Existing Home w/ Repair	0	4	1	5	5	\$12,000					\$60,000	\$0	24.0%							
Subtotal	8	10	4	22							\$224,500	\$0	89.8%							
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)																			
	Households by Income				By Number of Units, Unit Cost and SHIP Contributions						Total SHIP Dollars Rehab/Repair & New Const.	Other Production Activities Without Constr.	PERCENTAGES	Average Sales Price		Median Area Purchase Price	Average Rents			
	Very Low	Low	Moderate	Total Units	Rehabilitation/Repair			New Construction						New Units	Existing Units		1 Bedrm.	2 Bedrm.	3 Bedrms. or more	
					Units	Avg. Unit Cost	SHIP Dollars	Units	Avg. Unit Cost	SHIP Dollars										
Strategy 1:																				
Counseling												\$500	0.2%							
Strategy 2:																N/A				
Subtotal	0	0	0	0							\$0	\$500	0.2%							
TOTALS	8	10	4	22							\$224,500	\$25,500		Total SHIP Expenditures:		\$ 250,000				
Percentage of Total Households Served	Very Low 36%	Low 45%	Moderate 18%		Percentage of Allocation for Construction Activities:						89.8%		TOTAL: 100.0%	Percentage of Median Area Purchase Price:		New Constr.	67%	Rehab. Units	22%	

FLORIDA HOUSING FINANCE AGENCY

HOUSING DELIVERY GOALS FOR SHIP FUNDS FOR SHIP FUNDS FOR STATE FISCAL YEAR:

1993-94

Adopted : April 18, 1994

Revised: Nov. 28, 1994

NAME OF LOCAL ENTITY: NASSAU COUNTY

Annual Allocation Amount: \$ 250,000

Total	Administration (May not exceed 10% of SHIP funds)										Total SHIP Dollars		Percentages							
Administration											\$25,000		10.0%							
Strategies to promote affordable homeownership	Homeownership Programs (66% or more of SHIP funds)																			
	Households by Income			Total Units	By Number of Units, Unit Cost and SHIP Contributions						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			
	Very Low	Low	Moderate		Rehabilitation/Repair			New Construction						New Units	Existing Units		1 Bedrm.	2 Bedrm.	3 Bedrms. or more	
					Units	Avg. Unit Cost	SHIP Dollars	Units	Avg. Unit Cost	SHIP Dollars										
Strategy 1:																				
Purchase New Construction	0	2	2	4				4	\$15,250	\$61,000	\$61,000	\$0	24.4%							
Strategy 2:																				
Rehab.	1	1	0	2	2	\$9,250	\$18,500			\$18,500	\$18,500	\$0	7.4%							
Strategy 3:																				
Emerg. Repair	3	2	0	5	5	\$4,000					\$20,000	\$0	8.0%							
Strategy 4:																				
Purchase Existing Home w/ Repair	3	5	2	10	10	\$12,500					\$125,000	\$0	50.0%							
Subtotal	7	10	4	21							\$224,500	\$0	89.8%							
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)																			
	Households by Income			Total Units	By Number of Units, Unit Cost and SHIP Contributions						Total SHIP Dollars Rehab/Repair & New Const.	Other Production Activities Without Constr.	PERCENTAGES	Average Sales Price		Median Area Purchase Price	Average Rents			
	Very Low	Low	Moderate		Rehabilitation/Repair			New Construction						New Units	Existing Units		1 Bedrm.	2 Bedrm.	3 Bedrms. or more	
					Units	Avg. Unit Cost	SHIP Dollars	Units	Avg. Unit Cost	SHIP Dollars										
Strategy 1:																				
Counseling												\$500	0.2%							
Strategy 2:																				
Subtotal	0	0	0	0							\$0	\$500	0.2%							
TOTALS	7	10	4	21							\$224,500	\$25,500		Total SHIP Expenditures: \$ 250,000						
Percentage of Total Households Served	33%	48%	19%		Percentage of Allocation for Construction Activities:						89.8%		TOTAL: 100.0%	Percentage of Median Area Purchase Price:		New Constr.	Rehab. Units			
																67%	22%			

FLORIDA HOUSING FINANCE AGENCY

Adopted : April 18, 1994

HOUSING DELIVERY GOALS FOR SHIP FUNDS FOR SHIP FUNDS FOR STATE FISCAL YEAR:

1994-95 Revised: April 10, 1995

NAME OF LOCAL ENTITY: NASSAU COUNTY

Annual Allocation Amount: \$ 250,000

Total	Administration (May not exceed 10% of SHIP funds)										Total SHIP Dollars		Percentages							
Administration											\$25,000		10.0%							
Strategies to promote affordable homeownership	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. Mfg. Pay, Incl. PITI			
	Households by Income			Total Units	By Number of Units, Unit Cost and SHIP Contributions															
	Very Low	Low	Moderate		Rehabilitation/Repair			New Construction												
					Units	Avg. Unit Cost	SHIP Dollars	Units	Avg. Unit Cost	SHIP Dollars										
Strategy 1:																				
Purchase New Construction	0	2	2	4				4	\$15,250	\$61,000	\$61,000		24.4%							
Strategy 2:																				
Rehab.	1	2	0	3	3	\$9,500	\$28,500				\$28,500	\$0	11.4%							
Strategy 3:																				
Emerg. Repair	11	3	1	15	15	\$4,000	\$60,000				\$60,000	\$0	24.0%							
Strategy 4:																				
Purchase Existing Home w/ Repair	1	3	2	6	6	\$12,500	\$75,000				\$75,000	\$0	30.0%							
Subtotal	13	10	5	28							\$224,500	\$0	89.8%							
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	Average Sales Price		Median Area Purchase Price	Average Rents			
	Households by Income			Total Units	By Number of Units, Unit Cost and SHIP Contributions															
	Very Low	Low	Moderate		Rehabilitation/Repair			New Construction												
					Units	Avg. Unit Cost	SHIP Dollars	Units	Avg. Unit Cost	SHIP Dollars										
Strategy 1:																				
Counseling												\$500	0.2%							
Strategy 2:																				
Subtotal	0	0	0	0							\$0	\$500	0.2%							
TOTALS	13	10	5	28							\$224,500	\$25,500		Total SHIP Expenditures: \$ 250,000						
Percentage of Total Households Served	46%	36%	18%		Percentage of Allocation for Construction Activities:						89.8%		TOTAL: 100.0%	Percentage of Median Area Purchase Price:		New Constr.	Rehab. Units			
																67%	22%			