

~ DRAFT ~



**STATE HOUSING INITIATIVES PARTNERSHIP
LOCAL HOUSING ASSISTANCE PLAN
(SHIP LHAP)**

FISCAL YEARS COVERED

2015/2016 2016/2017 AND 2017/2018

~ DRAFT ~

Department of Urban Redevelopment

**Fort Pierce City Hall
100 North U.S. Hwy. 1
Fort Pierce, Florida 34950**

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I. PROGRAM DESCRIPTION

A. Name of participating local government: City of Fort Pierce

Interlocal: Yes ___ No X

B. Purpose of the program: The Local Housing Assistance Plan (LHAP) establishes a plan for the entire jurisdiction of the City of Fort Pierce to meet the housing needs of very low, low and moderate-income households, to expand production of and preserve affordable housing and to further the housing element of the City of Fort Pierce's Comprehensive Plan specific to affordable housing.

C. Fiscal years covered by the Plan:

2015/2016

2016/2017

2017/2018

D. Governance: The SHIP Program is established in accordance with Section 420.907.9079, Florida Statutes and Chapter 67-37 Florida Administrative Code. The SHIP Program does further the housing element of the City's Comprehensive Plan.

E. Local Housing Partnership: The City continues to collaborate with public, private and non-profit organizations to carry out its affordable housing programs. These partnerships allow the City to be effective in combining all available resources and cost-saving measures and substantially reduce the cost of housing for income-qualified residents. The City will continue to encourage active partnerships between government sectors, lenders, builders and developers, real estate professionals, advocates for low-income persons and community groups to produce affordable housing and to provide related services.

Homeownership assistance for new and existing properties is provided in partnership with local financial institutions and in consultation with local citizens. The St. Lucie County Lending Consortium brings together lenders, title companies, mortgage brokers, realtors, homebuilders, and local government, through public meetings every other month.

F. Leveraging: The City will continue to use SHIP funds to leverage local and federal funds such as Community Development Block Grant (CDBG) and other federal, state and local sources, including federal housing grants and State of Florida Housing Corporation program funds. The City will continue to leverage its SHIP funds as possible and combine local resources and cost saving measures thereby reducing the cost of housing.

G. Public Input: Public input was solicited through face-to-face meetings with housing providers, social service providers, local lenders and neighborhood associations through the bi-monthly meetings of the St. Lucie County Lending Consortium. Comments were also solicited in developing this Plan and a draft Plan was made available for public review for more than thirty (30) days. An announcement that the Draft LHAP was available for public review and comment was advertised in the local newspaper of general circulation on January 16 and January 23, 2015. The Draft LHAP was available for public review and comment between February 1 and March 2, 2015 on the City's website

(www.cityoffortpierce.com), and in hardcopy at the Fort Pierce City Hall in the Department of Urban Redevelopment. A public hearing and opportunity for public comment was presented during a regularly scheduled City Commission meeting on March 2, 2015. **Comments received during public hearing will go here:**

- H. Advertising and Outreach:** A notice of funding availability will be published in a newspaper of general circulation serving a diverse population, at least thirty (30) days in advance of each funding cycle and announcements will be made by mail-outs to various organizations throughout the community. Additionally, staff will participate at local housing fairs and or community events. If no funding is available due to a waiting list, no notice of funding availability will be advertised.
- I. Discrimination:** In accordance with the provisions of Florida Statutes 760.20-760.37, it is unlawful to discriminate based on race, creed, religion, color, age, sex, marital status, familial status, national origin, or handicap in the award application process for eligible housing.
- J. Support Services and Counseling:** Urban Redevelopment staff meet monthly with the Treasure Coast Continuum of Care in an effort to coordinate housing supportive services. Staff also meets every-other month with the St. Lucie County Lending Consortium, who works with the City to provide credit counseling, homeownership counseling (pre and post), and debt management assistance.
- K. Purchase Price Limits:** Pursuant to Chapter 67-37.007(6) F.A.C., 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. According to Florida Statute 420.9075(4)(c), the sales price or value of new or existing eligible housing, as determined by the U.S. Department of Treasury, may not exceed 90% of the average median 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 most current Treasury Area Median Purchase Prices will be used. All units must be new, rehabilitated within the past year, or require rehabilitation at the time of purchase to be eligible.
- L. Income Limits, Rent Limits and Affordability:** The income and rent limits used in the SHIP Program are updated annually, based on information collected from the U.S. Department of Housing and Urban Development (HUD) and distributed by the Florida Housing Finance Corporation. Affordable means that monthly rents or mortgage payments including taxes and insurance do not exceed 30 percent of the median adjusted gross annual income for the households as indicated in Sections 420.9071. However, it is not the intent to limit an individual household's ability to devote more than 30 percent of his income for housing. Housing for which a household devotes more than 30 percent 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 percent benchmark and in the case when rental housing does not exceed those rental limits adjusted for bedroom size.
- M. Welfare Transition Program:** Should an eligible sponsor be used, the City will develop a qualification system and selection criteria for applications for Awards to

eligible sponsors, which will include a description that demonstrates how eligible sponsors that employ personnel from the Welfare Transition Program will be given preference in the selection process.

N. Monitoring and First Right of Refusal: In the case of rental housing, the Urban Redevelopment Department staff shall annually monitor and determine tenant eligibility, or to the extent another governmental entity provides the same monitoring and determination, the City may rely on such monitoring and determination of tenant eligibility. However, any loan or grant in the original amount of \$3,000 or less shall not be subject to these annual monitoring and determination of tenant eligibility requirements. Tenant eligibility will be monitored at least annually for 15 years or the term of assistance, whichever is longer, unless 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.

O. Administrative Budget: A detailed line item budget of proposed administrative expenditures is attached as Exhibit A. The Department of Urban Redevelopment is responsible for administration of the SHIP program for fiscal years 2015-2016, 2016-2017 and 2017-2018. Ten percent (10%) of the total SHIP allocation and loan repayment proceeds will be authorized for administrative expenses each year, as approved by City Commission's attached resolution (Exhibit E).

P. Program Administration: Administration of the LHAP is the responsibility of the City of Fort Pierce's Department of Urban Redevelopment. Should a third party entity or consultant contract for all or part of the administrative or other functions of the program, the City will have available, in detail, the duties, qualifications and selection criteria used to determine the entity or consultant contracted to provide this service.

Q. Essential Services Personnel: Defined, in accordance with Rule Chapter 67-37.002(8) F.A.C. and Chapter 67-37.005(8), F.A.C. and Section 420.9075(3) (a) F.S.

Persons in need of affordable housing who are employed in occupations or professions that include, but are not limited to, local or state law enforcement, fire, rescue, emergency services and management, public safety, educators, school district personnel in the public, private, college and university systems, health care professionals and support personnel, tourism industry professionals and employees, judicial/court system management and support personnel, service industry personnel (including child care, hospitality and food service) and other job categories as required by Section 420.9075(3)(a), F.S meet the 'Essential Services Personnel' definition.

R. Green/Innovative Design (Section 420.9075(3)(d)), F.S. The City of Fort Pierce will include rehabilitation activities that will conserve energy and water, including but not limited to the replacement of central air conditioning systems with updated energy efficient models, installing programmable thermostats, installing water conserving water closets, installing insulation and envelope sealing.

S. Special Housing Needs: Section 420.9075(1)(a), F.S. The City of Fort Pierce recognizes that there are many elderly and disabled residents in need of accommodations beyond regular rehabilitation improvements. These can include grab bars, ramps, accessible kitchens and bathrooms, doors and switches, etc. The Department of Urban Redevelopment makes a concerted effort to identify these needs at the time of the initial inspection.

II. LHAP HOUSING STRATEGIES

As funding is available, the LHAP for the 2015-2016, 2016-2017 and 2017-2018 fiscal years will increase the availability of affordable housing by providing:

- Rehabilitation and emergency repairs for existing homeowners;
- "First Time Homebuyer" down payment and closing cost assistance for new homes or homes requiring rehabilitation;
- Construction or rehabilitation assistance for multi-family rental units;
- Foreclosure prevention assistance and counseling to qualified homeowners;
- Disaster, post disaster, and mitigation recovery assistance; and
- Replacement of site-built housing.

A. STRATEGY 1: OWNER-OCCUPIED HOUSING REPAIR/ REHABILITATION

Summary of the Strategy: The City may provide Owner-Occupied Housing Repair/Rehabilitation funding through the SHIP program for the upgrading of substandard owner-occupied housing units and to address housing code violations. Additionally, this strategy provides for the construction or installation of general property improvements to provide basic amenities and to bring units into conformity with applicable housing standards.

All rehabilitation work is required to include initiatives for green design and techniques as referenced in Section 420.9075(3)(d), F.S. This strategy is for eligible very low, low and moderate-income persons who own and occupy single-family housing units. The City shall award SHIP owner-occupied repair/rehabilitation assistance to income eligible households on a first-come/first-served/first complete basis. When an extensive waiting list exists, applicants will be added to the list in first come/first served order. Applications will be received until funds are expended.

The City's Contracted Rehab Consultant will inspect homes of eligible applicants to identify work activities, through a work write up, for improvements that are needed for safe and sanitary habitation, correction of substantial code violations, or the creation of additional living space.

Maximum award: \$50,000

Term, Recapture and Default: Deferred mortgage loan at 0% interest due and payable upon sale, transfer or rental of residence for very low and low-to-moderate income families. The deferred loan will reduce annually (see chart below) if the owner continues to occupy the unit as their principal residence. On each anniversary date of the execution of the deferred mortgage, the value of one year's payment will be deducted from the balance owed. Loans will be secured by a mortgage and note. Should the property be sold or if the household fails to maintain it as their principal residence during the term of the deferred mortgage

loan, the remaining amount will be due and payable at five percent (5%) interest to the SHIP Housing Trust Fund. In the event of the death of the property owner, the same recapture criteria applies to the heir(s).

Assistance Amount	Term Period	Annual Depreciation
\$500 - \$10,000	5 year	1/5 of loan amount
\$10,001 - \$30,000	10 years	1/10 of loan amount
\$30,001 - \$50,000	15 years	1/15 of loan amount

Sponsor Selection Criteria: Not applicable

Additional Information: The City may leverage local and federal funds when cost of the project exceeds the maximum award allocation. When an extensive waiting list exists, qualified applicants will be selected from the list in first-come/first-served order.

B. STRATEGY 2: HOME PURCHASE ASSISTANCE

Summary of the Strategy: The City may provide funds for Home Purchase Assistance for very low, low and moderate-income persons. The City shall award SHIP assistance to income-eligible households on a first-come/first-served basis. The household selection is based on meeting all of the income eligibility criteria, credit financial status, and ability to qualify for a sufficient first mortgage. The first mortgages for these households may be obtained through such sources as, but not limited to: lenders, Federal Housing Administration (FHA) backed loans from a local lender, Veterans Administration (VA), or through any qualified lender, mortgage banker or broker.

Down payment and closing cost assistance is for eligible first-time homebuyers to purchase a newly constructed home, or an existing home, which need repairs, for use as their principal residence. Purchasers of both new and existing homes will be assisted with only the amount required to reduce the purchase price (principal reduction) in order to make the unit affordable, pay for repairs required by the program and/or closing costs, up to the maximum award. A *first time homebuyer* is defined as a person that has not owned a home in the previous three (3) years [exceptions will be made for individuals who are displaced homemakers]. A *displaced homemaker* is defined as an adult who has lost the primary source of financial support of the main family wage earner because of divorce, death, abandonment or disability. Eligible applicants must contribute a minimum of \$500.

Fiscal Years Covered: 2015/2016; 2016/2017; 2017/2018

Income Categories to be served: Very low, low, and moderate-income families.

Maximum award: \$15,000 for very low and low-income families, and \$10,000 for moderate-income families

Terms, Recapture and Default: Deferred mortgage loan at 0% interest due and payable upon sale, transfer or rental of residence for very low, low and moderate-income families. The deferred loan will depreciate annually (see chart

below) if the owner continues to occupy the unit as their principal residence. On each anniversary date of the execution of the deferred mortgage, the value of one year's payment will be deducted from the balance owed. Loans will be secured by a mortgage and note. Should the property be sold or if the household fails to maintain it as their principal residence during the term of the deferred mortgage loan, the remaining amount will be due and payable at five percent (5%) interest to the SHIP Housing Trust Fund. In the event of the death of the property owner, the same recapture criteria applies to the heir(s).

Assistance Amount	Term Period	Annual Depreciation
\$10,000	10 year	1/10 of loan amount
\$15,000	15 years	1/15 of loan amount

Recipient Selection Criteria: The City will work with financial institutions in the St. Lucie County Lending Consortium to qualify area citizens. Assistance will be provided on a first come/first ready basis following advertisement of the availability of SHIP funds.

C. STRATEGY 3: NEW CONSTRUCTION/REHABILITATION OF MULTI-FAMILY RENTAL UNITS

Summary of Strategy: SHIP funds may be used as part of the local contribution when participating in such programs as, but not limited to, the Florida State Apartment Incentive Loan (SAIL) and Housing Tax Credit programs when they are used to perform construction of multi-family rental housing development occupied by income eligible families.

Eligible activities include state and Federal leveraging. Assistance shall be awarded in the form of a letter of commitment for local government contribution, contingent upon the Florida Housing Finance Corporation executing a loan agreement and/or awarding tax credits.

Fiscal Years Covered: 2015/2016; 2016/2017; 2017/2018

Income Categories to be served: Very low and low-income families

Maximum Award: \$50,000

Terms, Recapture and Default: Assistance will be through a 15-year, no interest and deferred payment loan, forgiven at the end of fifteen years, provided the units remain affordable during the period of the loan. Should the property be sold, rented, title transferred, etc., or the units cease being affordable during the contractual term of the loan, the invested funds shall become due and payable at five percent (5%) interest to the SHIP Housing Trust Fund. The units must be built within the timeline provided by program regulations.

Recipient Selection Criteria: Only developments that are approved for funding through the Florida Housing Finance Corporation (FHFC) shall be eligible to receive SHIP funding through this strategy. Proposals will be reviewed by the Department of Urban Redevelopment staff on a first-come/first served preference, based on the individual circumstances of each project, and then scheduled for City

Commission review and approval. Eligible sponsors are required to include initiatives for green building design and techniques as referenced in Section 420.9075(3)(d), F.S.

Additional Information: None

D. STRATEGY 4: FORECLOSURE PREVENTION PROGRAM

Summary of Strategy: SHIP funds may be used to help homeowners avoid foreclosure by catching up their mortgage payments. Eligible expenses include delinquent mortgage payments (principal, interest, taxes and insurance), attorney fees, late fees, and other customary fees associated with mortgage payments.

Fiscal Years Covered: 2015/2016; 2016/2017; 2017/2018

Income Categories to be served: Very low, low and moderate-income persons

Maximum Award: \$7,500

Terms, Recapture and Default: Assistance will be through a one (1) year zero percent (0%) interest deferred payment loan secured by a mortgage and note to qualified homeowners, forgiven at the end of one year. Should the property be sold, rented, title transferred, etc. or the household fail to maintain the home as their principal residence during the term of the contractual term of the loan, the invested funds shall become due and payable at five percent (5%) interest to the SHIP Housing Trust Fund.

Recipient Selection Criteria: Homeowners that reside within the city limits of Fort Pierce will be eligible to apply for assistance through this strategy. Applicants will be selected on a first come/first served basis.

Sponsor Selection Criteria: Not applicable

Additional Information: None

E. STRATEGY 5: DISASTER/POST DISASTER/ MITIGATION/ RECOVERY

Summary of Strategy: In the event of a state or federally-declared natural disaster by Executive Order as required in Section 420.9078(1), F.S., SHIP funds may be used to leverage with available federal and state resources to assist income-eligible households with disaster related repairs. SHIP disaster funds may be used for items such as, but not limited to purchase emergency supplies to weatherproof damaged homes, provide repairs to avoid further damage, remove trees and debris, pay insurance deductibles, and to provide additional post-disaster assistance for non-insured repairs. Security deposits and rental assistance for displaced disaster-related recipients (not to exceed two months), will be provided only during the term of the Executive Order. Alternatively, funds may also be used to retrofit residences with mitigation features (installation of roofing straps, shutters, storm doors, windows and garage doors) that help prevent future storm damage.

Fiscal Years Covered: 2015/2016; 2016/2017; 2017/2018

Income Categories to be served: Very low, low and moderate-income families

Maximum Award: \$15,000

Terms, Recapture, and Default: Assistance will be provided in a deferred payment loan at 0% interest due and payable upon sale, transfer or rental of residence for very low, low and moderate income families. The deferred loan will depreciate annually (see chart below) if the owner continues to occupy the unit as their principal residence. For assistance amounts up to \$7,500, the total loan amount will be forgiven on the first anniversary of the date of the execution of the deferred mortgage. For assistance amounts between \$7,501 and \$15,000, one-fifth of the loan will be deducted from the balance owned on each anniversary date of the execution of the deferred mortgage. Loans will be secured by a deferred mortgage and note. Should the property be sold or the household fail to maintain the property as their principal residence during the term of the deferred mortgage loan, the remaining amount will immediately become due and payable to the SHIP Housing Trust Fund.

Loans will be secured by a mortgage and note, due and payable upon sale, transfer, or rental of residence. Full recapture of funds invested will be required upon default, unless a forgiveness provision is incorporated into the mortgage and note in which case the non-depreciated portion shall be due and payable upon default. In the event that the City receives reimbursement from federal and state sources, such reimbursed funds will be utilized in accordance with the approved Housing Assistance Plan in effect at the time the funds are disbursed.

Assistance Amount	Term Period	Annual Depreciation
\$0 - \$7,500	1 year	-
\$7,501 - \$15,000	5 years	1/5 of loan amount

Recipient Selection Criteria: Assistance will be provided on a first come/first serve basis following advertisement of the availability of funds. When an extensive waiting list exists, applicants will be added to the list in first come/first served order. Applications will be received until funds are expended.

Sponsor Selection Criteria: Not applicable

Additional Information: The City may leverage local and federal funds when cost of the project exceeds the maximum award allocation.

F. STRATEGY 6: REPLACEMENT OF SITE-BUILT HOUSING

Summary of the Strategy: The City may use SHIP funds for the Replacement of Site-Built Housing strategy, which, if offered, will be available to very low and low-income homeowners, in-lieu of rehabilitation when the home is deteriorated to the extent that repair is unfeasible due to unreasonable costs or extensive structural issues, as determined by the City Building Official and the homeowner has sufficient equity and income to maintain a monthly mortgage debt payment. The goal is to prevent imminent displacement of very low income and elderly homeowners due to distressed conditions, encourage revitalization of low-income neighborhoods and increase the supply of safe, decent and sanitary housing.

Recipient Selection Criteria: Funding through this strategy will be awarded to income eligible households on a first-come/first-ready basis. The household selection is based on meeting all of the income eligibility criteria. The replacement housing on site is available to the following eligible property:

1. The dwelling must be an owner-occupied single-family home in conformance with land use and zoning restrictions and located within the city limits of Fort Pierce;
2. The structural deterioration precludes the economic feasibility of undertaking repairs to correct code violations and provide a decent, safe and sanitary living environment;
3. Ownership of the property must be fee simple estate at the time of loan closing with title in the name of the applicant(s);
4. Property taxes must be current. Applications shall not be approved for funding if there are delinquent property taxes outstanding;
5. Total project costs (all funding sources) may not exceed the FHA 203(b) limits in effect as of the date of the assistance. The value of the dwelling after construction may not exceed State Housing Initiatives Partnership (SHIP) Program maximum allowable purchase price for existing homes. These limits are established in the City's Local Housing Assistance Plan;
6. The replacement home will be consistent with the needs of the household, the character of the neighborhood, and area-wide market conditions; and
7. Replacement home specifications will be prepared, made available for bid and awarded, according to the City's standard contractual award and bid policies.

Fiscal Years Covered: 2015/2016; 2016/2017; 2017/2018

Income Categories to be served: Very low, low and moderate-income families

Maximum award: \$75,000

Terms, Recapture and Default: Deferred payment loan at 0% interest due and payable upon sale, transfer or rental of residence for very low and low-income families. The deferred loan will depreciate annually (see chart below) if the owner continues to occupy the unit as their principal residence. On each anniversary date of the execution of the deferred mortgage, the value of one year's payment will be deducted from the balance owed. Should the property be sold or the household fail to maintain it as their principal residence during the term of the deferred mortgage loan, the remaining amount will become due and payable to the SHIP Housing Trust Fund.

Term Period	Assistance Amount	Annual Depreciation
5 years	\$1,000-\$10,000	1/5 of loan amount
10 years	\$10,001-\$30,000	1/10 of loan amount
15 years	\$30,001-\$50,000	1/15 of loan amount
20 years	\$50,001-\$75,000	1/20 loan amount

Recipient Selection Criteria: Assistance will be provided on a first come/first ready basis following advertisement of the availability of SHIP funds. When an extensive waiting list exists, applicants will be added to the list in first come/first served order.

Sponsor Selection Criteria: Not applicable.

Additional information: None

III. LHAP INCENTIVE STRATEGIES

A. EXPEDITED PERMITTING

The City of Fort Pierce Housing Incentive Plan was adopted August 1, 1994 and amended on March 19, 2009. The Affordable Housing Advisory Committee reviewed the incentives; expedited the permitting process for affordable housing projects and established a process to consider actions that have a significant impact on the cost of housing.

Established policy and procedures: The City of Fort Pierce has streamlined permit processing in place, for all projects. The City encourages pre-construction meetings with the builder and Planning Department staff, to save the builder the expense of having plans redrawn to meet City requirements and cause possible delays in the permitting process.

B. ON-GOING REVIEW PROCESS

The Housing Incentive Plan recommends that the City process and review affordable housing permits within three (3) business days. The plans for review should be color-coded for priority and hand delivered to the appropriate departments. The objective of each department is to perform their review the day the applications for permits are received.

Established policy and procedures: A committee is in place to review the City's building codes and land development regulations. The objective of the committee is to recommend the elimination of excessive non-essential requirements that add to the cost of housing. The committee may make non-binding recommendations to the Director of the Department of Urban Redevelopment, City Manager, and/or City Commission.

IV. EXHIBITS:

- A. Administrative Budget
Fiscal Years 2015/2016; 2016/2017; 2017/2018
- B. Timeline for Encumbrance and Expenditure
- C. Housing Delivery Goals Chart
Fiscal Years 2015/2016; 2016/2017; 2017/2018
- D. Certification Page
- E. Adopting Resolution #
- F. Program Information Sheet
- G. Public Hearing Advertisement

Hometown News

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Hometown News LLC. issues of:

St. Lucie County- 1/16/15

Fort Pierce Paper

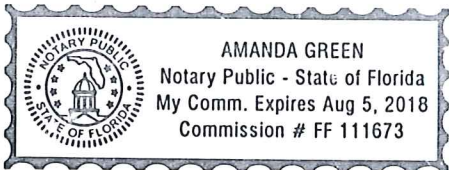
Hometown News LLC Representative:
Carol Deprey-Zelenak

Carol Deprey-Zelenak

I have hereunto set my hand and affixed my official
stamp, the day and year aforesaid:

Notary: *Amanda Green*

My commission expires: *Aug 5 2018*



057697

Public Notice
City of Fort Pierce
State Housing Initiatives Partnership
(SHIP) Local Housing Assistance
Plan (LHAP) for Fiscal Years
2015-2016, 2016-2017 and 2017-2018

Notice is hereby given by the City of Fort Pierce that the State Housing Initiatives Partnership Local Housing Assistance Plan (SHIP LHAP) has been drafted and will be available to the public for review, beginning February 1, 2015.

Notice is also hereby given that the City of Fort Pierce will hold a Public Hearing regarding SHIP LHAP 2015-2016, 2016-2017 and 2017-2018 during the regular City Commission Meeting beginning at 6:30pm on March 2, 2015. City Commission Meetings are held in the Commission Chambers at the City of Fort Pierce City Hall, 100 North U.S. Hwy. 1.

The purpose of the Plan is to set forth strategies to increase the delivery of affordable housing within the City limits for the next three years, pursuant to Section 420.907-9079, Florida Statutes and Rule Chapter 67-37, Florida Administrative Code. The City anticipates receiving \$194,664 from SHIP for PY2015-2016, \$200,000 for PY2016-2017, and \$225,000 for PY2017-2018.

The public is invited to review and comment on the draft SHIP LHAP SHIP LHAP 2015-2016, 2016-2017 and 2017-2018 beginning February 1 and ending March 1, 2015. After all public comments have been considered, the Fort Pierce City Commission will take a formal action at the March 2, 2015 Public Hearing. Upon approval by the Fort Pierce City Commission, the SHIP LHAP will be submitted to the Florida Housing Finance Corporation by March 15, 2015.

The deadline to receive comments on the LHAP is March 1, 2015 at 4:00pm. Comments may be submitted by mail to Attention: Grants Administrator, Department of Urban Redevelopment, City of Fort Pierce, Florida, 100 North U.S. Hwy. 1, Fort Pierce, FL 34950, or email at ewoodruff@city-ftpierce.com.

The SHIP LHAP will be available for review between February 1 and March 1, 2015 at the following locations:

- City of Fort Pierce website at <http://cityof.fortpierce.com/170/Fort-Pierce-Department-of-Urban-Redevelop>
- Fort Pierce City Hall, Department of Urban Redevelopment, 100 North U.S. Hwy. 1, Fort Pierce

The City of Fort Pierce does not discriminate against anyone based on race, color, gender, religion, national origin, age, related medical condition or disability. Please call Libby Woodruff forty-eight hours prior to the meeting time at 772-467-3169 for assistance with translation or accommodations for individuals with disabilities.



Reasonable accommodations will be made upon a timely request.

ADMINISTRATIVE BUDGET FOR EACH FISCAL YEAR

City of Fort Pierce

Title: LHAP Template 2009

No. 001

Exhibit A Admin Budget

67-37.005(1), F.A.C.

Effective Date: 11/09

Fiscal Year 2015/2016		
Salaries and Benefits	\$	17,666.00
Office Supplies and Equipment	\$	500.00
Travel Perdiem Workshops, etc	\$	1,200.00
Advertising	\$	100.00
	\$	
	\$	

Fiscal Year 2016/2017		
Salaries and Benefits	\$	16,300.00
Office Supplies and Equipment	\$	500.00
Travel Perdiem Workshops, etc	\$	1,200.00
Advertising	\$	100.00
	\$	

Fiscal Year 2017/2018		
Salaries and Benefits	\$	16,300.00
Office Supplies and Equipment	\$	500.00
Travel Perdiem Workshops, etc	\$	1,200.00
Advertising	\$	100.00
	\$	

Based on a distribution of \$200,000 / year
Plus \$2,000 / year Interest Income

FLORIDA HOUSING FINANCE CORPORATION

HOUSING DELIVERY GOALS CHART#2002 STRATEGIES FOR THE LOCAL HOUSING ASSISTANCE PLAN FOR STATE FISCAL YEAR: 2015-2016

Please check applicable box, & if Amendment, enter number

New Plan: **X**

Amendment: _____

Fiscal Yr. Closeout: _____

Name of Local Government:	City of Fort Pierce	Available Funds:	\$260,198.00	New Construction	Rehab/Repair	Without Construction	Total	Total	Total			
				A	B	C	D	E	F			
HOME OWNERSHIP	VLI	Max. SHIP Award	LI	Max. SHIP Award	MI	Max. SHIP Award	New Construction SHIP Dollars	Rehab/Repair SHIP Dollars	Without Construction SHIP Dollars	Total SHIP Dollars	Total Percentage	Total Units
STRATEGIES	Units		Units		Units							
Owner-Occupied Housing Repair/Rehab	5	\$20,000	5	\$20,000	3	\$20,000	\$260,000.00	\$260,000.00		\$260,000.00	99.92%	13
Home Purchase Assistance												
Foreclosure Prevention Program												
Disaster/Post Disaster Mitigation Recovery												
Replacement of Site Built Housing												
Subtotal 1 (Home Ownership)	5	\$20,000.00	5	\$20,000.00	3	\$20,000.00	\$0.00	\$260,000.00	\$0.00	\$260,000.00	99.92%	13
RENTAL	VLI	Max. SHIP Award	LI	Max. SHIP Award	MI	Max. SHIP Award	New Construction SHIP Dollars	Rehab/Repair SHIP Dollars	Without Construction SHIP Dollars	Total SHIP Dollars	Total Percentage	Total Units
STRATEGIES	Units		Units		Units							
New Construction/Rehab of Multi-Family Rental Units												
Subtotal 2 (Non-Home Ownership)	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0
Administration Fees												
Admin. From Program Income												
Home Ownership Counseling												
GRAND TOTAL												
Add Subtotals 1 & 2, plus all Admin. & HO Counseling	5	\$ 20,000	5	\$ 20,000	3	\$ 20,000	\$0.00	\$260,000.00	\$0.00	\$280,466.00	107.79%	13
Calculate Constr./Rehab Percent. by adding Grand Total Columns A&B, then divide by Annual Allocation Amt.												
Percentage Construction/Rehab											100%	
Maximum Allowable												
Purchase Price:												
Allocation Breakdown	Amount		%		Projected Program Income:	\$20,000.00	Max Amount Program Income For Admin:	\$1,000.00				
Very-Low Income	\$100,000.00		38.4%		Projected Recaptured Funds:	\$0.00						
Low Income	\$100,000.00		38.4%		Distribution:	\$175,198.00						
Moderate Income	\$60,000.00		23.1%		Total Available Funds:	\$195,198.00						
TOTAL	\$260,000.00		99.9%									

67-37.005(5)(d) F.A.C.

FLORIDA HOUSING FINANCE CORPORATION

HOUSING DELIVERY GOALS CHART#2002

STRATEGIES FOR THE LOCAL HOUSING ASSISTANCE PLAN FOR STATE FISCAL YEAR: 2016-2017

Please check applicable box, & if Amendment, enter number																																																																																																																																																																																																																																																																																																																																																																																																																																				
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Name of Local Government:		City of Fort Pierce		Available Funds:		\$265,000.00																																																																																																																																																																																																																																																																																																																																																																																																																														
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From Program Income</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2">Home Ownership Counseling</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2">GRAND TOTAL</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2">Add Subtotals 1 & 2, plus all Admin. & HO Counseling</td> <td>4</td> <td>4</td> <td>0</td> <td>0</td> <td>\$0.00</td> <td>\$160,000.00</td> <td>\$0.00</td> <td>\$181,000.00</td> <td>68.30%</td> <td>68.30%</td> <td>8</td> <td>68.30%</td> </tr> <tr> <td colspan="2">Percentage Construction/Rehab</td> <td colspan="10" style="text-align: center;">Calculate Constr./Rehab Percent. by adding Grand Total Columns A&B, then divide by Annual Allocation Amt.</td> </tr> <tr> <td colspan="2">Maximum Allowable</td> <td colspan="10" style="text-align: center;">60%</td> </tr> <tr> <td colspan="2">Purchase Price:</td> <td colspan="10"></td> </tr> <tr> <td colspan="2">Allocation Breakdown</td> <td colspan="2">Amount</td> <td colspan="2">%</td> <td colspan="2">Projected Program Income:</td> <td colspan="2">Max Amount Program Income For Admin:</td> <td colspan="3"></td> </tr> <tr> <td colspan="2">Very-Low Income</td> <td colspan="2">\$80,000.00</td> <td colspan="2">30.2%</td> <td colspan="2">Projected Recaptured Funds:</td> <td colspan="2">\$1,000.00</td> <td colspan="3"></td> </tr> <tr> <td colspan="2">Low Income</td> <td colspan="2">\$80,000.00</td> <td colspan="2">30.2%</td> <td colspan="2">Distribution:</td> <td colspan="2">\$180,000.00</td> <td colspan="3"></td> </tr> <tr> <td colspan="2">Moderate Income</td> <td colspan="2">\$0.00</td> <td colspan="2">0.0%</td> <td colspan="2">Total Available Funds:</td> <td colspan="2">\$200,000.00</td> <td colspan="3"></td> </tr> <tr> <td colspan="2">TOTAL</td> <td colspan="2">\$160,000.00</td> <td colspan="2">60.4%</td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="3">67-37.005(5)(d) F.A.C.</td> </tr> </tbody> </table>														A		B		C		D		E		F				New Construction		Rehab/Repair		Without Construction		Total		Total		Total				SHIP Dollars	SHIP Dollars	SHIP Dollars	SHIP Dollars	SHIP Dollars	SHIP Dollars	SHIP Dollars	Percentage	Percentage	Units	Percentage	Units	HOME OWNERSHIP		VLI	LI	MI	Without Construction	Total	Total	Total	Total	Total	Total	Total	Total	STRATEGIES		Units	Units	Units	Units	SHIP Dollars	SHIP Dollars	SHIP Dollars	Percentage	Percentage	Units	Percentage	Units	Owner-Occupied Housing		4	4			\$160,000.00		\$160,000.00	60.38%	60.38%	8	60.38%	8	Repair/Rehab														Home Purchase Assistance														Foreclosure Prevention Program														Disaster/Post Disaster Mitigation Recovery														Replacement of Site Built Housing														Subtotal 1 (Home Ownership)		4	4	0	0	\$0.00	\$0.00	\$0.00	0.00%	0.00%	0	0.00%	0															RENTAL		VLI	LI	MI	Without Construction	Total	Total	Total	Total	Total	Total	Total	Total	STRATEGIES		Units	Units	Units	Units	SHIP Dollars	SHIP Dollars	SHIP Dollars	Percentage	Percentage	Units	Percentage	Units	New Construction/Rehab of Multi-Family Rental Units														Subtotal 2 (Non-Home Ownership)		0	0	0	0	\$0.00	\$0.00	\$0.00	0.00%	0.00%	0	0.00%	0	Administration Fees														Admin. From Program Income														Home Ownership Counseling														GRAND TOTAL														Add Subtotals 1 & 2, plus all Admin. & HO Counseling		4	4	0	0	\$0.00	\$160,000.00	\$0.00	\$181,000.00	68.30%	68.30%	8	68.30%	Percentage Construction/Rehab		Calculate Constr./Rehab Percent. by adding Grand Total Columns A&B, then divide by Annual Allocation Amt.										Maximum Allowable		60%										Purchase Price:												Allocation Breakdown		Amount		%		Projected Program Income:		Max Amount Program Income For Admin:					Very-Low Income		\$80,000.00		30.2%		Projected Recaptured Funds:		\$1,000.00					Low Income		\$80,000.00		30.2%		Distribution:		\$180,000.00					Moderate Income		\$0.00		0.0%		Total Available Funds:		\$200,000.00					TOTAL		\$160,000.00		60.4%						67-37.005(5)(d) F.A.C.		
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FLORIDA HOUSING FINANCE CORPORATION

HOUSING DELIVERY GOALS CHART#2002 STRATEGIES FOR THE LOCAL HOUSING ASSISTANCE PLAN FOR STATE FISCAL YEAR: 2017-2018

												Please check applicable box, & if Amendment, enter number					
												New Plan:	X				
												Amendment:					
												Fiscal Yr. Closeout:	67-37.005(5)(d) F.A.C.				
Name of Local Government:	City of Fort Pierce											Available Funds:	\$287,500.00				
												A	B	C	D	E	F
HOME OWNERSHIP	VLI	Max. SHIP Award	LI	Max. SHIP Award	MI	Max. SHIP Award	New Construction SHIP Dollars	Rehab/Repair SHIP Dollars	Without Construction SHIP Dollars	Total SHIP Dollars	Total Percentage	Total Units					
STRATEGIES	Units	Award	Units	Award	Units	Award	SHIP Dollars	SHIP Dollars	SHIP Dollars	SHIP Dollars	Percentage	Units					
Owner-Occupied Housing Repair/Rehab	5	\$20,000	5	\$20,000			\$240,000.00	\$240,000.00		\$240,000.00	83.48%	10					
Home Purchase Assistance										\$0.00	0.00%	0					
Foreclosure Prevention Program										\$0.00	0.00%	0					
Disaster/Post Disaster Mitigation Recovery										\$0.00	0.00%	0					
Replacement of Site Built Housing										\$0.00	0.00%	0					
Subtotal 1 (Home Ownership)	5	\$20,000.00	5	\$20,000.00	0	\$0.00	\$0.00	\$240,000.00	\$0.00	\$240,000.00	83.48%	10					
RENTAL	VLI	Max. SHIP Award	LI	Max. SHIP Award	MI	Max. SHIP Award	New Construction SHIP Dollars	Rehab/Repair SHIP Dollars	Without Construction SHIP Dollars	Total SHIP Dollars	Total Percentage	Total Units					
STRATEGIES	Units	Award	Units	Award	Units	Award	SHIP Dollars	SHIP Dollars	SHIP Dollars	SHIP Dollars	Percentage	Units					
New Construction/Rehab of Multi-Family Rental Units										\$0.00	0.00%	0					
										\$0.00	0.00%	0					
										\$0.00	0.00%	0					
										\$0.00	0.00%	0					
Subtotal 2 (Non-Home Ownership)	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0					
Administration Fees										\$22,500.00	7.83%						
Admin. From Program Income										\$10,000.00	3.48%						
Home Ownership Counseling										\$0.00	0.00%						
GRAND TOTAL																	
Add Subtotals 1 & 2, plus all Admin. & HO Counseling	5	\$20,000.00	5	\$20,000.00	0	\$0.00	\$0.00	\$240,000.00	\$0.00	\$272,500.00	94.78%	10					
Percentage Construction/Rehab	Calculate Constr./Rehab Percent. by adding Grand Total Columns A&B, then divide by Annual Allocation Amt.																
Maximum Allowable	83%																
Purchase Price:																	
Allocation Breakdown	Amount		%		Projected Program Income:	\$20,000.00	Projected Recaptured Funds:	\$0.00	Max Amount Program Income For Admin.:	\$1,000.00							
Very-Low Income	\$100,000.00		34.8%		Distribution:	\$202,500.00		\$222,500.00									
Low Income	\$100,000.00		34.8%		Total Available Funds:	\$222,500.00											
Moderate Income	\$0.00		0.0%														
TOTAL	\$200,000.00		69.6%							67-37.005(5)(d) F.A.C.							