EXHIBIT B

CONTRACT, LEASE, AGREEMENT CONTROL FORM

| Date: <u>11/4/2008</u> | |
|---------------------------------|--|
| Contract/Lease Control #: C | CO9-1696-CAO |
| Bid #: <u>N/A</u> | Contract/Lease Type: <u>INTERLOCAL</u> |
| Award To/Lessee: <u>CITY OF</u> | FT. WALTON |
| Lessor: | |
| Effective Date: | |
| Term: <u>INDEFINITE</u> | |
| Description of Contract/Lease: | S.H.I.P EXHIBIT H - FY2007/2008, 2008/2009, 2009/201 |
| Department Manager: COUNTY | S.H.I.P EXHIBIT H - FY2007/2008, 2008/2009, 2009/201 FY2010/2011, 2011/2012, 2012/2013 FY2010/2011, 2011/2012, 2012/2013 |
| Department Monitor: J. CURRY | (|
| Monitor's Telephone #: 6 | <u>51-7515</u> |
| Monitor's FAX #: 6 | <u>51-7551</u> |
| Date Closed: | |

Finance Dept Contracts & Grants Division

Cc:

SHIP LHAP Template 2009-001 Revised: 6/2015

City of Fort Walton Beach / Okabosa County

SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP)

2016-2017, 2017-2018, and 2018-2019

CONTRACT # C09-1696-CAO CITY OF FORT WALTON BEACH SHIP INTERLOCAL EXHIBIT H EXPIRES: INDEFINITE

CERTIFIED A TRUE
AND CORRECT COPY

JD PEACOCK II

CLERK CIRCUIT COURT

BY

DEPUTY CLERK

DATE

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| E. Signed, dated, witnessed or attested adopting resolution | } | | | | | | | | |
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| G. Interlocal Agreement | | | | | | | | | |

SHIP LHAP Template 2009-001 Revised: 6/2015

| I. | Program | Details: |
|----|----------------|-------------|
| ** | 4 1 V - 1 1114 | To Continue |

| Α | Name | of the | participating | local | government: |
|----------|-------|--------|---------------|-------|-------------|
| <i>_</i> | ranic | or mc | parnorpanng | iocai | government. |

| Is there an Interlocal Agreement: X Yes | No |
|---|---------------------|
| Name of participating local Government(s) in the Inte | er-local Agreement; |
| Okaloosa County/City of Fort Walton Beach | |

A copy of the Inter-local Agreement will follow.

- B. Purpose of the program:
 - 1. To meet the housing needs of the very low, low and moderate income households;
 - 2. To expand production of and preserve affordable housing; and
 - 3. To further the housing element of the local government comprehensive plan specific to affordable housing.
- C. Fiscal years covered by the Plan: 2016-2017, 2017-2018 and 2018-2019
- D. Governance:

The SHIP Program is established in accordance with Section 420.907-9079, Florida Statutes and Chapter 67-37, Florida Administrative Code. Cities and Counties must be in compliance with these applicable statutes, rules and any additional requirements as established through the Legislative process.

E. Local Housing Partnership:

The SHIP Program encourages building active partnerships between government, lenders, builders and developers, real estate professionals, advocates for low-income persons and community groups.

F. Leveraging:

The Plan is intended to increase the availability of affordable residential units by combining local resources and cost saving measures into a local housing partnership and using public and private funds to reduce the cost of housing. SHIP funds may be leveraged with or used to supplement other Florida Housing Finance Corporation programs and to provide local match to obtain federal housing grants or programs.

G. Public Input:

Public input was solicited through face to face meetings with housing providers, social service providers and local lenders and neighborhood associations. Public input was solicited through the local newspaper in the advertising of the Local Housing Assistance Plan and the Notice of Funding Availability.

H. Advertising and Outreach:

SHIP funding availability shall be advertised in a newspaper of general circulation and periodicals serving ethnic and diverse neighborhoods, at least 30 days before the beginning of the application period. If no funding is available due to a waiting list, no notice of funding availability is required.

I. Discrimination:

In accordance with the provisions of ss.760.20-760.37, it is unlawful to discriminate on the basis of race, color, religion, sex, national origin, age, handicap, or marital status in the award application process for eligible housing.

J. Support Services and Counseling:

Support services are available from various sources. Available support services may include but are not limited to: Homeownership Counseling (Pre and Post), Credit Counseling, Tenant Counseling and Transportation.

K. Purchase Price Limits:

The sales price or value of new or existing eligible housing may not exceed 90% of the average area purchase price in the statistical area in which the eligible housing is located. Such average area purchase price may be that calculated for any 12-month period beginning not earlier than the fourth calendar year prior to the year in which the award occurs. The sales price of new and existing units, which can be lower but may not exceed 90% of the median area purchase price established by the U.S. Treasury Department or as described above.

The methodology used is:

| X | U. S. Treasury Department |
|---|---------------------------|
| | Local HFA Numbers |

L. Income Limits, Rent Limits and Affordability:

The Income and Rent Limits used in the SHIP Program are updated annually by the Department of Housing and Urban Development and posted at www.floridahousing.org.

Affordable means that monthly rents or mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the households as indicated in Sections 420.9071, F.S. However, it is not the intent to limit an individual household's ability to devote more than 30% of its income for housing, and housing for which a household devotes more than 30% of its income shall be deemed Affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30% benchmark and in the case of rental housing does not exceed those rental limits adjusted for bedroom size.

M. Welfare Transition Program:

Should an eligible sponsor be used, a qualification system and selection criteria for applications for Awards to eligible sponsors shall be developed, which includes a description that demonstrates how eligible sponsors that employ personnel from the Welfare Transition Program will be given preference in the selection process.

N. Monitoring and First Right of Refusal:

In the case of rental housing, the staff and any entity that has administrative authority for implementing the local housing assistance plan assisting rental developments

SHIP LHAP Template 2009-001 Revised: 6/2015

shall annually monitor and determine tenant eligibility or, to the extent another governmental entity provides the same monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility. However, any loan or grant in the original amount of \$3,000 or less shall not be subject to these annual monitoring and determination of tenant eligibility requirements. Tenant eligibility will be monitored annually for no less than 15 years or the term of assistance whichever is longer unless as specified above.

Eligible sponsors that offer rental housing for sale before 15 years or that have remaining mortgages funded under this program must give a first right of refusal to eligible nonprofit organizations for purchase at the current market value for continued occupancy by eligible persons.

O. Administrative Budget:

A line-item budget of proposed Administrative Expenditures is attached as Exhibit A.

City of Fort Walton Beach / Okaloosa County finds that the moneys deposited in the local housing assistance trust fund shall be used to administer and implement the local housing assistance plan.

Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, states:

"A county or an eligible municipality may not exceed the 5 percent limitation on administrative costs, unless its governing body finds, by resolution, that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan."

Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, further states:

"The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5 percent of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(17), and eligible municipalities receiving a local housing distribution of up to \$350,000 may use up to 10 percent of program income for administrative costs."

The applicable local jurisdiction has adopted the above findings in the resolution attached as Exhibit E.

P. Program Administration:

Administration of the local housing assistance plan will be wholly performed and maintained by the City of Fort Walton Beach / Okaloosa County .

Or

A third party entity or consultant will be contracted for all or part of the administration of the program. The name of the entity is: Okaloosa Community Development Corporation (OCDC), which is a 501C3 nonprofit corporation. The Administrative funds cannot been drawn by the third party if the Project Delivery pay schedule is utilized.

Q. Project Delivery Costs: If the administrative costs listed above are not utilized by OCDC, OCDC will charge a reasonable project delivery cost for project management performed by OCDC employees. The fee will not exceed 10% of the contracted SHIP award and will be included in the amount of the recorded mortgage and note.

- R. Essential Personnel shall be defined as employees or persons whose profession or occupation is considered essential to the community, such as, but not exclusive to persons employed in the education system, city or county government, medical and health services and public safety. In accordance with Rule Chapter 67-37.002(8), F.A.C. and Chapter 67-37.005(8) F.A.C.
- S. The Housing Rehabilitation and Substantial Rehabilitation strategy provides that energy conservation will be incorporated into all substantial rehabilitation projects. This includes, but is not limited to energy conserving windows and doors, higher efficiency HVAC units, increased wall and ceiling insulation, programmable thermostats, lo-flow plumbing fixtures, as appropriate and Energy Star rated appliances where applicable and with homeowners' acceptance, metal roofing is installed. Metal roofing contributes to increased energy efficiency, longer life and is less susceptible to hurricane wind damage.

Section II. LHAP Strategies:

A.

Owner Occupied Rehabilitation

Code 3

- 1. Summary of the Strategy: The intent of this strategy is to complete substantial rehabilitation of substandard, homeowner occupied housing. The maximum per unit cost for rehabilitation cannot exceed \$50,000, and is fully forgivable.

 This strategy provides that energy conservation and other green features will be incorporated into all substantial rehabilitation projects. This includes, but is not limited to energy conserving windows and doors, higher efficiency HVAC units, increased wall and ceiling insulation, programmable thermostats, low-flow plumbing fixtures, as appropriate and Energy Star rated appliances where applicable and with homeowners' acceptance, metal roofing. Metal roofing contributes to increased energy efficiency, longer life and is less susceptible to hurricane wind damage.
- 2. Fiscal Years Covered: 2016-2017, 2017-2018 and 2018-2019
- 3. Income Categories to be served:

The targeted populations are those individuals or households who are at or below 80% of the median income.

- 4. Maximum award: \$75,000
- 5. Terms, Recapture and Default:

Deferred Payment Loans (DPL's) at 0% interest with no monthly payments secured by a recorded mortgage and promissory note that is forgiven at the end of 5 (five) years. The loan is due and payable upon sale, transfer or rental of subject property prior to forgiveness date. In the event of the death of a loan holder, if an income eligible heir makes the house their primary residence, the forgivable loan can be assumed by them.

- a. \$1.00 \$50,000 = 5 Years @ 20% per year
- b. \$50,000 \$75,000 = 15 Years @, 6.67 % per year

Requests for subordination in the event of homeowner refinancing will be reviewed and granted only when the refinancing will result in a decrease of their mortgage payment. There is the stipulation of no cash in hand to the homeowner.

6. Recipient Selection Criteria:

Assistance will be provided on a first-come, first qualified, first-serve basis following annual advertisement when required of the availability of SHIP resources for eligible homeowners who are at no more than 80% of median income level for Okaloosa County. Section 420.9075(3)(c) Florida Statue, state that it is unlawful to discriminate on the basis of race, creed, color, religion, age, sex, marital or familial status, national origin, or handicap in the selection of recipients of contracts or assistance under the SHIP Program.

B.

Purchase Assistance with or without Rehabilitation

Code 1, 2

- 1. Summary of the Strategy: <u>SHIP</u> funds will be made available to support down payment, closing costs, gap financing, and substantial rehabilitation of existing or newly constructed affordable housing units on a one-time basis to income eligible homebuyers. However, each homebuyer shall only receive the minimum level of assistance required to enable the purchase, based on the <u>Lender's Underwriting staff</u> and necessary repair of an existing or newly constructed home.
- 2. Fiscal Years Covered: 2016-2017, 2017-2018 and 2018-2019
- 3. Income Categories to be served:

Those individuals or households who are <u>at or below</u> 80% of the median income. Beneficiaries must complete a Home Buyer Counseling class <u>provided by Consumer Credit Counseling Services</u>, Inc. or other HUD certified Credit Counseling service prior to receiving funds. Eligible Moderate Income applicants will be considered only if there are <u>no eligible</u> buyers in the Very Low Income and Low Income categories.

- 4. Maximum award: \$30,000
- 5. Terms

Deferred Payment Loan (DPL) to the homeowner secured by a mortgage and promissory note at zero percent (0%) interest with no monthly payments due and payable <u>upon</u> sale, transfer or rental of subject property.

Requests for subordination in the event of homeowner refinancing will be reviewed and granted only when the refinancing will result in a decrease of their mortgage payment. There is the stipulation of no more than \$100.00 cash in hand to the homeowner.

6. Recipient Selection Criteria:

Assistance will be provided on a first-come, <u>first qualified</u>, first served basis for an applicant who receives a first mortgage commitment from a lender. Section 420.9075(3)(c) Florida Statue, state that it is unlawful to discriminate on the basis of race, creed, color, religion, age, sex, marital or familial status, national origin, or handicap in the selection of recipients of contracts or assistance under the SHIP

<u>C.</u>_

Foreclosure Prevention

Code 7

- 1. Summary of the Strategy: This strategy will be used in all areas of Okaloosa County and the City of Fort Walton Beach to provide foreclosure prevention/intervention assistance prior to the start of the foreclosure process to allow eligible low and very low income homeowners to become current on their mortgage payments. Eligible expenses will include delinquent mortgage payments, attorney's fees, recording fees, and late fees. The maximum grant amount is \$5,000.
- 2. Fiscal Years Covered: 2016-2017, 2017-2018 and 2018-2019
- 3. Income Categories to be Served:

 Those individuals or households who are at or below 80 % of median income. Assistance will be provided on a first-come, first qualified, first-served basis.
- 4. Maximum Award: \$5,000
- Terms, Recapture and Default:
 Assistance will be available in the form of a grant with no repayment required.
- 4. Recipient Selection Criteria:

Homeowners must be delinquent at least 30 days with either a letter from the mortgagornotifying applicant of delinquency and/or intent to foreclose. In addition, the default must have been caused by circumstances beyond the control of the applicant, such as - death of spouse, unforeseen medical expenses, divorce, or unemployment- and there must be a reasonable prospect that the applicant will be able to resume full mortgage payments to the primary lender, based on an income certification to determine Affordability. This program may only be used once by an eligible homeowner.

D.

Disaster Repair

Code 5

- 1. Summary of Strategy: Funds will be awarded to applicants in need of home repairs directly caused by a disaster that is declared by an Executive Order of the President or Governor. Repairs will be prioritized as follows:
 - a. Immediate threats to health and life safety (sewage, damaged windows, roofing) in cases where the home is still habitable.
 - b. Imminent residual damage to the home (such as damage caused by a leaking roof) in cases where the home is still habitable.
 - c. Repairs necessary to make the home habitable.
 - d. Repairs to mitigate dangerous situations (exposed wires)
- 2. Fiscal Years Covered: 2016-2017, 2017-2018 and 2018-2019
- 3. Income Categories to be served: Those individuals or households who are <u>at or below</u> 80% of the median income
- 4. Maximum award: \$50,000 for Rehabilitation, temporary emergency relocation expenses not to exceed \$3,500 per unit
- 5. Terms: Deferred Payment Loans (DPL's) at 0% interest with no monthly payments

secured by a recorded mortgage and promissory note that is forgiven at the end of 5 (five) years. The loan is due and payable upon sale, transfer or rental of subject property prior to forgiveness date. In the event of the death of a loan holder, if an income eligible heir makes the house their primary residence, the forgivable loan can be assumed by them.

- 1.00 \$50,000 = 5 Years @ 1/5 PER YEAR
- 6. Requests for subordination in the event of homeowner refinancing will be reviewed and granted only when the refinancing will result in a decrease of their mortgage payment. There is the stipulation of no cash in hand to the homeowner.
- 7. Recipient Selection Criteria: Applicants will be assisted on a first-qualified, first-served basis with the following additional requirements:
 - a. Must provide proof of homeowner's insurance
 - b. Must file for and use proceeds from insurance as first option

Additional Information: Funds for disaster repairs will only be allocated from unencumbered funds or additional funds awarded through Florida Housing Finance Corporation for the disaster.

E.

New Construction or Rehabilitation Rental

Codes 14, 21

- 1. Summary of the Strategy: The intent of this strategy is provide funds to private investors and other non-profits for the acquisition, construction or rehabilitation of existing substandard low-income rental housing, both single family homes and multi-family apartments or town homes, and to assist in the funding, rehabilitation or new construction of rental units within the County and City to further the efforts of low income rental development.
- 2. Fiscal Years Covered: 2016-2017, 2017-2018 and 2018-2019
- 3. Income Categories to be served: Families occupying rental units rehabilitated or developed through this activity must have incomes below 80% of the median income or in the case of a development receiving tax credits; they must adhere to state required percentages.
- 4. Maximum award: \$50,000 per unit for new developments \$40,000 per unit for existing developments
- 5. Terms: Default/Recapture: For all awards, a default will be determined as: sale, transfer, or conveyance of property; conversion to another use; failure to maintain standards for compliance as required by any of the funding sources. If any of these occur, the outstanding balance will be due and payable.
- 6. Recipient Selection Criteria: All applicants for residence in a SHIP-assisted unit must meet income qualifications of the program as determined by SHIP statutes. They must be reported by the developer's management company for 15 years from date of award.
- 7. Sponsor/Developer Selection Criteria: Developers applications will require proof of developer experience in providing affordable rental housing, proof of financial capacity,

Revised: 6/2015

evidence of site control (or contract for sale), proof of ability to proceed once all funding is closed, and a housing unit design plan that meets with the county's housing element in the Comprehensive Plan.

- 8. All funding awards will be subject to closing on other funding sources.
- 9. Additional Information: Developers will be required to meet compliance reporting requirements on the development necessary to meet the statutory requirements for monitoring of SHIP rental units for the period of 15 years.

| F | | | |
|---------------------------|----|------|--------|
| Demolition / Reconstructi | on | | Code 4 |

- 1. Summary of the Strategy: SHIP funds will be made available for the demolition of mobile homes and homes, which are determined to be deteriorated beyond repair for the reconstruction of homes on the property of the eligible homeowner. Reconstructed homes will include Energy Starr rated appliances, compact florescent light bulbs, energy efficiency rated HVAC units, and added insulation. Selected units will be determined based on feasibility analysis. The maximum allowable SHIP cost is up to \$150,000. If applicant is eligible for a first mortgage on the reconstruction project, the Okaloosa CDC will pay the difference between the amount of the first mortgage and the cost of the new reconstruction.
- 2. Fiscal Years Covered: 2016-2017, 2017-2018 and 2018-2019
 - 3. Income Categories to be served: The targeted populations are those individuals or households who are at or below 80% of the median income.
- 4. Maximum award: \$180,000
- 5. Terms, Recapture and Default:

Deferred Payment Loans (DPL's) at 0% interest with no monthly payments secured by a recorded mortgage and promissory note that is forgiven at the end of 5 (five) years. The loan is due and payable upon sale, transfer or rental of subject property prior to forgiveness date. In the event of the death of a loan holder, if an income eligible heir makes the house their primary residence, the forgivable loan can be assumed by them.

Requests for subordination in the event of homeowner refinancing will be reviewed and granted only when the refinancing will result in a decrease of their mortgage payment. There is the stipulation of no cash in hand to the homeowner.

6. Recipient Selection Criteria:

Assistance will be provided on a first-come, first qualified, first-serve basis following annual advertisement when required of the availability of SHIP resources for eligible homeowners who are at no more than 80% of median income level for Okaloosa County. Section 420.9075(3)(e) Florida Statue, state that it is unlawful to discriminate on the basis of race, creed, color, religion, age, sex, marital or familial status, national origin, or handicap in the selection of recipients of contracts or assistance under the SHIP Program.

III. LHAP Incentive Strategies

In addition to the required Incentive Strategy A and Strategy B, include all adopted incentives with the policies and procedures used for implementation as provided in Section 420.9076, F.S.:

a. Incentive: The processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects. (Section 420.9071(16), Florida Statutes)

Okaloosa County:

As provided in Policy 1.4.4 of the Housing Element of the Okaloosa County Comprehensive Plan, the County provides a fast-track review process for development order and building permit applications for projects that provide affordable housing.

City of Fort Walton Beach:

It is the policy of the City's Development Services Division to expedite affordable housing projects to the greatest extent possible, while meeting all local, state and federal regulations.

b. Incentive: The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing. (Section 420.9071(16), Florida Statutes)

Okaloosa County:

The County shall route to the Okaloosa County/City of Fort Walton Beach Affordable Housing Advisory Committee for review and comment any proposed policy, ordinance, regulation, or plan provision that could affect the affordability of housing no less than thirty (30) days prior to the first public hearing of any said policy, ordinance, regulation, or plan provision.

City of Fort Walton Beach

The City shall route to the Okaloosa County/City of Fort Walton Beach Affordable Housing Advisory Committee for review and comment any proposed policy, ordinance, regulation, or plan provision that could affect the affordability of housing no less than thirty (30) days prior to the first public hearing of any said policy, ordinance, regulation, or plan provision.

c. Incentive. Establishment of a schedule for implementing the incentive strategies. (Section 420.9071(16), *Florida Statutes*)

Okaloosa County:

Implementation of the incentive strategies contained herein shall begin upon adoption of this Local Housing Assistance Plan.

City of Fort Walton Beach:

Implementation of the incentive strategies contained herein shall begin upon adoption of this Local Housing Assistance Plan.

IV. EXHIBITS:

- A. Administrative Budget for each fiscal year covered in the Plan.
- B. Timeline for Estimated Encumbrance and Expenditure.
- C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the plan.
- D. Signed LHAP Certification.
- E. Signed, dated, witnessed or attested adopting resolution.
- F. Ordinance: (If changed from the original creating ordinance).
- G. Interlocal Agreement
- H. Other Documents Incorporated by Reference

Exhibit A

Administrative Budget for each fiscal year covered in the Plan.

LHAP 2009-001

Exhibit A

Revised: 6/2015

Okaloosa County / City of Fort Walton Beach

| Fiscal Year: 2016- | 2017 | | |
|---------------------------------------|-------|------------|----------|
| Estimated Allocation for Calculating: | \$ | 938,000.00 | |
| Salaries and Benefits | \$ | 67,040.00 | |
| Office Supplies and Equipment | \$ | 18,760.00 | |
| Travel Per diem Workshops, etc. | \$ | 8,000.00 | |
| Advertising | \$ | | |
| Other* | \$ | | |
| Total | \$ | 93,800.00 | 0.1 |
| Fiscal Year: 2017 | -2018 | | |
| Estimated Allocation for Calculating: | \$ | 938,000.00 | |
| Salaries and Benefits | \$ | 67,040.00 | |
| Office Supplies and Equipment | \$ | 18,760.00 | |
| Travel Per diem Workshops, etc. | \$ | 8,000.00 | |
| Advertising | \$ | | |
| Other* | \$ | | |
| Total | \$ | 93,800.00 | 0.1 |
| Fiscal Year 2018 | -2019 | | |
| Estimated Allocation for Calculating: | \$ | 938,000.00 | |
| Salaries and Benefits | \$ | 67,040.00 | <u> </u> |
| Office Supplies and Equipment | \$ | 18,760.00 | |
| Travel Per diem Workshops, etc. | \$ | 8,000.00 | |
| Advertising | \$ | | |
| Other* | \$ | | |
| Total | \$ | 93,800.00 | 0.1 |

^{*}All "other" items need to be detailed here and are subject to review and approval by the SHIP review committee. Project Delivery Costs that are outside of adminsitrative costs are not to be included here, but must be detailed in the LHAP main document.

Details:

Exhibit B

Timeline for Estimated Encumbrance and Expenditure.

Exhibit B Timeline for SHIP Expenditures

City of Fort Walton Beach and Okaloosa County affirms that funds allocated for these fiscal years will meet the following deadlines:

| Fiscal Year | Encumbered | Expended | 1 st Year AR | 2 nd Year AR | Closeout AR |
|-------------|------------|-----------|-------------------------|-------------------------|-------------|
| 2016-2017 | 6/30/2018 | 6/30/2019 | 9/15/2017 | 9/15/2018 | 9/15/2019 |
| 2017-2018 | 6/30/2019 | 6/30/2020 | 9/15/2018 | 9/15/2019 | 9/15/2020 |
| 2018-2019 | 6/30/2020 | 6/30/2021 | 9/15/2019 | 9/15/2020 | 9/15/2021 |

If funds allocated for these fiscal years is not anticipated to meet any of the deadlines in the table above, Florida Housing Finance Corporation will be notified according to the following chart:

| Fiscal Year | Funds Not Encumbered | Funds Not Expended | 1 st Year AR Not Submitted | 2 nd Year AR Not Submitted | Closeout AR Not Submitted |
|-------------|-------------------------|-----------------------|---|---|---------------------------------|
| 2016-2017 | 3/30/2018 | 3/30/2019 | 6/15/2017 | 6/15/2018 | 6/15/2019 |
| 2017-2018 | 3/30/2019 | 3/30/2020 | 6/15/2018 | 6/15/2019 | 6/15/2020 |
| 2018-2019 | 3/30/2020 | 3/30/2021 | 6/15/2019 | 6/15/2020 | 6/15/2021 |

Requests for Expenditure Extensions (close-out year ONLY) must be received by FHFC by June 15 of the year in which funds are required to be expended. The extension request shall be emailed to robert.dearduff@floridahousing.org and terry.auringer@floridahousing.org and include:

- 1. A statement that "(city/county) requests an extension to the expenditure deadline for fiscal year
- 2. The amount of funds that is not expended.
- 3. The amount of funds that is not encumbered or has been recaptured.
- 4. A detailed plan of how/when the money will be expended.

Note: an extension to the expenditure deadline (June 30) does not relieve the requirement to submit (September 15) the annual report online detailing all funds that have been expended. Please email terry.auringer@floridahousing.org when you are ready to "submit" the AR.

Other Key Deadlines:

AHAC reports are due for each local government by December 31 of the year prior to the local government's LHAP being submitted. Local governments receiving the minimum or less allocation are not required to report.

Exhibit C

Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the plan.

| | | | | | FLORIDA | A HOUSING FI | VANCE C | ORPORATIO | N | | | Please ch | eck applicabl | e box |
|-------------------|------|--|--------------|--------------------|-------------|--------------------|--|--|---------------------|---|---------------------|----------------------|---------------|--|
| | | r | | | HO | JSING DELIVE | RY GOAL | S CHART | | | | New Plan: | x | |
| | | | • | | 1 | 2016-2017 | | | | | : - | Amendment: | | |
| | • | | | • | | | | | | <u>}</u> - | 1 - | Fiscal Yr. Closeo | ut: | |
| | | Name of Local Government: | City of | Fort Walton Be | ach / Ok | loosa County | | | Allocation: | \$938,900.00 | <u>j</u> | : | : | <u>. </u> |
| | | | | , | | | | ! | | | 1 | ; | 1 | · - |
| ~ | 1 | | T | | T " | 1 | Ť | | Α | В | Without | D | E | F |
| Strategy # | | HOME OWNERSHIP STRATEGIES (strategy title must | VLI | Max. SHIP | LI | Max. SHIP | MI | Max. SHIP | New Construction | Rehab/Repair | Construction | Total | Total | Total |
| From Plan Text | Code | | | Award | Units | Award | Units | Award | SHIP Dollars | SHIP Dollars | SHIP Dollars | SHIP Dollars | Percentage | Units |
| | 3 | Owner Occupied Rehabilitation | 6 | \$75,000 | 2 | \$75,000 | 1 | \$75,000 | | \$550,285.00 | | \$550,285.00 | 58.61% | 9 |
| | 1 | Purchase Assistance wio Rehab | 3 | \$30,000 | | | | | | | \$60,000.00 | \$60,000.00 | 6.39% | 3 |
| | | | | | | | | | | | | \$0.00 | 0.00% | 0 |
| | | | | | | | | | | | | \$0.00 | | |
| | - | | | 1 | | - | | | - | | | \$0.00 | 0.00% | 0 |
| | | | | | | | | | | | | \$0.00 | 0.00% | 0 |
| | | | | | | | | | | | | <u> </u> | 0.00% | 0 |
| | - | | | - | | | | | | - | | \$0.00 | 0.00% | 0 |
| | | Subtotal 1 (Home Ownership) | g | \$510,000,00 | 2 | \$150,000.00 | | \$75,000.00 | \$0.00 | #550 #05 #0 | 000,000,00 | \$0.00 | 0.00% | C |
| | | | | 0010,000.00 | | \$ 150,000.00 | <u> </u> | 975,000.00 | \$0.00 | \$550,285.00 | \$60,000.00 | \$610,285.00 | 65.00% | 12 |
| | | RENTAL | VLI | 44 | | | | | | | Inches and | | | |
| 1 | | STRATEGIES | VLI Units | Max. SHIP Award | ᄕ | Max. SHIP Award | Mi | | New Construction | Rehab/Repair | Without | Total | Total | Total |
| | 14 | Rehabilitation - Rental | Units | Awaru | Units | | Units | Award | SHIP Dollars | SHIP Dollars | SHIP Dollars | SHIP Dollars | Percentage | Units |
| | | | | | 3 | \$40,000 | | | | \$117,362.50 | | \$117,362.50 | 12.50% | 3 |
| | | New Construction- Rental | | | 3 | \$50,000 | | | \$117,362.50 | | | \$117,362.50 | 12,50% | 3 |
| | | | | | | | | | | | | \$0.00 | 0.00% | 0 |
| | | | | | | | | | | | | \$0.00 | 0.00% | 0 - |
| | | | | | | | | | | | | \$0.00 | 0.00% | 0 |
| | | Subtotal 2 (Non-Home Ownership | 0 | į. | 6 | \$234,725,00 | 0 | | \$117,362.50 | \$117,362.50 | \$0.00 | \$234,72 5.00 | 25.00% | 6 |
| | | Administration Fees | | | | | : | | 1 | | | \$93,890.00 | 10_00% | |
| | | Admiri. From Program Income | | | | | | | | | - | | 0.00% | |
| | | Home Ownership Counseling | | | : | | | <u> </u> | : | , , , , , , , , , , , , , , , , , , , | | | 0.00% | |
| T | 10 | GRAND TOTAL | | | - T | i | i | | | | | i | | |
| | | Add Subtotals 1 & 2, plus all Add | 9 | | 8 | <u> </u> | 1 | | \$117,362.50 | \$667,647.50 | \$60,000.00 | \$938,900,00 | 100.00% | 18 |
| | | | | | | <u>:</u> | · · | <u> </u> | <u></u> | ; | | | | |
| | · · | Percentage Construction/Ref | | alculate Constr. | /Rehab F | ercent by add | ing Gran | d Total Colu | nns A&B, then divid | de by Annual Allo | cation Amt. | 84% | <u> </u> | |
| | | Maximum Allowable | | į. | | | . ; | 1 | | | | ; | <u> </u> | |
| | | Purchase Price: | | ; | ; | | <u> </u> | | New | \$353,750 | Existing | \$353,750 | ! | |
| | 1 | Allocation Breakdown | a i | mount | | % | Ta | rojected Prog | ram Income: | i | Max Amount Program | Income For Admil | \$0.00 | |
| | l | /ery-Low Income | | \$510,000.00 | : | 54.3% | - :- | | aptured Funds: | | inex Amount crodian | acome roi Admir | \$0.00 | |
| | | ow Income | | \$384,725.00 | | 41.0% | | istribution: | Apreniou i unido. | \$938,900.00 | | | į | |
| - | | loderate Income | : | \$75,000.00 | | 8.0% | | otal Available | Funds: | \$938,900.00 | • | · | į. | |
| | | OTAL . | ····· | \$969,725.00 | | 103.3% | <u> </u> | i | | \$500,550.05 | | : | | |
| ı | 1,, | | . ' | 22001. 20000 [] | • | 130.078 | | | | | J. | | . ; | |

| | FLORIDA HOUSING FINANCE CORPORATION | | | | | | | | | | | Please check applicable b | | |
|-------------|---|----------------|---------------------------------------|--------------|--|----------------|----------------|-----------------------|-----------------|--------------------|--------------------|---------------------------|-------------|--|
| | | | - | HO | USING DELIVE | RY GOAL | S CHART | | • | | New Plan: | | × | |
| | | | | | 2017- | 2018 | _ | | | | Amendment: | | | |
| | | | | , | · | , | | | | Í | Fiscal Yr. Closeot | ıt: | | |
| | Name of Local Government: | City of F | ort Walton Bea | ach / Oka | loosa County | | | Estimated Funds: | \$938,900.0 | 0 | | : | | |
| | , | | | | | | ١ | | | | | | | |
| | LIONE ONGIEDBUID | 1 | 1 | <u> </u> | | 1 | | Α | В | С | D | E | F | |
| | HOME OWNERSHIP | VLI | Max. SHIP | LI | Max. SHIP | MI | Max. SHIP | New Construction | Rehab/Repair | Without | Total | Total | Total | |
| Code | STRATEGIES (strategy title must be same as the title used in plan text. | Units | Award | Units | Award | Units | Award | SHIP Dollars | SHIP Dollars | SHIP Dollars | SHIP Dollars | Percentage | Units | |
| 3 | Owner Occupied Rehabilitation | 6 | \$75,000 | 2 | \$75,000 | 1 | \$75,000 | | \$550,285.00 | · | \$550,285.00 | | | |
| 1 | Purchase Assistance w/o Rehab | 2 | \$30,000 | | | | | 1 | 4000,200.01 | | | 58.61% | | |
| | | | | | | - | | | | \$60,000.00 | \$60,000,00 | 6.39% | | |
| | | | | ļ | | | | | | | \$0.00 | 0.00% | | |
| | | | | | | <u> </u> | ļ <u>-</u> | | | | \$0,00 | 0.00% | C | |
| | | | | | | | | | | | \$0.00 | 0.00% | | |
| | | | · · · · · · · · · · · · · · · · · · · | <u> </u> | | | | | | | \$0.00 | 0.00% | | |
| | | | | | | | | | | | \$0.00 | 0.00% | 0 | |
| | | | | | | | | | | | \$0.00 | 0.00% | 0 | |
| | Subtotal 1 (Home Ownership) | 8 | \$510,000.00 | 2 | \$150,000.00 | 1 | \$75,000.00 | \$0.00 | \$550,285.00 | \$60,000.00 | \$610,285.00 | 65.00% | 11 | |
| | - | | | | <u> </u> | | | | | | | | | |
| | RENTAL | ٧U | Max. SHIP | LI | Max. SHIP | Mi | Max. SHIP | New Construction | Rehab/Repair | Without | Total | Total | Total | |
| | STRATEGIES | Units | Award | Units | Award | Units | Award | SHIP Dollars | SHIP Dollars | SHIP Dollars | SHIP Dollars | Percentage | Units | |
| 14 | Rehabilitation- Rental | | | 3 | \$40,000 | | | | \$117,362.50 | | \$117,362.50 | 12.50% | 3 | |
| 21 | New Construction- Rental | | | 3 | \$50,000 | | | \$117,362.50 | | | \$117,362.50 | 12.50% | 3 | |
| | | | | | | | | | | | \$0.00 | 0,00% | 0 | |
| | | | | | | | | | | | \$0.00 | 0.00% | 0 | |
| | | | | | | | | | | | \$0,00 | 0.00% | . 0 | |
| | Subtotal 2 (Non-Home Ownershi | 0 | | 6 | \$234,725.00 | 0 | | \$117,362.50 | \$117,362,50 | \$0.00 | \$234,725.00 | 25.00% | 6 | |
| | Administration Fees | | | i | į | | | | | | \$93,890.00 | 10.00% | | |
| | Admin. From Program Income | | | | | | | | | | | 0.00% | | |
| | Home Ownership Counseling | | | : | i | <u>-</u> | | <u>i</u> | | | | 0.00% | | |
| | GRAND TOTAL | T | Ť | $\neg \neg$ | | F | | | | | | | | |
| | Add Subtotals 1 & 2, plus all Ad | 8 | | 8 | | Ť | | \$117,362.50 | \$667,647.50 | \$60,000.00 | \$938,900.00 | 100.00% | . 17 | |
| | Percentage Construction/Re | C: | alculate Constr | /Pahah I | Parcent by addi | na Grane | Total Colum | nns A&B, then divide | by Annual Alles | estion Amb | | <u></u> | | |
| · | Maximum Allowable | | arculate oonst | 31/61/90/1 | ercent by addi | ng Oranc | , rotal coldii | ins Add, their divide | by Almual Alloc | ation Anic. | 84% | <u>_</u> | | |
| | Purchase Price: | • | ; | ; | | -: | · | New | \$353,750 | Existing | \$353,750 | | _ | |
| | . c.ondoc i rioc. | | | | <u> </u> | | | New | 4000,700 | Exiating | 3333,730 | ····· | | |
| | Allocation Breakdown | Arr | ount | | % | Р | rojected Prog | | · i | Max Amount Program | Income For Admir | \$0.00 | | |
| | Very-Low Income | | \$510,000.00 | | 54.3% | | | ptured Funds: | | ļ | | | | |
| | Low Income | • | \$384,725,00 | | 41.0% | | istribution: | | \$938,900,00 | 1 | : | | | |
| | Moderate Income | - ; | \$75,000.00 | | 0.004 | ···⊨ | | | | - 1 | | , | | |
| | ino abrace in conte | | 915,000.00 I | | 8.0% | 110 | otal Available | : Funds: | \$938,900.00 | ; | i | i | | |

FLORIDA HOUSING FINANCE CORPORATION HOUSING DELIVERY GOALS CHART 2018-2019

Please check applicable box
New Plan:
Amendment:

Fiscal Yr. Closeout: Name of Local Government: City of Fort Walton Beach / Okaloosa County Estimated Funds: \$938,900.00 С D E HOME OWNERSHIP VLI Max. SHIP LI Max. SHIP M Max. SHIP New Construction Rehab/Repair Without Total Total Total STRATEGIES (strategy title must Code be same as the title used in plan Units Award Units Award Units Award SHIP Dollars SHIP Dollars SHIP Dollars SHIP Dollars Percentage Units text Owner Occupied Rehabilitation 6 \$75,000 2 \$75,000 \$75,000 \$550 285 00 \$550,285,00 58.61% 9 Purchase Assistance w/o Rehab 2 \$30,000 \$60,000.00 \$60,000.00 6.39% 2 \$0.00 0.00% 0 \$0.00 0.00% ñ \$0.00 0.00% Ð \$0.00 0.00% Ð \$0.00 0.00% 0 \$0.00 0.00% 0 Subtotal 1 (Home Ownership) 8 \$510,000.00 2 \$150,000,00 1 \$75,000,00 \$60,000.00 \$550,285.00 \$0.00 \$610,285.00 65.00% 11 RENTAL VLI Max. SHIP П Max. SHIP New Construction Without Max. SHIP Rehab/Repair Total Total Total STRATEGIES Units Award Units Award Units SHIP Dollars Award SHIP Dollars SHIP Dollars SHIP Dollars Percentage Units New Construction- Rental 2 \$50,000 4 \$50,000 \$234,725.00 \$234,725,00 25.00% \$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) 2 \$100,000,00 \$134,725.00 0 \$234,725.00 \$0.00 \$0.00 \$234,725,00 25.00% 6 Administration Fees \$93,890,00 10.00% Admin, From Program Income 0.00% Home Ownership Counseling 0.00% GRAND TOTAL Add Subtotals 1 & 2, plus all Adm 10 \$294,725.00 \$550,285,00 \$0.00 \$938,900,00 100.00% Percentage Construction/Reha Calculate Constr./Rehab Percent. by adding Grand Total Columns A&B, then divide by Annual Allocation Amt. 90% Maximum Allowable Purchase Price: \$353,750 New Existing \$353,750 Allocation Breakdown Amount % Projected Program Income: Max Amount Program Income For Admir \$0.00 Very-Low Income \$610,000.00 65.0% Projected Recaptured Funds: Low income \$284,725.00 30.3% Distribution: \$938,900.00 Moderate Income \$75,000.00 8.0% Total Available Funds: \$938,900.00 TOTAL \$969,725.00 103.3%

Exhibit D

Signed LHAP Certification.

Exhibit D 67-37.005(1), F.A.C. Effective Date: 10/14

CERTIFICATION TO FLORIDA HOUSING FINANCE CORPORATION

| Local Government: | City of Fort Walton Beach / | Okaloosa County | <u>,</u> |
|-------------------|-----------------------------|-----------------|----------|
|-------------------|-----------------------------|-----------------|----------|

- (1) The local government will advertise the availability of SHIP funds pursuant to Florida Statutes.
- (2) All SHIP funds will be expended in a manner which will insure that there will be no discrimination on the basis of race, creed, religion, color, age, sex, familial or marital status, handicap, or national origin.
- (3) A process for selection of recipients for funds has been developed.
- (4) The eligible municipality or county has developed a qualification system for applications for awards.
- (5) Recipients of funds will be required to contractually commit to program guidelines.
- (6) The Florida Housing Finance Corporation will be notified promptly if the local government (or interlocal entity) will be unable to comply with the provisions the plan.
- (7) The Local Housing Assistance Plan shall provide for the expenditure of SHIP funds within 24 months following the end of the State fiscal year in which they are received.
- The plan conforms to the Local Government Comprehensive Plan, or that an amendment to the Local Government Comprehensive Plan will be initiated at the next available opportunity to insure conformance with the Local Housing Assistance Plan.
 - (9) Amendments to the approved Local Housing Assistance Plan shall be provided to the Corporation with in 21 days after adoption.
 - (10) The trust fund shall be established with a qualified depository for all SHIP funds as well as moneys generated from activities such as interest earned on loans.
 - (11) Amounts on deposit in the local housing assistance trust fund shall be invested as permitted by law.
 - (12) The local housing assistance trust fund shall be separately stated as a special revenue fund in the local governments audited financial statements, copies of the audits will be forwarded to the Corporation as soon as available.

- An interlocal entity shall have its local housing assistance trust fund separately audited for each state fiscal year, and the audit forwarded to the Corporation as soon as possible.
- (14) SHIP funds will not be pledged for debt service on bonds or as rent subsidies.
- (15) Developers receiving assistance from both SHIP and the Low Income Housing Tax Credit (LIHTC) Program shall comply with the income, affordability and other LIHTC requirements, similarly, any units receiving assistance from other federal programs shall comply with all Federal and SHIP program requirements.
- (16) Loans shall be provided for periods not exceeding 30 years, except for deferred payment loans or loans that extend beyond 30 years which continue to service eligible persons.
- (17) Rental Units constructed or rehabilitated with SHIP funds shall be monitored at least annually for 15 years for compliance with tenant income requirements and affordability requirements or as required in Section 420.9075 (3)(e)
- (18) The Plan meets the requirements of Section 420-907-9079 FS, and Rule Chapter 67-37 FAC, and how each of those requirements shall be met.

| (19) | The provisions of Chapter 83-220, Laws | of Floridahas or _X_ has not |
|------|--|--|
| | been implemented. | (note: Miami Dade County will check "has") |
| | BY: Like Aud | BY: Charles 11. Winds on Care State) |
| | Mike Anderson, Mayor | Charles K Windes, Jr., Chairman |
| | P.O. Box 4009 | 1804 Lewis Turner Blvd. Ayuw |
| | Fort Walton Beach, FL 32549-4009 | Fort-Walton-Beach, FL-32547 |
| | | 1250 Eglin Pkwy N |

(850) 243-3141 (850) 651-7105

Shlimar, FL 32579

Witness Type Name and Title Witness Kin Barne

Kin M. Barnes, City clerk J.D. Peacock II, Clerk
Winness Type Name and Title
Kin M. Rams

Exhibit E

Signed, dated, witnessed or attested adopting resolution.

Okaloosa County

and

City of Fort Walton Beach

Okaloosa County

RESOLUTION #: 16-70

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA APPROVING THE LOCAL HOUSING ASSISTANCE PLAN AS REQUIRED BY THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM ACT, SUBSECTIONS 420.907-420.9079, FLORIDA STATUTES; AND RULE CHAPTER 67-37, FLORIDA ADMINISTRATIVE CODE: AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE ANY NECESSARY DOCUMENTS AND CERTIFICATIONS NEEDED BY THE STATE; AUTHORIZING THE SUBMISSION OF THE LOCAL HOUSING ASSISTANCE PLAN FOR REVIEW AND APPROVAL BY THE FLORIDA HOUSING FINANCE CORPORATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the State of Florida enacted the William E. Sadowski Affordable Housing Act, Chapter 92-317 of Florida Sessions Laws, allocating a portion of documentary stamp taxes on deeds to local governments for the development and maintenance of affordable housing; and

WHEREAS, the State Housing Initiatives Partnership (SHIP) Act, ss. 420.907-420.9079, Florida Statutes (1992), and Rule Chapter 67-37, Florida Administrative Code, requires local governments to develop a one- to threeyear Local Housing Assistance Plan outlining how funds will be used; and

WHEREAS, the SHIP Act requires local governments to establish the maximum SHIP funds allowable for each strategy; and

WHEREAS, the SHIP Act further requires local governments to establish an average area purchase price for new and existing housing benefiting from awards made pursuant to the Act; The methodology and purchase prices used are defined in the attached Local Housing Assistance Plan; and

WHEREAS, as required by section 420.9075, F.S. It is found that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan. The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5% of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(17), and eligible municipalities receiving a local housing distribution of up to \$350,000 may use up to 10 percent of program income for administrative costs.

WHEREAS, the Economic and Community Development Department has prepared a three-year Local Housing Assistance Plan for submission to the Florida Housing Finance Corporation; and

WHEREAS, the County Commission finds that it is in the best interest of the public for Okaloosa County to submit the Local Housing Assistance Plan for review and approval so as to qualify for said documentary stamp tax funds; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, OF OKALOOSA COUNTY, FLORIDA that:

| Section 1: | The Board of County Commissioners of Okaloosa County hereby approves the Local Housing |
|--------------|---|
| | Assistance Plan, as attached and incorporated hereto for submission to the Florida Housing |
| | Finance Corporation as required by ss. 420.907-420-9079, Florida Statutes, for fiscal years |
| | 2016/2017, 2017/2018, and 2018/2019 |
| Section 2: | The Chairman if the Board of County Commissioners is hereby designated and authorized to |
| | execute any documents and certifications required by the Florida Housing Finance |
| | Corporation as related to the Local Housing Assistance Plan, and to do all things necessary |
| | and proper to carry out the term and conditions of said program. |
| Section 3: | This resolution shall take effect immediately upon its adoption. |
| PASSED AN | D ADOPTED THIS 5 DAY OF April 2016. |
| | • |
| Charl | K. W. 4/7/16 |
| Charles K. W | indes, Jr, Chairman |
| Chairman, Bo | ard of County Commissioners |
| ATTEST: | (SEAL) |
| Aug (| 1. Staford (4-11-16 |
| J.D. Peacock | II, Clerk of Circuit Court IN Date |

RESOLUTION 2016-4

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, OKALOOSA COUNTY, FLORIDA APPROVING THE LOCAL HOUSING ASSISTANCE PLAN AS REQUIRED BY THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM ACT, SUBSECTIONS 420.907-420.9079, FLORIDA STATUTES; AND RULE CHAPTER 67-37, FLORIDA ADMINISTRATIVE CODE; AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE ANY NECESSARY DOCUMENTS AND CERTIFICATIONS NEEDED BY THE STATE; AUTHORIZING THE SUBMISSION OF THE LOCAL HOUSING ASSISTANCE PLAN FOR REVIEW AND APPROVAL BY THE FLORIDA HOUSING FINANCE CORPORATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the State of Florida enacted the William E. Sadowski Affordable Housing Act, Chapter 92-317 of Florida Sessions Laws, allocating a portion of documentary stamp taxes on deeds to local governments for the development and maintenance of affordable housing; and

WHEREAS, the State Housing Initiatives Partnership (SHIP) Act, ss. 420.907-420.9079, Florida Statutes (1992), and Rule Chapter 67-37, Florida Administrative Code, requires local governments to develop a one- to three-year Local Housing Assistance Plan outlining how funds will be used; and

WHEREAS, the SHIP Act requires local governments to establish the maximum SHIP funds allowable for each strategy; and

WHEREAS, the SHIP Act further requires local governments to establish an average area purchase price for new and existing housing benefiting from awards made pursuant to the Act; the methodology and purchase prices used are defined in the attached Local Housing Assistance Plan; and

WHEREAS, as required by Section 420.9075, F.S., it is found that five (5%) percent of the local housing distribution plus five (5%) percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan. The cost of administering the program may not exceed ten (10%) percent of the local housing distribution plus five (5%) percent of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(17), and eligible municipalities receiving a local housing distribution of up to \$350,000 may use up to ten (10%) percent of program income for administrative costs.

WHEREAS, the Economic and Community Development Department has prepared a three-year Local Housing Assistance Plan for submission to the Florida Housing Finance Corporation; and

WHEREAS, the City Council finds that it is in the best interest of the public for Okaloosa County to submit the Local Housing Assistance Plan for review and approval so as to qualify for said documentary stamp tax funds; and

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR OF FORT WALTON BEACH, OKALOOSA COUNTY, FLORIDA that:

RESOLUTION 2016-4

The Mayor of the City of Fort Walton Beach, Okaloosa County, Florida hereby Section 1:

approves the Local Housing Assistance Plan, as attached and incorporated hereto for submission to the Florida Housing Finance Corporation as required by ss. 420.907-420-9079, Florida Statutes, for fiscal years 2016/2017, 2017/2018, and

2018/2019.

Section 2: The Mayor of the City of Fort Walton Beach, Okaloosa County, Florida is hereby

> designated and authorized to execute any documents and certifications required by the Florida Housing Finance Corporation as related to the Local Housing Assistance Plan, and to do all things necessary and proper to carry out the term

and conditions of said program.

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

Approved for form, legal sufficiency

Attest:

Exhibit F

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

There have been no ordinance changes

Exhibit G

Interlocal Agreement

INTERLOCAL AGREEMENT

State Housing Initiatives Partnership Program

THIS INTERLOCAL AGREEMENT made and entered into this 5th day of 2016, by and between OKALOOSA COUNTY, a political subdivision of the State of Florida, acting by and through its Board of County Commissioners (the "County") and the City of Fort Walton Beach, a municipal corporation created and existing under the laws of the State of Florida, acting by and through its City Council (the "City"):

WITNESSETH:

WHEREAS, the County and the City have legal authority to perform general government services within their respective jurisdiction; and

WHEREAS, THE County and the City are authorized by Florida Statutes Chapter 163.01 et seq., to enter into Interlocal Agreements and thereby cooperatively utilize their powers and resources in the most efficient manner possible; and

WHEREAS, the William E. Sadowski Affordable Housing Act (Chapter 92-317, Laws of Florida, incorporated herein by reference) created Section 4209072, et seq., Florida Statutes, (the "State Housing Initiatives Partnership Program" ("SHIP"), which authorizes monies in the Local Government Housing Trust Fund (the "Fund") to be distributed to approved counties and eligible municipalities within the County pursuant to an Interlocal Agreement; and

WHEREAS, Okaloosa County is an approved County and the City of Fort Walton Beach is an eligible municipality within the County; and

WHEREAS, the County and the City desire to jointly utilize State Housing Initiatives Partnership Program (SHIP) Program allocations pursuant to this Interlocal Agreement; and

WHEREAS, the County and the City have determined that (SHIP) Program funds can be more effectively and efficiently utilized and managed through an Interlocal Agreement.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual covenants and agreements hereinafter set forth, the parties hereto agree as follows:

1. The County and the City do hereby agree that the (SHIP) Program funds are to be distributed to the County by Florida Housing Finance Corporation, as provided in 420.9073, Florida Statutes. Said funds shall be made available to the County's Housing Partner with a minimum of 20% of the funds being used within the City, unless qualified projects cannot be found. The County's Housing Partner for administering, reporting and monitoring of the (SHIP) Program shall receive 10% of the funds received.

- 2. Unless earlier terminated pursuant to other provisions of this Interlocal Agreement, the term of this agreement shall run concurrent with the distribution of (SHIP) Program funds which are to be allocated between the County and the City.
- 3. The City and the County direct the Florida Housing Finance
 Corporation (the "Corporation") to distribute and allocate the (SHIP) Program funds in accordance with this Interlocal Agreement and authorize the Corporation to rely on their stated intent and their authority to execute this Interlocal Agreement.
- 4. The (SHIP) Program funds so distributed will be deposited in a single depository account created by and managed by Okaloosa County. This account shall be known as the Okaloosa local Housing Trust Fund (hereinafter referred to as "Local Housing Trust Fund"), to which (SHIP) Program funds are distributed by the Corporation. The Corporation will be notified of any change in the Local (SHIP) Program Fund status and the parties agree to have such Local (SHIP) Program audited annually as required by Chapter 420, Florida Statutes and Chapter 67-37 Florida Administrative Code. The parties hereto agree to pay their pro-rata share of the costs of an audit of the Local (SHIP) Program Funds in accordance with the funding distribution percentages denoted in Section 1 of this Agreement.
- 5. Provided this Interlocal Agreement remains effective between the County and the City, both parties agree that they will not do anything to jeopardize the other party's right to receive its allocation from the Local (SHIP) Program Fund.
- 6. The parties to this Agreement understand that the relevant law requires an incentive plan for providing affordable housing and they agree to cooperate in ensuring that the requirements and the spirit of applicable law is satisfied.
- 7. Neither party shall use any revenues distributed and allocated for purposes other than those authorized by 420.9072 (7), Florida Statutes, or as stipulated in Florida Housing Finance Corporation Administrative Rule 67-37, as amended, as each may be applicable to the SHIP Program.
- 8. If at any time during the term of this Interlocal Agreement, the County or the City which are the parties to this Interlocal Agreement, the County or City believe that the intent of the parties set forth herein is not being accomplished, or that the terms of the Interlocal Agreement are not fair, such entity may, upon the giving of ninety (90) days written notice, renegotiate the terms and the provisions of this interlocal Agreement prior to the commencement of the next fiscal year. If the parties are unable to renegotiate the terms and provisions of this Interlocal Agreement prior to the commencement of the next fiscal year, the noticing party shall cease to be a party to this Interlocal Agreement and this Interlocal Agreement shall terminate and be of no further force or effect as to such party and the funds shall be allocated as provided

by law.

- 9. If either party shall cease to be eligible for allocation or distribution of State Housing Initiative Partnership (SHIP) Program monies, such party's allocation of the funds shall remain in the State (SHIP) Program Fund to be used by the Corporation
- 10. The parties of this Agreement shall cooperatively prepare, and submit a single consolidated annual report incorporating all activities undertaken with (SHIP) Program funds in compliance with reporting provisions of Florida Administrative Code 67-37.011
- 11. For all purposes herein, the term "Interlocal Agreement" shall mean this Interlocal Agreement, and the provisions thereof.
- 12. This Interlocal Agreement shall become effective when filed in the office of the Okaloosa County Clerk of Circuit Court Finance department. The County shall be responsible for such filing as soon as this Agreement has been fully executed.

-----BALANCE OF PAGE BLANK-----

IN WITNESS WHEREOF, the said municipal corporation in pursuance of due and legal action of its City Council has executed these presents causing its name to be signed by its Mayor and its corporate seal to be affixed, and Okaloosa County, a political subdivision of the State of Florida has caused these presents to be executed in its name by its Board of County Commissioners, acting by its Chairman of said Board, the day and year first written above.

CITY OF FORT WALTON BEACH,

A Municipality Chartered in the of State of Florida

RV.

Mike Anderson, Mayor P.O. Box 4009

Fort Walton Beach, FL 32549-4009

(850) 243-3141

OKALOOSA COUNTY,

A Political Subdivision of the State

Florida, by and Through its Board of County Commissioners

BY:

Charles K Windes, Jr., Chairman

1804 Lewis Turner-Blvd. A. Fort-Walton Beach, FL 32547.

(850) 651-7105

1250 Eglin Pkwy N Shalimar, FL 32579

BCC Approved: 4-5-16

ATTEST:

ATTEST:

BY: Kim MBarner

Kin M. Barnes

Date: March 8, 2016

.JD PEACOCK II

Clerk of Circuit Court, Okaloosa County, FL

SEAL

Date: 4-11-16

EXHIBIT B

CONTRACT, LEASE, AGREEMENT CONTROL FORM

| Date: <u>11/4/2008</u> | | | | |
|---|---------------------------------|--|--|--|
| Contract/Lease Control #: <u>C09-1696-CAO</u> | | | | |
| Bid #: <u>N/A</u> | Contract/Lease Type: INTERLOCAL | | | |
| Award To/Lessee: <u>CITY OF FT. WALTON</u> | | | | |
| Lessor: | | | | |
| Effective Date: | | | | |
| Term: <u>INDEFINITE</u> | | | | |
| Description of Contract/Lease: <u>S.H.I.P EXHIBIT H</u> | | | | |
| Department Manager: <u>COUNTY ADMIN</u> | | | | |
| Department Monitor: J. CURRY | | | | |
| Monitor's Telephone #: 651-7 | <u>515</u> | | | |
| Monitor's FAX #: 651-7 | <u>551</u> | | | |
| Date Closed: | | | | |

Cc: Finance Dept Contracts & Grants Division

RESOLUTION NO. 15-64

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA AMENDING SECTION II G. 1 OF THE 2013-2016 LOCAL HOUSING ASSISTANCE PLAN; AUTHORIZING AND DIRECTING THE CHAIRMAN TO EXECUTE ANY NECESSARY DOCUMENTS AND CERTIFICATIONS NEEDED BY THE STATE; AUTHORIZING THE SUBMISSION OF THE AMENDED LOCAL HOUSING ASSISTANCE PLAN FOR REVIEW AND APPROVAL BY THE FLORIDA HOUSING FINANCE CORPORATION; AND PROVIDING AN EFFECTIVE DATE.

Recitals

WHEREAS, the State of Florida enacted the William E. Sadowski Affordable Housing Act, Chapter 92-317 of Florida Sessions Laws, allocating a portion of documentary stamp taxes on deeds to local governments for the development and maintenance of affordable housing; and

WHEREAS, the State Housing Initiatives Partnership (SHIP) Act, ss. 420.907-420.9079, Florida Statutes (1992), and Rule Chapter 67-37, Florida Administrative Code, requires local governments to develop a one- to three-year Local Housing Assistance Plan outlining how funds will be used; and

WHEREAS, the SHIP Act requires local governments to establish the maximum SHIP funds allowable for each strategy; and

WHEREAS, on May 21, 2013, the Board of County Commissioners adopted Resolution 13-79 adopting the 2013-2016 Local Housing Assistance Plan, as amended, for the provision of affordable housing as required by Chapter 420, Florida Statutes and Rule 67-37 of the Florida Administrative Code;

WHEREAS, Section II G. 1 of the 2013-2016 LHAP establishes the strategies to be applied to rental housing, including the new construction and rehabilitation of rental housing, but not acquisition of existing homes for rehabilitation and rental; and

WHEREAS, the County's SHIP contractor, the Okaloosa Community Development Corporation (CDC) has found that it used funds allocated under Section II G. 1 to help acquire existing dwelling units for rehabilitation and rental; and

WHEREAS, in order to ensure that the CDC's expenditure of SHIP funds clearly reflects the

CONTRACT # C09-1696-CAO CITY OF FORT WALTON BEACH SHIP INTERLOCAL EXHIBIT H EXPIRES: INDEFINITE strategies provided in the LHAP, it is necessary to revise the LHAP to authorize the use of such funds for the "acquisition" of rental units.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA that:

Section 1: The Board of County Commissioners of Okaloosa County hereby amends the Section il G., LHAP RENTAL STRATEGIES, of the 2013-2016 LHAP to include the word "acquisition" in the Summary of the Strategy as shown below. The remainder of this strategy is unchanged by this amendment.

G. LHAP RENTAL STRATEGIES

Name of the Strategy: Rehabilitation/New Construction

1. Summary of the Strategy:

The intent of this strategy is to leverage state funds with private investors and other non-profits in the rehabilitation of existing substandard low-income rental housing, both single family homes and multi-family apartments or town homes, and to assist in the funding, acquisition, rehabilitation or new construction of rental units within the County and City to further the efforts of low income rental development.

- Section 2: All provisions not in conflict with this amendment remain in full force and effect, and are to be performed at the level specified in the LHAP.
- Section 3: The Chairman of the Board of County Commissioners is hereby designated and authorized to execute any documents and certifications required by the Florida Housing Finance Corporation as related to the Local Housing Assistance Plan, and to do all things necessary and proper to carry out the term and conditions of said program.

This resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED THIS 3rd Day of March 2015.

Nathan D. Boyles, Chairman; Board of County Commissioners

NAME OF LOCAL GOVERNMENT:

Okaloosa County and City of Fort Walton Beach

SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP)

FISCAL YEARS COVERED 2013/2014 2014/2015 2015/2016

Prepared by: Okaloosa Community Development Corporation

SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP)

| A. | Name of the participating local government and inter-local if Applicable: Section 420.9072(5),F.S. |
|------------|--|
| | Okaloosa County/City of Fort Walton Beach |
| | Inter local : YesX No <u>Pending</u> Name of participating local government(s) in the Inter-local Agreement; |
| | Okaloosa County/City of Fort Walton Beach |
| | A copy of the Inter-local Agreement will follow. |
| В. | Purpose of the program: Section 420.9072, F.S. & Chapter 67-37.005(3), F.A.C. Creation of the Pian is for the purpose of meeting the housing needs of the verlow, low and moderate-income households, to expand production of and preserve affordable housing, to further the housing element of the local government comprehensive plan specific to affordable housing. |
|) . | Fiscal years covered by the Plan: Chapter 67-37.002, F.A.C. |
| | X 2013/2014 X 2014/2015 X 2016/2016 |
|), | Governance: Chapter 67-37.005(3) and (5)(i)F.A.C. and Section 420.9071(14)F.S. The SHIP Program is established in accordance with Section 420.907-9079, Florida Statutes and Chapter 67-37.007 Florida Administrative Code. The SHIP Program does further the housing element of the local governmen Comprehensive Plan. |
| | Local Housing Partnership Section 420.9072(1)(a), F.S. SHIP Program encourages building active partnerships between government, lenders, builders and developers, real estate professionals, advocates for low-income persons and community groups. |
| F۱ | Leveraging: Chapter 67-37.007(1)(b)(c), F.A.C. and Section 420.9075(1)(a) and (1)(b3, and (1)(c), F.S. The Plans are intended to increase the availability of affordable residential units by combining local resources and cost saving measures into a local housing partnership and using public and private funds to reduce the cost of housing SHIP funds may be leveraged with or used to supplement other Fiorida Housing Finance Corporation programs and to provide local match to obtain federal housing grants or programs. |
| i. | Public Input: Chapter 67-37.005(3), F.A.C. Public Input was solicited through face-to-face meetings with housing providers social service providers and local lenders and neighborhood associations. Public input was solicited through the local newspaper in the advertising of the Local Housing Assistance Plan and the Notice of Funding Availability. |

- H. Advertising and Outreach Chapter 67-37.005(6) (a), F.A.C.

 The county or eligible municipality or its administrative representative shall advertise the notice of funding availability in a newspaper of general circulation and periodicals serving ethnic and diverse neighborhoods, at least 30 days before the beginning of the application period. If no funding is available due to a waiting list, no notice of funding availability is required.
- Discrimination: Section 420.9075(3)(c), F.S. In accordance with the provisions of ss.760.20-760.37, it is unlawful to discriminate on the basis of race, creed, religion, color, age, sex, marital status, familial status, national origin, or handleap in the award application process for eligible housing.
- J. Support Services and Counseling: Chapter 67-37.005(5)(g), F.A.C. Support services are available from various sources. Available support services may include but are not limited to: Homeownership Counseling (Pre and Post), Credit Counseling, Tenant Counseling and Transportation
- K. Purchase Price Limits: Section 420.9075(4)(c),F.S.,and Chapter 67-37,007(6)F.A.C.

Purchase Price Limits: The sales price or value of new or existing eligible housing may not exceed 90% of the average area purchase price in the statistical area in which the eligible housing is located (Okaloosa County 2011 90% Average purchase price \$284,810.40). Such an average area purchase price may be that calculated for any 12-month period beginning not earlier than the fourth calendar year prior to the year in which the award occurs. The sales price of new and existing units, which can be lower but may not exceed 90% of the median area purchase price established by the U.S. Treasury Department or as described above.

| The me | ethodology used by | <u>Okaloosa County</u> | is: |
|--------|-----------------------|-------------------------|--------------------------|
| X | Bond Study Numbers p | provided by Florida Hou | sing Finance Corporation |
| | Independent Study (co | opy attached) | • |
| | U.S. Treasury Departs | ment | |
| | Local HFA Numbers | | |
| | | | |

The purchase price limits shall run concurrently with those set annually by the State:

Okaloosa County \$ 284,810.40

L. Income Limits, Rent Limits and Affordability:

Chapter 67-37.005(5)(e), F.A.C. and Section 420.9071(2), F.S.

The Income and Rent Limits used in the SHIP Program are updated from the Housing Finance Corporation. Affordable means that monthly rents or mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the households as indicated in Sections 420,9071 (19), (20) and (28), F.S. However it is not the intent to limit an individual household's ability to devote more than 30% of its income for housing, and housing for which a household devotes more than 30% of its income shall be deemed affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30% benchmark and in the case of rental housing does not exceed those rental limits adjusted for bedroom size.

- M. Welfare Transition Program: Chapter 67-37.005(6)(b)(7)F.A.C.

 Should an eligible sponsor be used, the city/county has developed a qualification system and selection criteria for applications for Awards to eligible sponsors, which includes a description that demonstrates how eligible sponsors that employed personnel from the Welfare Transition Program and Workforce Development initialives programs will be given preference in the selection process.
- N. Monitoring and First Right of Refusal: Section 420,9075(3)(e)and (4) (f), F.S. in the case of rental housing, the staff or entity that has administrative authority for implementing the local housing assistance plan assisting rental developments shall annually monitor and determine tenant eligibility or, to the extent another governmental entity provides the same monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility. However, any loan or grant in the original amount of \$3,000 or less shall not be subject to these annual monitoring and determination of tenant eligibility requirements. Tenant eligibility will be monitored for at least annually for 15 years or the term of assistance whichever is longer unless as specified above.

Eligible sponsors that offer rental housing for sale before 15 years or that have remaining mortgages funded under this program must give a first right of refusal to eligible nonprofit organizations for purchase at the current market value for continued occupancy by eligible persons.

O. Administrative Budget: Chapter 67-37.005(6)(f)3, F.A.C..
There is currently no administrative budget due to no funding.

The Okaloosa County/City of Fort Walton Beach finds that the moneys deposited in the local housing assistance trust fund shall be used to administer and implement the local housing assistance plan. The cost of administering the plan may not exceed 5 percent of the local housing distribution moneys and program income deposited into the trust fund. A county or an eligible municipality may not exceed the 5 percent limitation on administrative costs, unless its governing body finds, by resolution, that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan. The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5% of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(17), and eligible municipalities receiving a local housing distribution of up to \$350,000 may use up to 10 percent of program income for administrative costs.

P. Program Administration:

Okaloosa County BCC will provide the Request for Proposal based on SHIP program guidelines, and select the most qualified organization to provide services, according to Okaloosa County Procurement requirements.

Q. Essential Service Personnel: Section 420.9075 (3) (a0)

Essential Personnel shall be defined as employees or persons whose profession or occupation is considered essential to the community, such as, but not exclusive to persons employed in the education system, city or

county government, medical and health services and public safety. In accordance with Rule Chapter 67-37.002(8), F.A.C. and Chapter 67-37.005(8) F.A.C. Chapter 67-37.005(5), F.A.C.

R. Green / Innovative Design: Section 420.90755 (3)(d) F.S.:

The Housing Rehabilitation and Substantial Rehabilitation strategy provides that energy conservation will be incorporated into all substantial rehabilitation projects. This includes, but is not limited to energy conserving windows and doors, higher efficiency HVAC units, increased wall and ceiling insulation, programmable thermostats, io-flow plumbing fixtures, as appropriate and Energy Star rated appliances where applicable and with homeowners' acceptance, metal roofing is installed. Metal roofing contributes to increased energy efficiency, longer life and is less susceptible to hurricane wind damage.

II. LHAP HOUSING STRATEGIES:

A. Name of the Strategy: Purchase Assistance with or without Rehabilitation

1. Summary of the Strategy:

SHIP funds will be made available to support down payment, closing costs, gap financing, and substantial rehabilitation of existing or newly constructed affordable housing units on a one-time basis to income eligible homebuyers. However, each homebuyer shall only receive the minimum level of assistance required to enable the purchase, based on the Lender's Underwriting staff, and necessary repair of an existing or newly constructed home.

Fiscal Years Covered;

2013/2014; 2014/2015; 2015/2016

3. Income Categories to be served:

Those individuals or households who are at or below 80% of the median income. Beneficiaries must complete a Home Buyer Counseling class provided by Consumer Credit Counseling Services, Inc. or other HUD certified Credit Counseling service prior to receiving funds. Eligible Moderate Income applicants will be considered only if there are no eligible buyers in the Very Low Income and Low Income categories.

- 4. Maximum award: \$30,000
- 5. Terms, Recapture and Default:

The SHIP note has no monthly payments, is at zero percent (0%) interest, and is due and payable upon sale, transfer or rental of subject property.

Requests for subordination in the event of homeowner refinancing will be reviewed and granted only when the refinancing will result in a decrease of their mortgage payment. There is the stipulation of no more than \$100.00 cash in hand to the homeowner.

Recipient Selection Criteria:

Assistance will be provided on a first-come, first qualified, first served basis for an applicant who receives a first mortgage commitment from a lender. Section 420,9075(3)(c) Florida Statue, state that it is unlawful to

discriminate on the basis of race, creed, color, religion, age, sex, marital or familial status, national origin, or handicap in the selection of recipients of contracts or assistance under the SHIP Program.

B. Name of the Strategy: Rehabilitation

1. Summary of the Strategy:

The intent of this strategy is to complete substantial rehabilitation of substandard, homeowner occupied housing. The maximum per unit cost for rehabilitation cannot exceed \$50,000, and is fully forgivable.

Green strategy: The Housing Rehabilitation and Substantial Rehabilitation strategy provides that energy conservation and other green features will be incorporated into all substantial rehabilitation projects. This includes, but is not limited to energy conserving windows and doors, higher efficiency HVAC units, increased wall and ceiling insulation, programmable thermostats, low-flow plumbing fixtures, as appropriate and Energy Star rated appliances where applicable and with homeowners' acceptance, metal roofing. Metal roofing contributes to increased energy efficiency, longer life and is less susceptible to hurricane wind damage. Fiscal Years Covered:

2013/2014; 2014/2015; 2015/2016

2. Income Categories to be served:

The targeted populations are those individuals or households who are at or below 80% of the median income.

Maximum award: \$50,000

4. Terms, Recapture and Default:

The Ship note has no monthly payments, at 0% interest and is secured by a recorded mortgage and promissory note that is forgiven at the end of 5 (five) years. The loan is due and payable upon sale, transfer or rantal of subject property prior to forgiveness date. In the event of the death of a loan holder, if an income eligible heir makes the house their primary residence, the forgivable loan can be assumed by them.

\$ 1.00 - \$50,000 = 5 Years @ 1/5 PER YEAR

Requests for subordination in the event of homeowner refinancing will be reviewed and granted only when the refinancing will result in a decrease of their mortgage payment. There is the stipulation of no cash in hand to the homeowner.

6. Recipient Selection Criteria:

Assistance will be provided on a first-come, first qualified, first-serve basis following annual advertisement when required of the availability of SHIP resources for eligible homeowners who are at no more than 80% of median income level for Okaloosa County. Section 420.9076(3)(c) Florida Statue, state that it is unlawful to discriminate on the basis of race, creed, color, religion, age, sex, marital or familial status, national origin, or handloap in the selection of recipients of contracts or assistance under the SHIP Program.

C. Name of the Strategy: Reconstruction or New Construction for Eligible Homeowners

1. Summary of the Strategy:

SHIP funds will be made available for the demolition of mobile homes and homes, which are determined to be deteriorated beyond repair for the reconstruction of homes on the property of the eligible homeowner. Reconstructed homes will include Energy Starr rated appliances, compact florescent light bulbs, energy efficiency rated HVAC units, and added insulation. Selected units will be determined based on feasibility analysis. The maximum allowable SHIP cost is up to \$150,000. If applicant is eligible for a first mortgage on the reconstruction project, the Okaloosa CDC will pay the difference between the amount of the first mortgage and the cost of the new reconstruction.

2. Fiscal Years Covered:

2013/2014; 2014/2015; 2015/2016

3. Income Categories to be served:

Those individuals or households who are within 80% of the median income or less.

4. Maximum award is noted on the Housing Delivery Goals Charts: \$150,000

5. Terms, Recapture and Default:

The SHIP note has no monthly payments, is at zero percent (0%) interest, and is due and payable upon sale, transfer or rental of subject property. The note has a term of 20 years upon which time the loan is fully forgiven. Listed below are the loan amounts with the years of commitment:

Loans will be forgiven in percentages at the following rates:

20 Year loan.....5% forgiven per year on the loan anniversary date.

There is a term of 20 years, unless the property is sold, transferred or rented, in which case the balance of the loan becomes due and payable in full, with the following exceptions:

a...In the event of the death of a loan holder, if an income eligible heir makes the house their primary residence, the forgivable loan can be assumed by them.

b.If HOME monles are leveraged with SHIP monles for reconstruction or new construction HOME & SHIP rules (whichever is more restrictive) will apply to eligible recipients and property.

6. Recipient Selection Criteria:

Assistance will be on a first-come, first qualified, first-served, basis for

those whose income is 80% or less of the median income. Section 420.9075(3)(c) Fiorida Statue, states that it is unlawful to discriminate on the basis of race, creed, color, religion, age, sex, marital or familial status, national origin, or handicap in the selection of recipients of contracts or assistance under the SHIP Program.

D. Name of the Strategy: Disaster Assistance

1. Summary of the Strategy:

SHIP funds may be used in all areas of Okaloosa County and the City of Fort Walton Beach to provide emergency repairs and rental assistance funds to homes owned by SHIP very low and low income families in the aftermath of a Federal or state declared disaster by Executive Order to address emergency housing repair needs. Generally, such needs shall include, but not be limited to: purchase of emergency supplies for eligible homeowners to weatherproof damaged homes; interim repairs to avoid further damage to the homes of eligible families; tree and debris removal required to make individual housing units habitable by an eligible family; and post-disaster assistance for uninsured repairs to homes owned by low and very low income families. Additionally, in those cases where eligible families cannot live in their damaged homes, deposits and 1st and last month's rents will be provided not to exceed \$3,500 per unit . This optional strategy will be implemented only in the event of a "declared disaster" that directly impacts the area. The maximum amount of SHIP funds to be utilized through this strategy is \$50,000 in repairs per unit and \$3,500 per family for rental assistance.

2. Fiscal Years Covered:

2013/2014; 2014/2015; 2015/2016

Income Categories to be served;

Those individuals or households at or below 80% of the median income or less. The maximum SHIP cost per unit is \$50,000. Section 420.9075(3)(c) Florida Statue, state that it is unlawful to discriminate on the basis of race, creed, color, religion, age, sex, marital or familial status, national origin, or handloap in the selection of recipients of contracts or assistance under the SMIP Program. This is a one-time assistance program.

Maximum award is noted on the Housing Delivery Goals Charts:

\$50,000 per unit for rehabilitation \$3,500 per unit for rental assistance; if required

5. Terms, Recapture and Default:

The SHIP note has no monthly payments, is at zero percent (0%) interest, and is due and payable upon sale, transfer or rental of subject property. The mortgage and note have a maximum term of 5 years upon which time the loan is fully forgiven. Listed below are the loan amounts with the years

of commitment:

\$1.00 - \$50,000 = 5 years for unit repair

Loans will be forgiven in percentages at the following rates:

5 year loan-20% forgiven per year on the loan anniversary date.

There is a term of 5 years, unless the property is sold, transferred or rented, in which case the joan becomes due and payable in full, with the following exception:

(1) An income eligible heir makes the house their primary residence, in which case the loan can be assumed by them.

If HOME monles are leveraged with SHIP monles for reconstruction or new construction HOME & SHIP rules will apply to eligible recipients and property.

Rental Assistance funds, not to exceed \$3,500 will be granted to income eligible recipients.

6. Recipient Selection Criteria:

Assistance will be provided on a first come, first qualified, first served basis following the declaration of a disaster. The strategy will be advertised upon declaration of the area as a "declared disaster" area. In the event the strategy is not implemented during a given SHIP Program year, any funding reserved for the Strategy will be reallocated to one or more of the approved SHIP strategies by SHIP budget transfer notification to the Housing Finance Agency.

E. Name of the Strategy: Infill- Housing / Land and/or House Acquisition/Rehabilitation/Resale

Summary of the Strategy:

The intent of this strategy is threefold:

- a.) To allow the Okaloosa CDC the capability to purchase the property, rehabilitate and resell it using HD definition of "Affordability" within 12 months of purchase to low and very low income eligible customers.
- b.) To purchase property in target neighborhoods needing revitalization and to provide infill housing via new construction within 24 months of purchase.
- c.) To allow the Okaloosa Community Development Corp to purchase land to develop home sites within 36 months of purchase. This is not a land banking strategy, but instead a new construction strategy that complies with the SHIP expenditure deadline.
- Fiscal Years Covered:

2013/2014; 2014/2016; 2015/2016

Income Categories to be served:

The targeted populations are those individuals or households who are at 80% of the median income or less.

Maximum award is noted on the Housing Delivery Goals Charts: \$100,000

4. Terms, Recapture and Default:

Applicants purchasing these properties will be allowed to participate in the SHIP Down Payment/Closing Cost Program

The SHIP note has no monthly payments, is at zero percent (0%) interest, and is due and payable upon sale, transfer or rental of subject property. The upfront SHIP investment from this strategy will be recaptured in full.

Requests for subordination in the event of homeowner refinancing will be reviewed and granted only when the refinancing will result in a decrease of their mortgage payment. There is the stipulation of no more than \$100.00 cash in hand to the homeowner.

MAXIMUM AMOUNTS:

Single Family Home

\$100,000

Recipient Qualifications:

Costs funded by the SHIP Program for homes purchased by SHIP recipients will require a Deferred Payment Loan (DPL) secured by a mortgage and promissory note. The note has no monthly payments, is at zero percent (0%) interest, and is due and payable upon sale, transfer or rental of subject property.

There is a term of 15 years, unless the property is sold—transferred or rented, in which case the loan becomes due and payable in full, with the following exceptions:

- (1) An income eligible heir makes the house their primary residence, in which case the loan can be assumed by them.
- (2) The SHIP note has no monthly payments, is at zero percent (0%) interest, and is due and payable upon sate, transfer or rental of subject property.

If HOME monles are leveraged with SHIP monles for reconstruction, HOME rules will apply to eligible recipients and property.

5. Recipient Selection Criteria:

Assistance will be provided on a first-come, first qualified, first-serve basis following annual advertisement of the availability of SHIP resources for eligible homeowners who are at no more than 80% of median income level for Okaloosa County. Section 420.9075(3)(c) Florida Statue, state that it is unlawful to discriminate on the basis of race, creed, color, religion, age, sex, marital or familial status, national origin, or handleap in the selection of recipients of contracts or assistance under the SHIP Program.

F. Name of the Strategy: Foreclosure Prevention / Intervention Strategy

Summary of the Strategy:

This strategy will be used in all areas of Okaloosa County and the City of Fort Walton Beach to provide foreclosure prevention/intervention assistance prior to the start of the foreclosure process to allow eligible low and very low income homeowners to become current on their mortgage payments. Eligible expenses will include delinquent mortgage payments, attorney's fees, recording fees, and late fees. The maximum grant amount is \$5,000.

Fiscal Years Covered:

2013/2014; 2014/2015; 2015/2016

Income Categories to be Served:

Those individuals or households who are at or below 80 % of median income. Assistance will be provided on a first-come, first qualified, first-served basis.

- Maximum Award: \$5,000
- Terms, Recapture and Default:

Assistance will be available in the form of a grant with no repayment Required.

6. Recipient Selection Criteria:

Homeowners must be delinquent at least 30 days with either a letter from the mortgagor-notifying applicant of delinquency and/or intent to foreclose. In addition, the default must have been caused by circumstances beyond the control of the applicant, such as -death of spouse, unforeseen medical expenses, divorce, or unemployment-and there must be a reasonable prospect that the applicant will be able to resume full mortgage payments to the primary lender, based on an income certification to determine Affordability. This program may only be used once by an eligible homeowner.

G. IHAP RENTAL STRATEGIES

Name of the Strategy: Rehabilitation/New Construction

Summary of the Strategy:

The intent of this strategy is to leverage state funds with private investors and other non-profits in the rehabilitation of existing substandard low income rental housing, both single family homes and multi-family apartments or town homes, and to assist in the funding, <u>acquisition</u>, rehabilitation or new construction of rental units within the County and City to further the efforts of low income rental development.

2. Fiscal Years Covered:

2013/2014; 2014/2015; 2015/2016

2. Income Categories to be served:

Families occupying rental units rehabilitated or developed through this activity must have incomes below 80% of the median income or in the case of a development receiving tax credits; they must adhere to state required percentages.

4. Sponsor Selection Criteria:

Selection criteria shall include the following, as applicable:

SELECTION CRITERIA

MAXIMUM POINTS

| or bylaws which must document the organization's intent to provide | |
|--|---|
| affordable rental housing | 10 pts. |
| Amount of community related activity the organization has | |
| in Okaloosa County. | 5 pts. |
| Experience in the development of affordable rental housing as | |
| well as any previous experience with the FHFC rental development. | 20 pts. |
| The financial stability of the organization / corporation. | 15pts. |
| | |
| for Project commitment and completion if selected. | 10 pts. |
| Demonstrate site control. | 15pts. |
| Demonstrate that other necessary funds and financing are | , - - ,- ,- |
| committed with a ratio of private funds to public funds included. | 15pts. |
| Document the SHIP cost per unit as well as the total aggregate | |
| | 20pts. |
| | |
| conforms to County and/or City development goals. | 10pts |
| | 20pts. |
| | |
| abilitated (please include rental rates). | 20pts. |
| Is the sponsor designated as a private for profit entity or a non-profit | _ |
| Organization. | 10 pts. |
| Is the project located in an area targeted by the OCDC, City of Fort | |
| Walton Beach, or Okaloosa County, or is it located in a Community | |
| Redevelopment Area or Enterprise Zone? | 10pts. |
| Demonstrate that you will employ personnel from the | |
| Welfare Transition Program and Workforce Development Initiatives Programs. | 10pts. |
| Form of SHIP Assistance requested, i.e., deferred payment loan | , |
| or low Interest loan. | 10pts. |
| | or bylaws which must document the organization's intent to provide affordable rental housing Amount of community related activity the organization has in Okaloosa County. Experience in the development of affordable rental housing as well as any previous experience with the FHFC rental development. The financial stability of the organization / corporation. Ability to complete projects in a timely manner with target dates for Project commitment and completion if selected. Demonstrate site control. Demonstrate that other necessary funds and financing are committed with a ratio of private funds to public funds included. Document the SHIP cost per unit as well as the total aggregate cost per unit from all funding sources. Document that the infrastructure is in place or is available and project conforms to County and/or City development goals. Document support services provided. Document the affordability of the proposed units to be constructed or abilitated (please include rental rates). Is the sponsor designated as a private for profit entity or a non-profit Organization. Is the project located in an area targeted by the OCDC, City of Fort Walton Beach, or Okaloosa County, or is it located in a Community Redevelopment Area or Enterprise Zone? Demonstrate that you will employ personnel from the Welfare Transition Program and Workforce Development Initiatives Programs. Form of SHIP Assistance requested, i.e., deferred payment loan |

5. Terms, Recapture and Default:

The SHIP note will be at 0% for non-profit firms and a low interest loan not to exceed 3%, will be used for for-profit firms, with no monthly payments, and is due and payable upon sale, transfer or rental of subject property. Both cases will be secured by mortgage and note, with a minimum term of 16 years.

Limits:

New Construction:

\$50,000/Unit \$40,000/Unit

Existing

ψ40,000i Oi ii

SHIP Leveraging Resources:

- Private Mortgage Lenders
- Florida Housing Finance Corporation (FHFC)

6. Recipient Selection Criteria

All applicants that meet the selection criteria will be served on a first comefirst qualified- first served bases and must be approved by vote of the Board of Directors of the Okaloosa Community Development Corporation.

NOTE: All applicants must be registered and have ability to obtain permits in Okaloosa County, and have current license to operate its business within Okaloosa County. SHIP applicants must agree to comply with all SHIP program guidelines by contract, certify that it will not discriminate on the basis of race, creed, color, marital status, religion, age, sex, familial status, national origin, or handicap, and certify that all SHIP assisted individuals or households qualify as very low or low income under the current Florida Housing Finance Corporation income limits. Rental housing constructed or rehabilitated using SHIP funds must provide the minimum set aside of units for eligible persons for at least (15) years or the term of assistance, whichever is longer. Throughout the terms of assistance, the Okaloosa Community Development Corporation will be monitoring the Rental Housing to ensure guidelines are being met. The staff or entity that has administrative authority for implementing the local housing assistance plan assisting rental developments shall annually monitor and determine tenant eligibility or, to the extent another governmental entity provides the same monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility. Rental housing offered for sale prior to the end of this period must be subject to a first right of refusal for purchase at the current market value by eligible non-profit organizations who would provide continued occupancy by eligible persons.

H. SPECIAL NEEDS HOUSING STRATEGY

Summary of the Strategy:

This strategy will be used in all areas of Okaloosa County and the City of Fort Walton Beach to qualified not-for-profit organizations applying for funds to acquire, develop and/or rehabilitate affordable housing for very — low to low income special needs populations. Persons who have special housing needs are defined in Chapter 67-37.002 (21), F.A.C. Such persons included: those who have encountered resistance to their residing in particular communities; suffered increased housing costs resulting from their unique needs and high risk of institutionalization; persons with developmental disabilities; persons with mental lilness or chemical dependency; persons with Acquired Immune Deficiency Syndrome ("AIDS") and Human Immunodeficiency Virus ("HIV") disease; runaways and

abandoned youth; public essistance recipients; migrant and seasonal farm workers; refugees and entrants; the elderly; and disabled adults._The not-for-profit/for profit organizations selected for award of funding will utilize a first come, first served tenant selection process,

2. Fiscal Years Covered:

2013/2014; 2014/2015; 2015/2016

Income and eligibility requirements:

Eligible persons include those whose income do not exceed 80% of median income

Eligible activities include acquisition, reconstruction, moderate or substantial rehabilitation, site improvements, conversion, and/or new construction of units.

None of the funds may be used for administrative support, staff, administrative materials, and or any other cost associated with administration.

Allowable SHIP expenses under this strategy are: construction materials and labor, permits, payment of impact and capacity fees, lender fees, and infrastructure expenses typically paid by the developer, appraisals, soft costs such as engineering fees, architectural and related fees, environmental studies, financing costs, and legal fees.

4. Applicant Criteria

The applicant must have experienced staff that have successfully completed similar projects, or experienced consultants.

Applicant will conjoin housing with appropriate services, enabling special needs individuals to achieve independent living appropriate to their level of ability.

Rental housing offered for sale prior to the end of this period will be required to offer a right of first refusal for purchase at the current market value by eligible non-profit organizations that would provide continued occupancy by eligible persons.

5. Terms. Recapture and Default:

The SHIP note will be 0% for non-profit organizations only whose application fit criteria for Special Needs and is to be approved by the Board of Directors'. No payments will be required. Based on the Board of Directors approval the loan will be secured by mortgage and note, with a term of 15 years. If at anytime the originally intended use of the special needs, housing changes, the funds utilized from SHIP must be repaid in full.

Limits:

New Construction
Existing

\$50,000/Unit

\$40,000/Unit

IV. LHAP INCENTIVE STRATEGIES Section 420,9071(16), F.S.

a. Incentive: The processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), for affordable housing projects

Is expedited to a greater degree than other projects. (Section 420.9071(16), Florida Statutes)

Okaloosa County:

As provided in Policy 1.4.4 of the Housing Element of the Okaloosa County Comprehensive Plan, the County provides a fast-track review process for development order and building permit applications for projects that provide affordable housing.

City of Fort Walton Beach:

It is the policy of the City's Development Services Division to expedite affordable housing projects to the greatest extent possible, while meeting all local, state and federal regulations.

 Incentive: The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing. (Section 420.9071(16), Florida Statutes)

Okaloosa County:

The County shall route to the Okaloosa County/City of Fort Walton Beach Affordable Housing Advisory Committee for review and comment any proposed policy, ordinance, regulation, or plan provision that could affect the affordability of housing no less than thirty (30) days prior to the first public hearing of any said policy, ordinance, regulation, or plan provision.

City of Fort Walton Beach

The City shall route to the Okaloosa County/City of Fort Walton Beach Affordable Housing Advisory Committee for review and comment any proposed policy, ordinance, regulation, or plan provision that could affect the affordability of housing no less than thirty (30) days prior to the first public hearing of any said policy, ordinance, regulation, or plan provision.

 Incentive. Establishment of a schedule for implementing the incentive strategies. (Section 420.9071(16), Florida Statutes)

Okaloosa County:

Implementation of the incentive strategies contained herein shall begin upon adoption of this Local Housing Assistance Plan.

City of Fort Walton Beach:

Implementation of the incentive strategies contained herein shall begin upon adoption of this Local Housing Assistance Plan.

IV. EXHIBITS:

- A. Administrative Budget, For Each Fiscal Year Covered in the Plan Chapter 67-37.005), F.A.C.
- B. Timeline For Each Fiscal Year Covered in the Plan: Chapter 67-37,005), F.A.C.

- C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the Plan: Chapter 67-37,005), F.A.C.
- D. Certification Page: Chapter 67-37,005(7), F.A.C. Signed Certification is attached.
- E. Resolution: Signed Resolution is attached.
- F. Program Information Sheet
- G. Ordinance
- H. Inter-local Agreement: Section 420,9072, F.S. Signed Inter-local Agreement will follow.

<u>Exhibit A</u> Administrative Budget

ADMINISTRATIVE BUDGET FOR EACH FISCAL YEAR

LHAP 2013

Exhibit A

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

Effective Date: 11/09

Okaloosa County

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Exhibit B Timeline

TIMETABLE FOR STATE FISCAL YEAR: 2013 / 2014

Name of Local Government: Okaloosa County

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Directions:

Type in the applicable years across the top line.

List Program Activities down left hand side. Type in an "X"

on applicable activity line under month and year the activity will be initiated or completed.

At a minimum the following activities should be included:

- 1) Advertise availability of funds and application period
- 2) Encumbrance of funds (12 months following end of State Fiscal Year)
- 3) Expenditure of funds (24 months following end of State Fiscal Year).
- 4) Submit Annual Report to FHFC (September 15th)

LEAP Exhibit B 2015
Exhift B
67-37,005(1), F.A.C.
Effective Buter 11,059

TIMETABLE FOR STATE FISCAL YEAR: 2014 / 2015

Name of Local Government: Okaloosa County

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List Program Activities down left hand side. Type in an "X"

on applicable activity line under month and year the activity will be inflated or completed.

At a minimum the following activities should be included:

1) Advertise availability of funds and application period

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TIMETABLE FOR STATE FISCAL YEAR: 2015 / 2016

Name of Local Government: Okaloosa County

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List Program Activities down laft hand side. Type in an "X"

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At a minimum the following activities should be included:

1) Advertise availability of funds and application period

<u>Exhibit Ċ</u> Housing Delivery Goals Charts

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| | Name of Local Government; | Okaloos | a County | | | | | Estimated Funds: | \$350,000.00 | | | | |
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| | GRAND TOTAL | | | | İ | | | | | | | | |
| | Las Schiolah 182, pharall Admin. 2 HD Courseling | 5 | \$185,000.00 | 2 | \$70,000.00 | 2 | \$60,000.00 | \$0.00 | \$250,000.00 | \$65,000.00 | \$350,000.00 | 100,00% | —- |
| · | Percentage | + | <u> </u> | <u> </u> | | | | <u> </u> | | ! | | | - |
| | Construction/Rehab | | C | elculate Cor | sk-Retab Perce | w by adding | Grand Total Col | umma A&B, then divide by A | Angual Allocation Assis | | 71% | | |
| | Maximum Allowable | | | | | 1 | | | | | | | 1 |
| | Purchase Price: | | | | | | | New | \$284,810 | Existing | \$284,810 | | |
| | Allocation Breakdown | Amount | | L | <u>%</u> | | Projected Pro | ogram Income: | \$0.00 | Max Armonin Program | i Income For Admin: | \$0.00 | |
| | Very-Low income | | \$185,000.00 | | 52.9% | | Projected Re | captured Funds: | \$0.00 | | | | |
| | Low Income | | | | 20.0% | | Distribution: | | \$350,000,00 | | | <u> </u> | |
| | Moderate Income | | \$60,000.00 | | | | Total Availab | e Funds: | \$350,000.00 | | | ļ. <u></u> | |
| | TOTAL | | | | 90.0% | | | | | | | 10-Dec-12 | i |

| | | FI | LORIDA H | | | | | <u>. </u> | | | Please che | ck applicabl | е Бох |
|------------------|---|----------|--------------|-------------|------------------|--------------|------------------|--|-----------------------|----------------------|--------------------|--------------|--|
| | | | | | DELIVER' | | | | | | New Plan: | | x |
| | STRATEGIES FOR | THE LO | CAL HOUSING | ASSIST | TANCE PLAI | N FOR S | TATE FISC. | AL YEAR: _2014/2 | 2015 | _ | Amendment: | | 17- |
| | | | | | | · | | | | | Fiscal Yr. Closecu | : | 2017/201 |
| | Name of Local Government: | Okaloos | sa County | | | | | Estimated Funds: | \$350,000.90 | | | | |
| | | | | ī | | <u></u> | | | | | | | |
| | -4-1 | | | | | | <u> </u> | Α . | В | C | Ď | E | F |
| Strategy# | HOME OWNERSHIP | VLI | Max. SHP | LI . | Marx, SHIP | MI | May SHIP | New Construction | Rehabitapair | Mithout Construction | Total | Total | Total |
| rom Plan Text | STRATEGIES (strategy title must be same as the title used in plan text. | Units | Award | (injis | Award | Unita | Award | SettP Dollars | SHIP Dollara | SHIP Bollars | SHIP Dollars | Parcentage | Units |
| | Purchase Assistance | 1 | \$30,000 | 1 | \$20,000 | 1 | \$10,000 | \$0,00 | | \$60,000.00 | \$60,000.00 | 17.14% | |
| | Rehabilitation | . 3 | \$50,000 | 1 | \$50,000 | 1 | \$50,000 | \$0,00 | \$250,000.00 | | \$250,000.00 | 71.43% | |
| | Reconstruction of New Construction | | \$150,000 | | \$150,000 | | \$150,000 | \$0.00 | | | \$0.00 | 0.00% | |
| | Claster Assistance | | \$53,500 | | \$53,500 | | \$ 53,500 | \$0.00 | | | \$0.00 | 0.00% | |
| | InFB Flousing / Land and/or House Acceletion/ Rehabilistics/Resule | l | \$100,000 | | \$100,000 | | \$100,000 | \$0,00 | | | \$0.00 | 0.00% | |
| | Foreclosers Provention | 1 | \$5,000 | 0 | \$5,000 | 0 | \$5,000 | \$0.00 | | \$5,000.00 | \$5,000.00 | | |
| · | | | | | | | | | | 40,00000 | \$0.00 | 1.43% | - |
| | | | - | | | | | | | | | 0.00% | · |
| | Subtotal 1 (Home Ownership) | 5 | \$185,000.00 | 2 | \$70,000,00 | | \$60,000.00 | \$0.00 | \$250,000.00 | #AF DOG 00 | \$0.00 | 0.00% | |
| | : (Figure Charles State) | | \$100,000,00 | | ψ1 G,000,00 | | \$60,560.60 | \$0,00 | \$230,000.00 | \$65,000.00 | \$315,000.00 | 90.00% | · |
| | | | | | | | | - | | | | | <u> </u> |
| | RENTAL | ¥U. | 班4.51股 | <u>u</u> | Mac Step | | Mass. SHIP | New Construction | RehabiRepair | Villast Construction | Total | Total | Tota |
| | STRATEGIES | Uesta | Alecand | Units | Award | Units | Astraird | SHP Dollars | SHIP Dolbers | SHIP Dollars | SHIP Dollars | Provide | Ucite |
| | Rehabilitation / New Construction | | \$50,000 | | \$50,000 | | \$50,000 | | | | \$0.00 | 0.00% | |
| | Rehabilitation / Existing | | \$40,000 | | \$40,000 | | \$40,000 | | | | \$0.00 | 0.00% | |
| | Special Needs Housing I New Communication | | \$50,000 | | \$50,000 | | \$50,000 | | | : | \$0.00 | 0.00% | 1 |
| | Special Needs Housing / Existing Construction | | \$40,000 | | \$40,000 | · | \$40,000 | | | | \$0.00 | 0.00% | |
| | | | | | | | | | | | \$0.00 | 0.00% | |
| | Subtotal 2 (Non-Home Ownership) | ū | | 0 | | ១ | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0.00% | |
| | Administration Fees | | | | | | | | | | \$35,000.00 | 10.00% | |
| | Admin. From Program Income | <u> </u> | | | | | | - | | | | 0.00% | |
| | Home Ownership Counseling | | | | <u> </u> | <u> </u> | | <u> </u> | | | | 0.00% | |
| | GRAND TOTAL | | | | | | | | | | | | |
| | Add Bublished C. 2. plus all Interior, 4.165 Community | 5 | \$185,000.00 | 2 | \$70,000.00 | 2 | \$60,000.00 | \$0.00 | \$250,000,00 | \$65,000.00 | \$350,000,00 | 100.00% | <u> </u> |
| | Percentage | | · | | 1 | | | | | <u> </u> | | | |
| | Construction/Rehab | | C. | eledata Con | etr/Rehab Perces | 4, by adding | Grand Total Cob | insus A&B, then divide by A | neral Allocation Aut. | | 71% | | Į |
| | Maximum Allowabie | | | | 1 | [| · · | | | | | | |
| | Purchase Price: | | | | | <u> </u> | | New | \$284,810 | Existing | \$284,810 | | İ |
| | | |] | | | | | | | | | | 1 |
| | Allocation Breakdown | | Amount | ļ | % | | Projected Pro | | \$0.00 | Max Amount Program | Income For Admin; | \$0.00 | |
| ! | Very-Low Income | | \$185,000.00 | _ | 52.9% | <u> </u> | | aptured Funds: | \$0.00 | | | | |
| | Low Income | | \$70,000.00 | | 20.0% | | Oistribution: | L | \$350,000.00 | | | | |
| | Moderate Income | | \$60,000,00 | <u> </u> | 17.1% | ļ | Total Available | Fands: | \$350,000,00 | | | | |
| | TOTAL | 1 | | Į. | 90,0% | i | 1 | 1 | | I | | 10-Dec-12 | ì |

| | | FI | LORIDA H | | | | ~ | | · | | Please che | ck süblicabi | bex . |
|-------------------|--|--|--------------|--|--|--|----------------------|--------------------------------|-------------------------|----------------------|--------------------|-----------------|-----------|
| | | | | | DELIVER' | | | | | | New Plan: | - | × |
| | STRATEGIES FOR | THE LO | CAL HOUSING | ASSIS | TANCE PLA | N FOR S | TATE FISC. | AL YEAR: 2015/2 | 1016 | | Amendment: | | |
| | | | | | | | | | | | Fiscal Yr. Closeou | <u> </u> | 2018/2020 |
| | Name of Local Government: | Okaloo | sa County | | | | | Estimated Funds: | \$360,000.00 | | | | |
| | | | | | | | | A | 8 | c | D | | |
| Strategy# | HOME OWNERSHIP | VLI | Mark SHIP | u | Max. SHEP | MI | Mar. SHEP | New Construction | RehabiRepair | Without Construction | Total | E Total | Total |
| From Plan Text | STRATEGIES (sirelegy title must be same as the title used in plan text. | Unita | Award | Units | Attend | Unita | Award | SHIP Dollers | SHIP Dollers | SHIP Dollars | SHIP Dolfars | Percentage | Unita |
| | Purchase Assistance | 1 | \$30,600 | 1 | \$20,000 | 1 | \$10,000 | \$0.99 | | \$60,000.00 | \$60,000.00 | 17,14% | |
| | Rehabilitation | 3 | \$50,000 | 1 | \$50,000 | 1 | \$50,000 | \$0.00 | \$250,000.00 | | \$250,000.00 | 71,43% | |
| | Reconstruction or New Construction | | \$150,000 | | \$150,000 | | \$150,000 | \$0.00 | | | \$0.00 | 0.00% | |
| ··· | Disaler Avelsiance | | \$53,500 | | \$53,500 | • | \$53,500 | \$0.00 | | | \$0.00 | 0.00% | |
| | inFill Housing / Land and/or House Acquisition/ Rehabilitation/Hausia | | \$100,000 | | \$100,000 | | \$100,000 | \$0.00 | | | \$0.06 | 0.00% | * |
| | Foreclosure Prevention | 1 | \$5,000 | 0 | \$5,000 | 0 | \$5,000 | \$0.00 | | \$5,000.00 | \$5,000.00 | 1,43% | |
| | | | | | | | | | | | \$0.00 | 0.00% | |
| | | | | | | | | | | | \$0.00 | 0.00% | |
| | Subtotal 1 (Home Ownership) | 5 | \$185,000.00 | 2 | \$70,000.60 | 2 | \$80,000,00 | \$0.00 | \$250,000.00 | \$65,000.00 | \$315,000.00 | 90,00% | |
| · - | | | | l | | | | | - | | | | |
| | RENTAL | | | - | | | | New Construction | Rehab/Racule | Without Construction | Total | Total | T-1-1 |
| | STRATEGIES | VU Umbs | Max. SHIP | Li. Urdta | Max. SHIP | uc; Unita | Max. SHIP | SHIP Dollars | SHIP Dollars | SHIP Dollars | SHIP Dollars | Percentage | Total |
| | Republikation / New Construction | | \$50,000 | Conta | \$50,000 | - Chair | \$50,000 | | S, ar Course | | \$0.00 | | |
| - | Rehabilitation / Existing | | **** | | 1 | | \$40,608 | | <u>.</u> | <u> </u> | \$0.00 | 0.00% | |
| | Special Needs Housing / Hear Comstruction | | \$46,000 | ļ | \$40,000 | | | | | | \$0.60 | 0_00% | |
| | Special Needs Housing / Educing Construction | | \$50,000 | | \$50,000 | | \$50,000 | | | | \$0.00 | 0.00% | |
| | Shariff seems Versing's Evented Anish Selfer | | \$40,000 | | \$40,000 | - | \$40,000 | | | | | 0.00% | |
| | | 1 | <u> </u> | 0 | | 0 | - | #0.00 | 50.00 | = | \$0.00 | 0.00% | |
| | Subtotal 2 (Non-Home Ownership) | . <u>"</u> | | - 0 | | <u>u</u> | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0.00% | |
| | Administration Fees Admin. From Program recome | 1 | | <u>:</u> | | | • | | | <u> </u> | \$35,000.00 | 10.00% 0.00% | |
| | Home Ownership Counseling | | | | · · · · | | | | | | | 0.00% | |
| | Top (1) For (1) | - | | | | | - | 1 | | | | | |
| | GRAND TOTAL Add Sobotab 1 & 1 place of Admin. & HD Cocumulates | 5 | \$185,000.00 | 2 | \$70,000,00 | 2 | \$60,000.00 | , \$0.00 | \$250,000,00 | \$65,000,03 | \$350,000,00 | 100.00% | |
| | | | | | | | | | | | | 130.00710 | |
| | Percentage Construction/Rehab | | C | elculate Cor | netrÆehab Percer | at by adding | , Greend Testal Colo | usses A&B, then divide by J | Amenial ASociation Amil | | 71% | | |
| | Maximum Allowable | | | ļ | | <u> </u> | | | | | <u> </u> | | |
| | Purchase Price: | <u> </u> | | <u> </u> | | <u> </u> | ļ | New | \$284,810 | Existing | \$284,810 | | |
| | Allocation Breakdown | | Amount | 1 | % | | Ominated On | and language | \$0.00 | Mary Service Pro- | lanna En Adula | # 0.00 | <u> </u> |
| | Very-Low Income | 1 | \$185,000.00 | ├ | 74 52.9% | | | gram Income: aptised Funds: | \$6.00 | Max Amount Program | income i or Admini | \$8.00 | ļ |
| | Low Income | ! | \$70,000.00 | | 20.0% | | Distribution: | PROPERTY CANADA | \$350,000,00 | | | | 1 |
| | Moderate Income | | \$80,000.00 | | 17.1% | 1 | Total Available | a Sunds: | \$350,000.00 | | | | - |
| | | | | | | | | | | | | | |

Exhibit D Certification

Okaloosa County and City of Fort Walton Beach

CERTIFICATION TO FLORIDA HOUSING FINANCE CORPORATION

Name of Local Government: Okaloosa County

- (1) The local government will advertise the availability of SHIP funds, if available, pursuant to Florida Statutes.
- (2) All SHIP funds will be expended in a manner which will insure that there will be no discrimination on the basis of race, creed, religion, color, age, sex, familial or marital status, handicap, or national origin.
- (3) A process for selection of recipients for funds has been developed.
- (4) The eligible municipality or county has developed a qualification system for applications for assistance.
- (5) Recipients of funds will be required to contractually commit to program guidelines.
- (6) The Florida Housing Finance Corporation will be notified promptly if, at any time, the local government (or interlocal entity) will be unable to comply with the provisions the plan.
- (7) The Local Housing Assistance Plan shall provide for the expenditure of SHIP funds within 24 months following the end of the State fiscal year in which they are received.
- (8) The plan conforms to the Local Government Comprehensive Plan, or that an amendment to the Local Government Comprehensive Plan will be initiated at the next available opportunity to insure conformance with the Local Housing Assistance Plan.
- (9) Amendments and Technical Revisions to the approved Local Housing Assistance Plan shall be provided to the Corporation within 21 days after adoption.
- (10) The trust fund shall be established with a qualified depository for all SHIP funds as well as moneys generated from activities as program income.
- (11) Amounts on deposit in the local housing assistance trust fund shall be invested as permitted by law.
- (12) The local housing assistance trust fund shall be separately stated as a special revenue fund in the local governments audited financial statements, copies of the audits will be forwarded to the Corporation by June 30 of each calendar year.

- An interlocal entity shall have its local housing assistance trust fund separately audited for each state fiscal year, and the audit forwarded to the Corporation by June 30.
- (14) SHIP funds will not be pledged for debt service on bonds or as rent subsidies.
- (15) Developers receiving assistance from both SHIP and the Low Income Housing Tax Credit (LIHTC) Program shall comply with the income, affordability and other LIHTC requirements. Similarly, any units receiving assistance from other federal programs shall comply with all Federal and SHIP program requirements.
- (16) Loans shall be provided for periods not exceeding 30 years, except for deferred payment loans or loans that extend beyond 30 years which continue to service eligible persons.
- (17) Rental units constructed or rehabilitated with SHIP funds shall be monitored annually for 15 years for compliance with tenant income requirements and affordability requirements or as required in Section 420,9075 (3)(e)
- (18) The Plan meets the requirements of Section 420-907-9079 FS, and Rule Chapter 67-37 FAC, and how each of those requirements shall be met.

| (19) | (except for Miami Dade County) | Laws of Florida has not been implemented. SEAL Don R. Amunds, Chairman Board of County Commissioners |
|------|--------------------------------|--|
| • | | BCC approval on May 21, 2013. |

Witness

ATTEST:

ADon W. Howard, County Clerk

Date

CERTIFICATION TO FLORIDA HOUSING FINANCE CORPORATION

Name of Local Government: City of Fort Walton Beach, Okaloosa County, Florida

- (1) The local government will advertise the availability of SHIP funds, if available, pursuant to Florida Statutes.
- (2) All SHIP funds will be expended in a manner which will insure that there will be no discrimination on the basis of race, creed, religion, color, age, sex, familial or marital status, handicap, or national origin.
- (3) A process for selection of recipients for funds has been developed.
- (4) The eligible municipality or county has developed a qualification system for applications for assistance.
- (5) Recipients of funds will be required to contractually commit to program guidelines.
- (6) The Florida Housing Finance Corporation will be notified promptly if, at any time, the local government (or interlocal entity) will be unable to comply with the provisions the plan.
- (7) The Local Housing Assistance Plan shall provide for the expenditure of SHIP funds within 24 months following the end of the State fiscal year in which they are received.
- (8) The plan conforms to the Local Government Comprehensive Plan, or that an amendment to the Local Government Comprehensive Plan will be initiated at the next available opportunity to insure conformance with the Local Housing Assistance Plan.
- (9) Amendments and Technical Revisions to the approved Local Housing Assistance Plan shall be provided to the Corporation within 21 days after adoption.
- (10) The trust fund shall be established with a qualified depository for all SHIP funds as well as moneys generated from activities as program income.
- (11) Amounts on deposit in the local housing assistance trust fund shall be invested as permitted by law.
- (12) The local housing assistance trust fund shall be separately stated as a special revenue fund in the local governments audited financial statements, copies of the audits will be forwarded to the Corporation by June 30 of each calendar year.

- An interlocal entity shall have its local housing assistance trust fund separately audited for each state fiscal year, and the audit forwarded to the Corporation by June 30.
- (14) SHIP funds will not be pledged for debt service on bonds or as rent subsidies.
- (15) Developers receiving assistance from both SHIP and the Low Income Housing Tax Credit (LIHTC) Program shall comply with the income, affordability and other LIHTC requirements. Similarly, any units receiving assistance from other federal programs shall comply with all Federal and SHIP program requirements.
- (16) Loans shall be provided for periods not exceeding 30 years, except for deferred payment loans or loans that extend beyond 30 years which continue to service eligible persons.
- (17) Rental units constructed or rehabilitated with SHIP funds shall be monitored annually for 15 years for compliance with tenant income requirements and affordability requirements or as required in Section 420.9075 (3)(e)
- (18) The Plan meets the requirements of Section 420-907-9079 FS, and Rule Chapter 67-37 FAC, and how each of those requirements shall be met.

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

Mitness Van Offen

Mike Anderson, Mayor Fort Walton Beach, FL

Witness

ATTEST:

(SEAL)

Helen Spencer, Clerk of Court.

Date

City Clerk

RESOLUTION 2013-13

A RESOLUTION OF THE CITY OF FORT WALTON BEACH, APPROVING THE LOCAL HOUSING ASSISTANCE PLAN AS REQUIRED BY THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM ACT, SUBSECTIONS 420.907-420.9079, FLORIDA STATUTES, AND RULE CHAPTER 67-37, FLORIDA ADMINISTRATIVE CODE, AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE ANY NECESSARY DOCUMENTS AND CERTIFICATIONS NEEDED BY THE STATE, AUTHORIZING THE SUBMISSION OF THE LOCAL HOUSING ASSISTANCE PLAN FOR REVIEW AND APPROVAL BY THE FLORIDA HOUSING FINANCE CORPORATION; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA THAT:

- Section 1. The State of Florida enacted the William E. Sadowski Affordable Housing Act, Chapter 92-317 of Florida Sessions Law, allocating a portion of documentary stamp taxes on deeds to local governments for the development and maintenance of affordable housing; and
- Section 2. The State Housing Initiatives Partnership (SHIP) Act, ss. 420.907-420.9079, Florida Statutes (1992), and Rule Chapter 67-37, Florida Administrative Code, requires local governments to develop a one- to three-year Local Housing Assistance Plan outlining how funds will be used; and
- Section 3. The SHIP Act requires local governments to establish the maximum SHIP funds allowable for each strategy; and
- Section 4. The SHIP Act further requires local governments to establish an average area purchase price for new and existing housing benefiting from awards made pursuant to the Act; the methodology and purchase prices used are defined in the attached Local Housing Assistance Plan; and
- Section 5. As required by Chapter 67-37.005(6)(f)3, F.A.C., it is found that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan. The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5 percent of program income deposited into the trust fund, except that small counties, as defined in f.s. 120.52(17), and eligible municipalities receiving a local housing distribution of up to \$350,000 may use up to 10 percent of program income for administrative costs.
- Section 6. The Okaloosa County Development Corporation has prepared a three-year Local Housing Assistance Plan for submission to the Florida Housing Finance Corporation; and
- Section 7. The City Council finds that it is in the best interest of the public for the City of Fort Walton Beach to submit the Local Housing Assistance Plan for review and approval so as to qualify for said documentary stamp tax funds.

| CERTIFIED A TRUE AND CORRECT COP |
|--|
| CITY OF FORT WALTON BEACH |
| HELEN SPENCER, CITY CLERK |
| BY: Delen aspence |
| DATE: 5-14-13 |
| Control to the second s |

RESOLUTION 2013-13

Section 8. The City Council of Fort Walton Beach hereby approves the amended Local Housing Assistance Plan, as attached and incorporated hereto for submission to the Florida Housing Finance Corporation as required by sections 420.907-420-9079, Florida Statutes, for fiscal years 2010/2011, 2011/2012, 2012/2013.

Section 9. The Mayor is hereby designated and authorized to execute any documents and certifications required by the Florida Housing Finance Corporation as related to the amended Local Housing Assistance Plan and interlocal agreement, and to do all things necessary and proper to carry out the terms and conditions of said program.

Section 10. This Resolution shall take effect immediately upon approval by the City Council.

Mike Anderson, Mayor

Approved for form, legal sufficiency

Neven a Spence

Helen Spencer, Uty Clerk

2/ 10/19

Exhibit E Resolution

Okaloosa County and City of Fort Walton Beach OKALOOSA COUNTY
RESOLUTION #: 13-79

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY FLORIDA APPROVING THE LOCAL HOUSING ASSISTANCE PLAN AS REQUIRED BY THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM ACT, SUBSECTIONS 420.907-420.9079, FLORIDA STATUTES; AND RULE CHAPTER 67-37, FLORIDA ADMINISTRATIVE CODE; AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE ANY NECESSARY DOCUMENTS AND CERTIFICATIONS NEEDED BY THE STATE; AUTHORIZING THE SUBMISSION OF THE LOCAL HOUSING ASSISTANCE PLAN FOR REVIEW AND APPROVAL BY THE FLORIDA HOUSING FINANCE CORPORATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the State of Florida enacted the William E. Sadowski Affordable Housing Act, Chapter 92-317 of Florida Sessions Laws, allocating a portion of documentary stamp taxes on deeds to local governments for the development and maintenance of affordable housing; and

WHEREAS, the State Housing Initiatives Partnership (SHIP) Act, ss. 420.907-420.9079, Florida Statutes (1992), and Rule Chapter 67-37, Florida Administrative Code, requires local governments to develop a one- to three-year Local Housing Assistance Plan outlining how funds will be used; and

WHEREAS, the SHIP Act requires local governments to establish the maximum SHIP funds allowable for each strategy; and

WHEREAS, the SHIP Act further requires local governments to establish an average area purchase price for new and existing housing benefiting from awards made pursuant to the Act; The methodology and purchase prices used are defined in the attached Local Housing Assistance Plan; and

WHEREAS, as required by section 420.9075, F.S. It is found that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan. The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5% of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(17), and eligible municipalities receiving a local housing distribution of up to \$350,000 may use up to 10 percent of program income for administrative costs.

LHAP Exhibit E 2013 67-37.005(1), F.A.C.

WHEREAS, the Economic and Community Development Department has prepared a three-year Local
Housing Assistance Plan for submission to the Florida Housing Finance Corporation; and

WHEREAS, the City Commission finds that it is in the best interest of the public for Okaloosa County to submit the Local Housing Assistance Plan for review and approval so as to qualify for said documentary stamp tax funds; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISIONERS OF OKALOOSA COUNTY, FLORIDA that:

| Section 1: | The Board of County Commissioners of Okaloosa County hereby approves the Local Housing |
|------------|---|
| | Assistance Plan, as attached and incorporated hereto for submission to the Florida Housing |
| | Finance Corporation as required by ss. 420.907-420-9079, Florida Statutes, for fiscal years |
| | 2013/2014, 2014/2015, and 2015/2016 |
| Section 2: | The Chairman of the board of County Commissioners, is hereby designated and authorized to |
| | execute any documents and certifications required by the Florida Housing Finance |
| | Corporation as related to the Local Housing Assistance Plan, and to do all things necessary |

and proper to carry out the term and conditions of said program.

This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED THIS 21st DAY OF May , 2013 .

on R. Amunds, Chairman Board of County Commissioners

May 28, 2013

ATTEST:

Section 3:

✓Don W. Howard, County Clerk

Date

| RES(| OLU | MOIT | #: | |
|------|-----|------|----|----------------------|
| | | | , | the black and allows |

A RESOLUTION OF THE MAYOR OF FORT WALTON BEACH, OKALOOSA: COUNTY, FLORIDA APPROVING THE LOCAL HOUSING ASSISTANCE PLAN AS REQUIRED BY THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM ACT, SUBSECTIONS 420.907-420.9079, FLORIDA STATUTES; AND RULE CHAPTER 67-37, FLORIDA ADMINISTRATIVE CODE; AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE ANY NECESSARY DOCUMENTS AND CERTIFICATIONS NEEDED BY THE STATE; AUTHORIZING THE SUBMISSION OF THE LOCAL HOUSING ASSISTANCE PLAN FOR REVIEW AND APPROVAL BY THE FLORIDA HOUSING FINANCE CORPORATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the State of Florida enacted the William E. Sadowski Affordable Housing Act, Chapter 92-317 of Florida Sessions Laws, allocating a portion of documentary stamp taxes on deeds to local governments for the development and maintenance of affordable housing; and

WHEREAS, the State Housing Initiatives Partnership (SHIP) Act, ss. 420.907-420.9079, Florida Statutes (1992), and Rule Chapter 67-37, Florida Administrative Code, requires local governments to develop a one-to three-year Local Housing Assistance Plan outlining how funds will be used; and

WHEREAS, the SHIP Act requires local governments to establish the maximum SHIP funds allowable for each strategy; and

WHEREAS, the SHIP Act further requires local governments to establish an average area purchase price for new and existing housing benefiting from awards made pursuant to the Act; The methodology and purchase prices used are defined in the attached Local Housing Assistance Plan; and

WHEREAS, as required by section 420.9075, F.S. It is found that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan. The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5% of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(17), and eligible municipalities receiving a local housing distribution of up to \$350,000 may use up to 10 percent of program income for administrative costs.

LHAP Exhibit E 2013-67-37.005(1), F.A.C.

WHEREAS, the Economic and Community Development Department has prepared a three-year Local Housing Assistance Plan for submission to the Florida Housing Finance Corporation; and

WHEREAS, the City Commission finds that it is in the best interest of the public for Okaloosa County to submit the Local Housing Assistance Plan for review and approval so as to qualify for said documentary stamp tax funds; and

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR FORT WALTON BEACH, OKALOOSA COUNTY, FLORIDA that:

| COUNTY, FL | URIDA (Bat: |
|--------------|---|
| Section 1: | The Board of Mayor of Fort Walton Beach, Okaloosa County hereby approves the Local |
| | Housing Assistance Plan, as attached and incorporated hereto for submission to the Florida |
| | Housing Finance Corporation as required by ss. 420.907-420-9079, Florida Statutes, for fiscal |
| | years 2013/2014, 2014/2015, and 2015/2016 |
| Section 2: | The Mayor of Fort Walton Beach, is hereby designated and authorized to execute any |
| | documents and certifications required by the Florida Housing Finance Corporation as related |
| | to the Local Housing Assistance Plan, and to do all things necessary and proper to carry out |
| | the term and conditions of said program. |
| Section 3: | This resolution shall take effect immediately upon its adoption. |
| PASSED AND | ADOPTED THIS 14th DAY OF May 2013. |
| ~ <i>1</i> 2 | e Van Hin Mike Anderson, Mayor Fort Walton Beach |
| M IIIICSS | WING MICHIGORY, MICHIGAN DOUGH |

ATTEST:

(SEAL)

Helen Spencer, Clerk of Court

K-OF-COUR

City Clerk

Exhibit F
Program Information Sheet

STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM PROGRAM INFORMATION SHEET

The following information must be furnished to the Corporation before any funds can be disbursed,

| Local Government | Okaloosa County |
|--|---|
| Chief Elected Official | Don R. Amunds |
| Address | 1804 Lewis Turner Blvd., Suite 100, Fort Walton Beach, FL 32547 |
| SHIP Administrator | Okaloosa Community Development Corp. |
| Address | 204 Cloverdale Blvd, Fort Walton Beach, FL 32547 |
| Telephone | 850-863-1969 |
| EMAIL | Okaloosacdc@embarqmail.com |
| Alternate SHIP Contact | Brenda Bailey |
| Telephone | 850-651-7200 ext 4581 |
| EMAIL | grants@clerkofcourts.cc |
| Interlocal Agreement (list other local | Okaloosa County |
| governments in interlocal) | City of Fort Walton Beach |
| Local Government Employer Federal ID # | 59-6000765 |
| Disbursement (list bank account | |
| information if changed from previous) | |
| Other Information | |
| White the state of | 12 T T T T T T T T T T T T T T T T T T T |

Please attach this form as Exhibit F and submit along with your completed LHAP.

Exhibit G Ordinance

There have been no Ordinance changes.

Exhibit H Interlocal Agreement

CONTRACT # C09-1696-CAO CITY OF FORT WALTON BEACH SHIP INTERLOCAL EXHIBIT H EXPIRES: INDEFINITE

INTERLOCAL AGREEMENT

State Housing Initiatives Partnership Program

THIS INTERLOCAL AGREEMENT made and entered into this adday of 2013, by and between OKALOOSA COUNTY, a political subdivision of the State of Florida, acting by and through its Board of County Commissioners (the "County") and the City of Fort Walton Beach, a municipal corporation created and existing under the laws of the State of Florida, acting by and through its City Council (the "City"):

WITNESSETH:

WHEREAS, the County and the City have legal authority to perform general government services within their respective jurisdiction; and

WHEREAS, THE County and the City are authorized by Florida Statutes Chapter 163.01 et seq., to enter into Interlocal Agreements and thereby cooperatively utilize their powers and resources in the most efficient manner possible; and

WHEREAS, the William E. Sadowski Affordable Housing Act (Chapter 92-317, Laws of Florida, incorporated herein by reference) created Section 4209072, et seq., Florida Statutes, (the "State Housing Initiatives Partnership Program" ("SHIP"), which authorizes monies in the Local Government Housing Trust Fund (the "Fund") to be distributed to approved counties and eligible municipalities within the County pursuant to an Interlocal Agreement; and

WHEREAS, Okaloosa County is an approved County and the City of Fort Walton Beach is an eligible municipality within the County; and

WHEREAS, the County and the City desire to jointly utilize State Housing Initiatives Partnership Program (SHIP) Program allocations pursuant to this Interlocal Agreement; and

WHEREAS, the County and the City have determined that (SHIP) Program funds can be more effectively and efficiently utilized and managed through an interlocal Agreement.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual covenants and agreements hereinafter set forth, the parties hereto agree as follows:

1. The County and the City do hereby agree that the (SHIP) Program funds are to be distributed to the County by Florida Housing Finance Corporation, as provided in 420.9073, Florida Statutes. Said funds shall be made available to the County's Housing Partner with a minimum of 20% of the funds being used within the City, unless qualified projects cannot be found. The County's Housing Partner for administering, reporting and monitoring of the (SHIP) Program shall receive 10% of the funds received.

instr# 2858684 EK: 3098 PG:3807, Page 1 of 4 Recorded 06003/2013 at 08:19 PM, RECORDING: \$19.50 RECORDING ARTICLE V: \$15.00

- 2. Unless earlier terminated pursuant to other provisions of this interlocal Agreement, the term of this agreement shall run concurrent with the distribution of (SHIP) Program funds which are to be allocated between the County and the City.
- 3. The City and the County direct the Florida Housing Finance
 Corporation (the "Corporation") to distribute and ailocate the (SHIP) Program accordance with this Interlocal Agreement and authorize the Corporation to rely on their stated intent and their authority to execute this Agreement.
- 4. The (SHIP) Program funds so distributed will be deposited in a single depository account created by and managed by Okaloosa County. This account shall be known as the Okaloosa local Housing Trust Fund (hereinafter referred to as "Local Housing Trust Fund"), to which (SHIP) Program funds are distributed by the Corporation. The Corporation will be notified of any change in the Local (SHIP) Program Fund status and the parties agree to have such Local (SHIP) Program audited annually as required by Chapter 420, Florida Statutes and Chapter 67-37 Florida Administrative Code. The parties hereto agree to pay their pro-rata share of the costs of an audit of the Local (SHIP) Program Funds in accordance with the funding distribution percentages denoted in Section 1 of this Agreement.
- 5. Provided this Interlocal Agreement remains effective between the County and the City, both parties agree that they will not do anything to jeopardize the other party's right to receive its allocation from the Local (SHIP) Program Fund.
- 6. The parties to this Agreement understand that the relevant law requires an incentive plan for providing affordable housing and they agree to cooperate in ensuring that the requirements and the spirit of applicable law is satisfied.
- 7. Neither party shall use any revenues distributed and allocated for purposes other than those authorized by 420.9072 (7), Florida Statutes, or as stipulated in Florida Housing Finance Corporation Administrative Rule 67-37, as amended, as each may be applicable to the SHIP Program.
- 8. If at any time during the term of this Interlocal Agreement, the County or the City which are the parties to this Interlocal Agreement, the County or City believe that the intent of the parties set forth herein is not being accomplished, or that the terms of the Interlocal Agreement are not fair, such entity may, upon the giving of ninety (90) days written notice, renegotiate the terms and the provisions of this interlocal Agreement prior to the commencement of the next fiscal year. If the parties are unable to renegotiate the terms and provisions of this interlocal Agreement prior to the commencement of the next fiscal year, the noticing party shall cease to be a party to this Interlocal Agreement and this Interlocal Agreement shall terminate and be of no further force or effect as to such party and the funds shall be allocated as provided

by law.

- 9. If either party shall cease to be eligible for allocation or distribution of State Housing Initiative Partnership (SHIP) Program monies, such party's allocation of the funds shall remain in the State (SHIP) Program Fund to be used by the Corporation
- 10. The parties of this Agreement shall cooperatively prepare, and submit a single consolidated annual report incorporating all activities undertaken with (SHIP) Program funds in compliance with reporting provisions of Florida Administrative Code 67-37,011.
- 11. For all purposes herein, the term "Interlocal Agreement" shall mean this Interlocal Agreement, and the provisions thereof.
- 12. This Interlocal Agreement shall become effective when filed in the office of the Okaloosa County Clerk of Circuit Court Finance department. The County shall be responsible for such filing as soon as this Agreement has been fully executed.

----BALANCE OF PAGE BLANK-----

IN WITNESS WHEREOF, the said municipal corporation in pursuance of due and legal action of its City Council has executed these presents causing its name to be signed by its Mayor and its corporate seal to be affixed, and Okaloosa County, a political subdivision of the State of Florida has caused these presents to be executed in its name by its Board of County Commissioners, acting by its Chairman of said Board, the day and year first written above.

CITY OF FORT WALTON BEACH, A Municipality Chartered in the of State of Florida

OKALOOSA COUNTY, A Political Subdivision of the State

Florida, by and Through its Board of **County Commissioners**

Mike Anderson, Mayor P.O. Box 4009

Fort Walton Beach, FL 32549-4009

(850) 243-3141

Don R. Amunds, Chairman 1804 Lewis Turner Blvd. Fort Walton Beach, FL 32547

(850) 651-7105

CERTIFIED A TITL AND CORRECT C

DATE 6-11-13

BCC Approved: //au &

ATTEST:

Don W. Howard, Clerk of Circuit Court,

Okaloosa County, FL

may 28, 2013

RESOLUTION NO. 15-63

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA AMENDING SECTION II F. 1 OF THE 2010-2013 LOCAL HOUSING ASSISTANCE PLAN; AUTHORIZING AND DIRECTING THE CHAIRMAN TO EXECUTE ANY NECESSARY DOCUMENTS AND CERTIFICATIONS NEEDED BY THE STATE; AUTHORIZING THE SUBMISSION OF THE AMENDED LOCAL HOUSING ASSISTANCE PLAN FOR REVIEW AND APPROVAL BY THE FLORIDA HOUSING FINANCE CORPORATION: AND PROVIDING AN EFFECTIVE DATE.

Recitais

WHEREAS, the State of Florida enacted the William E. Sadowski Affordable Housing Act, Chapter 92-317 of Florida Sessions Laws, allocating a portion of documentary stamp taxes on deeds to local governments for the development and maintenance of affordable housing; and

WHEREAS, the State Housing Initiatives Partnership (SHIP) Act, ss. 420.907-420.9079, Florida Statutes (1992), and Rule Chapter 67-37, Florida Administrative Code, requires local governments to develop a one- to three-year Local Housing Assistance Plan outlining how funds will be used; and

WHEREAS, the SHIP Act requires local governments to establish the maximum SHIP funds allowable for each strategy; and

WHEREAS, on July 19, 2011, the Board of County Commissioners adopted Resolution 11-95 adopting the 2010-2013 Local Housing Assistance Plan, as amended, for the provision of affordable housing as required by Chapter 420, Florida Statutes and Rule 67-37 of the Florida Administrative Code;

WHEREAS, Section II F. 1 of the 2010-2013 LHAP establishes the strategies to be applied to rental housing, including the new construction and rehabilitation of rental housing, but not acquisition of existing homes for rehabilitation and rental; and

WHEREAS, the County's SHIP contractor, the Okaloosa Community Development Corporation (CDC) has found that it used funds allocated under Section II F. 1 to help acquire existing dwelling units for rehabilitation and rental; and

WHEREAS, in order to ensure that the CDC's expenditure of SHIP funds clearly reflects the

CONTRACT # C09-1696-CAO CITY OF FORT WALTON BEACH SHIP INTERLOCAL EXHIBIT H EXPIRES: INDEFINITE strategies provided in the LHAP, it is necessary to revise the LHAP to authorize the use of such funds for the "acquisition" of rental units.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA that:

Section 1:

The Board of County Commissioners of Okaloosa County hereby amends the Section II F., LHAP RENTAL STRATEGIES, of the 2010-2013 LHAP to include the word "acquisition" in the Summary of the Strategy as shown below. The remainder of this strategy is unchanged by this amendment.

F. LHAP RENTAL STRATEGIES

Name of the Strategy: Rehabilitation/New Construction

1. Summary of the Strategy:

The intent of this strategy is to leverage state funds with private investors and other non-profits in the rehabilitation of existing substandard low-income rental housing, both single family homes and multi-family apartments or town homes, and to assist in the funding, acquisition, rehabilitation or new construction of rental units within the County and City to further the efforts of low income rental development.

- Section 2: All provisions not in conflict with this amendment remain in full force and effect, and are to be performed at the level specified in the LHAP.
- Section 3: The Chairman of the Board of County Commissioners is hereby authorized to execute any documents and certifications required by the Florida Housing Finance Corporation as related to the Local Housing Assistance Plan, and to do all things necessary and proper to carry out the term and conditions of said program.

Section 4: This resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED THIS 3rd Day of March 2015.

Ву

Nathan D. Boyles, Chairman; Board County Commissioners

ATTEST:

J.D. Peakyck WClerk of Circuit Court



NAME OF LOCAL GOVERNMENT

Okaloosa County and City of Fort Walton Beach

SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP)

FISCAL YEARS COVERED 2010/2011, 2011/2012 AND 2012/2013

Prepared by:
Okaloosa Community Development Corporation

Rev. 03/2015

PROGRAM DESCRIPTION Chapter 67-37.005 F.A.C. and Section 420,9072, F.S. I. Name of the participating local government and inter-local if Applicable: A. Section 420.9072(5),F.S. Okaloosa County/City of Fort Walton Beach Inter local: Yes Name of participating local government(s) in the Inter-local Agreement: Okaloosa County/City of Fort Walton Beach A copy of the Inter-local Agreement is attached as Exhibit C. Purpose of the program: Section 420.9072, F.S. and Chapter 67-37,005(3), ₿. F.A.C. Creation of the Plan is for the purpose of meeting the housing needs of the very low, low and moderate-income households, to expand production of and preserve affordable housing, to further the housing element of the local government comprehensive plan specific to affordable housing. Fiscal years covered by the Plan: Chapter 67-37.002, F.A.C. Ç. 2010/2011 2011/2012 2012/2013 Governance: Chapter 67-37,005(3) and (5)(i)F.A.C. and Section 420,9071(14)F.S. D. The SHIP Program is established in accordance with Section 420.907-9079, Florida Statutes and Chapter 67-37.007 Florida Administrative Code. The SHIP Program does further the housing element of the local government Comprehensive Plan. Local Housing Partnership Section 420.9072(1)(a), F.\$. E. SHIP Program encourages building active partnerships between government. lenders, builders and developers, real estate professionals, advocates for lowincome persons and community groups. Leveraging: Chapter 67-37.007(1)(b)(c), F.A.C. and Section 420.9075(1)(a) and F، (1)(b3, and (1)(c), F.S. The Plans are intended to increase the availability of affordable residential units by combining local resources and cost saving measures into a local housing partnership and using public and private funds to reduce the cost of housing. SHIP funds may be leveraged with or used to supplement other Florida Housing Finance Corporation programs and to provide local match to obtain federal housing grants or programs. Public Input: Chapter 67-37.005(3), F.A.C. G. Public input was solicited through face-to-face meetings with housing providers, social service providers and local lenders and neighborhood associations. Public input was solicited through the local newspaper in the advertising of the Local Housing Assistance Plan and the Notice of Funding Availability.

- H. Advertising and Outreach Chapter 67-37.005(6) (a), F.A.C. The county or eligible municipality or its administrative representative shall advertise the notice of funding availability in a newspaper of general circulation and periodicals serving ethnic and diverse neighborhoods, at least 30 days before the beginning of the application period. If no funding is available due to a waiting list, no notice of funding availability is required.
- Discrimination: Section 420.9075(3)(c), F.S.
 In accordance with the provisions of ss.760.20-760.37, it is unlawful to discriminate
 on the basis of 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: Chapter 67-37.005(5)(g), F.A.C. Support services are available from various sources. Available support services may include but are not limited to: Homeownership Counseling (Pre and Post), Credit Counseling, Tenant Counseling and Transportation
- K. Purchase Price Limits: Section 420.9075(4)(c), F.S. and Chapter 67-37.007(6) F.A.C.

Purchase Price Limits: The sales price or value of new or existing eligible housing may not exceed 90% of the average area purchase price in the statistical area in which the eligible housing is located. Such an average area purchase price may be that calculated for any 12-month period beginning not earlier than the fourth calendar year prior to the year in which the award occurs. The sales price of new and existing units, which can be lower but may not exceed 90% of the median area purchase price established by the U.S. Treasury Department or as described above.

| The | methodology used by | <u>Okaloosa Count</u> | <u>y</u> (loca | al government) is: |
|-----|-----------------------|-----------------------|----------------|--------------------|
| Χ. | Bond Study Numbers p | rovided by Florida | Housing Fina | ance Corporation |
| | Independent Study (co | py attached) | | • |
| | U.S. Treasury Departm | nent | • | |
| | Local HFA Numbers | • | | |

The purchase price limits shall run concurrently with those set annually by the State:

New Homes: Existing Homes:

\$281,137.50 \$281,137.50

L. Income Limits, Rent Limits and Affordability:

Chapter 67-37.005(5)(e), F.A.C. and Section 420.9071(2), F.S.

The Income and Rent Limits used in the SHIP Program are updated from the Housing Finance Corporation. Affordable means that monthly rents or mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the households as indicated in Sections 420,9071 (19), (20) and (28), F.S. However it is not the intent to limit an individual household's ability to devote more than 30% of its income for housing, and housing for which a household devotes more than 30% of its income shall be deemed affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30% benchmark and in the case of rental housing does not exceed those rental limits adjusted for bedroom size.

- M. Welfare Transition Program: Chapter 67-37.005(6)(b)(7)F.A.C.

 Should an eligible sponsor be used, the city/county has developed a qualification system and selection criteria for applications for Awards to eligible sponsors, which includes a description that demonstrates how eligible sponsors that employed personnel from the Welfare Transition Program and Workforce Development Initiatives programs will be given preference in the selection process,
- N. Monitoring and First Right of Refusal: Section 420.9075(3)(e) and (4) (f), F.S. in the case of rental housing, the staff or entity that has administrative authority for implementing the local housing assistance plan assisting rental developments shall annually monitor and determine tenant eligibility or, to the extent another governmental entity provides the same monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility. However, any loan or grant in the original amount of \$3,000 or less shall not be subject to these annual monitoring and determination of tenant eligibility requirements. Tenant eligibility will be monitored for at least annually for 15 years or the term of assistance which ever is longer unless as specified above.

Eligible sponsors that offer rental housing for sale before 15 years or that have remaining mortgages funded under this program must give a first right of refusal to eligible nonprofit organizations for purchase at the current market value for continued occupancy by eligible persons,

Administrative Budget: Chapter 67-37.005(6)(f)3, F.A.C..
 There is currently no administrative budget due to no funding.

The Okaloosa County/City of Fort Walton Beach finds that the moneys deposited in the local housing assistance trust fund shall be used to administer and implement the local housing assistance plan. The cost of administering the plan may not exceed 5 percent of the local housing distribution moneys and program income deposited into the trust fund. A county or an eligible municipality may not exceed the 5 percent limitation on administrative costs, unless its governing body finds, by resolution, that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan. The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5% of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(17), and eligible municipalities receiving a local housing distribution of up to \$350,000 may use up to 10 percent of program income for administrative costs.

P. Green / Innovative Design: Section 420.9075 (3)(d) F.S.:

The Housing Rehabilitation and Substantial Rehabilitation strategy provides that energy conservation will be incorporated into all substantial rehabilitation projects. This includes, but is not limited to energy conserving windows and doors, higher efficiency HVAC units, increased wall and celling insulation, programmable thermostats, lo-flow plumbing fixtures, as appropriate and Energy Starr rated appliances where applicable and with homeowners' acceptance, metal roofing is installed. Metal roofing contributes to increased energy efficiency, longer life and less susceptible to hurricane wind damage.

Q. Essential Service Personnel: Section 420,9075 (3) (a0

Essential Personnel shall be defined as employees or persons whose profession or occupation is considered essential to the community, such as, but not exclusive to persons employed in the education system, city or county government, medical and health services and public safety. In accordance with Rule Chapter 67-37.002(8), F.A.C. and Chapter 67-37.005(8) F.A.C.

II. LHAP HOUSING STRATEGIES: Chapter 67-37,005(5), F.A.C.

A. Name of the Strategy: Purchase Assistance

Summary of the Strategy;

Ship funds will be made available to support down payment, closing costs, gap financing, and substantial rehabilitation for the purchase of existing or newly constructed affordable housing units on a one-time basis to income eligible homebuyers. However, each homebuyer shall only receive the minimum level of assistance required to enable the purchase and necessary repair of an existing or newly constructed home utilizing gap financing when necessary.

The projected average SHIP cost per unit is a maximum of \$60,000.

2. Fiscal Years Covered:

2010/2011; 2011/2012; 2012/2013

. 3. Income Categories to be served:

Those Individuals or households who are within 80% of the median income or less. Beneficiaries must complete a Home Buyer Counseling class prior to receiving funds. Eligible Moderate Income applicants will be considered only if there are non-eligible buyers in the Very Low Income and Low Income categories.

- 4. Maximum award is noted on the Housing Delivery Goals Charts: \$60,000
- 5. Terms, Recapture and Default:

Deferred Payment Loan (DPL) to the homeowner secured by a promissory note at zero percent (0%) interest with no monthly payments due and payable until sale, transfer or rental of subject property. The loan is due and payable upon sale, transfer or rental of subject property.

Requests for subordination in the event of homeowner refinancing will be reviewed and granted only when the refinancing will result in a significant decrease of their mortgage payment or term of the loan. There is the stipulation of no cash in hand to the homeowner.

6. Recipient Selection Criteria:

Assistance will be provided on a first-come, first qualified, first served basis, for an applicant who receives a first mortgage commitment from a lender. Section 420.9076(3)(c) Florida Statue, state that it is unlawful to discriminate on the basis of race, creed, color, religion, age, sex, marital or familial status, national origin, or handicap in the selection of recipients of

contracts or assistance under the SHIP Program.

B. Name of the Strategy: Rehabilitation

Summary of the Strategy:

The intent of this strategy is to complete substantial rehabilitation of substandard, homeowner occupied housing. The maximum per unit cost for rehabilitation cannot exceed \$50,000, and is fully forgivable.

Green strategy: The Housing Rehabilitation and Substantial Rehabilitation strategy provides that energy conservation and other green features will be incorporated into all substantial rehabilitation projects, as noted in subsection P., page 4. Fiscal Years Covered: 2010/2011; 2011/2012; 2012/2013

Income Categories to be served:

The targeted populations are those individuals or households who are at 80% of the median income or less.

- Maximum award is noted on the Housing Delivery Goals Charts \$50,000
- 5. Terms, Recapture and Default:

Deferred Payment Loans (DPL's) at 0% Interest with no monthly payments secured by a recorded mortgage and promissory note that is forgiven at the end of 5 (five) years. The loan is due and payable upon sale, transfer or rental of subject property prior to forgiveness date. In the event of the death of a loan holder, if an income eligible heir makes the house their primary residence, the forgivable loan can be assumed by them.

\$ 1.00 - \$60,000 = 5 Years @ 1/5 PER YEAR

Requests for subordination in the event of homeowner refinancing will be reviewed on a and granted only when the refinancing will result in a significant decrease of their mortgage payment, There is the stipulation of no cash in hand to the homeowner.

6. Recipient Selection Orlteria:

Assistance will be provided on a first-come, first qualified, first-serve basis following annual advertisement when required of the availability of SHIP resources for eligible homeowners who are at no more than 80% of median income level for Okaloosa County. Section 420.9075(3)(c) Florida Statue, state that it is unlawful to discriminate on the basis of race, creed, color, religion, age, sex, marital or familial status, national origin, or handicap in the selection of recipients of contracts or assistance under the SHIP Program.

- C. Name of the Strategy: Disaster Assistance
 - 1. Summary of the Strategy:

SHIP funds may be used in all areas of Okaloosa County and the City of Fort Walton Beach to provide emergency repairs and rental assistance funds to homes owned by SHIP very low and low income families in the

aftermath of a Federal, state or locally "declared natural disaster" to address emergency housing repair needs. Generally, such needs shall include, but not be limited to: purchase of emergency supplies for eligible homeowners to weatherproof damaged homes; Interim repairs to avoid further damage to the homes of eligible families; tree and debris removal required to make individual housing units habitable by an eligible family; and post-disaster assistance with non-insured repairs to homes owned by low and very low income families. Additionally, in those cases where eligible families cannot live in their damaged homes, deposits and 1st and last months rents will be provided not to exceed \$3,500 per family. This optional strategy will be implemented only in the event of a "declared natural disaster" that directly impacts the area. The maximum amount of SHIP funds to be utilized through this strategy is \$50,000 in repairs per unit and \$3,500 per family for rental assistance unit.

2. Fiscal Years Covered:

2010/2011; 2011/2012; 2012/2013

3. Income Categories to be served:

Those individuals or households who are who are at 80% of the median income or less. The maximum SHIP cost per unit is \$50,000. Section 420,9075(3)(c) Florida Statue, state that it is unlawful to discriminate on the basis of race, creed, color, religion, age, sex, marital or familial status, national origin, or handicap in the selection of recipients of contracts or assistance under the SHIP Program. This is a one-time assistance program.

Maximum award is noted on the Housing Delivery Goals Charts:

\$50,000 per unit for rehabilitation \$ 3,500 per family for rental assistance

Terms, Recapture and Default:

The SHIP note has no monthly payments, is at zero percent (0%) interest, and is due and payable upon sale, transfer or rental of subject property. The note has a maximum term of 5 years upon which time the loan is fully forgiven. Listed below are the loan amounts with the years of commitment:

\$1.00 - \$50,000 = 5 years for unit repair

Loans will be forgiven in percentages at the following rates:

5 year loan.....20 % forgiven per year on the loan anniversary date.

There is a maximum term of 5 years, unless the property is sold, transferred or rented, in which case the toan becomes due and payable in full, with the following exceptions:

Recipient Qualifications:

Costs funded by the SHIP Program for homes purchased by SHIP recipients will require a Deferred Payment Loan (DPL) secured by a mortgage and promissory note. The note has no monthly payments, is at zero percent (0%) interest, and is due and payable upon sale, transfer or rental of subject property.

There is a maximum term of 15 years, unless the property is sold transferred or rented, in which case the loan becomes due and payable in full, with the following exceptions:

- (1) An income eligible heir makes the house their primary residence, in which case the loan can be assumed by them.
- (2) The SHIP note has no monthly payments, is at zero percent (0%) interest, and is due and payable upon sale, transfer or rental of subject property. There is a maximum term of 16 years, unless the property is sold, transferred or rented, in which case the loan becomes due and payable in full, with the following exceptions:

If HOME monies are leveraged with SHIP monies for reconstruction, HOME rules will apply to eligible recipients and property.

5. Recipient Selection Criteria:

Assistance will be provided on a first-come, first qualified, first-serve basis following annual advertisement of the availability of SHIP resources for eligible homeowners who are at no more than 120% of median income level for Okaloosa. County. Section 420.9075(3)(c) Florida Statue, state that it is unlawful to discriminate on the basis of race, creed, color, religion, age, sex, marital or familial status, national origin, or handicap in the selection of recipients of contracts or assistance under the SHIP Program.

E. Name of the Strategy: Foreclosure Prevention/Intervention Strategy

1. Summary of the Strategy:

This strategy will be used in all areas of Okaloosa County and the City of Fort Walton Beach to provide foreclosure prevention/intervention assistance prior to the start of the foreclosure process to allow eligible low and very low income homeowner's to become current on their mortgage payments. Eligible expenses will include delinquent mortgage payments, attorney's fees, recording fees, and late fees. The maximum grant amount is \$5,000.

2. Fiscal Years Covered:

2010/2011; 2011/2012; 2012/2013

3. Income Categories to be Served:

Those individuals or households who are at or below 80 % of median income. Assistance will be provided on a first-come, first qualified, first-served basis.

- 4. Maximum Award is noted on the Housing Delivery Goals Charts: \$5,000 1
- Terms, Recapture and Default:

Assistance will be available in the form of a grant with no repayment Required.

6. Recipient Selection Criteria:

Homeowner's must be delinquent at least 30 days with either a letter from the mortgagor-notifying applicant of delinquency and/or intent to foreclosure. In addition, the default must have been caused by circumstances beyond the control of the applicant, such as -death of spouse, unforeseen medical expenses, divorce, or unemployment-and there must be a reasonable prospect that the applicant will be able to resume full mortgage payments to the primary lender. This program may only be used once by an eligible homeowner.

F. LHAP RENTAL STRATEGIES Name of the Strategy: Rehabilitation/New Construction

1. Summary of the Strategy:

The intent of this strategy is to leverage state funds with private investors and other non-profits in the rehabilitation of existing substandard low income rental housing, both single family homes and multi-family apartments or town homes, and to assist in the funding, <u>acquisition</u>, rehabilitation or new construction of rental units within the County and City to further the efforts of low income rental development.

2. Fiscal Years Covered:

2010/2011; 2011/2012; 2012/2013

3. Income Categories to be served; .

Families occupying rental units rehabilitated or developed through this activity must have incomes below 80% of the median income or in the case of a development receiving tax credits; they must adhere to state required percentages.

4. Sponsor Selection Criteria:

Selection criteria shall include the following, as applicable:

| SELECTION CRITERIA | MAXIMUM POINTS |
|---|----------------|
| Provide the organization's mission statement or bylaws which must document the organization's intent to provide affordable rental housing | 10 pts. |
| 2) Amount of community related activity the organization has in Okaloosa Coun | |
| 3) Experience in the development of affordable rental housing as | |
| well as any previous experience with the FHFC rental development. | 20 pts. |
| 4) The financial stability of the organization / corporation. | 15pts. |
| 5) Ability to complete projects in a timely manner with target dates | |
| for Project commitment and completion if selected. | 10 pts. |
| 6) Demonstrate site control. | 15pts. |
| 7) Demonstrate that other necessary funds and financing are | • |
| committed with a ratio of private funds to public funds included. | 15pts. |
| Document the SHIP cost per unit as well as the total aggregate | · |
| cost per unit from all funding sources. | 20pts. |
| Document that the infrastructure is in place or is available and project | , |
| conforms to County and/or City development goals. | 10pts |
| 10) Document support services provided. | 20pts. |
| 11) Document the affordability of the proposed units to be constructed or | |
| rehabilitated (please include rental rates). | 20pts . |

 Is the sponsor designated as a private for profit entity or a non-profit Organization.

10 pts.

13) Is the project located in an area targeted by the OCDC, City of Fort Watton Beach, or Okaloosa County, or is it located in a Community Redevelopment Area or Enterprise Zone?

10pts.

14) Demonstrate that you will employ personnel from the

Welfare Transition Program and Workforce Development Initiatives Programs.

10pts.

 Form of SHIP Assistance requested, i.e., deferred payment loan or low interest loan.

10pts.

16) The ability to provide housing with appropriate supportive services, enabling special needs individuals to achieve appropriate independent fiving.

5. Terms, Recapture and Default:

Deferred Payment Loans (DPL)'s will be used at 0% for non-profit firms and a low interest loan not to exceed 3%, will be used for for-profit firms. Both cases will be secured by mortgage and note, with a minimum term of 15 years.

Limits:

New Construction: Existing

\$50,000/Unit \$40,000/Unit

SHIP Leveraging Resources;

- Private Mortgage Lenders
- Florida Housing Finance Corporation (FHFC)

Recipient Selection Criteria

All applicants that meet the selection criteria will be served on a first comefirst qualified- first served bases and must be approved by vote of the Board of Directors of the Okaloosa Community Development Corporation.

NOTE: All applicants must be registered and have ability to obtain permits in Okaloosa County, and have current license to operate its business within Okaloosa County. SHIP applicants must agree to comply with all SHIP program guidelines by contract, certify that it will not discriminate on the basis of race, creed, color, marital status, religion, age, sex, familial status, national origin, or handicap, and certify that all SHIP assisted individuals or households qualify as very low or low income under the Florida Housing Finance Corporation Income limits. Rental housing constructed or rehabilitated using SHIP funds must provide the minimum set aside of units for eligible persons for at least (15) years or the term of assistance, whichever is longer. Throughout the terms of assistance, the Okaloosa Community Development Corporation will be monitoring the Rental Housing to ensure guidelines are being met. The staff or entity that has administrative authority for implementing the local housing assistance plan assisting rental developments shall annually monitor and determine tenant. eligibility or, to the extent another governmental entity provides the same monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility. Rental housing offered for sale prior to the end of this period must be subject to a first right of refusal for purchase at the current market value by eligible non-profit organizations who would provide continued occupancy by eligible persons.

G. SPECIAL NEEDS HOUSING STRATEGY

1. Summary of the Strategy:

This strategy will be used in all areas of Okaloosa County and the City of Fort Walton Beach to qualified not-for-profit organizations applying for funds to acquire, develop and/rehabilitate affordable housing for very – low to low income special needs populations. Persons who have special housing needs are defined in Chapter 67-37,002 (21), F.A.C. The not-for-profit/for profit organizations selected for award of funding will utilize a first come, first served tenant selection process.

2. Fiscal Years Covered:

2010/2011; 2011/2012; 2012/2013

Income and eligibility requirements:

First Come, First Qualified, First Serve. Eligible persons include those whose income do not exceed 80% of median income and because of particular social, economic, or health-related circumstances may have, for example, encountered resistance to their residing in a particular community, and may have suffered increased housing costs resulting from their unique needs and high risk of institutionalization.

Eligible activities include acquisition, reconstruction, moderate or substantial rehabilitation, site improvements, conversion, and/or new construction of units.

None of the funds may be used for administrative support, staff, administrative materials, and or any other cost associated with administration.

Allowable SHIP expenses under this strategy are: construction materials and labor, permits, payment of impact and capacity fees, lender fees, and infrastructure expenses typically paid by the developer, appraisals, soft costs such as engineering fees, architectural and related fees, environmental studies, financing costs, and legal fees.

4. Applicant Criteria

The applicant must have experienced staff that have successfully completed similar projects, or experienced consultants.

In addition, sponsor selection criteria will be the same as used in the Rehabilitation/New Construction Rental Strategy.

Applicant will combine housing with appropriate services, enabling special needs individuals to achieve independent living appropriate to their level of ability.

Rental housing offered for sale prior to the end of this period will be required to offer a right of first refusal for purchase at the current market value by eligible non-profit organizations that would provide continued occupancy by eligible persons.

5. Terms, Recapture and Default;

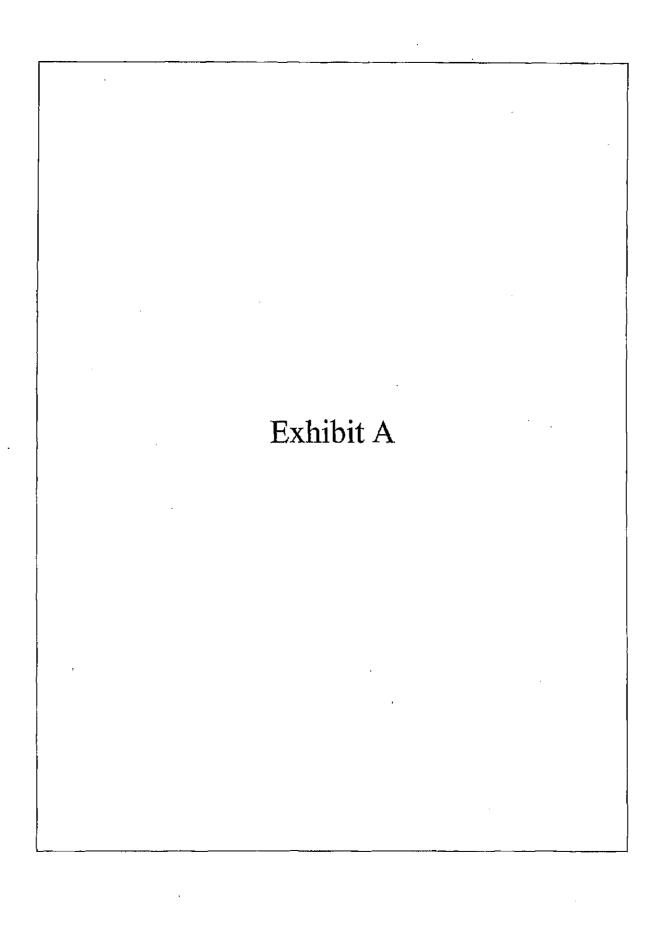
Deferred Payment Loan (DPL)'s will be 0% for non-profit organizations only whose application fit criteria for Special Needs and is to be approved by the Board of Directors'. No payments will be required. Based on the Board of Directors approval the loan will be secured by mortgage and note, with a term of 15 years. If at any time the originally intended use of the special needs housing changes, the funds utilized from SHIP must be repaid in full.

Limits; New Construction Existing

\$50,000/Unit \$40,000/Unit

IV. EXHIBITS:

- A. LHAP Exhibit A ADMINISTRATION BUDGET Exhibit A.
- B. Timeline for Encumbrance and Expenditure: Chapter 67-37.005(6)(d) and (f) F.A.C. A seperate timeline for each fiscal year covered in this plan is attached as Exhibit B. Program funds will be encumbered by June 30 one year following the end of the applicable statye fiscal year. Program funds will be fully expended within 24 months of the end of the applicable State fiscal year.
- C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the Plan: Chapter 67-37.006), F.A.C. Completed HDGC for each fiscal year is attached as <u>Exhibit C.</u>
- D. Okaloosa County Affordable Housing Incentive Plan:.
 Signed Certification is attached as <u>Exhibit D.</u>
- E. Inter-local Agreement: Section 420.9072, F.S.
 A copy of the Inter-local Agreement if applicable is attached as <u>Exhibit E.</u>
- F. Certification Page: Chapter 67-37,005(7), F.A.C. Signed Certification is attached as Exhibit F.
- G. Resolution: Attached as Exhibit G.
- H. Program information Sheet: Completed program information sheet is attached as **Exhibit H.**



ADMINISTRATIVE BUDGET FOR EACH FISCAL YEAR

| No. 001 67-37.005(1), F.A.C. • Effective Date: 11/09 |
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| Travel Perdiem Workshops, etc | \$ | |
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| Salaries and Benefits Office Supplies and Equipment Travel Perdiem Workshops, etc Advertising | \$ \$ \$ \$ | |

Based on a distribution of

Exhibit B

Exhibit 9

TIMETABLE FOR STATE FISCAL YEAR 2010/2011

Name of Local Government: Okaloosa County

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At a minimum the following activities should be included:

- 1) Advertise availability of funds and Application period
- 2) Encumbrance of funds (12 months following end of State Fiscal Year)
 - 3) Expenditure of funds (24 months following end of State Fiscal Year).
 - 4) Subrait Asaual Report to FitFC (September 15th)

TIMETABLE FOR STATE FISCAL YEAR 2011/2012

Exhibit B

Name of Local Government: Okaloosa County

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At a minimum the following activities should be included:

- 1) Advertise availability of funds and application period
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- 3) Expenditure of funds (24 months following and of State Fiscal Year).
- 4) Submit Annual Report to FHFC (September 15th)

TIMETABLE FOR STATE FISCAL YEAR 2012/2013

Name of Local Government: Okaloosa County

Exhibit B

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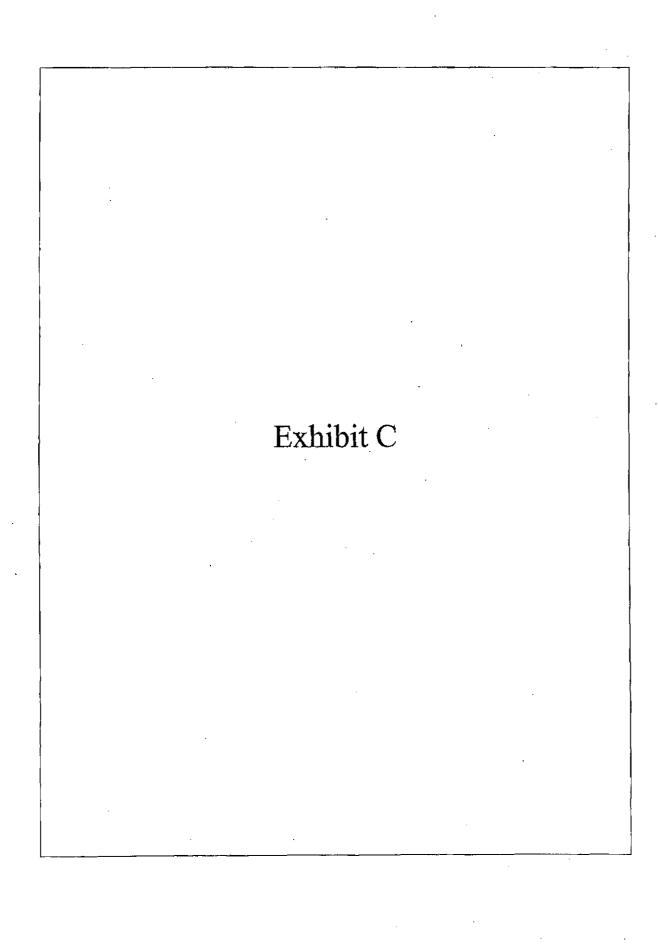
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- 4) Submit Annual Report to FHFC (September 15th)



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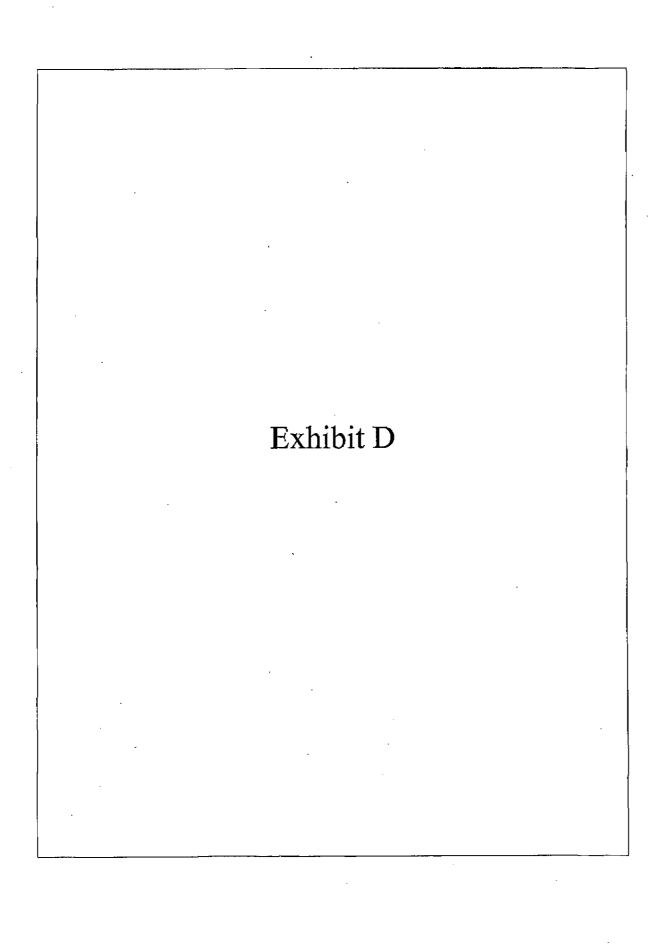
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| G. Rental: RehabiNew Const. | | \$50,000 | | \$50,000 | Ĺ | \$50,000 | \$400,000.00 | | | \$400,000.00 | #DIV/0(| <u></u> |
| H. Special Needs Stralogy | Ţ | \$50,000 | | \$50,000 | | \$50,000 | | · | | \$6,00 | #DiV/01 | (|
| | | | | | | | | | | \$0.00 | #D(V/0) | (|
| | 1 | | | | - | | | | | \$0.03 | #DIV/OF | (|
| | | | | | | | | | | \$0.00 | #OtV/01 | |
| and a second sec | 1 0 | | Q | | 0 | | \$400,000.00 | \$0.00 | - \$0.00 | \$400,000.00 | #D[V]01 | (|
| Subtotal 2 (Non-Home Ownership) Administration Fees | ├── | | | | | | | | | | #DIV#01 | |
| Admini, From Program Income | | | | | | | | | ļ | | #DIV/OI | |
| Home Ownership Counseling | | | | | <u> </u> | | | | | | #DIVIOI | |
| COAND TOTAL | | | [| | | | | | | | | |
| GRAND TOTAL | ß | | В | | 0 | | \$1,071,088,00 | \$530,000.00 | \$0.00 | \$1.601,088,00 | #DIV/0! | |
| | | <u> </u> | <u> </u> | | 1 | | 1 | | <u> </u> | 450,400 | | |
| Percentage Construction/Rel | 1 | | eleulate Coro | triftensh Paccan | L by adding | erana rata Cok | umne A&B, then divide by A | POWER STREET, SAIL | <u>, </u> | #DIV/01 | | |
| Maximum Allowable | | | | | | | | 2004 407 72 | Francis c | tog4 497 50 | | |
| Purchase Price: | | | ļ | | | | New | \$281,197.50 | Existing | \$261,137.50 | | |
| | | <u> </u> | | | | Designation of the | L | · · · · · · · · · · · · · · · · · · · | Blay Amount Process | n Income For Admin: | \$6.00 | |
| Allocation Breakdown | 1 1 | Amount | | % ************************************ | | | gram income: captured Funds: | | ware change Linding | H ARTHUR Y OF MOUNT | \$1.00 | |
| Very-Low (ncome | <u> </u> | \$950,080.00 | | #2/1/70! | | Distribution: | Dapus EU FUNDS. | | | · | | |
| Low Income | | \$480,080.00 | | #DW/0! | | Total Avaitable | Funds: | \$0.00 | | | | |
| Moderate Income | <u> </u> | \$171,086.05 | | #DW/0! | - | Committee of the control of | | | I | | 23-Jun-11 | |

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|--|---------------|--------------------|--------------|--------------------|--------------|----------------|-------------------------------------|---|--|----------------------|--------------------|------------------|
| FLORIDA HOUSING FINANCE CORPORATION | | | | | | | | Please obeck applicable lims, & if ferrequirest, when combine | | | | |
| HOUSING DELIVERY GOALS CHART#2002 | | | | | | | | Rew Pign; | × | | | |
| STRATEGIES FOR THE L | | | | | | | ¥R: | 2012 - | 2013 | Amendmont: | | |
| | | | | | | | | | | Fiscal Yr. Closeout | | |
| Nams of Local Government: | Okaloo: | sa County | | | | | Available Funds: | \$0.00 | | | | |
| | | | ! | | | | <u> </u> | | <u> </u> | <u> </u> | | |
| NOTE ON A COUNTY | | | | | | | A New Construction | B Retrate/Repair | C Without | D | E | F |
| HOME OWNERSHIP STRATEGIES | VU Ualta | Max. SHEP Award | 1,1 Units | Max, SINP Award | Md Undle | Max. 5HIP | SittP Dollars | SHIP Dollars | Sign Dollars | Total SHIP Dollars | Total | Total |
| | 0.10 | \$80,000 | LPSID | \$40,000 | Olum. | \$20,000 | | \$300,000,00 | OW-DEMIK | ! | Percentage | licits. |
| A. Parchase Assistance | | | | | | | \$221,088.00 | | | \$521,088.00 | #OIV/OI | 0 |
| 6. Rehabilitation | | \$50,000 | | \$50,000 | | \$50,000 | | \$230,000.00 | | \$230,000.00 | #OIV/O! | · · · · · · · · |
| D. In Fit Housing | | \$100,000 | | \$100,000 | | \$100,000 | \$450,000.00 | | | \$450,000.00 | #DIV/0! | 0 |
| C. Diaster Assistance | 1 | \$53,500 | | \$53,500 | | \$53,500 | · | · | | \$0.00 | #DIV/0! | 0 |
| €. Foreclosure Prevention/Intervention | | \$5,000 | | \$5,000 | | £5,000 | | | | \$0.00 | #DIV/0! | · · |
| | 1 | | | | | [| | | | \$0.00 | #DIV/01 | c |
| | | | | | | | , | | | \$0.00 | #DIV/QI | 0 |
| Subtotal 1 (Home Ownership) | 0 | | Ð | | 0 | | \$871,088.00 | \$530,000.00 | \$0.00 | \$1,201,088,00 | #DIV/0 | 0 |
| | | | | | | | | | | | ·· | |
| RENTAL. | | | Ľ | | | Max. SIRP | New Coastriction | RehabRapair | YARIhout. | Total | Total | Total |
| STRATEGIES | VLI Units | Max, STRP Award | Uolis | Max, SHIP Award | Minis | Award | 5HMP Dollars | Ship Dojlare | SHIP DOBAGE | SHIP Dollars | Perceptage | 1 Dietr Units |
| G. Rental Housing Strategy:Rehab/New Const. | | \$50,000 | | \$50,000 | | \$50,000 | \$400,000.00 | | | \$400,000,00 | #DIV/QI | |
| H. Special Needs Strategy | | | | | | | \$460,000.00 | | | \$0.08 | | |
| in. Special Reads Strategy | | \$50,000 | | \$50,000 | ├ — | \$50,000 | | | | \$0.00 | #D(V#X) | 0 |
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| | | | | | ! - | | | · · · · · | | \$0.00 | #DIV/01 | 0 |
| | | | | | | | | | | \$0.00 | #DIVIO! | 0 |
| Subtotal 2 (Non-Home Ownership) | 0 | | 0 | | C | | \$400,000.00 | \$0.00 | \$0.00 | \$400,000.00 | #DIV/01 | 0 |
| Administration Fees | | | | | | | | | | | #DIV/0! #DIV/0! | |
| Admin. From Program Income Home Ownership Counseling | | | | | | | | | | | POIVIO | |
| | | | | | <u> </u> | | ` | | | | | |
| GRAND TOTAL Add Builtonin 7 #2, plus all Adds # ND Tourseling | - | ļ | - 6 | | - 0 | - | \$1,071,088.00 | \$530,000.00 | \$0.00 | \$1,601,088,00 | #DIV/01 | |
| ACC SQUARE (\$2, PARTY PORTY ST DESCRIPTION | 1 | | | | | | 41,011,000.00 | | \$5.00 | \$ \$1,001,000.bg | #D(A)OI | <u> </u> |
| Percentage Construction/Rehab | | Calculate : | Constr./Reb. | b Percent by ad | dlag Grand | Total Columns | A&B, then divide by Asmu | et Allocation Amit | | #DIV/0! | | |
| Maximum Allowable | | | | | | | | | | | | |
| Purchase Price: | | | | | | | New | \$281,137.50 | Existing | \$281,137.50 | | |
| A handra and a state of | _ | 1 | | % | <u> </u> | Danis -1 - 2 5 | \ | · | None is a second | | 5 0.00 | |
| Allocation Breakdown Very-Low Income | | \$950,000.00 | | #DIV/O! | | | regram income: recaptured Funds: | | mex Amount | rogram Income For Ad | \$0.00 | - |
| Low Income | | \$480,000.00 | | #DIVIO! | j | Distribution | | | | | | |
| Moderate Income | ╁┈ | \$171,058.00 | | #DIV/D! | | Total Aveils | | \$0,00 | | | | |
| TOTAL | | | | #DIV/OI | | | | | t | | 23-kin-11 | |



IV. LHAP INCENTIVE STRATEGIES Section 420,9071(16), F.S.

 Incentive: The processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects. (Section 420.9071(16), Florida Statutes)

Okaloosa County:

As provided in Policy 1.4.4 of the Housing Element of the Okaloosa County Comprehensive Plan, the County provides a fast-track review process for development order and building permit applications for projects that provide affordable housing.

City of Fort Walton Beach:

It is the policy of the City's Development Services Division to expedite affordable housing projects to the greatest extent possible, while meeting all local, state and federal regulations.

b. Incentive: The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing. (Section 420.9071(16), Florida Statutes)

Okaloosa County:

The County shall route to the Okaloosa County/City of Fort Walton Beach Affordable Housing Advisory Committee for review and comment any proposed policy, ordinance, regulation, or plan provision that could affect the affordability of housing no less than thirty (30) days prior to the first public hearing of any said policy, ordinance, regulation, or plan provision.

City of Fort Walton Beach

The City shall route to the Okaloosa County/City of Fort Walton Beach Affordable Housing Advisory Committee for review and comment any proposed policy, ordinance, regulation, or plan provision that could affect the affordability of housing no less than thirty (30) days prior to the first public hearing of any said policy, ordinance, regulation, or plan provision.

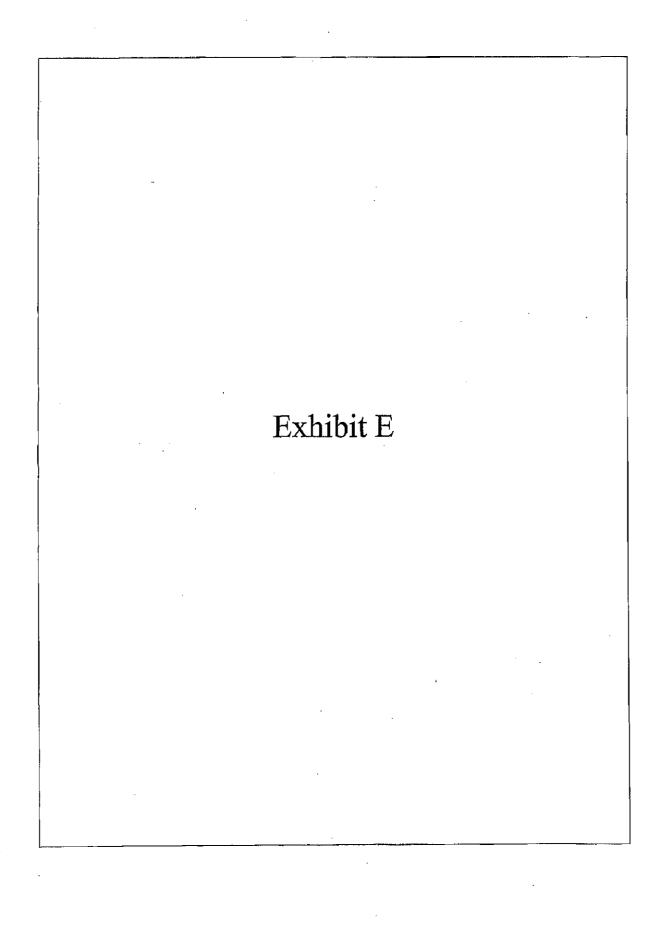
c. Incentive, Establishment of a schedule for implementing the incentive strategies. (Section 420,9071(16), Florida Statutes)

Okaloosa County:

Implementation of the incentive strategies contained herein shall begin upon adoption of this Local Housing Assistance Plan.

City of Fort Walton Beach:

Implementation of the incentive strategies contained herein shall begin upon adoption of this Local Housing Assistance Plan.



INTERLOCAL AGREEMENT

State Housing Initiatives Partnership Program

THIS INTERLOCAL AGREEMENT made and entered into this day of 2011, by and between OKALOOSA COUNTY, a political subdivision of the State of Florida, acting by and through its Board of County Commissioners (the "County") and the City of Fort Walton Beach, a municipal corporation created and existing under the laws of the State of Florida, acting by and through its City Council (the "City"):

WITNESSETH:

WHEREAS, the County and the City have legal authority to perform general government services within their respective jurisdiction; and

WHEREAS, THE County and the City are authorized by Florida Statutes Chapter 163.01 et seq., to enter into interlocal Agreements and thereby cooperatively utilize their powers and resources in the most efficient manner possible; and

WHEREAS, the William E. Sadowski Affordable Housing Act (Chapter 92-317, Laws of Florida, incorporated herein by reference) created Section 4209072, et seq., Florida Statutes, (the "State Housing Initiatives Partnership Program" ("SHIP"), which authorizes monies in the Local Government Housing Trust Fund (the "Fund") to be distributed to approved counties and eligible municipalities within the County pursuant to an Interlocal Agreement; and

WHEREAS, Okaloosa County is an approved County and the City of Fort Walton Beach is an eligible municipality within the County; and

WHEREAS, the County and the City desire to jointly utilize State Housing Initiatives Partnership Program (SHIP) Program allocations pursuant to this Interlocal Agreement; and

WHEREAS, the County and the City have determined that (SHIP) Program funds can be more effectively and efficiently utilized and managed through an Interlocal Agreement.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual covenants and agreements hereinafter set forth, the parties hereto agree as follows:

1. The County and the City do hereby agree that the (SHIP) Program funds are to be distributed to the County by Florida Housing Finance Corporation, as provided in 420.9073, Florida Statutes. Said funds shall be made available to the County's Housing Partner with a minimum of 20% of the funds being used within the City, unless qualified projects cannot be found. The County's Housing Partner for administering, reporting and monitoring of the (SHIP) Program shall receive 10% of the funds received.

- 2. Unless earlier terminated pursuant to other provisions of this interlocal Agreement, the term of this agreement shall run concurrent with the distribution of (SHIP) Program funds which are to be allocated between the County and the City.
- 3. The City and the County direct the Florida Housing Finance Corporation (the "Corporation") to distribute and allocate the (SHIP) Program funds in accordance with this Interlocal Agreement and authorize the Corporation to rely on their stated intent and their authority to execute this Interlocal Agreement.
- 4. The (SHIP) Program funds so distributed will be deposited in a single depository account created by and managed by Okaloosa County. This account shall be known as the Okaloosa local Housing Trust Fund (hereinafter referred to as "Local Housing Trust Fund"), to which (SHIP) Program funds are distributed by the Corporation. The Corporation will be notified of any change in the Local (SHIP) Program Fund status and the parties agree to have such Local (SHIP) Program audited annually as required by Chapter 420, Florida Statutes and Chapter 67-37 Florida Administrative Code. The parties hereto agree to pay their pro-rata share of the costs of an audit of the Local (SHIP) Program Funds in accordance with the funding distribution percentages denoted in Section 1 of this Agreement.
- 5. Provided this Interlocal Agreement remains effective between the County and the City, both parties agree that they will not do anything to jeopardize the other party's right to receive its allocation from the Local (SHIP) Program Fund.
- 6. The parties to this Agreement understand that the relevant law requires an incentive plan for providing affordable housing and they agree to cooperate in ensuring that the requirements and the spirit of applicable law is satisfied.
- 7. Neither party shall use any revenues distributed and allocated for purposes other than those authorized by 420.9072 (7), Florida Statutes, or as stipulated in Florida Housing Finance Corporation Administrative Rule 67-37, as amended, as each may be applicable to the SHIP Program.
- 8. If at any time during the term of this Interlocal Agreement, the County or the City which are the parties to this Interlocal Agreement, the County or City believe that the intent of the parties set forth herein is not being accomplished, or that the terms of the Interlocal Agreement are not fair, such entity may, upon the giving of ninety (90) days written notice, renegotiate the terms and the provisions of this interlocal Agreement prior to the commencement of the next fiscal year. If the parties are unable to renegotiate the terms and provisions of this Interlocal Agreement prior to the commencement of the next fiscal year, the noticing party shall cease to be a party to this Interlocal Agreement and this Interlocal Agreement shall terminate and be of no further force or effect as to such party and the funds shall be allocated as provided by

law.

- 9. If either party shall cease to be eligible for allocation or distribution of State Housing Initiative Partnership (SHIP) Program monies, such party's allocation of the funds shall remain in the State (SHIP) Program Fund to be used by the Corporation
- 10. The parties of this Agreement shall cooperatively prepare, and submit a single consolidated annual report incorporating all activities undertaken with (SHIP) Program funds in compliance with reporting provisions of Florida Administrative Code 67-37.011
- 11. For all purposes herein, the term "Interlocal Agreement" shall mean this interlocal Agreement, and the provisions thereof.
- 12. This Interlocal Agreement shall become effective when filed in the office of the Okaloosa County Clerk of Circuit Court Finance Department. The County shall be responsible for such filing as soon as this Agreement has been fully executed.

-----BALANCE OF PAGE BLANK-----

IN WITNESS WHEREOF, the said municipal corporation in pursuance of due and legal action of its City Council has executed these presents causing its name to be signed by its Mayor and its corporate seal to be affixed, and Okaloosa County, a political subdivision of the State of Florida has caused these presents to be executed in its name by its Board of County Commissioners, acting by its Chairman of said Board, the day and year first written above.

CITY OF FORT WALTON BEACH, A Municipality Chartered in the State of Florida

Mike Anderson Dennis Reeves

Mayor Pro-Tem

P.O. Box 4009

107 Miracle Strip Parkway SW Fort Walton Beach, FL 32548 (450)853-9509

OKALOOSA COUNTY, A Political Subdivision of the State of Florida, by and Through its Board of County Commissioners

BY: James/Campbell

Chairman.

1804 Lewis Turner Boulevard

Fort Walton Beach, FL

(850) 651-7105

ATTEST:

Mayor=

ATTEST:

Helen'A. Spencer

City Clerk of Gourt

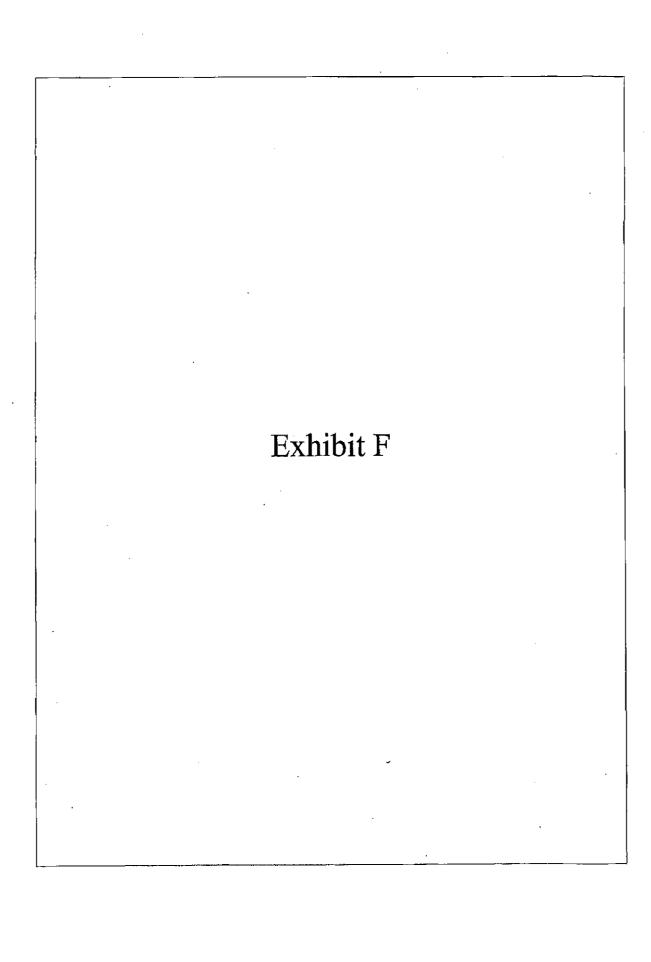
∱County Clerk

SEAL

SEAL.

8-11-11 Date:





Tide: IHAF Template 2009 No. 001 67-37.005(1), F.A.C. Effective Date: 11/09

Exhibit F

CERTIFICATION TO FLORIDA HOUSING FINANCE CORPORATION

Name of Local Government: Okaloosa County and City of Fort Walton Beach

- (1) The local government will advertise the availability of SHIP funds pursuant to Florida Statutes.
- (2) All SHIP funds will be expended in a manner which will insure that there will be no discrimination on the basis of race, creed, religion, color, age, sex, familial or marital status, handicap, or national origin.
- (3) A process for selection of recipients for funds has been developed.
- (4) The eligible municipality or county has developed a qualification system for applications for awards.
- (5) Recipients of funds will be required to contractually commit to program guidelines.
- (6) The Florida Housing Finance Corporation will be notified promptly if the local government (or interlocal entity) will be unable to comply with the provisions the plan.
- (7) The Local Housing Assistance Plan shall provide for the expenditure of SHIP funds within 24 months following the end of the State fiscal year in which they are received.
- (8) The plan conforms to the Local Government Comprehensive Plan, or that an amendment to the Local Government Comprehensive Plan will be initiated at the next available opportunity to insure conformance with the Local Housing Assistance Plan.
- (9) Amendments to the approved Local Housing Assistance Plan shall be provided to the Corporation with in 21 days after adoption.
- (10) The trust fund shall be established with a qualified depository for all SHIP funds as well as moneys generated from activities such as interest earned on loans.
- (11) Amounts on deposit in the local housing assistance trust fund shall be invested as permitted by law.
- (12) The local housing assistance trust fund shall be separately stated as a special revenue fund in the local governments audited financial statements, copies of the audits will be forwarded to the Corporation as soon as available.

Title: LHAP Template 2009 No. 001 67-37.005(1), F.A.C. Effective Date: 11/09

Exhibit F

Certification

- An interlocal entity shall have its local housing assistance trust fund separately audited for each state fiscal year, and the audit forwarded to the Corporation as soon as possible.
- (14) SHIP funds will not be pledged for debt service on bonds or as rent subsidies.
- (15) Developers receiving assistance from both SHIP and the Low Income Housing Tax Credit (LIHTC) Program shall comply with the income, affordability and other LIHTC requirements, Similarly, any units receiving assistance from other federal programs shall comply with all Federal and SHIP program requirements.
- (16) Loans shall be provided for periods not exceeding 30 years, except for deferred payment loans or loans that extend beyond 30 years which continue to service eligible persons.
- (17) Rental Units constructed or rehabilitated with SHIP funds shall be monitored at least annually for 15 years for compliance with tenant income requirements and affordability requirements or as required in Section 420,9075 (3)(e)
- (18) The Plan meets the requirements of Section 420-907-9079 FS, and Rule Chapter 67-37 FAC, and how each of those requirements shall be met.
- (19) The provisions of Chapter 83-220, Laws of Florida has or X has not been implemented. (note: Minmi Dade County will check "has")

Balance of Page Blank

Exhibit F

CITY OF FORT WALTON BEACH, A Municipality Chartered in the State of Florida

Mayer-

ennis Reeves Mayor Pro-Tem

107 Miracle Strip Parkway SW Fort Walton Beach, FL 32548 (450) 233-9509

OKALOOSA COUNTY, A Political Subdivision of the State of Florida, by and Through its Board of County Commissioners

BY: James Campbell

Chairman

1804 Lewis Turner Boulevard

Fort Walton Beach, FL

(850) 651-7105



ATTEST:

ATTEST:

ily Clerk of Court



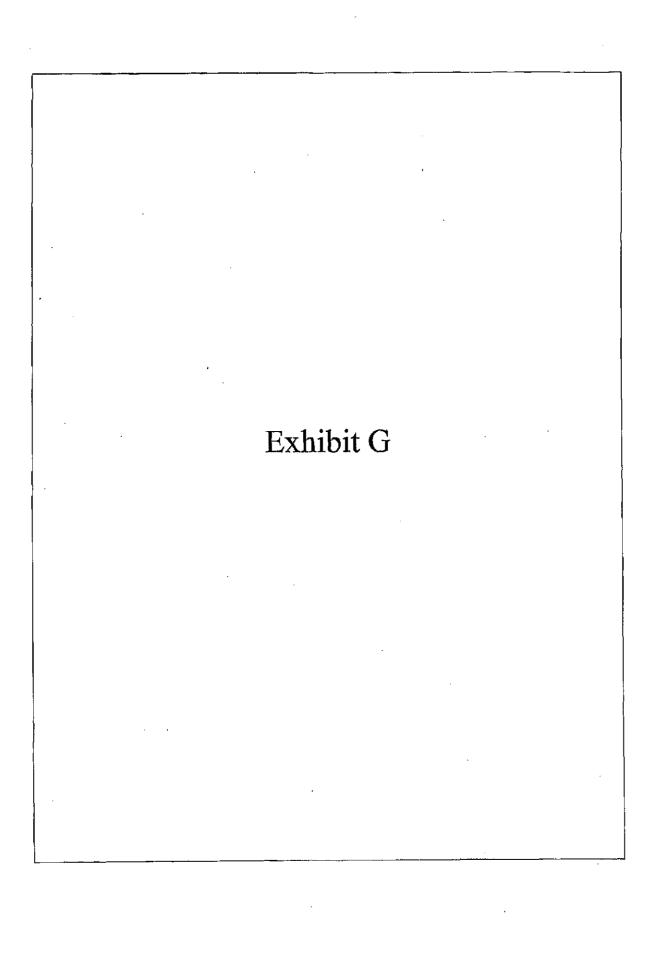
SEAL

SEAL

8-11-11

DATE: August 16 2011





RESOLUTION 2011-20

A RESOLUTION OF THE CITY OF FORT WALTON BEACH, FLORIDA, APPROVING THE REVISED LOCAL HOUSING ASSISTANCE PLAN FOR FISCAL YEARS 2010 THROUGH 2013. AS REQUIRED BY THE STATE HOUSING AS AMENDED, INITIATIVES PARTNERSHIP PROGRAM ACT, SUBSECTIONS 420,907-420,9079, FLORIDA STATUTES; AND RULE CHAPTER 67-37. FLORIDA ADMINISTRATIVE CODE; AUTHORIZING DIRECTING MAYOR TO EXECUTE THE NECESSARY DOCUMENTS AND CERTIFICATIONS NEEDED BY THE STATE; AUTHORIZING THE SUBMISSION OF THE LOCAL HOUSING ASSISTANCE PLAN FOR REVIEW AND THE FLORIDA HOUSING FINANCE APPROVAL BY CORPORATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the State of Florida enacted the William E. Sadowski Affordable Housing Act, Chapter 92-317 of Florida Sessions Laws, allocating a portion of documentary stamp taxes on deeds to local governments for the development and maintenance of affordable housing; and

WHEREAS, the State Housing Initiatives Partnership (SHIP) Act, ss. 420.907-420.9079, Florida Statutes (1992), and Rule Chapter 67-37, Florida Administrative Code, requires local governments to develop a one- to three-year Local Housing Assistance Plan outlining how funds will be used; and

WHEREAS, the SHIP Act requires local governments to establish the maximum SHIP funds allowable for each strategy; and

WHEREAS, the SHIP Act further requires local governments to establish an average area purchase price for new and existing housing benefiting from awards made pursuant to the Act; the methodology and purchase prices used are defined in the attached Local Housing Assistance Plan; and

WHEREAS, as required by Chapter 67-37.005(6)(f)3, F.A.C., It is found that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan. The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5 percent of program income deposited into the trust fund, except that small counties, as defined in f.s. 120.52(17), and eligible municipalities receiving a local housing distribution of up to \$350,000 may use up to 10 percent of program income for administrative costs.

WHEREAS, the Okaloosa County Development Corporation has prepared a three-year Local Housing Assistance Plan for submission to the Florida Housing Finance Corporation; and

WHEREAS, the City Council finds that it is in the best interest of the public for the City of Fort Walton Beach to submit the Local Housing Assistance Plan for review and approval so as to qualify for said documentary stamp tax funds.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF FORT WALTON BEACH:

SECTION 1. The City Council of Fort Walton Beach hereby approves the amended Local Housing Assistance Plan, as attached and incorporated hereto for submission to the Florida Housing Finance Corporation as required by sections 420.907-420-9079, Florida Statutes, for fiscal years 2010/2011, 2011/2012, 2012/2013.

SECTION 2. The Mayor is hereby designated and authorized to execute any documents and certifications required by the Florida Housing Finance Corporation as related to the amended Local Housing Assistance Plan and interlocal agreement, and to do all things necessary and proper to carry out the terms and conditions of said program.

SECTION 3. This Resolution shall take effect immediately upon approval by the City Council.

Adopted: Musust

Mike Anderson, Mayor

Attest:

Helen Spencer, City Clerk

Approved for form and legal sufficiency:

Hayward Dykes City Attorney

RESOLUTION NO. 11-95

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA, APPROVING THE LOCAL HOUSING ASSISTANCE PLAN AS REQUIRED BY THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM ACT, SUBSECTIONS 420.907-420.9079, FLORIDA STATUTES, AND RULE CHAPTER 67-37, FLORIDA ADMINISTRATIVE CODE; AUTHORIZING AND DIRECTING THE CHAIRMAN TO EXECUTE ANY NECESSARY DOCUMENTS AND CERTIFICATIONS NEEDED BY THE STATE; AUTHORIZING THE SUBMISSION OF THE LOCAL HOUSING ASSISTANCE PLAN FOR REVIEW AND APPROVAL BY THE FLORIDA HOUSING FINANCE CORPORATION; AND PROVIDING AN EFFECTIVE DATE.

Recitals .

WHEREAS, the State of Florida enacted the William E. Sadowski Affordable Housing Act, Chapter 92-317 of Florida Sessions Laws, allocating a portion of documentary stamp taxes on deeds to local governments for the development and maintenance of affordable housing; and

WHEREAS, the State Housing Initiatives Partnership (SHIP) Act, ss. 429.907-420.9079, Florida Statutes (1992), and Rule Chapter 67-37, Florida Administrative Code, requires local governments to develop a one- to three-year Local Housing Assistance Plan outlining how funds will be used; and

WHEREAS, the SHIP Act requires local governments to establish the the maximum SHIP funds allowable for each strategy; and

WHEREAS, the SHIP Act further requires local governments to establish an average area purchase price for new and existing housing benefiting from awards made pursuant to the Act; The methodology and purchase prices used are defined in the attached Local Housing Assistance Plan; and

WHEREAS, as required by section 420.9075, F.S. It is found that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan. The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5% of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(17), and eligible municipalities receiving a local housing distribution of up to \$350,000 may use up to 10 percent of program income for administrative

costs.

WHEREAS, the Economic and Community Development Department has prepared a three-year Local Housing Assistance Plan for submission to the Florida Housing Finance Corporation; and

WHEREAS, the Board of County Commissioners finds that it is in the best interest of the public to submit the Local Housing Assistance Plan for review and approval so as to qualify for said documentary stamp tax funds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA that:

Section 1: The Board of County Commissioners of Okaloosa County hereby approves the Local Housing Assistance Plan, as attached and incorporated hereto for submission to the Fiorida Housing Finance Corporation as required by ss. 420.907-420-9079, Fiorida Statutes, for fiscal years 2010 through 2013.

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

<u>Section 3</u>: This resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED THIS 19TH Day of July, 2011.

Ву

James Campfell, Chairman; Board of County Commissioners

ATTEST:

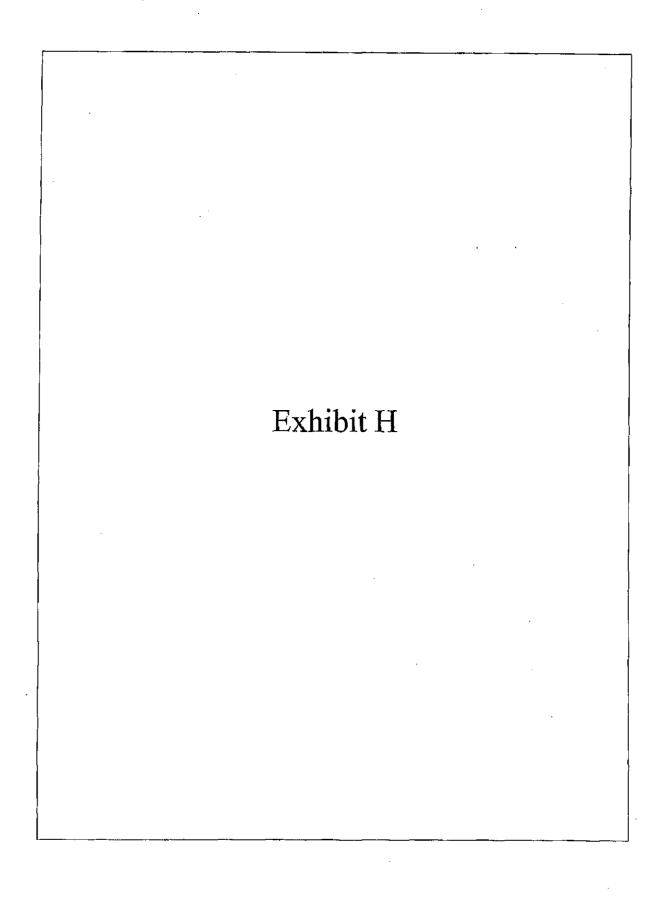


Exhibit H - REVISED

STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM INFORMATION SHEET

LOCAL GOVERNMENT: OKALOOSA COUNTY

CHIEF ELECTED OFFICIAL (Mayor, Chairman, etc.): CHAIRMAN, JAMES CAMPBELL ADDRESS: 1804 LEWIS TURNER BLVD., SUITE 100, FORT WALTON BEACH, FL 32547

SHIP ADMINISTRATOR: OKALOOSA COMMUNITY DEVELOPMENT CORP.

ADDRESS: 204 CLOVERDALE BLVD., FORT WALTON BEACH, FL 32547

TELEPHONE: (850) 863-1969 FAX: (850) 863-7954 EMAIL ADDRESS: okloosacd@embargmail.com

ADDITIONAL SHIP CONTACTS: BRENDA L. BAILEY- GRANTS AND CONTRACTS

ADDRESS: 1804 LEWIS TURNER BLVD., SUITE 206, FORT WALTON BEACH, FL 32547

EMAIL ADDRESS: bbailey@clerkofcourts.cc

INTERLOCAL AGREEMENT: YES (IF yes, list other participants in the inter-local agreement): CITY OF FORT WALTON BEACH, FL

The following information must be furnished to the Corporation before any funds can be disbursed.

LOCAL GOVERNMENT EMPLOYER FEDERAL ID NUMBER: 59-6000765

MAIL DISBURSEMENT TO: N/A

ADDRESS: N/A

OR: IF YOUR FUNDS ARE ELECTRONICALLY TRANSFERRED PLEASE COMPLETE THE ATTACHED FORM:

Provide any additional updates the Corporation should be aware of in the space below;

PLEASE SEE NEW DIRECT DEPOSIT AUTHORIZATION FORM

Please return this form to: SHIP PROGRAM MANAGER, FHFC 227 N. BRONOUGH ST, STE 5000 TALLAHASSEE, FL 32301 Fax: (850) 488-9809



DIRECT DEPOSIT AUTHORIZATION

| Okaloosa Board of County Com | missioners | | | | | |
|------------------------------------|--|--------------------------|--|--|--|--|
| Nar | ne of Payee (last, first, middle initial) | | | | | |
| 302 North Wilson Street, Suite | 203 | | | | | |
| | Mailing Address of Payee | | | | | |
| Crestview, FL 32536 | | | | | | |
| City | State | Zip | | | | |
| 0458210003824 | 061000104 | | | | | |
| Account Number | Account Number Transit Routing Number | | | | | |
| SunTrust Bank | | | | | | |
| Name of Financial Institution | | | | | | |
| Pensacola, FL | 850-435-1206 | | | | | |
| City, State | Telephone Number | of Financial Institution | | | | |
| | AGREEMENT | | | | | |
| my account at the financial instit | Florida Housing Finance Corporation to tution above. This authorization is to rein writing with sufficient notice to the Cotion. | main in effect until | | | | |
| Signature of Payeer | Date —— | 7/19/2011 | | | | |

RESOLUTION NO. 15-62

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA AMENDING SECTION II G. 1 OF THE 2007-2010 LOCAL HOUSING ASSISTANCE PLAN; AUTHORIZING AND DIRECTING THE CHAIRMAN TO EXECUTE ANY NECESSARY DOCUMENTS AND CERTIFICATIONS NEEDED BY THE STATE; AUTHORIZING THE SUBMISSION OF THE AMENDED LOCAL HOUSING ASSISTANCE PLAN FOR REVIEW AND APPROVAL BY THE FLORIDA HOUSING FINANCE CORPORATION; AND PROVIDING AN EFFECTIVE DATE.

Recitals

WHEREAS, the State of Florida enacted the William E. Sadowski Affordable Housing Act, Chapter 92-317 of Florida Sessions Laws, allocating a portion of documentary stamp taxes on deeds to local governments for the development and maintenance of affordable housing; and

WHEREAS, the State Housing initiatives Partnership (SHIP) Act, ss. 420.907-420.9079, Florida Statutes (1992), and Rule Chapter 67-37, Florida Administrative Code, requires local governments to develop a one- to three-year Local Housing Assistance Plan outlining how funds will be used; and

WHEREAS, the SHIP Act requires local governments to establish the maximum SHIP funds allowable for each strategy; and

WHEREAS, on February 20, 2007, the Board of County Commissioners adopted Resolution 07-46 adopting the 2007-2010 Local Housing Assistance Plan, as amended, for the provision of affordable housing as required by Chapter 420, Florida Statutes and Rule 67-37 of the Florida Administrative Code;

WHEREAS, Section II G. 1 of the 2007-2010 LHAP establishes the strategies to be applied to rental housing, including the new construction and rehabilitation of rental housing, but not acquisition of existing homes for rehabilitation and rental; and

WHEREAS, the County's SHIP contractor, the Okaloosa Community Development Corporation (CDC) has found that it used funds allocated under Section II G. 1 to help acquire existing dwelling units for rehabilitation and rental; and

WHEREAS, in order to ensure that the CDC's expenditure of SHIP funds clearly reflects the

CONTRACT # C09-1696-CAO
CITY OF FORT WALTON BEACH
SHIP INTERLOCAL EXHIBIT H
EXPIRES: INDEFINITE

strategies provided in the LHAP, it is necessary to revise the LHAP to authorize the use of such funds for the "acquisition" of rental units .

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA that:

Section 1: The Board of County Commissioners of Okaloosa County hereby amends the Section II
G., LHAP RENTAL STRATEGIES, of the 2007-2010 LHAP to include the word "acquisition"
in the Summary of the Strategy as shown below. The remainder of this strategy is
unchanged by this amendment.

G. LHAP RENTAL STRATEGIES

Name of the Strategy: Rehabilitation/New Construction

1. Summary of the Strategy:

The intent of this strategy is to leverage state funds with private investors and other non-profits in the rehabilitation of existing substandard low-income rental housing, both single family homes and multi-family apartments or town homes, and to assist in the funding, acquisition, rehabilitation or new construction of rental units within the County and City to further the efforts of low income rental development.

- Section 2: All provisions not in conflict with this amendment remain in full force and effect, and are to be performed at the level specified in the LHAP.
- Section 3: The Chairman of the Board of County Commissioners is hereby designated and authorized to execute any documents and certifications required by the Florida Housing Finance Corporation as related to the Local Housing Assistance Plan, and to do all things necessary and proper to carry out the term and conditions of said program.

Section 4: This resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED THIS 3rd Day of March 2015.

Nathan D. Boyles, Chairman; Board of Chicosa State County Commissioners

ATTEST:

L.D. Peakock Incierk of Circuit Court

NAME OF LOCAL GOVERNMENT

Okaloosa County and City of Fort Walton Beach

SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP)

FISCAL YEARS COVERED 2007/2008, 2008/2009 AND 2009/2010

Prepared by:
Okaloosa Community Development Corporation

Revised 03/2015

PROGRAM DESCRIPTION Chapter 67-37.005 F.A.C. and Section 420,9072, F.S. Name of the participating local government and Interlocal If Applicable: Section 420.9072(5),F.S. Okaloosa County/City of Fort Walton Beach Interiocal: Yes No Name of participating local government(s) in the Interlocal Agreement; Okaloosa County/City of Fort Walton Beach A copy of the Interlocal Agreement is attached as Exhibit H. В. Purpose of the program: Section 420.9072, F.S. and Chapter 67-37.005(3), F.A.C. Creation of the Plan is for the purpose of meeting the housing needs of the very low, low and moderate-income households, to expand production of and preserve affordable housing, to further the housing element of the local government comprehensive plan specific to affordable housing. C. Fiscal years covered by the Plan: Chapter 67-37.002,F.A.C. 2007/2008 2008/2009 2009/2010 D. Governance: Chapter 67-37.005(3)and(5)(i)F.A.C. and Section 420.9071(14)F.S. The SHIP Program is established in accordance with Section 420,907-9079, Florida Statutes and Chapter 67-37.007 Florida Administrative Code. The SHIP Program does further the housing element of the local government Comprehensive Plan. E. Local Housing Partnership Section 420,9072(1)(a), F.S. SHIP Program encourages building active partnerships between government. lenders, builders and developers, real estate professionals, advocates for lowincome persons and community groups. F. Leveraging: Chapter 67-37.007(1)(b)(c), F.A.C. and Ssection 420.9075(1)(a) and (1)(b3, and (1)(c), F.S. The Plans are intended to increase the availability of affordable residential units by combining local resources and cost saving measures into a local housing partnership and using public and private funds to reduce the cost of housing. SHIP funds may be leveraged with or used to supplement other Florida Housing Finance Corporation programs and to provide local match to obtain federal housing grants or programs. G. Public Input: Chapter 67-37.005(3), F.A.C. Public input was solicited through face-to-face meetings with housing providers, social service providers and local lenders and neighborhood associations. Public input was solicited through the local newspaper in the advertising of the Local Housing Assistance Plan and the Notice of Funding Availability.

H. Advertising and Outreach Chapter 67-37.005(6)(a), F.A.C.

The county or eligible municipality or its administrative representative shall advertise the notice of funding availability in a newspaper of general circulation and periodicals serving ethnic and diverse neighborhoods, at least 30 days before the beginning of the application period. If no funding is available due to a waiting list, no notice of funding availability is required.

- I. Discrimination: Section 420.9076(3)(c), F.S. In accordance with the provisions of ss.760.20-760.37, It is unlawful to discriminate on the basis of 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: Chapter 67-37.005(5)(g),F.A.C.
 Support services are available from various sources. Available support services may include but are not limited to: Homeownership Counseling (Pre and Post), Credit Counseling, Tenant Counseling and Transportation
- K. Purchase Price Limits: Section 420.9075(4)(c), F.S. and Chapter67-37.007(6)F.A.C. Purchase Price Limits: The sales price or value of new or existing eligible housing may not exceed 90% of the average area purchase price in the statistical area in which the eligible housing is located. Such average area purchase price may be that calculated for any 12-month period beginning not earlier than the fourth calendar year prior to the year in which the award occurs. The sales price of new and existing units, which can be lower but may not exceed 90% of the median area purchase price established by the U.S. Treasury Department or as described above.

| The me | thadology used by | Okaloosa County | (local government) is: |
|------------|-----------------------|-------------------------|---------------------------|
| <u>X</u> · | Bond Study Numbers p | provided by Florida Hor | using Finance Corporation |
| | Independent Study (co | opy attached) | |
| | U.S. Treasury Departi | nent | |
| | Local HFA Numbers | | |
| | | | |

The purchase price limits shall run concurrently with those set annually by the State:

New Homes: \$281,137.50 Existing Homes: \$281,137.50

L. Income Limits, Rent Limits and Affordability:

Chapter 67-37.005(5)(e), F.A.C. and Section 420.9071(2), F.S.

The Income and Rent Limits used in the SHIP Program are updated from the Housing Finance Corporation. Affordable means that monthly rents or mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the households as indicated in Sections 420.9071 (19), (20) and (28), F.S. However it is not the intent to limit an individual household's ability to devote more than 30% of its income for housing, and housing for which a household devotes more than 30% of its income shall be deemed affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30% benchmark and in the case of rental housing does not exceed those rental limits adjusted for bedroom size.

M. Welfare Transition Program: Chapter 67-37.005(6)(b)(7)F.A.C.

Should an eligible sponsor be used, the city/county has developed a qualification system and selection criteria for applications for Awards to eligible sponsors, which includes a description that demonstrates how eligible sponsors that employed personnel from the WAGES and Workforce Development initiatives programs will be given preference in the selection process.

N. Monitoring and First Right of Refusal: Section 420.9075(3)(e) and (4) (f), F.S. In the case of rental housing, the staff or entity that has administrative authority for implementing the local housing assistance plan assisting rental developments shall annually monitor and determine tenant eligibility or, to the extent another governmental entity provides the same monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility. However, any loan or grant in the original amount of \$3,000 or less shall not be subject to these annual monitoring and determination of tenant eligibility requirements. Tenant eligibility will be monitored for at least annually for 15 years or the term of assistance which ever is longer unless as specified above.

Eligible sponsors that offer rental housing for sale before 15 years or that have remaining mortgages funded under this program must give a first right of refusal to eligible nonprofit organizations for purchase at the current market value for continued occupancy by eligible persons.

O. Administrative Budget: Chepter 67-37.005(6)(f)3, F.A.C..

A detailed listing including line-item budget of proposed Administrative Expenditures is attached as Exhibit A. These are presented on an annual basis for each State fiscal year submitted.

The Okaloosa County/City of Fort Walton Beach finds that the moneys deposited in the local housing assistance trust fund shall be used to administer and implement the local housing assistance plan. The cost of administering the plan may not exceed 5 percent of the local housing distribution moneys and program income deposited into the trust fund. A county or an eligible municipality may not exceed the 5 percent limitation on administrative costs, unless its governing body finds, by resolution, that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan. The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5% of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(17), and eligible municipalities receiving a local housing distribution of up to \$350,000 may use up to 10 percent of program income for administrative costs.

The Okaloosa County/City of Fort Walton Beach city/county has adopted the above findings in the attached resolution, **Exhibit E.**

II. LHAP HOUSING STRATEGIES: Chapter 67-37,005(5), F.A.C.

A. Name of the Strategy: Purchase Assistance

Summary of the Strategy:

Ship funds will be made available to support down payment, closing costs, GAP financing, debt collection and substantial rehabilitation for the purchase of existing or newly constructed affordable housing units on a one-time basis to income eligible homebuyers. Assistance shall be tailored to the individual affordability and financing needs of the participating homebuyer. However, each homebuyer shall only receive the minimum level of assistance required to enable the purchase and necessary repair of an existing or newly constructed home utilizing GAP financing when necessary. Permanent first mortgage financing (exceeding the SHIP Homebuyer Assistance) is provided through financial institutions without local guarantee, thereby leveraging a significant volume of private sector financing.

The projected average SHIP cost per unit is a maximum of \$60,000.

Fiscal Years Covered:

2007/2008; 2008/2009; 2009/2010

3. Income Categories to be served:

Those individuals or households who are within 80% of the median income or less. Beneficiaries must complete a certified Home Buyer Counseling class prior to receiving funds. Eligible Moderate Income applicants will be considered only if there are non-eligible buyers in the Very Low Income and Low Income categories.

- 4. Maximum award is noted on the Housing Delivery Goals Charts: \$60,000
- 5. Terms, Recapture and Default:

Deferred Payment Loan (DPL) to the homeowner secured by a mortgage and promissory note at zero percent (0%) interest with no monthly payments due and payable until sale, transfer or rental of subject property.

Requests for subordination in the event of homeowner refinancing will be reviewed on a case-by-case basis with priority given to debt consolidation or reduction in interest rate and disallowing cash in hand to recipient.

6. Recipient Selection Criteria:

Assistance will be provided on a first-come, first qualified, first served basis following annual advertisement when required of the availability of SHIP resources for eligible homebuyers who are at no more than 80% of the median income level for Okaloosa County as determined by HUD, and receive a first mortgage commitment from a local lender. Section 420.9075(3)(c) Florida Statue, state that it is unlawful to discriminate on the basis of race, creed, color, religion, age, sex, marital or familial status, national origin, or handicap in the selection of recipients of contracts or assistance under the SHIP Program.

B. Name of the Strategy: Rehabilitation

Summary of the Strategy:

The intent of this strategy is to complete substantial rehabilitation of substandard, homeowner occupied housing. Eligibility for relocation costs will be determined on a case-by-case basis. The economic life of the house should be extended by an additional 20 to 30 years. The maximum per unit cost for rehabilitation can go up to \$50,000.

Fiscal Years Covered: 2007/2008; 2008/2009; 2009/2010

2. Income Categories to be served:

The targeted population are those individuals or households who are at 80% of the median income or less.

- 4. Maximum award is noted on the Housing Delivery Goals Charts \$50,000
- 5. Terms, Recapture and Default:

Deferred Payment Loans (DPL's) at 0% interest with no monthly payments secured by a recorded mortgage and promissory note that is forgiven at the end of the following time periods according to the amount borrowed for 5 (five) years. The loan is due and payable upon sale, transfer or rental of subject property prior to forgiveness date. In the event of the death of a loan holder, if an income eligible heir makes the house their primary residence, the forgivable loan can be assumed by them.

\$ 1.00 - \$50,000 = 5 Years

Requests for subordination in the event of homeowner refinancing will be reviewed on a case-by-case basis with priority given to debt consolidation or reduction in interest rate and disallowing cash in hand to recipient.

6. Recipient Selection Criteria:

Assistance will be provided on a first-come, first qualified, first-serve basis following annual advertisement when required of the availability of SHIP resources for eligible homeowners who are at no more than 80% of median income level for Okaloosa County. Section 420,9075(3)(c) Florida Statue, state that it is unlawful to discriminate on the basis of race, creed, color, religion, age, sex, marital or familial status, national origin, or handicap in the selection of recipients of contracts or assistance under the SHIP Program.

C. Name of the Strategy: Reconstruction or New Construction for Eligible Homeowners

1. Summary of the Strategy:

SHIP funds will be made available for the demolition of mobile homes and homes, which are determined to be deteriorated beyond repair for the reconstruction of homes on the property of the eligible homeowner and for relocation costs for the home owner while they are being reconstructed. Selected units will be determined based on feasibility analysis. The maximum allowable SHIP cost is up to \$180,000. If applicant is eligible for a partial home loan on the reconstruction project, the Okaloosa CDC will pay the difference not to exceed the maximum allowable SHIP funds.

Fiscal Years Covered:

2007/2008: 2008/2009: 2009/2010

3. Income Categories to be served:

Those individuals or households who are within 80% of the median income or less.

- Maximum award is noted on the Housing Delivery Goals Charts: \$180,000
- 5. Terms, Recapture and Default:

Relocation costs are in the form of a grant only, and will not be included in the mortgage. For eligible households outside of the City of Fort Walton Beach limits, 50% can be funded by the 502 Rural Development Direct Loan Program at an interest rate no higher than 6% with the remaining 50%, plus demoilition costs to be funded by the SHIP Program with a Deferred Payment Loan (DPL) secured by a mortgage and promissory note (applicant must be very-low or low income. The note has no monthly payments, is at zero percent (0%) interest, and is due and payable upon sale, transfer or rental of subject property. The mortgage and note have a maximum term of 20 years upon which time the loan is fully forgiven. Listed below are the loan amounts with the years of commitment:

\$ 1.00 - \$180,000 = 20 Years

Loans will be forgiven in percentages at the following rates:

20 Year loan.......5% forgiven per year

There is a maximum term of 45 20 years, unless the property is sold, transferred or rented, in which case the loan becomes due and payable in full, with the following exceptions:

For eligible households not acceptable to the guidelines of the Rural Development Program, or within the City of Fort Walton Beach limits, the Okaloosa CDC will allow eligible households to owe a 50 % financed Deferred Payment Loan (DPL) secured by a mortgage and promissory note (applicant must be within the very-low or low income categories). The note has no monthly payments, is at zero percent (0%) interest, and is due and payable upon sale, transfer or rental of subject property. There is a maximum term of $4\underline{5}$ years, unless the property is sold, transferred or rented, in which case the loan becomes due and payable in full, with the following exceptions:

- In the event of the death of a loan holder, if an income eligible heir makes the house their primary residence, the forgivable loan can be assumed by them.
- If HOME monies are leveraged with SHIP monies for reconstruction or new construction HOME & SHIP rules will apply to eligible recipients and property.
- 6. Recipient Selection Criteria:

Assistance will be on a first-come, first qualified, first-served, basis for those whose income is 80% or less of the median income. Section 420.9075(3)(c) Florida Statue, states that it is unlawful to discriminate on the basis of race, creed, color, religion, age, sex, marital or familial status, national origin, or handicap in the selection of recipients of contracts or assistance under the SHIP Program.

D. Name of the Strategy: Disaster Assistance

1. Summary of the Strategy:

SHIP funds may be used in all areas of Okaloosa County and the City of Fort Walton Beach to provide emergency repairs and rental assistance funds to homes owned by SHIP very low and low income families in the aftermath of a Federal, state or locally "declared natural disaster" to address emergency housing repair needs. Generally, such needs shall include, but not be limited to: purchase of emergency supplies for eligible homeowners to weatherproof damaged homes; Interim repairs to avoid further damage to the homes of eligible families; tree and debris removal required to make individual housing units inhabitable by a the eligible family; and post-disaster assistance with non-insured repairs to homes owned by low and very low income families. Additionally, in those cases where eligible families cannot live in their damaged homes, deposits and 1st and last months rents will be provided not to exceed \$3,500 per family. This optional strategy will be implemented only in the event of a "declared natural disaster" that directly impacts the area. The maximum amount of SHIP funds to be utilized through this strategy is \$50,000 in repair per unit and \$3,500 per family for rental assistance unit.

2. Fiscal Years Covered:

2007/2008; 2008/2009; 2009/2010

Income Categories to be served:

Those individuals or households who are who are at 80% of the median income or less. The maximum SHIP cost per unit is \$50,000. Section 420.9075(3)(c) Florida Statue, state that it is unlawful to discriminate on the basis of race, creed, color, religion, age, sex, marital or familial status, national origin, or handicap in the selection of recipients of contracts or assistance under the SHIP Program. This is a one-time assistance program.

4. Maximum award is noted on the Housing Delivery Goals Charts:

\$50,000 per unit for rehabilitation \$ 3,500 per family for rental assistance

5. Terms, Recapture and Default:

Relocation costs are in the form of a grant only, and will not be included in the mortgage. For eligible households outside of the City of Fort Walton Beach limits, 50% can be funded by the 502 Rural Development Direct Loan Program at an interest rate no higher than 6% with the remaining 50%, plus demolition costs to be funded by the SHIP Program with a Deferred Payment Loan (DPL) secured by a mortgage and promissory note (applicant must be very-low or low income. The note has no monthly payments, is at zero percent (0%) interest, and is due and payable upon sale, transfer or rental of subject property. The mortgage and note have a maximum term of 4 years upon which time the loan is fully forgiven. Listed below are the loan amounts with the years of commitment:

\$1.00 - \$50,000 = 4 years for unit repair

Loans will be forgiven in percentages at the following rates:

4 year loan......25% forgiven per year

Rental assistance funds, not to exceed \$3,500 will be granted.

There is a maximum term of 4 years, unless the property is sold, transferred or rented, in which case the loan becomes due and payable in full, with the following exceptions:

- (1) An income eligible heir makes the house their primary residence, in which case the loan can be assumed by them.
- (2) For eligible households not acceptable to the guidelines of the Rural Development Program, or within the City of Fort Walton Beach limits, the Okaloosa CDC will allow eligible households to owe a 50 % financed Deferred Payment Loan (DPL) secured by a mortgage and promissory note (applicant must be within the very-low or low income categories). The note has no monthly payments, is at zero percent (0%) interest, and is due and payable upon sale, transfer or rental of subject property. There is a maximum term of 5 years, unless the property is sold, transferred or rented, in which case the loan becomes due and payable in full, with the following exceptions:

if HOME monies are leveraged with SHIP monies for reconstruction or new construction HOME & SHIP rules will apply to eligible recipients and property.

Recipient Selection Criteria:

Assistance will be provided on a first come, first qualified, first served basis following the declaration of a natural disaster. The strategy will be advertised upon declaration of the area as a "declared natural disaster" area. In the event the strategy is not implemented during a given SHIP Program year, any funding reserved for the Strategy will be reallocated to one or more of the approved SHIP strategies by SHIP budget transfer notification to the Housing Finance Agency.

E. Name of the Strategy: infill-Housing/Land and/or House Acquisition/Rehabilitation/Resale

Summary of the Strategy:

The intent of this strategy is threefold:

- a.) To allow the Okaloosa CDC the capability to purchase property at relatively low prices below market value, rehabilitate the property and reself the property at approximately fair market value to low and very low income eligible customers.
- b.) To purchase property in target neighborhoods needing revitalization and to provide infill housing via new construction.
- c.) Purchase land to develop home sites
- 2. Fiscal Years Covered:

2007/2008; 2008/2009; 2009/2010

3. Income Categories to be served:

The targeted populations are those individuals or households who are at 80% of the median income or less. This is a one-time assistance program.

Maximum award is noted on the Housing Delivery Goals Charts: \$800,000.

Terms, Recapture and Default:

Customers purchasing properties owned by the Okaloosa CDC, would be allowed, if eligible, to participate in the Down Payment/Closing Cost Program and/or Housing Rehabilitation upon procurement of a home mortgage. The investment by the Okaloosa CDC would be recaptured in full less the Down Payment/Closing Cost funds.

MAXIMUM AMOUNTS:

Single Family Home

\$281,137.50

Land for Development

\$800,000

Recipient Qualifications:

Costs funded by the SHIP Program with a Deferred Payment Loan (DPL) secured by a mortgage and promissory note. The note has no monthly payments, is at zero percent (0%) Interest, and is due and payable upon sale, transfer or rental of subject property.

There is a maximum term of 15 years, unless the property is sold transferred or rented, in which case the loan becomes due and payable in full, with the following exceptions:

- (1) An income eligible heir makes the house their primary residence, in which case the loan can be assumed by them.
- (2) For eligible households not acceptable to the guidelines of the Rural Development Program, or within the City of Fort Walton Beach limits, the Okaloosa CDC will allow eligible households to owe a 50 % financed Deferred Payment Loan (DPL) secured by a mortgage and promissory note (applicant must be within the very-low or low income categories). The note has no monthly payments, is at zero percent (0%) interest, and is due and payable upon sale, transfer or rental of subject property. There is a maximum term of 15 years, unless the property is sold, transferred or rented, in which case the loan becomes due and payable in full, with the following exceptions:

If HOME monies are leveraged with SHIP monies for reconstruction, HOME rules will apply to eligible recipients and property.

Recipient Selection Criteria:

Assistance will be provided on a first-come, first qualified, first-serve basis following annual advertisement of the availability of SHIP resources for eligible homeowners who are at no more than 120% of median income level for Okaloosa County. Section 420.9075(3)(c) Florida Statue, state that it is unlawful to discriminate on the basis of race, creed, color, religion, age, sex, marital or familial status, national origin, or handicap in the selection of recipients of contracts or assistance under the SHIP Program.

F. Name of the Strategy: Foreclosure Prevention/intervention Strategy

1. Summary of the Strategy:

This strategy will be used in all areas of Okaloosa County and the City of Fort Walton Beach to provide foreclosure prevention/intervention assistance prior to the start of the foreclosure process to allow eligible low and very low income homeowner's to become current on their mortgage payments. Eligible expenses will include delinquent mortgage payments, debt collection, attorney's fees, recording fees, and late fees. The maximum grant amount is \$5,000.

2. Fiscal Years Covered:

2007/2008; 2008/2009; 2009/2010

3. Income Categories to be Served:

Those individuals or households who are at or below 80 % of median income. That are not eligible for the HUD Assignment Program or other related programs. Assistance will be provided on a first-come, first qualified, first-served basis.

- Maximum Award is noted on the Housing Delivery Goals Charts: \$5,000
- 5. Terms, Recapture and Default:

Assistance will be available in the form of a grant with no repayment required.

6. Recipient Selection Criteria:

Homeowner's must be delinquent in at least 30 days with either a letter from the mortgagee-notifying applicant of delinquency and/or intent to foreclosure. In addition, the default must have been caused by circumstances beyond the control of the applicant and there must be a reasonable prospect that the applicant will be able to resume full mortgage payments to the primary lender. This program may only be used once by an eligible homeowner.

G. LHAP RENTAL STRATEGIES

Name of the Strategy: Rehabilitation/New Construction

1. Summary of the Strategy:

The intent of this strategy is to leverage state funds with private investors and other non-profits in the rehabilitation of existing substandard low-income rental housing, both single family homes and multi-family apartments or town homes, and to assist in the funding, acquisition, rehabilitation or new construction of rental units within the County and City to further the efforts of low income rental development.

- Fiscal Years Covered:
 2007/2008; 2008/2009; 2009/2010
- 3. Income Categories to be served:

Families occupying rental units rehabilitated or developed through this activity must have incomes at or below 80% of the median income or in the case of a development receiving tax credits, they must adhere to state required percentages.

4. Sponsor Selection Criteria: Selection criteria shall include the following, as applicable:

SELECTION CRITERIA

MAXIMUM POINTS

| 1) | Proof of the desire to provide affordable rental housing as stated in the organization's mission statement or bylaws. | |
|------|--|---------|
| | as stated in the organization of mission statement of byland. | 10 pts. |
| 2) | Amount of community related activity the organization has | |
| ٥, | one in Okaloosa County. | 5 pts. |
| 3) | Experience in the development of affordable rental housing as well as any previous experience with the FHFC rental development. | |
| | well as any previous expendince with the Firm of remaindevelopment. | 20 pts. |
| 4) | The financial stability of the organization / corporation. | 15pts. |
| 5) | Ability to complete projects in a timely manner with target dates | • |
| _ | for Project commitment and completion if selected. | 10 pts. |
| . 6) | | 15pts. |
| 7) | | 15pts. |
| 8) | committed with a ration of private funds to public funds included. Document the SHIP cost per unit as well as the total aggregate | ropts. |
| O) | cost per unit from all funding sources. | 20pts. |
| 9) | Document that the infrastructure is in place or is available and project | • |
| • | conforms to County and/or City development goals. | 10pts |
| | Document support services provided. | 20pts. |
| | Document the affordability of the proposed units to be constructed or | On to |
| rer | abilitated (please include rental rates). Is the sponsor designated as a private for profit entity or a non-profit. | 20pts. |
| 12, | organization. | 10 pts. |
| 13 |) Is the project located in an area targeted by the OCDC, City of Fort | 12 512, |
| . • | Walton Beach, or Okaloosa County, or is it located in a Community | • |
| | Redevelopment Area or Enterprise Zone? | 10pts. |
| 14 | Demonstrate that you will employ personnel from the | 40 |
| 4 | WAGES and Workforce Development Initiatives Programs. | 10pts. |
| 15 |) Form of SHIP Assistance requested, i.e., deferred payment loan or low interest loan. | 10pts. |
| | Ollow litterest rogit | Topto |
| | | 200pts. |
| | | |

5. Terms, Recapture and Default:

Deferred Payment Loans (DPL)'s will be used at 0% for non-profit firms and a low interest loan not to exceed 3%, based on Board of Directors approval, will be used for for-profit firms. Both cases will be secured by mortgage and note, with a minimum term of 15 years.

Limits:

New Construction:

\$40,000/Unit

Existing \$30,000/Unit

SHIP Leveraging Resources:

- Private Mortgage Lenders
- Florida Housing Finance Corporation (FHFC)

Recipient Selection Criteria

All applicants that meet the selection criteria will be served on a first comefirst qualified- first served bases and must be approved by vote of the Board of Directors of the Okaloosa Community Development Corporation.

NOTE: All applicants must be registered and have ability to obtain permits in Okaloosa County, and have current license to operate its business within Okaloosa County. SHIP applicants must agree to comply with all SHIP program guidelines by contract, certify that it will not discriminate on the basis of race, creed, color, marital status, religion, age, sex, familial status, national origin, or handicap, and certify that all SHIP assisted individuals or households qualify as very low or low income under the current Florida Housing Finance Agency Income limits. Rental housing constructed or rehabilitated using SHIP funds must provide the minimum set aside of units for eligible persons for at least (15) years or the term of assistance, whichever is longer. Throughout the terms of assistance, the Okaloosa Community Development Corporation will be monitoring the Rental Housing to ensure guidelines are being met. The staff or entity that has administrative authority for implementing the local housing assistance plan assisting rental developments shall annually monitor and determine tenant eligibility or, to the extent another governmental entity provides the same monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility. Rental housing offered for sale prior to the end of this period must be subject to a first right of refusal for purchase at the current market value by eligible non-profit organizations who would provide continued occupancy by eligible persons.

H. SPECIAL NEEDS HOUSING STRATEGY

Summary of the Strategy:

This strategy will be used in all areas of Okaloosa County and the City of Fort Walton Beach to qualified not-for-profit/for profit organizations applying for funds to acquire, develop and/rehabilitate affordable housing for very – low to low income special needs populations to include transitional housing for the homeless. The not-for-profit/for profit organizations selected for award of funding will utilize a first come, first served tenant selection process, in a case-by-case basis, that meets the specific special needs populations as identified by the Okaloosa County and The City of Fort Walton Beach.

2. Fiscal Years Covered:

2007/2008: 2008/2009: 2009/2010

3. Income and eligibility requirements:

Eligible persons include those whose income does not exceed 80% of median income and because of particular social, economic, or health-related circumstances may have, for example, encountered resistance to their residing in a particular communities, and may have suffered increased housing costs resulting from their unique needs and high risk of institutionalization. Eligible special needs groups include the elderly/frail (persons over the age of 65), persons with alcohol and drug addiction, persons with other physical and mental disabilities, persons with mental illness, persons with HIV/AIDS, and homeless persons.

Eligible activities include acquisition, reconstruction, moderate or substantial rehabilitation, site improvements, conversion, and/or new construction of units.

None of the funds may be used for administrative support, staff, administrative materials, and or any other cost associated with administration.

Allowable SHIP expenses under this strategy are: construction materials and labor, permits, payment of impact and capacity fees, lender fees, infrastructure expenses typically paid by the developer, appraisals, soft costs like engineering fees, architectural and related fees, environmental studies, financing costs, legal, etc...

4. Applicant Criteria

The applicant must have experienced staff who have successfully completed similar projects, or experienced consultants.

Applicant will conjoin housing with appropriate services, enabling special needs individuals to achieve independent living appropriate to their level of ability.

Rental housing offered for sale prior to the end of this period will be required to offer a right of first refusal for purchase at the current market value by eligible non-profit organizations that would provide continued occupancy by eligible persons.

5. Terms, Recapture and Default:

Deferred Payment Loans (DPL)'s will be used at 0% for non-profit firms and a low interest loan not to exceed 3%, based on Board of Directors approval, will be used for for-profit firms. Both cases will be secured by mortgage and note, with a minimum term of 15 years.

Limits:

New Construction:

Existing

\$40,000/Unit \$30,000/Unit

II. LHAP HOUSING STRATEGIES

I. Name of the Strategy: Florida Home Buyers Opportunity Program

- Summary of the Strategy: This strategy is designed in response to the legislative proviso requiring SHIP local governments to expend 2009-2010 funds to ensure that residents of the state derive the maximum possible economic benefit from the federal first time homebuyer tax credit created through The American Recovery and Reinvestment Act of 2009 by providing subordinate down payment assistance loans to first time homebuyers for owner occupied primary residences that can be repaid by the income tax refund the homebuyer is entitled to under the First Time Homebuyer Credit. The state program shall be called the "Florida Homebuyer Opportunity Program."
- 2. Fiscal Years Covered: 2009/2010 until expiration of the Florida Homebuyer Opportunity Program Tax Credit.
- 3. Income Categories to be served: Up to \$75,000 for single taxpayers or \$150,000 for joint filers. There is no requirement to reserve 30 percent of the funds for awards to very-low-income persons or 30 percent of the funds for awards to low-income persons; and there is no requirement to expend 75% of funds for construction, rehabilitation or emergency repair.
- 4. Maximum award is the principal balance of the loans provided shall not exceed 10% of the purchase price or \$8,000 whichever is less.
- 5. Terms. Recapture and Default; If the county or eligible municipality receives repayment from the homebuyer within 18 months after the closing date of the loan the county or eligible municipality shall waive all interest charges. A homebuyer who fails to fully repay the loan within 18 months shall be subject to repayment terms provided in an appropriate strategy in the local housing assistance plan. All funds repaid to a county or eligible municipality shall be considered "program income" as defined in s. 420.9071 (24).

Deferred Payment Loan (DPL) to the homeowner secured by a mortgage and promissory note at zero percent (0%) interest with no monthly payments due and payable until sale, transfer or rental of subject property.

6. Recipient Selection Criteria: Recipients must meet the requirements of the following: The maximum income limit shall be Adjusted Gross Income of \$75,000 for single taxpayer households or \$150,000 for joint-filing taxpayer households which is equal to that permitted by the American Recovery and Reinvestment Act of 2009

IV. LHAP INCENTIVE STRATEGIES

Section 420,9071(16), F.S.

a. Incentive: The processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects. (Section 420.9071(16), Florida Statutes)

Okaloosa County:

As provided in Policy 1.4.4 of the Housing Element of the Okaloosa County Comprehensive Plan, the County provides a fast-track review process for development order and building permit applications for projects that provide affordable housing.

City of Fort Walton Beach:

It is the policy of the City's Development Services Division to expedite affordable housing projects to the greatest extent possible, while meeting all local, state and federal regulations.

b. **Incentive:** The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing. (Section 420.9071(16), *Florida Statutes*)

Okaloosa County:

The County shall route to the Okaloosa County/City of Fort Walton Beach Affordable Housing Advisory Committee for review and comment any proposed policy, ordinance, regulation, or plan provision that could affect the affordability of housing no less than thirty (30) days prior to the first public hearing of any said policy, ordinance, regulation, or plan provision.

City of Fort Walton Beach

The City shall route to the Okaloosa County/City of Fort Walton Beach Affordable Housing Advisory Committee for review and comment any proposed policy, ordinance, regulation, or plan provision that could affect the affordability of housing no less than thirty (30) days prior to the first public hearing of any said policy, ordinance, regulation, or plan provision.

c. Incentive. Establishment of a schedule for implementing the incentive strategies. (Section 420,9071(16), Florida Statutes)

Okaloosa County:

Implementation of the incentive strategies contained herein shall begin upon adoption of this Local Housing Assistance Plan.

City of Fort Walton Beach:

Implementation of the incentive strategies contained herein shall begin upon adoption of this Local Housing Assistance Plan.

V. EXHIBITS:

- A Administrative Budget for each fiscal year covered in the Plan. Exhibit A.
- B. Timeline for Encumbrance and Expenditure: Chapter 67-37.005(6)(d) and (f) F.A.C. A separate timeline for each fiscal year covered in this plan is attached as Exhibit B. Program funds will be encumbered by June 30 one year following the end of the applicable state fiscal year. Program funds will be fully expended within 24 months of the end of the applicable State fiscal year.
- C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the Plan: Chapter 67-37.005), F.A.C. Completed HDGC for each fiscal year is attached as Exhibit C.
- D. Certification Page: Chapter 67-37.005(7), F.A.C. Signed Certification is attached as Exhibit D.
- E. Adopting Resolution: Section 420.9072(2)(b)2, F.S.
 Original signed, dated, witnessed or attested adopting resolution is attached as
 Exhibit E.
- F. Program Information Sheet:
 Completed program information sheet is attached as <u>Exhibit F.</u>
- G. Ordinance: Section 420.9072(3)(a), F.S. If changed from the original ordinance, a copy is attached as Exhibit G.
- H. Interiocal Agreement: Section 420.9072, F.S.
 A copy of the Interiocal Agreement if applicable is attached as Exhibit H.

LHAP Template 6/06

Exhibit A Admin Budget

| Fiscal Year | 1 |
|-------------------------------|------------------|
| 2007/2008 | |
| Salaries and Benefits | \$ 169,532.20 |
| Office Supplies and Equipment | \$ 2,500.00 |
| Travel Perdiem Workshops, etc | \$ 1,500.00 |
| Advertising | \$ 1,200.00 |
| | |
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| Fiscal Year | |
|-------------------------------|------------------|
| 2008/2009 | |
| Salaries and Benefits | \$ 169,532.20 |
| Office Supplies and Equipment | \$ 2,500.00 |
| Travel Perdiem Workshops, etc | \$ 1,500.00 |
| Advertising | \$ 1,200.00 |
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| Fiscal Year | |
|-------------------------------|------------------|
| 2009/2010 | |
| Salaries and Benefits | \$ 169,532.20 |
| Office Supplies and Equipment | \$ 2,500.00 |
| Travel Perdiem Workshops, etc | \$ 1,500.00 |
| Advertising | \$ 1,200.00 |
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Based on a distribution of

TIMETABLE FOR STATE FISCAL YEAR: 2007-2008

Exhibit B

Name of Local Government: OKALOOSA COUNTY

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Directions:

Type in the applicable years across the top line.

List Program Activities down left hand side. Type in an "X"

on applicable activity line under month and year the activity will be initiated or completed.

At a minimum the following activities should be included:

- 1) Advertise availability of funds and application period
- 2) Encumbrance of funds (12 months following end of State Fiscal Year)
- 3) Expenditure of funds (24 months following end of State Fiscal Year).
- 4) Submit Annual Report to FHFC (September 15th)

TIMETABLE FOR STATE FISCAL YEAR 2008-2009

Name of Local Government: OKALOOSA COUNTY

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TIMETABLE FOR STATE FISCAL YEAR 2009-2010

Name of Local Government: OKALOOSA COUNTY

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Directions:

Type in the applicable years across the top line.

List Program Activities down left hand side. Type in an "X"

on applicable activity line under month and year the activity will be initiated or completed.

At a minimum the following activities should be included:

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| 1 | Purchase assistance | 3 | \$60,000 | 3 | \$60,000 | 1 | \$60,000 | | | \$380,000.00 | \$380,000.00 | 21.83% | 7 |
| 2 | REHABILITATION | 3 | \$46,000 | 2 | \$46,000 | | | | \$206,495.90 | | \$206,495.90 | 11.86% | 5 |
| 3 | RECONSTRUCTION/NEW CONSTRUCTION | 1 | \$100,000 | 1 | \$100,000 | - | | | \$200,000.00 | | \$200,000.00 | 11.49% | , 2 |
| 4 | DISASTER ASSISTANCE | 1 | \$50,000 | 1 | \$50,000 | | | | \$100,000.00 | | \$100,000.00 | 5.75% | 1 |
| 5 | INFILL HOUSING/LAND ACQUISITION | 2 | \$258,637 | | | | | \$500,000.00 | | | \$500,000.00 | 28,73% | 1 |
| 6 | FORECLOSURE PREVENTION | 2 | \$5,000 | 2 | \$5,000 | | | | | \$20,000.00 | \$20,000.00 | 1,15% | |
| | | | | | | | | | | | \$0,00 | 0.00% | 1 |
| | | | | | <u> </u> | | | | | | \$0.00 | 0.00% | 1 |
| | Subtotal 1 (Home Ownership) | 12 | | 9 | | 1 | | \$500,000,00 | \$506,495,90 | \$400,000.00 | \$1,406,495,90 | 80.81% | |
| | , | | | | | | | | | | | | |
| | RENTAL | VEI | Max. SHIP | L | Macx, SHIP | MI | Max. SHIP | New Construction | Rehab/Repair | Without Construction | Total | Total | Total |
| | STRATEGIES | Units | Max. SHIP | Units | Award | Units | Award | SHIP Dollars | SHIP Dollars | SHIP Dollars | SHIP Dollars | Percentage | Units |
| 7 | REHABILITATION/NEW CONSTRUCTION | 1 | \$40,000 | 1 | \$40,000 | | | \$40,000.00 | \$40,000,00 | | \$80,000.00 | 4.60% | 5 2 |
| 18 | SPECIAL NEEDS HOUSING | 1 | \$40,000 | 1 | \$40,000 | | | \$40,000.00 | \$40,000.00 | l | \$80,000.00 | 4.60% | 1 |
| | | | \$ -10,000 | · | \$40,000 | | - | \$ 10,000.00 | 0.10,000.00 | | \$0.00 | 0.00% | 1 |
| | | | | | | | - | | | | \$0.00 | 0.00% | |
| | | \vdash | - | | | | | | | | \$0.00 | 0.00% | 1 |
| | Subtotal 2 (Non-Home Ownership) | 2 | | 2 | - | 0 | | \$80,000.00 | \$80,000.00 | \$0.00 | \$160,000.00 | 9.19% | + |
| | Administration Fees | ~ | | | | | | *************************************** | | , | \$174,055.10 | 10.00% | 1 |
| | Admin. From Program Income | | | | - | | | | | | | 0.00% | |
| | Home Ownership Counseling | | | | | | | | | | <u> </u> | 0.00% | 1 |
| - | GRAND TOTAL | | | | | | | **** | | | | i | \dagger |
| | Add Subtotals 1 & 2, plus all Admir. & HO Counseling | 14 | | 11 | | 1 | | \$580,000.00 | \$586,495.90 | \$400,000.00 | \$1,740,551.00 | 100.00% | á <u>2</u> 6 |
| | Percentage Construction/Re | | Cal | culate Cons | str./Rehab Percen | ! L by adding | Grand Total Col | lumns A&B, then divide by | Annual Allocation Amt. | | 67% | | |
| | Maximum Allowable | | | | | | | | | | | | — |
| | Purchase Price: | | | | | <u> </u> | | New | \$258,637 | Existing | \$258,637 | | $+\!\!-$ |
| | Allocation Breakdown | 1 | mount | 1 | % | | Projected Pro | ogram income: | | Max Amount Program | n Income For Admin: | \$2,000.00 | |
| | Very-Low Income | | \$1,012,000.00 | | 58.1% | | <u> </u> | captured Funds: | | | | | 1 |
| | Low Income | | \$512,000.00 | | 29.4% | | Distribution: | | \$1,740,551.00 | 1 | | | |
| | Moderate Income | | \$60,000.00 | | 3.4% | | Total Availabl | e Funds: | \$1,740,551.00 | | | | |
| | TOTAL | | | | 91.0% | | | | | | | 27-Nov-07 | |

| | | FL | ORIDA H | ousi | NG FIN | ANCE | CORP | ORATION | | | Picase check applicable box. | E if Amendment, eme | r number |
|-------------------|---|--|--|--|-----------------|----------------|----------------|---------------------------|---------------------------------------|----------------------|------------------------------|---------------------|--|
| | | | HOUS | NG DE | LIVERY G | OALS | CHART#2 | 2002 | | | New Plan: | | |
| - | STRATEGI | ES FOR | THE LOCAL H | IOUSING | G ASSISTAL | ICE PL | AN FOR ST | ATE FISCAL YEAR | t: 2008/2009 | | Amendment: | | Х |
| | | | | | | | | | | | Fiscal Yr. Closeout: | | 2009 |
| | Name of Local Government: | | | | | | | Available Funds: | \$1,740,551.00 | | | | |
| | | | | | | | | | | | | | |
| <u> </u> | | | _ | | | | | Α | | С | D | E | F |
| Strategy # | HOME OWNERSHIP | ΛΠ | Max, SHIP | LI | Max. SHIP | MI | Max. SHIP | New Construction | Rehab/Repair | Without Construction | Total | Total | Total |
| From Plan Text | STRATEGIES (strategy title must be same as the title used in plan text. | Units | Award | Units | Award | Units | Award | SHIP Dollars | SHIP Dollars | SHIP Dollars | SHIP Dollars | Percentage | Units |
| 1 | PURCHASE ASSISTANCE | 3 | \$60,000 | 3 | \$60,000 | 1 | \$60,000 | | | \$380,000.00 | \$380,000,00 | 21.83% | 7 |
| 2 | REHABILITATION | 3 | \$46,000 | 2 | \$46,000 | | | | \$206,495.90 | | \$206,495.90 | 11.86% | 5 |
| 3 | RECONSTRUCTION/NEW CONSTRUCTION | 1 | \$100,000 | 1 | \$100,000 | | | | \$200,000.00 | | \$200,000.00 | 11.49% | 2 |
| 4 | DISASTER ASSISTANCE | 1 | \$50,000 | 1 | \$50,000 | · | | 1 | \$100,000.00 | | \$100,000.00 | 5,75% | |
| 5 | INFILL HOUSING/LAND/HOUSE AQUISTION | 1 | \$258,637 | 1 | \$258,637 | | | \$500,000.00 | | | \$500,000,00 | 28.73% | |
| | FORECLOSURE PREVENTION | 2 | \$5,000 | 2 | \$5,000 | | | , | · · · · · · · · · · · · · · · · · · · | \$20,000.00 | \$20,000.00 | 1.15% | 1 |
| <u> </u> | | | 40,000 | | 40,000 | | | | | 420,000 | \$0.00 | | i |
| | | | | | | | | | | | | 0.00% | |
| | | | | 40 | | | | P500 000 00 | PEDS 40E 0D | E400 000 00 | \$0.00 | 0.00% 80.81% | + |
| | Subtotal 1 (Home Ownership) | 11 | | 10 | | 1_ | | \$500,000.00 | \$506,495.90 | \$400,000.00 | \$1,406,495.90 | 80.6176 | |
| | | | | | | | | | | | | | = |
| | RENTAL. | VLI . | Max. SHIP | LI . | Max. SHIP | MI | Max. SHiP | New Construction | Rehab/Repair | Without Construction | Total | Total | Total |
| | STRATEGIES | Linits | Award | Units | Award | Units | Award | SHIP Dollars | SHIP Dollars | SHIP Dollars | SHIP Dollars | Percentage | Units |
| 7 | REHABILITATION/NEW CONSTRUCTION | 1 | \$40,000 | 1 | \$40,000 | | | \$40,000.00 | \$40,000.00 | | \$80,000.00 | 4.60% | 2 |
| 8 | SPECIAL NEEDS HOUSING | 1 | \$40,000 | 1 | \$40,000 | | | \$40,000.00 | \$40,000.00 | | \$80,000.00 | 4.60% | 6 2 |
| | | | | | | | | , , , | | | \$0.00 | 0,00% | 6 0 |
| | • | | | | | | | | | | \$0.00 | 0,00% | 6 0 |
| | | | | | | | | } | | | \$0.00 | 0.00% | 6 0 |
| - | Subtotal 2 (Non-Home Ownership) | 2 | | 2 | | 0 | | \$80,000.00 | \$80,000.00 | \$0.00 | \$160,000.00 | 9.19% | 6 4 |
| | Administration Fees | | | 1 | | | | | | | | 0.00% | |
| | Admin. From Program Income | | | | | | | | | | | 0.00% | - |
| | Home Ownership Counseling | <u> </u> | | <u> </u> | | | | | | | <u> </u> | 0.00% | 1 |
| | GRAND TOTAL | | | | | | | | | 1 | | - | |
| | Add Subtotals 1 & 2, plus all Admin. & HO Counseling | 13 | | 12 | | 1 | | \$580,000.00 | \$586,495.90 | \$400,000.00 | \$1,566,495.90 | 90.00% | 6 26 |
| | Percentage Construction/Re | · | Cal | culate Cons | tr/Rehab Percen | t. by adding | Grand Total Co | lumns A&B, then divide by | Annual Allocation Amt. | | 67% | | |
| | Maximum Allowable | | | | | | | | | | | | |
| | Purchase Price: | <u> </u> | | | | | | New | \$258,637 | Existing | \$258,637 | | + |
| | Allocation Breakdown | | Amount | | <u>%</u> | i | Projected Pro | ogram Income: | | Max Amount Program | n Income For Admin: | \$2,000.00 | , |
| | Very-Low Income | | \$1.012,000.00 | | 58.1% | - | <u> </u> | ecaptured Funds: | - | | | -, | 1 |
| | Low Income | | \$512,000.00 | \vdash | 29.4% | | Distribution: | | \$1,740,551.00 | | | | + |
| | Moderate Income | | \$60,000.00 | | 3.4% | | Total Availab | | \$1,740,551.00 | | | | 1 |
| | TOTAL | 1 | | 1 | 91.0% | | <u> </u> | 1 | | 1 | 1 | 27-Nov-07 | |

| | | FL | ORIDA H | OUSI | NG FIN | ANCE | CORP | ORATION | | | Please check applicable box, | & # Amendment, ense | r number |
|--|---|--|----------------|--------------|------------------|--|-----------------|--------------------------|------------------------|-------------------------|------------------------------|----------------------|--|
| | | | HOUS | NG DE | LIVERY G | OAL\$ | CHART#2 | 2007 | | | New Plan: | | |
| A STATE OF THE STA | STRATEGI | ES FOR | THE LOCAL H | OUSIN | G ASSISTA | NCE PL | AN FOR ST. | ATE FISCAL YEAR | R: 2009/2010 | | Amendment: | | х |
| | | | | | | | | | | | Fiscal Yr. Closecut: | | 2010 |
| | Name of Local Government: | | | | | | | Available Funds: | \$1,740,551.00 | | | | |
| | | | | | | | | | | | ~ | | |
| | | | | | | | | A | В . | C | D | E | F |
| Strategy # | HOME OWNERSHIP | Vu | Max. SHIP | ш | Max. SHIP | 細 | Max. SHIP | New Construction | Rehab/Repair | Without Construction | Total | Total | Total |
| From Plan Text | STRATEGIES (strategy title must be same as the title used in plan text. | Units | Award | Units | Award | Units | Award | SHIP Dollars | SHIP Dollars | SHIP Dollars | SHIP Dollars | Percentage | Units |
| 1 | PURCHASE ASSISTANCE | 3 | \$60,000 | 3 | \$60,000 | 1 | \$60,000 | | | \$380,000.00 | \$380,000.00 | 21.83% | 7 |
| 2 | REHABILITATION | 3 | \$46,000 | 2 | \$46,000 | | | | \$206,495.90 | Ì | \$206,495.90 | 11.86% | 5 |
| 3 | RECONSTRUCTION/NEW CONSTRUCTION | - 1 | \$100,000 | 1 | \$100,000 | | | | \$200,000.00 | · · · | \$200,000.00 | 11.49% | |
| 4 | DISASTER ASSISTANCE | 1 | \$50,000 | 1 | \$50,000 | i | _ | | \$100,000.00 | | \$100,000.00 | 5.75% | |
| 5 | INFILL HOUSING/LAND/HOUSE AQUISISTION | 2 | \$250,000 | | | | | \$500,000,00 | | | \$500,000,00 | 28,73% | 1 |
| 6 | FORECLOSURE PREVENTION | 2 | \$5,000 | 2 | \$5,000 | | | 1,550,550,550 | | \$20,000.00 | \$20,000.00 | | 1 |
| 10 | PORTOGOORE PROPERTIES | - | 40,000 | | ψο,σσο | | | | | \$20,000.00 | | 1.15% | |
| | | | | | | <u> </u> | | | | - | \$0.00 | 0.00% | + |
| | | | | | _ | <u> </u> | | | | | \$0.00 | 0.00% | _ |
| | Subtotal 1 (Home Ownership) | 12 | | . 9 | | 1. | | \$500,000.00 | \$506,495.90 | \$400,000,00 | \$1,406,495.90 | 80.81% | 22 |
| | | | | | | <u> </u> | | | | | | | |
| | RENTAL | ٧U | Max. SHIP | П | Max. SHIP | MI | Max. SHIP | New Construction | Rehab/Repair | Without Construction | Total | Total | Total |
| | STRATEGIES | Units | Award | Units | Award | Units | Award | SHIP Dollars | SHIP Dollars | SHIP Dollars | SHIP Dollars | Percentage | Units |
| 7 | REHABILITATION/NEW CONSTRUCTION | 1 | \$40,000 | 1 | \$40,000 | | | \$40,000.00 | \$40,000.00 | | \$80,000.00 | 4.60% | 2 |
| 8 | SPECIAL NEEDS HOUSING | 1 | \$40,000 | 1 | \$40,000 | | _ | \$40,000.00 | \$40,000.00 | | \$80,000.00 | 4.60% | 2 |
| 258637 | | | | - | | | | | | | \$0.00 | 0.00% | 0 |
| | | | | | | | | | | | \$0.00 | 0.00% | • |
| | | | | | | | | | | | \$0,00 | 0.00% | |
| | Subtotal 2 (Non-Home Ownership) | 2 | | 2 | | 0 | | \$80,000.00 | \$80,000.00 | \$0.00 | \$160,000.00 | 9.19% | |
| | Administration Fees | | _ | | <u> </u> | v | | \$00,000.00 | 400,000.00 | \$0.00 | \$174,055.10 | 10.00% | |
| ļ | Admin. From Program Income | | | | | | | | | 1 | 41, 1,000.70 | 0.00% | _ |
| | Home Ownership Counseling | Ì | | İ | | <u></u> | | | | T | | 0.00% | |
| | OD AND TOTAL | | | | | | | | | | | r | Ĭ |
| <u> </u> | GRAND TOTAL Add Subtotals 1 & 2, plus all Admin. & HO Counselling | 14 | | 11 | | 1 | | \$580,000.00 | \$586,495,90 | \$400,000,00 | \$1,740,551.00 | 100.00% | 26 |
| | | | | | | | · | | | | | | |
| | Percentage Construction/Re | ď | Cal | culate Cons | tr./Rehab Percen | t. by adding | Grand Total Col | umns A&B, then divide by | Annual Allocation Amt. | | 67% | | |
| | Maximum Allowable | | | | | | | | | | | | |
| | Purchase Price: | | | | | | | New | \$258,637 | Existing | \$258,637 | | |
| - | Allocation Breakdown | 1 | Amount | | % | i | Projected Pro | gram Income: | | ! Max Amount Program | n Income For Admin | \$2,000.00 | 1 |
| | Very-Low Income | | \$1,012,000,00 | | 58.1% | | | captured Funds: | | | 1 | +2,555.66 | 1 |
| | Low Income | 1 | \$512,000.00 | | 29,4% | | Distribution: | | \$1,740,551.00 | 1 | | | t |
| | Moderate Income | | \$60,000.00 | f | 3.4% | | Total Availabl | e Funds: | \$1,740,551.00 | : | | | 1 |
| | | • | | | | - | | | | | | | |

for

CERTIFICATION TO FLORIDA HOUSING FINANCE CORPORATION

Name of Local Governments

| 140111 | COLLOGAL GOVERNMENT |
|--------|--|
| (1) | The local government will advertise the availability of SHIP funds pursuant to Florida Statutes. |
| (2) | All SHIP funds will be expended in a manner which will insure that there will be no discrimination on the basis of race, creed, religion, color, age, sex, familial or marital status, handicap, or national origin. |
| (3) | A process for selection of recipients for funds has been developed. |
| (4) | The eligible municipality or county has developed a qualification system for applications awards. |
| | |

- (5) Recipients of funds will be required to contractually commit to program guidelines.
- (6) The Florida Housing Finance Corporation will be notified promptly if the local government (or interlocal entity) will be unable to comply with the provisions the plan.
- (7) The Local Housing Assistance Plan shall provide for the expenditure of SHIP funds within 24 months following the end of the State fiscal year in which they are received.
- (8) The plan conforms to the Local Government Comprehensive Plan, or that an amendment to the Local Government Comprehensive Plan will be initiated at the next available opportunity to insure conformance with the Local Housing Assistance Plan.
- (9) Amendments to the approved Local Housing Assistance Plan shall be provided to the Corporation with in 21 days after adoption.
- (10) The trust fund shall be established with a qualified depository for all SHIP funds as well as moneys generated from activities such as interest earned on loans.
- (11) Amounts on deposit in the local housing assistance trust fund shall be invested as permitted by law.
- (12) The local housing assistance trust fund shall be separately stated as a special revenue fund in the local governments audited financial statements, copies of the audits will be forwarded to the Corporation as soon as available.
- 13) An interlocal entity shall have its local housing assistance trust fund separately audited for each state fiscal year, and the audit forwarded to the Corporation as soon as possible.

Page 2 Certification

- (14) SHIP funds will not be pledged for debt service on bonds or as rent subsidies.
- (15) Developers receiving assistance from both SHIP and the Low Income Housing Tax
 Credit (LIHTC) Program shall comply with the income, affordability and other LIHTC
 requirements, Similarly, any units receiving assistance from other federal programs shall
 comply with all Federal and SHIP program requirements.
- (16) Loans shall be provided for periods not exceeding 30 years, except for deferred payment loans or loans that extend beyond 30 years which continue to service eligible persons.
- (17) Rental Units constructed or rehabilitated with SHIP funds shall be monitored at least annually for 15 years for compliance with tenant income requirements and affordability requirements or as required in Section 420.9075 (3)(e)
- (18) The Plan meets the requirements of Section 420-907-9079 FS, and Rule Chapter 67-37 FAC, and how each of those requirements shall be met.

| (19) | The provisions of Chapter 83-220, | Laws of Florida | itas or | has not |
|------|-----------------------------------|-----------------|---------|---------|
| | been implemented. | | | |

Vanda Alless Shu 3. (ambile Witness Chief Elected Official or des

Witness

Sterry 5 Campbell

Type Name and Title

Chairman - Board of County

Commissioners

Date

OR

Attest: DON W. HOWARD, CLERK OF

Dec. 18, 2006

2

October 2003

CERTIFICATION TO FLORIDA HOUSING FINANCE CORPORATION

| /1 \ | The local government will advertise the availability of HHAP funds pursuant to Florida |
|-------------|--|
| (1) | The local government will advertise the availability of Fifther funds pursuant to Figure |

- Statutes.
- All HHAP funds will be expended in a manner which will insure that there will be no (2) discrimination on the basis of race, creed, religion, color, age, sex, familial or marital status, bandicap, or national origin.
- A process for selection of recipients for funds has been developed. (3)

Name of Local Government:

- The eligible municipality or county has developed a qualification system for applications for (4)
- Recipients of funds will be required to contractually commit to program guidelines. (5)
- The Florida Housing Finance Corporation will be notified promptly if the local (6) government (or interlocal entity) will be unable to comply with the provisions the plan.
- The Local Housing Assistance Plan shall provide for the expenditure of HHAP funds within (7) 24 months following the end of the State fiscal year in which they are received.
- The plan conforms to the Local Government Comprehensive Plan, or that an amendment to the Local Government Comprehensive Plan will be initiated at the next available opportunity to insure conformance with the Local Housing Assistance Plan,
- Amendments to the approved Local Housing Assistance Plan shall be provided to the Corporation with in 21 days after adoption,
- The trust fund shall be established with a qualified depository for all HHAP funds as well as moneys generated from activities such as interest earned on loans.
- (11) Amounts on deposit in the local housing assistance trust fund shall be invested as permitted
- The local housing assistance trust fund shall be separately stated as a special revenue fund in the local governments sudited financial statements, copies of the audits will be forwarded to the Corporation as soon as available.
- An interlocal entity shall have its local housing assistance trust fund separately audited for each state fiscal year, and the audit forwarded to the Corporation as soon as possible.

| Page | 2 |
|-------|----------|
| Certi | fication |

- (14) HHAP funds will not be pledged for debt service on bonds or as rent subsidies.
- (15) Developers receiving assistance from both HEAP and the Low Income Housing Tax Credit (LIHTC) Program shall comply with the income, affordability and other LIHTC requirements, Similarly, any units receiving assistance from other federal programs shall comply with all Federal and HHAP program requirements.
- (15) Loans shall be provided for periods not exceeding 30 years, except for deferred payment loans or loans that extend beyond 30 years which continue to service eligible persons.
- (17) Rental Units constructed or rehabilitated with FHHAP funds shall be monitored at least annually for 15 years for compliance with tenant income requirements and affordability requirements or as required in Section 420.9075 (3)(e)
- (18) The Plan meets the requirements of Section 420-907-9079 FS, and Rule Chapter 57-37 FAC, and how each of those requirements shall be met.
- (19) The provisions of Chapter 83-220, Laws of Florida ____has or ____has not been implemented.

| | Nike Ander |
|---------|------------------------------------|
| Witness | Chief Blected Official or designee |
| | Mike Anderson, Mayor |
| Witness | Type Name and Title |

Date

OR

Attest:

LHAP Template 6/06 Exhibit D 67-37.005 F.A.C.

CERTIFICATION TO FLORIDA HOUSING FINANCE CORPORATION

Name of Local Government: CITY OF FORT WALTON BEACH

- (1) The local government will advertise the availability of SHIP funds pursuant to Florida Statutes.
- (2) All SHIP funds will be expended in a manner which will insure that there will be no discrimination on the basis of race, creed, religion, color, age, sex, familial or marital status, handicap, or national origin.
- (3) A process for selection of recipients for funds has been developed.
- (4) The eligible municipality or county has developed a qualification system for applications for awards.
- (5) Recipients of funds will be required to contractually commit to program guidelines.
- (6) The Florida Housing Finance Corporation will be notified promptly if the local government (or interlocal entity) will be unable to comply with the provisions the plan.
- (7) The Local Housing Assistance Plan shall provide for the expenditure of SHIP funds within 24 months following the end of the State fiscal year in which they are received.
- (8) The plan conforms to the Local Government Comprehensive Plan, or that an amendment to the Local Government Comprehensive Plan will be initiated at the next available opportunity to insure conformance with the Local Housing Assistance Plan.
- (9) Amendments to the approved Local Housing Assistance Plan shall be provided to the Corporation with in 21 days after adoption.
- (10) The trust fund shall be established with a qualified depository for all SHIP funds as well as moneys generated from activities such as interest earned on loans.
- (11) Amounts on deposit in the local housing assistance trust fund shall be invested as permitted by law.
- (12) The local housing assistance trust fund shall be separately stated as a special revenue fund in the local governments audited financial statements, copies of the audits will be forwarded to the Corporation as soon as available.
- An interlocal entity shall have its local housing assistance trust fund separately audited for each state fiscal year, and the audit forwarded to the Corporation as soon as possible.

LHAP Template 6/06 Exhibit D 67-37.005 F.A.C.

- SHIP funds will not be pledged for debt service on bonds or as rent subsidies. (14)
- Developers receiving assistance from both SHIP and the Low Income Housing Tax (15)Credit (LIHTC) Program shall comply with the income, affordability and other LIHTC requirements, Similarly, any units receiving assistance from other federal programs shall comply with all Federal and SHIP program requirements.
- Loans shall be provided for periods not exceeding 30 years, except for deferred payment (16)loans or loans that extend beyond 30 years which continue to service eligible persons.
- Rental Units constructed or rehabilitated with SHIP funds shall be monitored at least (17)annually for 15 years for compliance with tenant income requirements and affordability requirements or as required in Section 420.9075 (3)(e)
- The Plan meets the requirements of Section 420-907-9079 FS, and Rule Chapter 67-37 FAC, (18)and how each of those requirements shall be met.
- The provisions of Chapter 83-220, Laws of Florida X has or has not (19)been implemented.

Mike Anderson, Mayor City of Fort Walton Beach

Nike Anden

August 11, 2009

Attest by:

Welen G. Spencer
Helen Spencer

City Clerk

Bethery. THE ARMS OF

RESOLUTION NO. 07-46

RESOLUTION NO. 07-46

A RESOLUTION OF THE COUNTY COMMISSION OF OKALOOSA COUNTY, FLORIDA REPRESENTANCE PLAN AS REQUIRED BY THE STATE HOUSING INTITATIVES PARTIMERSHIP PROGRAM ACT, SUBSECTIONS 420.907-420.9079, FLORIDA STATUTES; AND RULE
CHAPTER 62-27, FLORIDA DATATIVES COMMISSIONS 420.9079, FLORIDA STATUTES; AND RULE CHAPTER 67-37, FLORIDA ADMINISTRATIVE COLE; AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE ANY DECESSARY DOCUMENTS AND CERTIFICATIONS NEEDED BY THE STATE; AUTHORIZING THE SUBMISSION OF THE LOCAL HOUSING ASSISTANCE PLAN FOR REVIEW AND APPROVAL BY THE FLORIDA HOUSING FINANCE CORPORATION, AND PROVIDING AN EFFECTIVE DATE.

* * * * * * * * * *

WHERMAS, the State of Florida enacted the William E. Sadowski Affordable Housing Act. Chapter 92-317 of Florida Sessions Laws, allocating a portion of documentary stamp taxes on deeds to local governments for the development and maintenance of affordable housing; and

MERREAS, the State Housing Initiatives Partnership (SHIP) Act, 88. 420.907-420.9079, Florida Statutes (1992), and Rule Chapter 67-37, Florida Administrative Code, requires local governments to develop a one- to three-year Local Housing Assistance Plan outlining how funds will be used; and

WHEREAS, the SHIP Act requires local governments to establish the maximum SHIP funds allowable for each strategy; and

WHEREAS, the SMIP Act further requires local governments to establish an average area purchase price for new and existing housing benefiting from awards made pursuant to the Act, The methodology and purchase prices used are defined in the attached Local Housing Assistance Plan; and

WHEREAS, as required by Chapter 67-37.005F.A.C. . It is found that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan. The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5% of program income deposited into the trust fund, except that small counties, as defined in a. 120.52(17), and eligible municipalities receiving a local housing distribution of up to \$350,000 may use up to 10 percent of program income for

administrative costs.

WHEREAS, the Economic and Community Development Department has prepared a three-year Local Housing Assistance Plan for submission to the Florida Housing Finance Corporation; and

WHEREAS, the County Commission finds that it is in the best interest of the public for OKALOSSA COUNTY to submit the Local Housing Assistance Plan for review and approval so as to qualify for said documentary stamp tax funds; and NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF OKALOGSA COUNTY, FLORIDA that:

Section 1: The COMMISSION of OKALOOSA COUNTY hereby approves the Local Housing
Assistance Plan, as attached and incorporated hereto for submission
to the Plorida Housing Finance Corporation as required by as.
420.907-420-9079, Plorida Statutes, for fiscal years 2007-2010.

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

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

PASSED AND ADOPTED THIS 20th DAY OF February , 2007

DON R. AMUNDS

(CORPORAT *

ATTEST:

DON W. HOWARD

STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM INFORMATION SHEET

| | ENT; OKALOOSA COUNTY |
|---------------------|--|
| CHIEF ELECTED | OFFICIAL (Mayor, Chairman, etc.): |
| ADDRESS: | |
| | · |
| | ATOR:OKALOOSA COMMUNITY DEVELOPMENT CORPORATION |
| | P.O. BOX 2707 |
| | FORT WALTON BEACH, FLORIDA 32549 |
| TELEPHONE:(850 | 862-1969FAX:(850)862-7954 |
| | okaloosacdc@embarqmail.com |
| ADDITIONAL SH | P CONTACTS:PATTI SUNNARBORG – EXECUTIVE DIRECTOR |
| ADDRESS: | P.O. BOX 2707 |
| | FORT WALTON BEACH, FLORIDA 32549 |
| EMAIL ADDRESS: | okaloosacdc@embarqmail.com |
| | |
| INTERLOCAL AG | REEMENT: YES/NO (IF yes, list other participants in the inter-local agreement) |
| _OKALOOSA CO | INTY AND CITY OF FORT WALTON BEACH |
| The following infor | ation must be furnished to the Corporation before any funds can be disbursed. |
| LOCAL GOVERNI | ENT EMPLOYER FEDERAL ID NUMBER:59-3165895 |
| MAIL DISBURSEN | ENT TO:OKALOOSA COMMUNITY DEVELOPMENT CORPORATION |
| ADDRESS: | P.O. BOX 2707 |
| | FORT WALTON BEACH, FLORIDA 32549 |
| OR:IF YOUR FUNDS | ARE ELECTRONICALLY TRANSFERRED PLEASE COMPLETE THE ATTACHED FORM |
| X□ NO CHANGE | FROM PREVIOUS ELECTRONIC FORM SUBMITTED. |
| Provide any add | tional updates the Corporation should be aware of in the space below |
| • | • |
| | |
| | |

TALLAHASSEE, FL 32301 Fax: (850) 922-7253

INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT made and entered into this __day of __2006, by and between OKALOOSA COUNTY, a political subdivision of the State of Florida, acting by and through its Board of County Commissioners (the "County") and the City of Fort Walton Beach, a municipal corporation created and existing under the laws of the State of Florida, acting by and through its City Council (the "City"):

WITNESSETH:

WHEREAS, the City and the County have legal authority to perform general government services within their respective jurisdiction; and

WHEREAS, THE City and the County are authorized by Florida Statutes Chapter 163,01 et seq., to enter the Interlocal Agreements and thereby cooperatively utilize their powers and resources in the most efficient manner possible; and

WHEREAS, the William E. Sadowski Affordable Housing Act (Chapter 92-317, Laws of Florida, Incorporated herein by reference created Section 420.9027, et seq. Florida Statutes, (the "State Housing Initiatives Partnership Program" "SHIP"), which authorizes monies in the Local Government Housing Trust Fund (the "Fund") to be distributed to approved counties and eligible municipalities, within the County pursuant to an Interiocal Agreement; and

WHEREAS, Okaloosa County is an approved County and the City of Fort Walton Beach is an eligible municipality within the County; and

WHEREAS, the County and the City desire to jointly utilize State Housing Initiatives Partnership Program (SHIP) Program allocations pursuant to this Interlocal Agreement; and

WHEREAS, the County and the City have determined that (SHIP) Program funds can be more effectively utilized and managed through an interlocal Agreement.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual covenants and agreements hereinafter set forth, the parties hereto agree as follows:

 The City and the County do hereby agree that the (SHIP) Program funds which are to be distributed to the County as provided in 420.9073, Florida Statutes, shall be allocated to the Okaloosa Community Development Corporation with a minimum of 20% of the funds being used within the City, unless qualified projects

- cannot be found. The Okaloosa Community Development Corporation for administering, reporting and monitoring of the (SHIP) Program shall receive 10% of the funds received.
- Unless earlier terminated pursuant to other provisions of this Interlocal Agreement, the term of this agreement shall run concurrent with the distribution of (SHIP) Program funds which are to be allocated between the County and the City.
- The City and the County direct the Florida Housing Finance Corporation (the "Corporation") to distribute and allocate the (SHIP) Program funds in accordance with this Interlocal Agreement and authorize the Corporation to rely on their stated intent and their authority to execute this interlocal Agreement.
- 4. The (SHIP) Program funds so distributed will be deposited in a single depository account created by Okalossa Community Development Corp., which shall be administered by the Board of Directors. This account shall be known as the Hurricane Housing Trust Fund (hereinafter referred to as "Local Housing Trust Fund"), to which (SHIP) Program funds are distributed by the State of Florida. The Corporation will be notified of any change in the Local (SHIP) Program Fund status and the parties agree to have such Local (SHIP) Program audited annually as required by Chapter 420, Florida Statutes and Rute 67-37, 67ER-05 and 67-55, Florida Administrative Code. The parties hereto agree to pay their pro-rate share of the costs of an audit of the Local (SHIP) Program Funds in accordance with the funding distribution percentages denoted in Section 1 of this Agreement.
- Provided this Interlocal Agreement remains effective between the City and the County, both parties agree that they will not do anything to jeopardize the other party's right to receive its allocation from the Local (SHIP) Program Fund.
- 6. The parties to this Agreement understand that the relevant law requires an incentive plan for providing affordable housing and they agree to cooperate in ensuring that the requirements and the spirit of applicable law is satisfied.
- Neither party shall use any revenues distributed and allocated for purposes other than those authorized by 420.9072 (7), Florida Statutes, or as stipulated in Florida Housing Finance Corporation Administrative Rules 67-37, 67ER-05 and 67-55 (as each may be applicable to the (SHIP) Program)

- 8. If at any time during the term of this Interlocal Agreement, the City or the County which are the parties to this Interlocal Agreement, the City or County believe that the intent of the parties set forth herein is not being accomplished, or that the terms of the Interlocal Agreement are not fair, such entity may, upon the giving of ninety (90) days written notice, renegotiate the terms and the provisions to be effective on the first day of the next fiscal year. If the parties are unable to renegotiate the terms and provisions of this Interlocal Agreement prior to the commencement of the next fiscal year, the noticing party shall cease to be a party to this Interlocal Agreement and this Interlocal Agreement shall terminate and be of no further force or effect as to such party and the funds shall be allocated as provided by law.
- If either party shall cease to be eligible for allocation or distribution
 of State Housing Initiative Partnership (SHIP) Program monies,
 such party's allocation of the funds shall remain in the State (SHIP)
 Program Fund to be used by the Corporation
- Okaloosa Community Development Corp, will report quarterly to the Board of County Commissioners and the City of Fort Walton Beach.
- The parties of this Agreement shall cooperatively prepare, and submit a single consolidated annual report incorporating all activities undertaken with (SHIP) Program funds in compliance with reporting provisions of Administrative Rule 67ER-05 and 67-55.
- For all purposes of this Interlocal Agreement, the term "Interlocal Agreement" shall mean this Interlocal Agreement.
- 13. This interlocal Agreement shall become effective when filled in the office of the Okaloosa County Clerk of Circuit Court Finance Department. The County shall be responsible for such filling as soon as this Agreement has been fully executed.

-----BALANCE OF PAGE BLANK

IN WITNESS WHEREOF, the said municipal corporation in pursuance of due and legal action of its City Council has executed these presents causing its name to be signed by its Mayor and its corporate seal to be affixed, and Okaloosa County, a political subdivision of the State of Florida has caused these presents to be executed in its name by its Board of County Commissioners, acting by its Chairman of said Board, the day and year first written above.

| CITY OF FORT WALTON BEACH, A Municipality Chartered in the State of Florida | OKALOOSA COUNTY, A Political Subdivision of the State of Florida, by and Through Its Board of County Commissioners |
|---|--|
| ВУ: | BY: 315 and SEAL |
| Mike Anderson | Chalman |
| Mayor P.O. Box 4009 | 1804 Lewis Turner Boulevard |
| Fort Walton Beach, FL 32549-4009 (850) 243-3141 | Fort Walton Beach, FL (850) 851-7105 |
| ATTEST: | ATTEST: |
| DV | BY: Sam D. Starford |
| BY: Helen A. Spencer | DAMPI HOUSE |
| Clerk of Court | CLERK OF COURTS |
| SEAL. | SEAL |
| Date: | DATE: <u>Dag, 18, 2006</u> |

INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT made and entered into this ____day of ____2006, by and between OKALOOSA COUNTY, a political subdivision of the State of Florida, acting by and through its Board of County Commissioners (the "County") and the City of Fort Walton Beach, a municipal corporation created and existing under the laws of the State of Florida, acting by and through its City Council (the "City"):

WITNESSETH:

WHEREAS, the City and the County have legal authority to perform general government services within their respective jurisdiction; and

WHEREAS, THE City and the County are authorized by Fiorida Statutes Chapter 163.01 et seq., to enter the Interlocal Agreements and thereby cooperatively utilize their powers and resources in the most efficient manner possible; and

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WHEREAS, Okaloosa County is an approved County and the City of Fort Walton Beach is an eligible municipality within the County; and

WHEREAS, the County and the City desire to jointly utilize State Housing Initiatives Pertnership Program (SHIP) Program allocations pursuant to this Interlocal Agreement; and

WHEREAS, the County and the City have determined that (SHIP) Program funds can be more effectively utilized and managed through an interlocal Agreement.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual covenants and agreements hereinafter set fortin, the parties hereto agree as follows:

 The City and the County do hereby agree that the (SHIP) Program funds which are to be distributed to the County as provided in 420,9073, Florida Statutes, shall be allocated to the Okaloosa Community Development Corporation with a minimum of 20% of the funds being used within the City, unless qualified projects

- cannot be found. The Okaloosa Community Development Corporation for administering, reporting and monitoring of the (SHIP) Program shall receive 10% of the funds received.
- Unless earlier terminated pursuant to other provisions of this Interlocal Agreement, the term of this agreement shall run concurrent with the distribution of (SHIP) Program funds which are to be allocated between the County and the City.
- The City and the County direct the Florida Housing Finance Corporation (the "Corporation") to distribute and allocate the (SHIP) Program funds in accordance with this Interlocal Agreement and authorize the Corporation to rely on their stated intent and their authority to execute this Interlocal Agreement.
- 4. The (SHIP) Program funds so distributed will be deposited in a single depository account created by Okaloosa Community Development Corp., which shall be administered by the Board of Directors. This account shall be known as the Hurricane Housing Trust Fund (hereinafter referred to as "Local Housing Trust Fund"), to which (SHIP) Program funds are distributed by the State of Florida. The Corporation will be notified of any change in the Local (SHIP) Program Fund status and the parties agree to have such Local (SHIP) Program audited annually as required by Chapter 420, Florida Statutes and Rule 67-37, 67ER-05 and 67-55, Florida Administrative Code. The parties hereto agree to pay their pro-rata share of the costs of an audit of the Local (SHIP) Program Funds in accordance with the funding distribution percentages denoted in Section 1 of this Agreement.
- Provided this interlocal Agreement remains effective between the City and the County, both parties agree that they will not do anything to jeopardize the other party's right to receive its allocation from the Local (SHIP) Program Fund.
- The parties to this Agreement understand that the relevant law requires an incentive plan for providing affordable housing and they agree to cooperate in ensuring that the requirements and the spirit of applicable law is satisfied.
- Neither party shall use any revenues distributed and allocated for purposes other than those authorized by 420,9072 (7). Florida Statutes, or as stipulated in Florida Housing Finance Corporation Administrative Rules 67-37, 67ER-05 and 67-55 (as each may be applicable to the (SHIP) Program)

- if at any time during the term of this Interlocal Agreement, the City or the County which are the parties to this Interlocal Agreement, the City or County believe that the intent of the parties set forth herein is not being accomplished, or that the terms of the interlocal Agreement are not fair, such entity may, upon the giving of ninety (90) days written notice, renegotiate the terms and the provisions to be effective on the first day of the next fiscal year. If the parties are unable to renegotiate the terms and provisions of this interlocal Agreement prior to the commencement of the next fiscal year, the noticing party shall cease to be a party to this interlocal Agreement and this interlocal Agreement shall terminate and be of no further force or effect as to such party and the funds shall be allocated as provided by law.
- 9. If either party shall cease to be eligible for allocation or distribution of State Housing Initiative Partnership (SHIP) Program monies, such party's allocation of the funds shall remain in the State (SHIP) Program Fund to be used by the Corporation
- Okalcosa Community Development Corp, will report quarterly to the Board of County Commissioners and the City of Fort Walton Beach.
- 11. The parties of this Agreement shall cooperatively prepare, and submit a single consolidated annual report incorporating all activities undertaken with (SHIP) Program funds in compliance with reporting provisions of Administrative Rule 67ER-05 and 67-55.
- For all purposes of this Interlocal Agreement, the term "Interlocal Agreement" shall mean this Interlocal Agreement.
- 13. This Interlocal Agreement shall become effective when filed in the office of the Okatoosa County Clerk of Circuit Court Finance Department. The County shall be responsible for such filing as soon as this Agreement has been fully executed.

-----BALANCE OF PAGE BLANK-----

IN WITNESS WHEREOF, the said municipal corporation in pursuance of due and legal action of its City Council has executed these presents causing its name to be signed by its Mayor and its corporate seal to be affixed, and Okaloosa County, a political subdivision of the State of Florida has caused these presents to be executed in its name by its Board of County Commissioners, acting by its Chairman of said Board, the day and year first written above.

CITY OF FORT WALTON BEACH,
A Municipality Chartered in the
State of Florida

BY:

Mike Anderson
Mayor
P.O. Box 4009
Fort Walton Beach, FL 32549-4009
(850) 243-3141

ATTEST:
BY:

Helen A. Spencer
Clark of Court

SEAL

Date:

Date:

Date:

Date:

Date:

DATE:

DATE:

DATE:

DATE:

OKALOOSA COUNTY, A
Political Subdivision of the
State of Florida, by and
Through its Board of
County Commissioners

BY:

Sherry Campbell
Chairman
1804 Lewis Turner Boulevard
Fort Walton Beach, FL
(850) 661-7105

ATTEST:
BY:

Jim Curry
County Clerk

DATE:

DATE:

AMENDMENT NO. 1

between

OKALOOSA COUNTY BOARD OF COUNTY COMMISSIONERS

and

THE CITY OF FORT WALTON BEACH

This amendment is made and entered into by and between The City of Fort Walton Beach ("the City") and the Board of County Commissioners of Okaloosa County ("the County") wish to amend the SHIP Local Housing Assistance Plan (LHAP), (the Agreement) to add an additional strategy known as the Florida Home Buyers Opportunity Program, created by The American Recovery and Reinvestment Act of 2009

NOW THEREFORE, in consideration of the mutual promises set forth below, the County and the City hereby amend the LHAP to read as follows:

II. LHAP HOUSING STRATEGIES:

- I. Name of Strategy: Florida Home Buyers Opportunity Program
 - 1. Summary of the Strategy: This strategy is designed in response to the legislative proviso requiring SHIP local governments to expend 2009-2010 funds to ensure that residents of the state derive the maximum possible economic benefit from the federal first time homebuyer tax credit created through The American Recovery and Reinvestment Act of 2009 by providing subordinate down payment assistance loans to first time homebuyers for owner occupied primary residences that can be repaid by the income tax refund the homebuyer is entitled to under the First Time Homebuyer Credit. The state program shall be called the "Florida Homebuyer Opportunity Program."
 - 2. Fiscal Years Covered: 2009/2010 until expiration of the Florida Homebuyer Opportunity Program Tax Credit.
 - 3. Income Categories to be served: Up to \$75,000 for single taxpayers or \$150,000 for joint filers. There is no requirement to reserve 30 percent of the funds for awards to very-low-income persons or 30 percent of the funds for awards to low-income persons; and there is no requirement to expend 75% of funds for construction, rehabilitation or emergency repair.
 - 4. Maximum award is the principal balance of the loans provided shall not exceed 10% of the purchase price or \$8,000 whichever is less.

- 5. Terms, Recapture and Default: If the county or eligible municipality receives repayment from the homebuyer within 18 months after the closing date of the loan the county or eligible municipality shall waive all interest charges. A homebuyer who fails to fully repay the loan within 18 months shall be subject to repayment terms provided in an appropriate strategy in the local housing assistance plan. All funds repaid to a county or eligible municipality shall be considered "program income" as defined in s. 420.9071 (24).
- 6. Deferred Payment Loan (DPL) to the homeowner secured by a mortgage and promissory note at zero percent (0%) interest with no monthly payments due and payable until sale, transfer or rental of subject property.
- 7. Recipient Selection Criteria: Recipients must meet the requirements of the following: The maximum income limit shall be Adjusted Gross Income of \$75,000 for single taxpayer households or \$150,000 for joint-filing taxpayer households which is equal to that permitted by the American Recovery and Reinvestment Act of 2009

Except as modified herein, all other provisions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Amendment to be executed by their duly authorized undersigned officials on the dates set forth below.

| FOR | FOR |
|---------------------------|--|
| City of Fort Walton Beach | Okaloosa County Board of County Commissioners |
| By: Mile Auder | By: William / Parties |
| Name: Mike Anderson | Name: William J. Roberts, III |
| Title: Mayor | Title: Chairman |
| Date: august 11, 2009 | Date: 8-20-09 |
| ATTEST: | ATTEST: |
| Helen Spencer | Don W. Howard |
| By: Helen G. Sprencer | Clerk of Circuit Court By: Denvin Clerk |

CONTRACT & LEASE INTERNAL COORDINATION SHEET

| [| | | | | |
|--|----------------------------------|--|--|--|--|
| Contract/Lease Number: <u>C 09- 1696 - C40</u> | Tracking Number: <u>5~94-</u> /3 | | | | |
| Contractor/Lessee Name: City of Fart Willen Bich | Grant Funded: YES_NO | | | | |
| Purpose: Interlocal Agreement for JHIP fun | ds | | | | |
| Date/Term: 3 years | 1. GREATER THAN \$50,000 | | | | |
| Amount: \$350,000.00 | 2. GREATER THAN \$25,000 | | | | |
| Department: 6. m | 3. 🔲 \$25,000 OR LESS | | | | |
| Dept. Monitor Name: Cllist Kampert | | | | | |
| Document has been reviewed and includes any attachments or exhibits. | | | | | |
| Purchasing Revie | PW | | | | |
| Procurement requirements are met: | , | | | | |
| Jack | Date: 4/17/13 | | | | |
| Purehasing Director or designee | | | | | |
| Risk Management Review | | | | | |
| Approved as written: Risk Manager or designee | Date: 4/18/13 | | | | |
| County Attorney Po | wiow _ | | | | |
| County Attorney Re | Date: 4/24/12 | | | | |
| Following Okaloosa County approval: | | | | | |
| Contracts & Gran | 1fs | | | | |
| Document has been received: | | | | | |
| Contracts & Grants Manager | Date: | | | | |

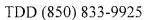


City of Fort Walton Beach

America's Most Beautiful Beaches

107 Miracle Strip Parkway, SW * Fort Walton Beach, Fl 32548 (850) 833-9500 * Fax (850) 833-9640





Helen Spencer, City Clerk 850-833-9509 hspencer@fwb.org

May 15, 2013

Don R. Amunds, Chairman 1804 Lewis Turner Blvd. Fort Walton Beach, FL 32547

RE: SHIP Local Housing Assistance Plan (LHAP)

FY 2013/2014; 2014/2015; 2015/2016

Dear Mr. Amunds:

Enclosed are (2) originals of the above Local Housing Assistance Plan signed by City officials. Please sign both originals where indicated for the County and forward one original to my office for our files.

Please contact me if you have any questions or need additional information.

Sincerely,

Helen Spender City Clerk

NAME OF LOCAL GOVERNMENT:

Okaloosa County and City of Fort Walton Beach

SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP)

FISCAL YEARS COVERED

2013/2014

2014/2015

2015/2016

SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP)

| A. | Name of the participating local government and Inter-local if Applicable: Section 420.9072(5),F.S. |
|----|---|
| | Okaloosa County/City of Fort Walton Beach |
| | Inter local: YesX No Name of participating local government(s) in the Inter-local Agreement; |
| | Okaloosa County/City of Fort Walton Beach |
| | A copy of the Inter-local Agreement is attached as Exhibit H. |
| B. | Purpose of the program: Section 420.9072, F.S. & Chapter 67-37.005(3), F.A.C. Creation of the Plan is for the purpose of meeting the housing needs of the very low, low and moderate-income households, to expand production of and preserve affordable housing, to further the housing element of the local government comprehensive plan specific to affordable housing. |
| C. | Fiscal years covered by the Plan: Chapter 67-37.002, F.A.C. |
| | X 2013/2014 X 2014/2015 X 2015/2016 |
| D. | Governance: Chapter 67-37.005(3) and (5)(i)F.A.C. and Section 420.9071(14)F.S. The SHIP Program is established in accordance with Section 420.907-9079, Florida Statutes and Chapter 67-37.007 Florida Administrative Code. The SHIP Program does further the housing element of the local government Comprehensive Plan. |
| E. | Local Housing Partnership Section 420.9072(1)(a), F.S. SHIP Program encourages building active partnerships between government, lenders, builders and developers, real estate professionals, advocates for low-income persons and community groups. |
| F. | Leveraging: Chapter 67-37.007(1)(b)(c), F.A.C. and Section 420.9075(1)(a) and (1)(b3, and (1)(c), F.S. The Plans are intended to increase the availability of affordable residential units by combining local resources and cost saving measures into a local housing partnership and using public and private funds to reduce the cost of housing. SHIP funds may be leveraged with or used to supplement other Florida Housing Finance Corporation programs and to provide local match to obtain federal housing grants or programs. |
| G. | Public Input: Chapter 67-37.005(3), F.A.C. Public input was solicited through face-to-face meetings with housing providers, |

Housing Assistance Plan and the Notice of Funding Availability.

social service providers and local lenders and neighborhood associations. Public input was solicited through the local newspaper in the advertising of the Local

H. Advertising and Outreach Chapter 67-37.005(6) (a), F.A.C.

The county or eligible municipality or its administrative representative shall advertise the notice of funding availability in a newspaper of general circulation and periodicals serving ethnic and diverse neighborhoods, at least 30 days before the beginning of the application period. If no funding is available due to a waiting list, no notice of funding availability is required.

- I. Discrimination: Section 420.9075(3)(c), F.S. In accordance with the provisions of ss.760.20-760.37, it is unlawful to discriminate on the basis of 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: Chapter 67-37.005(5)(g),F.A.C. Support services are available from various sources. Available support services may include but are not limited to: Homeownership Counseling (Pre and Post), Credit Counseling, Tenant Counseling and Transportation
- K. Purchase Price Limits: Section 420.9075(4)(c), F.S. and Chapter 67-37.007(6) F.A.C.

Purchase Price Limits: The sales price or value of new or existing eligible housing may not exceed 90% of the average area purchase price in the statistical area in which the eligible housing is located (Okaloosa County 2011 90% Average purchase price \$284,810.40). Such an average area purchase price may be that calculated for any 12-month period beginning not earlier than the fourth calendar year prior to the year in which the award occurs. The sales price of new and existing units, which can be lower but may not exceed 90% of the median area purchase price established by the U.S. Treasury Department or as described above.

| The methodology used by <u>Okaloosa County</u> is: | |
|---|----------|
| X Bond Study Numbers provided by Florida Housing Finance Corp | poration |
| Independent Study (copy attached) | |
| U.S. Treasury Department | |
| Local HFA Numbers | |

The purchase price limits shall run concurrently with those set annually by the State:

Okaloosa County \$ 284,810.40

L. Income Limits, Rent Limits and Affordability:

Chapter 67-37.005(5)(e), F.A.C. and Section 420.9071(2), F.S.

The Income and Rent Limits used in the SHIP Program are updated from the Housing Finance Corporation. Affordable means that monthly rents or mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the households as indicated in Sections 420.9071 (19), (20) and (28), F.S. However it is not the intent to limit an individual household's ability to devote more than 30% of its income for housing, and housing for which a household devotes more than 30% of its income shall be deemed affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30% benchmark and in the case of rental housing does not exceed those rental limits adjusted for bedroom size.

- M. Welfare Transition Program: Chapter 67-37.005(6)(b)(7)F.A.C.

 Should an eligible sponsor be used, the city/county has developed a qualification system and selection criteria for applications for Awards to eligible sponsors, which includes a description that demonstrates how eligible sponsors that employed personnel from the Welfare Transition Program and Workforce Development Initiatives programs will be given preference in the selection process.
- N. Monitoring and First Right of Refusal: Section 420.9075(3)(e) and (4) (f), F.S. In the case of rental housing, the staff or entity that has administrative authority for implementing the local housing assistance plan assisting rental developments shall annually monitor and determine tenant eligibility or, to the extent another governmental entity provides the same monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility. However, any loan or grant in the original amount of \$3,000 or less shall not be subject to these annual monitoring and determination of tenant eligibility requirements. Tenant eligibility will be monitored for at least annually for 15 years or the term of assistance whichever is longer unless as specified above.

Eligible sponsors that offer rental housing for sale before 15 years or that have remaining mortgages funded under this program must give a first right of refusal to eligible nonprofit organizations for purchase at the current market value for continued occupancy by eligible persons.

O. Administrative Budget: Chapter 67-37.005(6)(f)3, F.A.C..
There is currently no administrative budget due to no funding.

The Okaloosa County/City of Fort Walton Beach finds that the moneys deposited in the local housing assistance trust fund shall be used to administer and implement the local housing assistance plan. The cost of administering the plan may not exceed 5 percent of the local housing distribution moneys and program income deposited into the trust fund. A county or an eligible municipality may not exceed the 5 percent limitation on administrative costs, unless its governing body finds, by resolution, that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan. The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5% of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(17), and eligible municipalities receiving a local housing distribution of up to \$350,000 may use up to 10 percent of program income for administrative costs.

P. Green / Innovative Design: Section 420.90755 (3)(d) F.S.:

The Housing Rehabilitation and Substantial Rehabilitation strategy provides that energy conservation will be incorporated into all substantial rehabilitation projects. This includes, but is not limited to energy conserving windows and doors, higher efficiency HVAC units, increased wall and ceiling insulation, programmable thermostats, lo-flow plumbing fixtures, as appropriate and Energy Star rated appliances where applicable and with homeowners' acceptance, metal roofing is installed. Metal roofing contributes to increased energy efficiency, longer life and is less susceptible to hurricane wind damage.

Q. Essential Service Personnel: Section 420.9075 (3) (a0

Essential Personnel shall be defined as employees or persons whose profession or occupation is considered essential to the community, such as, but not exclusive to persons employed in the education system, city or county government, medical and health services and public safety. In accordance with Rule Chapter 67-37.002(8), F.A.C. and Chapter 67-37.005(8) F.A.C.

II. LHAP HOUSING STRATEGIES: Chapter 67-37.005(5), F.A.C.

A. Name of the Strategy: Purchase Assistance with Rehabilitation

1. Summary of the Strategy:

SHIP funds will be made available to support down payment, closing costs, gap financing, and substantial rehabilitation of existing or newly constructed affordable housing units on a one-time basis to income eligible homebuyers. However, each homebuyer shall only receive the minimum level of assistance required to enable the purchase, based on the Lender's Underwriting staff, and necessary repair of an existing or newly constructed home.

Fiscal Years Covered:

2013/2014; 2014/2015; 2015/2016

Income Categories to be served:

Those individuals or households who are at or below 80% of the median income. Beneficiaries must complete a Home Buyer Counseling class provided by Consumer Credit Counseling Services, Inc. or other HUD certified Credit Counseling service prior to receiving funds. Eligible Moderate Income applicants will be considered only if there are no eligible buyers in the Very Low Income and Low Income categories.

- 4. Maximum award: \$30,000
- 5. Terms, Recapture and Default:

Deferred Payment Loan (DPL) to the homeowner secured by a mortgage and promissory note at zero percent (0%) interest with no monthly payments due and payable upon sale, transfer or rental of subject property.

Requests for subordination in the event of homeowner refinancing will be reviewed and granted only when the refinancing will result in a decrease of their mortgage payment. There is the stipulation of no more than \$100.00 cash in hand to the homeowner.

Recipient Selection Criteria:

Assistance will be provided on a first-come, first qualified, first served basis for an applicant who receives a first mortgage commitment from a lender. Section 420.9075(3)(c) Florida Statue, state that it is unlawful to discriminate on the basis of race, creed, color, religion, age, sex, marital or familial status, national origin, or handicap in the selection of recipients of contracts or assistance under the SHIP Program.

B. Name of the Strategy: Rehabilitation

Summary of the Strategy:

The intent of this strategy is to complete substantial rehabilitation of substandard, homeowner occupied housing. The maximum per unit cost for rehabilitation cannot exceed \$50,000, and is fully forgivable.

Green strategy: The Housing Rehabilitation and Substantial Rehabilitation strategy provides that energy conservation and other green features will be incorporated into all substantial rehabilitation projects. This includes, but is not limited to energy conserving windows and doors, higher efficiency HVAC units, increased wall and ceiling insulation, programmable thermostats, low-flow plumbing fixtures, as appropriate and Energy Star rated appliances where applicable and with homeowners' acceptance, metal roofing. Metal roofing contributes to increased energy efficiency, longer life and is less susceptible to hurricane wind damage. Fiscal Years Covered:

2013/2014; 2014/2015; 2015/2016

2010/2011/2011/2010/2010

2. Income Categories to be served:

The targeted populations are those individuals or households who are at or below 80% of the median income.

3. Maximum award: \$50,000

4. Terms, Recapture and Default:

Deferred Payment Loans (DPL's) at 0% interest with no monthly payments secured by a recorded mortgage and promissory note that is forgiven at the end of 5 (five) years. The loan is due and payable upon sale, transfer or rental of subject property prior to forgiveness date. In the event of the death of a loan holder, if an income eligible heir makes the house their primary residence, the forgivable loan can be assumed by them.

\$ 1.00 - \$50,000 = 5 Years @ 1/5 PER YEAR

Requests for subordination in the event of homeowner refinancing will be reviewed and granted only when the refinancing will result in a decrease of their mortgage payment. There is the stipulation of no cash in hand to the homeowner.

6. Recipient Selection Criteria:

Assistance will be provided on a first-come, first qualified, first-serve basis following annual advertisement when required of the availability of SHIP resources for eligible homeowners who are at no more than 80% of median income level for Okaloosa County. Section 420.9075(3)(c) Florida Statue, state that it is unlawful to discriminate on the basis of race, creed, color, religion, age, sex, marital or familial status, national origin, or handicap in the selection of recipients of contracts or assistance under the SHIP Program.

C. Name of the Strategy: Reconstruction or New Construction for Eligible

Homeowners

1. Summary of the Strategy:

SHIP funds will be made available for the demolition of mobile homes and homes, which are determined to be deteriorated beyond repair for the reconstruction of homes on the property of the eligible homeowner. Reconstructed homes will include Energy Starr rated appliances, compact florescent light bulbs, energy efficiency rated HVAC units, and added insulation. Selected units will be determined based on feasibility analysis. The maximum allowable SHIP cost is up to \$150,000. If applicant is eligible for a first mortgage on the reconstruction project, the Okaloosa CDC will pay the difference between the amount of the first mortgage and the cost of the new reconstruction.

2. Fiscal Years Covered:

2013/2014; 2014/2015; 2015/2016

3. Income Categories to be served:

Those individuals or households who are within 80% of the median income or less.

- 4. Maximum award is noted on the Housing Delivery Goals Charts: \$150,000
- 5. Terms, Recapture and Default:

The SHIP note has no monthly payments, is at zero percent (0%) interest, and is due and payable upon sale, transfer or rental of subject property. The note has a term of 20 years upon which time the loan is fully forgiven. Listed below are the loan amounts with the years of commitment:

Loans will be forgiven in percentages at the following rates:

20 Year loan.....5% forgiven per year on the loan anniversary date.

There is a term of 20 years, unless the property is sold, transferred or rented, in which case the balance of the loan becomes due and payable in full, with the following exceptions:

a...In the event of the death of a loan holder, if an income eligible heir makes the house their primary residence, the forgivable loan can be assumed by them.

b.lf HOME monies are leveraged with SHIP monies for reconstruction or new construction HOME & SHIP rules (whichever is more restrictive) will apply to eligible recipients and property.

6. Recipient Selection Criteria:

Assistance will be on a first-come, first qualified, first-served, basis for those whose income is 80% or less of the median income. Section 420.9075(3)(c) Florida Statue, states that it is unlawful to discriminate on the basis of race, creed, color, religion, age, sex, marital or familial status,

national origin, or handicap in the selection of recipients of contracts or assistance under the SHIP Program.

D. Name of the Strategy: Disaster Assistance

1. Summary of the Strategy:

SHIP funds may be used in all areas of Okaloosa County and the City of Fort Walton Beach to provide emergency repairs and rental assistance funds to homes owned by SHIP very low and low income families in the aftermath of a Federal or state declared disaster by Executive Order to address emergency housing repair needs. Generally, such needs shall include, but not be limited to: purchase of emergency supplies for eligible homeowners to weatherproof damaged homes; interim repairs to avoid further damage to the homes of eligible families; tree and debris removal required to make individual housing units habitable by an eligible family; and post-disaster assistance for uninsured repairs to homes owned by low and very low income families. Additionally, in those cases where eligible families cannot live in their damaged homes, deposits and 1st and last month's rents will be provided not to exceed \$3,500 per unit . This optional strategy will be implemented only in the event of a "declared disaster" that directly impacts the area. The maximum amount of SHIP funds to be utilized through this strategy is \$50,000 in repairs per unit and \$3,500 per family for rental assistance.

2. Fiscal Years Covered:

2013/2014; 2014/2015; 2015/2016

3. Income Categories to be served:

Those individuals or households at or below 80% of the median income or less. The maximum SHIP cost per unit is \$50,000. Section 420.9075(3)(c) Florida Statue, state that it is unlawful to discriminate on the basis of race, creed, color, religion, age, sex, marital or familial status, national origin, or handicap in the selection of recipients of contracts or assistance under the SHIP Program. This is a one-time assistance program.

4. Maximum award is noted on the Housing Delivery Goals Charts:

\$50,000 per unit for rehabilitation \$3,500 per unit for rental assistance, if required

5. Terms, Recapture and Default:

The SHIP note has no monthly payments, is at zero percent (0%) interest, and is due and payable upon sale, transfer or rental of subject property. The mortgage and note have a maximum term of 5 years upon which time the loan is fully forgiven. Listed below are the loan amounts with the years of commitment:

1.00 - 50,000 = 5 years for unit repair

Loans will be forgiven in percentages at the following rates:

5 year loan-20% forgiven per year on the loan anniversary date.

There is a term of 5 years, unless the property is sold, transferred or rented, in which case the loan becomes due and payable in full, with the following exception:

(1) An income eligible heir makes the house their primary residence, in which case the loan can be assumed by them.

If HOME monies are leveraged with SHIP monies for reconstruction or new construction HOME & SHIP rules will apply to eligible recipients and property.

Rental Assistance funds, not to exceed \$3,500 will be granted to income eligible recipients.

6. Recipient Selection Criteria:

Assistance will be provided on a first come, first qualified, first served basis following the declaration of a disaster. The strategy will be advertised upon declaration of the area as a "declared disaster" area. In the event the strategy is not implemented during a given SHIP Program year, any funding reserved for the Strategy will be reallocated to one or more of the approved SHIP strategies by SHIP budget transfer notification to the Housing Finance Agency.

E. Name of the Strategy: Infill- Housing / Land and/or House Acquisition/Rehabilitation/Resale

1. Summary of the Strategy:

The intent of this strategy is threefold:

- a.) To allow the Okaloosa CDC the capability to purchase the property, rehabilitate and resell it using HD definition of "Affordability" within 12 months of purchase to low and very low income eligible customers.
- b.) To purchase property in target neighborhoods needing revitalization and to provide infill housing via new construction within 24 months of purchase.
- c.) To allow the Okaloosa Community Development Corp to purchase land to develop home sites within 36 months of purchase. This is not a land banking strategy, but instead a new construction strategy that complies with the SHIP expenditure deadline.
- 2. Fiscal Years Covered:

2013/2014; 2014/2015; 2015/2016

Income Categories to be served:

The targeted populations are those individuals or households who are at 80% of the median income or less.

Maximum award is noted on the Housing Delivery Goals Charts:

\$100,000

4. Terms, Recapture and Default:

Applicants purchasing these properties will be allowed to participate in the SHIP Down Payment/Closing Cost Program. The upfront SHIP investment from this strategy will be recaptured in full.

MAXIMUM AMOUNTS:

Single Family Home

\$100,000

Recipient Qualifications:

Costs funded by the SHIP Program for homes purchased by SHIP recipients will require a Deferred Payment Loan (DPL) secured by a mortgage and promissory note. The note has no monthly payments, is at zero percent (0%) interest, and is due and payable upon sale, transfer or rental of subject property.

There is a term of 15 years, unless the property is sold transferred or rented, in which case the loan becomes due and payable in full, with the following exceptions:

- (1) An income eligible heir makes the house their primary residence, in which case the loan can be assumed by them.
- (2) The SHIP note has no monthly payments, is at zero percent (0%) interest, and is due and payable upon sale, transfer or rental of subject property.

If HOME monies are leveraged with SHIP monies for reconstruction, HOME rules will apply to eligible recipients and property.

5. Recipient Selection Criteria:

Assistance will be provided on a first-come, first qualified, first-serve basis following annual advertisement of the availability of SHIP resources for eligible homeowners who are at no more than 120% of median income level for Okaloosa County. Section 420.9075(3)(c) Florida Statue, state that it is unlawful to discriminate on the basis of race, creed, color, religion, age, sex, marital or familial status, national origin, or handicap in the selection of recipients of contracts or assistance under the SHIP Program.

F. Name of the Strategy: Foreclosure Prevention/Intervention Strategy

1. Summary of the Strategy:

This strategy will be used in all areas of Okaloosa County and the City of Fort Walton Beach to provide foreclosure prevention/intervention assistance prior to the start of the foreclosure process to allow eligible low and very low income homeowners to become current on their mortgage payments. Eligible expenses will include delinquent mortgage payments, attorney's fees, recording fees, and late fees. The maximum grant amount is \$5,000.

Fiscal Years Covered:

2013/2014: 2014/2015: 2015/2016

3. Income Categories to be Served:

Those individuals or households who are at or below 80 % of median income. Assistance will be provided on a first-come, first qualified, first-served basis.

Maximum Award:

\$5,000

5. Terms, Recapture and Default:

Assistance will be available in the form of a grant with no repayment Required.

6. Recipient Selection Criteria:

Homeowners must be delinquent at least 30 days with either a letter from the mortgagor-notifying applicant of delinquency and/or intent to foreclose. In addition, the default must have been caused by circumstances beyond the control of the applicant, such as - death of spouse, unforeseen medical expenses, divorce, or unemployment- and there must be a reasonable prospect that the applicant will be able to resume full mortgage payments to the primary lender, based on an income certification to determine Affordability. This program may only be used once by an eligible homeowner.

G. LHAP RENTAL STRATEGIES

Name of the Strategy: Rehabilitation/New Construction

1. Summary of the Strategy:

The intent of this strategy is to leverage state funds with private investors and other non-profits in the rehabilitation of existing substandard low-income rental housing, both single family homes and multi-family apartments or town homes, and to assist in the funding, rehabilitation or new construction of rental units within the County and City to further the efforts of low income rental development.

2. Fiscal Years Covered:

2013/2014; 2014/2015; 2015/2016

3. Income Categories to be served:

Families occupying rental units rehabilitated or developed through this activity must have incomes below 80% of the median income or in the case of a development receiving tax credits; they must adhere to state required percentages.

Sponsor Selection Criteria:

Selection criteria shall include the following, as applicable:

SELECTION CRITERIA

MAXIMUM POINTS

| 1) | Provide the organization's mission statement | |
|-----|--|-------------|
| | or bylaws which must document the organization's intent to provide | |
| | affordable rental housing | 10 pts. |
| 2) | Amount of community related activity the organization has | • |
| · | in Okaloosa County. | 5 pts. |
| 3) | Experience in the development of affordable rental housing as | • |
| • | well as any previous experience with the FHFC rental development. | 20 pts. |
| 4) | The financial stability of the organization / corporation. | 15pts. |
| 5) | Ability to complete projects in a timely manner with target dates | • |
| , | for Project commitment and completion if selected. | 10 pts. |
| 6) | Demonstrate site control. | 15pts. |
| 7) | Demonstrate that other necessary funds and financing are | • |
| , | committed with a ratio of private funds to public funds included. | 15pts. |
| 8) | Document the SHIP cost per unit as well as the total aggregate | |
| -, | cost per unit from all funding sources. | 20pts. |
| 9) | Document that the infrastructure is in place or is available and project | |
| , | conforms to County and/or City development goals. | 10pts |
| 10 | Document support services provided. | 20pts. |
| | Document the affordability of the proposed units to be constructed or | - |
| | nabilitated (please include rental rates). | 20pts. |
| | Is the sponsor designated as a private for profit entity or a non-profit | |
| , | Organization. | 10 pts. |
| 13 |) Is the project located in an area targeted by the OCDC, City of Fort | , |
| , | Walton Beach, or Okaloosa County, or is it located in a Community | |
| | Redevelopment Area or Enterprise Zone? | 10pts. |
| 14) | Demonstrate that you will employ personnel from the | |
| | Welfare Transition Program and Workforce Development Initiatives Programs. | 10pts. |
| 15) | Form of SHIP Assistance requested, i.e., deferred payment loan | - 1 |
| , | or low interest loan. | 10pts. |
| | | |

5. Terms, Recapture and Default:

Deferred Payment Loans (DPL)'s will be used at 0% for non-profit firms and a low interest loan not to exceed 3%, will be used for for-profit firms. Both cases will be secured by mortgage and note, with a minimum term of 15 years.

Limits:

New Construction:

\$50,000/Unit \$40,000/Unit

Existing

SHIP Leveraging Resources:

- Private Mortgage Lenders
- Florida Housing Finance Corporation (FHFC)

6. Recipient Selection Criteria

All applicants that meet the selection criteria will be served on a first comefirst qualified- first served bases and must be approved by vote of the Board of Directors of the Okaloosa Community Development Corporation.

NOTE: All applicants must be registered and have ability to obtain permits in Okaloosa County, and have current license to operate its business within Okaloosa County. SHIP applicants must agree to comply with all SHIP program guidelines by contract, certify that it will not discriminate on the basis of race, creed, color, marital status, religion, age, sex, familial status, national origin, or handicap, and certify that all SHIP assisted individuals or households qualify as very low or low income under the current Florida Housing Finance Corporation income limits. Rental housing constructed or rehabilitated using SHIP funds must provide the minimum set aside of units for eligible persons for at least (15) years or the term of assistance, whichever is longer. Throughout the terms of assistance, the Okaloosa Community Development Corporation will be monitoring the Rental Housing to ensure guidelines are being met. The staff or entity that has administrative authority for implementing the local housing assistance plan assisting rental developments shall annually monitor and determine tenant eligibility or, to the extent another governmental entity provides the same monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility. Rental housing offered for sale prior to the end of this period must be subject to a first right of refusal for purchase at the current market value by eligible non-profit organizations who would provide continued occupancy by eligible persons.

H. SPECIAL NEEDS HOUSING STRATEGY

Summary of the Strategy:

This strategy will be used in all areas of Okaloosa County and the City of Fort Walton Beach to qualified not-for-profit organizations applying for funds to acquire, develop and/or rehabilitate affordable housing for very — low to low income special needs populations. Persons who have special housing needs are defined in Chapter 67-37.002 (21), F.A.C. Such persons included: those who have encountered resistance to their residing in particular communities; suffered increased housing costs resulting from their unique needs and high risk of institutionalization; persons with developmental disabilities; persons with mental illness or chemical dependency; persons with Acquired Immune Deficiency

Syndrome ("AIDS") and Human Immunodeficiency Virus ("HIV") disease; runaways and abandoned youth; public assistance recipients; migrant and seasonal farm workers; refugees and entrants; the elderly; and disabled adults._The not-for-profit/for profit organizations selected for award of funding will utilize a first come, first served tenant selection process,

Fiscal Years Covered;

2013/2014; 2014/2015; 2015/2016

3. Income and eligibility requirements:

Eligible persons include those whose income do not exceed 80% of median, income

Eligible activities include acquisition, reconstruction, moderate or substantial rehabilitation, site improvements, conversion, and/or new construction of units.

None of the funds may be used for administrative support, staff, administrative materials, and or any other cost associated with administration.

Allowable SHIP expenses under this strategy are: construction materials and labor, permits, payment of impact and capacity fees, lender fees, and infrastructure expenses typically paid by the developer, appraisals, soft costs such as engineering fees, architectural and related fees, environmental studies, financing costs, and legal fees.

4. Applicant Criteria

The applicant must have experienced staff that have successfully completed similar projects, or experienced consultants.

Applicant will conjoin housing with appropriate services, enabling special needs individuals to achieve independent living appropriate to their level of ability.

Rental housing offered for sale prior to the end of this period will be required to offer a right of first refusal for purchase at the current market value by eligible non-profit organizations that would provide continued occupancy by eligible persons.

5. Terms, Recapture and Default:

Deferred Payment Loan (DPL)'s will be 0% for non-profit organizations only whose application fit criteria for Special Needs and is to be approved by the Board of Directors'. No payments will be required. Based on the Board of Directors approval the loan will be secured by mortgage and note, with a term of 15 years. If at anytime the originally intended use of the special needs housing changes, the funds utilized from SHIP must be repaid in full.

Limits:

New Construction \$50,000/Unit Existing \$40,000/Unit

IV. LHAP INCENTIVE STRATEGIES Section 420.9071(16), F.S.

a. Incentive: The processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects. (Section 420.9071(16), Florida Statutes)

Okaloosa County:

As provided in Policy 1.4.4 of the Housing Element of the Okaloosa County Comprehensive Plan, the County provides a fast-track review process for development order and building permit applications for projects that provide affordable housing.

City of Fort Walton Beach:

It is the policy of the City's Development Services Division to expedite affordable housing projects to the greatest extent possible, while meeting all local, state and federal regulations.

b. Incentive: The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing. (Section 420.9071(16), Florida Statutes)

Okaloosa County:

The County shall route to the Okaloosa County/City of Fort Walton Beach Affordable Housing Advisory Committee for review and comment any proposed policy, ordinance, regulation, or plan provision that could affect the affordability of housing no less than thirty (30) days prior to the first public hearing of any said policy, ordinance, regulation, or plan provision.

City of Fort Walton Beach

The City shall route to the Okaloosa County/City of Fort Walton Beach Affordable Housing Advisory Committee for review and comment any proposed policy, ordinance, regulation, or plan provision that could affect the affordability of housing no less than thirty (30) days prior to the first public hearing of any said policy, ordinance, regulation, or plan provision.

c. Incentive. Establishment of a schedule for implementing the incentive strategies. (Section 420.9071(16), Florida Statutes)

Okaloosa County:

Implementation of the incentive strategies contained herein shall begin upon adoption of this Local Housing Assistance Plan.

City of Fort Walton Beach:

Implementation of the incentive strategies contained herein shall begin upon adoption of this Local Housing Assistance Plan.

IV. EXHIBITS:

A. Administrative Budget, For Each Fiscal Year Covered in the Plan Chapter 67-37.005), F.A.C.

- B. Timeline For Each Fiscal Year Covered in the Plan: Chapter 67-37.005), F.A.C.
- C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the Plan: Chapter 67-37.005), F.A.C.
- D. Certification Page: Chapter 67-37.005(7), F.A.C. Signed Certification is attached.
- **E. Resolution:** Signed Resolution is attached.
- F. Program Information Sheet
- G. Ordinance
- H. Inter-local Agreement: Section 420.9072, F.S. Signed Inter-local Agreement is attached.

Exhibit A Administrative Budget

LHAP 2013

Exhibit A

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

Effective Date: 11/09

Okaloosa County

| Okaloosa County | | _ |
|---------------------------------------|------------------|-----|
| Estimated Allocation for Calculating: | \$ 350,000.00 | |
| Fiscal Year 2013 / 2014 | | |
| | | |
| Salaries and Benefits | \$ 31,500.00 | |
| Office Supplies and Equipment | \$ 2,000.00 | |
| Travel Perdiem Workshops, etc | \$ 1,000.00 | |
| Advertising | \$ 500.00 | |
| Other | \$ | |
| Total | \$ 35,000.00 | 10% |
| Fiscal Year 2014 / 2015 | | |
| Estimated Allocation for Calculating: | \$ _ | |
| Salaries and Benefits | \$ _ | |
| Office Supplies and Equipment | \$ - | |
| Travel Perdiem Workshops, etc | \$ - | |
| Advertising | \$ - | |
| Other | \$ | |
| Total | \$ - | 0% |
| Fiscal Year 2015/2016 | | |
| Estimated Allocation for Calculating: | \$ - | |
| Salaries and Benefits | | |
| Office Supplies and Equipment | | |
| Travel Perdiem Workshops, etc | | |
| Advertising | | |
| Other | \$ | |
| Total | \$ • | 0% |
| | | |

Exhibit B Timeline

TIMETABLE FOR STATE FISCAL YEAR: 2013 / 2014

Name of Local Government: Okaloosa County

| Program | Year | 20 | 13/;20 | 014 | | | | disp. | | diddi. | | | | 2 | 147 | 2015 | High | | | Hink | | K ala | HHE | rilliki) | | | 201 | 5/20 | 116 | | | illell | | | ijaki. | | | | (in) | | 200 | 214 | | |
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| Activities | Month | 7 | 8 | 9 | 10 | 11 | 12 | | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | | 1 | 1 | 2 | | 2 | 3 | 4 : | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | | 2 | 3 | 4 | 5 | 6 | 1 | 8 | 8 | 10 | 11 | 12 |
| Advertise Availability of Funds | <u> </u> | | × | × | | | _ | _ | _ | | _ | | <u> </u> | _ | | _ | \downarrow | _ | _ | | _ | _ | \perp | 4 | | 4 | | | | | | | | | | | _ | | | _ | - | ļ | ╁_ | |
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| Start Program Year | ļ | x | | | | | | | _ | | - | | _ | L | - | _ | _ | - | | | | | 4 | | | _ | | | - | | | | | | | <u> </u> | | | _ | | - | | \perp | - |
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| Annual Report | | | | × | | | | | + | | 1 | \vdash | \vdash | 十 | + | × | \dagger | \dagger | + | + | + | † | \dashv | _ | \dashv | 7 | | | _× | | | - | | - | - | _ | | - | | - | × | + | + | + |
| Mid-Year Review/Adjustments | | | _ | | | | x | | | ļ | | - | | | | - | 1 | _ | - | | _ | | 4 | | | | | | | | | | | | | | | | | - | | - | 1 | F |
| End-Year Review/Adjustments | | | | | | | | | | | | _ | x | | | | | | <u></u> | | | | | | _ | × | | | | | | | | | | | | × | | | | | \perp | |
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| Encumbrance Deadline | <u> </u> | - | \vdash | - | - | - | - | ╁ | + | - | - | ╁╌ | - | \dagger | +- | + | + | - - | | + | + | \dashv | + | + | - | × | | | | | | | | | - | - | _ | - | \vdash | ╁╴ | - | + | \dagger | +- |
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| Final Program Review | | | | | | | | | 1 | - | + | - | | + | + | + | | _ | \dagger | + | _ | | \dashv | + | + | | | | - | | | | - | | | _ | | × | | 1 | - | _ | + | +- |
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Directions:

Type in the applicable years across the top line.

List Program Activities down left hand side. Type in an "X"

on applicable activity line under month and year the activity will be initiated or completed.

At a minimum the following activities should be included:

- 1) Advertise availability of funds and application period
- 2) Encumbrance of funds (12 months following end of State Fiscal Year)
- 3) Expenditure of funds (24 months following end of State Fiscal Year).
- 4) Submit Annual Report to FHFC (September 15th)

TIMETABLE FOR STATE FISCAL YEAR: 2014 / 2015

Name of Local Government: Okaloosa County

| Program | Year | (201 | 4/20 | 15 | Hein | iliiko | à in | | | DAL. | man. | | 1111 | 20 | 15/2 | 016} | | | illi (j. | | | | | i in | | 20 | 16/2 | 017 | No. | | | | | | | | | | | | | | |
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| Activities | Month | 7 | 8 | 9 | 10 | | 12 | | 2 | 3 | 14 | 5 | 6 | 7 | 8 | 9 | 10 | | 12 | | 2 | (3) | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 1 | 2 | 3 | 4 | 5 | 8 | | 8 | 9 | 10 | 11 | 12 |
| Advertise Availability of Funds | | <u> </u> | × | × | | | | | | | | | L | _ | | | <u> </u> | | | | | | | | | | | ļ | <u> </u> | | | | | | | | | | <u> </u> | ļ | | | |
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| Application Period(On-Going) | | | x | × | × | х | × | <u> </u> | × | x | x | _x_ | x | × | × | x | x | x | × | × | x | × | _x_ | × | х | <u> </u> | - | \vdash | | | | ļ | | ļ | _ | | | <u> </u> | | | <u>-</u> | ┰ | |
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| Start Program Year | <u> </u> | ×_ | | | | | | | | \vdash | | | | \vdash | | - | | | ┢ | | | | | | | ┢ | - | | ╁ | | \vdash | | | - | | | ╁╌ | - | <u> </u> | \vdash | | ╁ | |
| Annual Report | | | | x | | | | | | | | | | \vdash | | × | | | | | | | | | | | | T _x | ╁┈ | † | | | _ | | | | \vdash | | | × | | | |
| 7 Harloui Hoport | | | | _ | | | | | | - | | | | | \vdash | - | | - | | | | | | | | | | - | | | | | | | | | | | | | | | |
| Mid-Year Review/Adjustments | | | | | | | x | | | | | | | | | | <u> </u> | | | | | | | | | | | | | <u> </u> | | | | | | | | | - | | | | |
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| End-Year Review/Adjustments | | ┼ | | - | | | | ļ | | - | | | X | \vdash | - | ┼ | ┼ | <u> </u> | - | <u> </u> | - | _ | | | x | | | - | ├ | ├ | | - | | _ | | _ | × | - | | | ╁ | +- | - |
| Encumbrance Deadline | | 1 | | - | | | - | - | | _ | \vdash | | \vdash | | - | ╁ | | - | | | | | | | × | \vdash | \vdash | - | | - | | | | - | | | - | | \vdash | | | 1 | |
| Electriciance Deadane | | T | | | | | | | | | | | | T | | | 1 | | 1 | | | | | | <u> </u> | | | | | 1 | | | | | | | | | | | 1 | \top | |
| Expenditure Deadline | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | х | | | Ī., | | | |
| | <u> </u> | <u> </u> | | | ļ | | <u> </u> | | | _ | - | _ | _ | L | - | _ | - | - | - | _ | _ | | _ | | | <u> </u> | ļ | 1 | - | <u> </u> | <u>_</u> | _ | | | <u> </u> | _ | _ | <u> </u> | _ | | <u> </u> | 1 | |
| Final Program Review | ┼ | ╁ | _ | | - | | - | | _ | _ | | | <u> </u> | - | - | - | - | | - | - | - | | | | _ | ┝ | - | - | - | - | _ | _ | | \vdash | \vdash | <u> </u> | x | | - | | | + | <u> </u> |
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| | ل | | | <u> </u> | | | <u> </u> | L | L.,. | L | | <u> </u> | 1 | | | | | | 1 | 1 | L | L | L | | <u> </u> | 1 | <u> </u> | | | ل | L | | | 1 | | 1 | | <u>L.</u> | | | | | L |

Directions:

Type in the applicable years across the top line.

List Program Activities down left hand side. Type in an "X"

on applicable activity line under month and year the activity will be initiated or completed.

At a minimum the following activities should be included:

1) Advertise availability of funds and application period

TIMETABLE FOR STATE FISCAL YEAR: 2015 / 2016

Name of Local Government: Okaloosa County

| Program | Year | (20 | 5/20 | 16 | 2144 | | | | i North | WW. | | | | 20 | 161 | 2017 | | 18111 | 10 | | | | | | | | 201 | 7 / 20 | 18 | | H) (B | | | | | | | | | | | | | | n. |
|---------------------------------|----------------|--------------|------|----|------|---|----------|---|----------------|-----|---|---|---|----------|-----------|------|---|-----------|----|-----|-----|----------|----------|---------|----------|---|-----|--------|----|----------|----------|----|---|----------|--------------|----------|----|----------|----------|------------|----------|---|--------------|--------|----|
| Program Activities | Month | 7 , | 8 | 9 | 10 | | 12 | 1 | 2 | 3 | 4 | 6 | 6 | 7 | 8 | 9 | 1 | b 1 | | 2 1 | | 2 | 3 | 4 | 5 | 6 | | 8 | 9 | 10 | | 12 | | 2 | 3. | 4 | 5 | 8 | | 8 | | | O. | 11 11 | 2 |
| Advertise Availability of Funds | ļ | | × | x | | | | | | | | | | | | | | 1 | _ | ļ | | | | | _ | | | | | | | | | | | _ | _ | _ | L | - | <u> </u> | _ | 4 | \bot | |
| | | | | | | _ | _ | | | | _ | _ | | - | \vdash | + | + | + | - | - | - | + | + | + | + | - | | | - | | | | | <u> </u> | - | \vdash | ╀ | - | - | + | + | + | + | + | |
| Application Period(On-Golng) | - | | X | х | × | x | x | х | X | X | X | X | × | × | × | × | × | × | +- | x x | | × | × | × | × | × | | | | - | | | - | \vdash | \vdash | - | | | ╁ | + | + | + | + | + | |
| Start Program Year | | × | | | _ | | | | | | | | | | _ | _ | 1 | - | | | | 1 | 1 | | | | | | | | | | | | | | | | | | - | - | _ | 1 | _ |
| Annual Report | | - | | × | | | - | | | | | - | - | | | × | | - | + | - | - | + | | - | - | | | | x | - | | | | | | | - | - | - | | +- | | \dashv | - | _ |
| | | | | | _ | | | | | | | | | | \perp | | | | | | | | | \bot | | | | | | | | | | | | | | | | | L | | | Ţ | |
| Mid-Year Review/Adjustments | <u> </u> | - | _ | | _ | | x | | - | | - | | | ┞ | + | + | + | + | + | | + | | + | + | _ | | | | | <u> </u> | - | | | | ├ | - | - | +- | ╁ | - | + | + | + | + | |
| End-Year Review/Adjustments | | | | | | | | | | | | | x | <u> </u> | | | _ | | | | | | | | | x | _ | | | | | | | | | <u> </u> | | х | | 1 | 1 | | 士 | | _ |
| | | \vdash | ļ | | | | | | | _ | - | | _ | ┡ | \perp | - | - | \perp | - | | + | + | _ | \perp | \dashv | _ | | | _ | - | · . | | _ | | - | <u> </u> | ┼- | \perp | ├- | \dotplus | - | - | \dashv | _ | |
| Encumbrance Deadline | | | | - | - | | | | | - | - | - | | ╁ | + | | + | + | + | + | + | \dashv | \dashv | - | _ | × | | | | - | - | - | - | - | <u> </u> | - | + | \vdash | ╁╌ | + | + | - | - | + | _ |
| Expenditure Deadline | | | | | | | <u> </u> | | | | ļ | | | | | | 1 | | | | | | | | | | | | | | | | | | | L | | × | | | | | \downarrow | 1 | |
| | - | _ | | | | - | ├- | | - | - | | - | - | ╀ | + | +- | + | | + | - | - - | + | + | + | \dashv | | | | | - | <u> </u> | | | - | - | _ | + | - | \vdash | + | + | + | + | + | |
| Final Program Review | | | | | | - | - | | | - | | | | | \dagger | + | + | \dagger | 1 | | - | | | | | _ | | | | | - | | | | | | | × | | | 1 | | \pm | | _ |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Directions:

Type in the applicable years across the top line.

List Program Activities down left hand side. Type in an "X"

on applicable activity line under month and year the activity will be initiated or completed.

At a minimum the following activities should be included:

1) Advertise availability of funds and application period

Exhibit C Housing Delivery Goals Charts

| Name of Local Government: Okaloosa County | | | FI | ORIDA H | | | | | | | NI | Piease che | ck applicable | box |
|--|-----------|---|--------------|--------------|--|--------------------|--|------------------|-----------------------------|-----------------------|----------------------|---------------------|---------------|-----------|
| Name of Local Government Okaloosa County | | | | НО | USING | DELIVER | Y GOA | LS CHART | | | | New Plan: | | x |
| Name of Local Government Okaloosa County | | STRATEGIES FOR | THE LO | CAL HOUSING | ASSIST | TANCE PLAI | V FOR S | TATE FISCA | L YEAR: _2013 / 20 | 014 | | Amendment: | | |
| Note | | | | | | | | | | | | Fiscal Yr. Closeout | t: | 2016/2018 |
| Non-serior Non | | Name of Local Government: | Okaloos | sa County | | | | | Estimated Funds: | \$350,000.00 | | | | |
| Non-serior Non | | | | | | | | | | | | | | <u></u> |
| Common C | Strategy# | HOME OWNERSHIP | VII | Max SHIP | 1.1 | May SHIP | MI | May SHIP | | | | | | Total |
| Resentantion of New Construction | rom Plan | | | | | | | | ŞHIP Dollars | SHIP Dollars | SHIP Dollars | SHIP Dollars | | Units |
| Recentification or New Combination \$150,000 \$150,000 \$53,000 \$50,000 \$50,000 \$0 | | Purchase Assistance | 1 | \$30,000 | 1 | \$20,000 | 1 | \$10,000 | \$0.00 | | \$60,000.00 | \$60,000.00 | 17.14% | |
| Disubst natistations S53,500 S53,500 S53,500 S53,500 S50,000 S0,000 | | Rehabilitation | 3 | \$50,000 | 1 | \$50,000 | 1 | \$50,000 | \$0.00 | \$250,000.00 | | \$250,000.00 | 71.43% | |
| Infiliation and the Notes Acquisition \$100,000 \$100,000 \$100,000 \$0. | | Reconstruction or New Construction | | \$150,000 | | \$150,000 | | \$150,000 | \$0.00 | | | \$0.00 | 0.00% | |
| Restablishistation St. S | | Disater Assistance | | \$53,500 | | \$53,500 | | \$53,500 | \$0.00 | | | \$0.00 | | |
| Foreclasure Prevention | | | | \$100,000 | | \$100,000 | | \$100,000 | \$0.00 | | | \$0.00 | | |
| Subtotal 1 (Home Ownership) 5 \$185,000.00 2 \$70,000.00 2 \$60,000.00 \$50,000 \$50,000 \$55,000.00 \$315,000.00 \$0.000% | | | 1 | \$5,000 | 0 | \$5,000 | 0 | \$5,000 | \$0.00 | | \$5,000.00 | \$5,000.00 | | |
| Subtotal 1 (Home Ownership) 5 \$185,000.00 2 \$70,000.00 2 \$50,000.00 \$250,000.00 \$55,000.00 \$315,000.00 90.00% | | | | | | | | | | | | \$0.00 | 0.00% | |
| Subtotal 1 (Home Ownership) 5 \$185,000.00 2 \$70,000.00 2 \$80,000.00 \$0.000 \$250,000.00 \$85,000.00 \$9.00% | | | 1 | | | | | | | | | \$0.00 | | |
| STRATEGIES | | Subtotal 1 (Home Ownership) | 5 | \$185,000.00 | 2 | \$70,000.00 | 2 | \$60,000.00 | \$0.00 | \$250,000.00 | \$65,000.00 | \$315,000.00 | | |
| STRATEGIES | | RENTAL | VII | Mar CUID | | Many CHID |) (I) | May SUID | New Construction | Rehab/Repair | Without Construction | Total | Total | Total |
| Rehabilitation / Existing | | | - | | | I | | | | | | | | |
| Rehabilitation / Exhabing | | Rehabilitation / New Construction | | \$50,000 | | \$50,000 | | \$50,000 | | | | \$0.00 | 0.00% | |
| Special Needs Housing / New Construction \$50,000 \$50,000 \$50,000 \$50,000 \$0.00% | | Rehabilitation / Existing | | | l | | | | | | | \$0.00 | | |
| Special Needle Housing / Existing Construction | | Special Needs Housing / New Construction | 1 | | | | | | \(\frac{1}{2}\) | | | \$0.00 | | |
| Subtotal 2 (Non-Home Ownership) 0 0 0 0 \$0.00 \$0 | | Special Needs Housing / Existing Construction | | | | | | | | | | \$0.00 | | |
| Subtotal 2 (Non-Home Ownership) 0 0 0 \$0.00 | | | | 4.10,000 | | \$ 10,000 | | 4.0,000 | | | | \$0.00 | | |
| Admin. From Program Income | | Subtotal 2 (Non-Home Ownership) | 0 | | 0 | | Ō | | \$0.00 | \$0.00 | \$0.00 | | | |
| Home Ownership Counseling | | Administration Fees | | | | | | | | | | \$35,000.00 | 10.00% | |
| GRAND TOTAL | | | | | | | | i | | | | | | |
| Acid Sublicition 1 & 2, place of Indication & 1, place of Indication & 1, place of In | | Home Ownership Counseling | | | | | | | | | 1 | <u> </u> | 0.00% | ļ |
| Percentage Construction/Rehab Calculate Constr./Rehab Percent. by adding Grand Total Columns A&B, then divide by Annual Allocation Amt. 71% | | GRAND TOTAL | † · | | | İ | | | I I | | | | <u> </u> | † |
| Construction/Rehab | | Add Subjectate 1 & 2, plus all Admin. & HO Counseling | 5 | \$185,000.00 | 2 | \$70,000.00 | 2 | \$60,000.00 | \$0.00 | \$250,000.00 | \$65,000.00 | \$350,000.00 | 100.00% | |
| Purchase Price: New \$284,810 Existing \$284,810 Allocation Breakdown Amount % Projected Program Income: \$0.00 Max Amount Program Income For Admin: \$0.00 Very-Low Income \$185,000.00 52.9% Projected Recaptured Funds: \$0.00 Max Amount Program Income For Admin: \$0.00 Low Income \$70,000.00 20.0% Distribution: \$350,000.00 \$350,000.00 Moderate Income \$60,000.00 17.1% Total Available Funds: \$350,000.00 | | | | c | alculate Cor | nstr./Rehab Percer | it. hy adding | Grand Total Colu | imns A&B, then divide by Ar | nnual Allocation Amt. | | 71% | | |
| Allocation Breakdown | | Maximum Allowable | | | | | | | | | | | | |
| Very-Low Income \$185,000.00 52.9% Projected Recaptured Funds: \$0.00 Low Income \$70,000.00 20.0% Distribution: \$350,000.00 Moderate Income \$60,000.00 17.1% Total Available Funds: \$350,000.00 | | Purchase Price: | | | - | | | <u> </u> | New | \$284,810 | Existing | \$284,810 | | |
| Very-Low Income \$185,000.00 52.9% Projected Recaptured Funds: \$0.00 Low Income \$70,000.00 20.0% Distribution: \$350,000.00 Moderate Income \$60,000.00 17.1% Total Available Funds: \$350,000.00 | | Allocation Breakdown | + | Amount | | % | | Projected Pro | gram Income: | \$0.00 | Max Amount Program | I Income For Admin: | \$0.00 | |
| Moderate Income \$60,000.00 17.1% Total Available Funds: \$350,000.00 | | | 1 | | - | | - | | | | | T | 1 | † |
| | | Low Income | | \$70,000.00 | | 20.0% | | Distribution: | | \$350,000.00 | | | _ | |
| | | Moderate income | | \$60,000.00 | | 17.1% | | Total Available | Funds: | \$350,000.00 | | | | |

| 13 to 0 to 1 | -rstanova, a sví ad allahistoria filos a eg a-restalationaturo est (hauro-a-life) à 144°, est filosof a bette Objuntyvaje | FI | LORIDA H | ousi | ING FINA | ANCE | CORPO | DRATION | уу, Загшин - 514 мөгүн 4842 484 уучын Монголоод Чегинган Ал | 970 processe de additiona en un domb un 1977 (3 ge-16) de 1986) | Please che | ck applicable | s pox |
|--|---|---|--|--------------|-------------------------|---------------|---|----------------------------|---|---|---------------------|-----------------|--------------|
| | | | НО | USING | DELIVER | Y GOAL | S CHART | 1 | | , | New Plan: | | ж |
| | STRATEGIES FOR | THE LO | CAL HOUSING | ASSIST | TANCE PLAN | V FOR S | TATE FISCA | AL YEAR: _2014 / 2 | 015 | | Amendment: | | |
| | | T | | | | | *************************************** | | | | Fiscal Yr. Closeout | : | 2017/2019 |
| | Name of Local Government: | Okaloo | sa County | | | | | Estimated Funds: | \$350,000.00 | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | Α | В | C | D | Ш | F |
| Strategy # | HOME OWNERSHIP | VLI | Max. SHIP | LI | Max. SHIP | MI | Max. SHIP | New Construction | Rehab/Repair | Without Construction | Total | Total | Total |
| From Plan Text | STRATEGIES (strategy title must be same as the title used in plan text. | Units | Award | Units | Award | Units | Award | SHIP Dollars | SHIP Dollars | SHIP Dollars | SHIP Dollars | Percentage | Units |
| | Purchase Assistance | 1 | \$30,000 | 1 | \$20,000 | 1 | \$10,000 | \$0.00 | | \$60,000.00 | \$60,000.00 | 17.14% | 3 |
| | Rehabilitation | 3 | \$50,000 | 1 | \$50,000 | 1 | \$50,000 | \$0.00 | \$250,000.00 | | \$250,000.00 | 71.43% | 5 |
| | Reconstruction or New Construction | <u> </u> | \$150,000 | | \$150,000 | | \$150,000 | \$0.00 | | | \$0.00 | 0.00% | |
| | Disater Assistance | | \$53,500 | | \$53,500 | | \$53,500 | \$0.00 | | ! | \$0.00 | | |
| | InFill Housing / Land and/or House Acquisition/ | | \$100,000 | | \$100,000 | | \$100,000 | \$0.00 | | | \$0.00 | 0.00% | |
| | Rehabilitation/Resala | | | | | | <u> </u> | | | PR 300.5 5 | | 0.00% | |
| | Foreclosure Prevention | 1 | \$5,000 | 0 | \$5,000 | 0 | \$5,000 | \$0.00 | | \$5,000.00 | \$5,000.00 | 1.43% | |
| | | | | | | | | | | | \$0.00 | 0.00% | |
| | | <u> </u> | | | | | | | | | \$0.00 | 0.00% | |
| | Subtotal 1 (Home Ownership) | 5 | \$185,000.00 | 2 | \$70,000.00 | 2 | \$60,000.00 | \$0.00 | \$250,000.00 | \$65,000.00 | \$315,000.00 | 90.00% | , |
| | | Ţ | | | | | | | | | | | |
| | RENTAL | VLI | Max. SHIP | LI | Max, SHIP | MI | Max. SHIP | New Construction | Rehab/Repair | Without Construction | Total | Total | Total |
| | STRATEGIES | Units | Award | Units | Award | Units | Award | SHIP Dollars | SHIP Dollars | SHIP Dollars | SHIP Dollars | Percentage | Units |
| _ | Rehabilitation / New Construction | | \$50,000 | | \$50,000 | | \$50,000 | | | | \$0.00 | 0,00% | |
| | Rehabilitation / Existing | | \$40,000 | | \$40,000 | | \$40,000 | <u> </u> | | <u> </u> | \$0.00 | 0.00% | |
| | Special Needs Housing / New Construction | 1 | \$50,000 | r | \$50,000 | | \$50,000 | | | | \$0.00 | 0.00% | |
| | Special Needs Housing / Existing Construction | | 1 | | <u> </u> | | | | | | \$0.00 | | |
| | Special Needs Hodsing / Existing Consultation | | \$40,000 | | \$40,000 | | \$40,000 | <u> </u> | | | | 0.00% | 1 |
| | | | | | | | | | | | \$0.00 | 0.00% | |
| | Subtotal 2 (Non-Home Ownership) | 0 | | 0 | <u> </u> | 0 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0.00% | |
| | Administration Fees Admin. From Program Income | | | - | <u> </u> | - | | | | | \$35,000.00 | 10.00% 0.00% | |
| | Home Ownership Counseling | | | | | | | | <u> </u> | | | 0.00% | |
| | | | | | | | | | | | | 0.007 | <u> </u> |
| <u> </u> | GRAND TOTAL Add Subiolais 1 & 2, plus all Admin. & HO Courselling | 5 | \$185,000.00 | | \$70,000.00 | | \$60,000.00 | \$0.00 | \$250,000,00 | #CE 000 DD | \$350,000.00 | 400.000 | |
| | Add Subtotals 1 & 2, plus all Admin. & NO Counselling | 3 | \$163,000.00 | | \$70,000.00 | | \$00,000.00 | \$0.00 | \$250,000.00 | \$65,000.00 | \$300,000,00 | 100.00% | |
| | Percentage Construction/Rehab | | C | alculate Cor | nstr./Rehab Percer | nt, by adding | g Grand Total Col | umns A&B, then divide by A | nnual Allocation Amt. | | 71% | | |
| | Maximum Allowable | | | | 1 | | | | | | | | |
| | Purchase Price: | | | | | | | New | \$284,810 | Existing | \$284,810 | | |
| | Allocation Development | | Amaunt | | 0/ | | Desired 45 | | AB 00 | 444 | lucius Scottist | ** | |
| | Allocation Breakdown | نــــــــــــــــــــــــــــــــــــــ | Amount | | | | Projected Pro | gram income: | \$0.00 | Max Amount Program | income For Admin: | \$0.00 | 4 |
| | Vanction Income | 1 | #40F 000 00 | 1 | PR 567 | í . | Declarated De | name and Constant | | 1 | | 1 | |
| | Very-Low Income | | \$185,000.00 | | 52.9% | . | | captured Funds: | \$0.00 | | | | |
| | Very-Low Income Low Income Moderate Income | | \$185,000.00 \$70,000.00 \$60,000,00 | | 52.9% 20.0% 17.1% | | Projected Re- Distribution: Total Available | | \$0.00 \$350,000.00 \$350,000.00 | | | | |

| No-esembles on stand by abilitation in the | paarmond to mystyling tyly this monatus and all aloga are on the part of the 1947 (Argorium of Argorium) | FI | LORIDA H | ous | NG FIN | ANCE | CORPO | DRATION | radin og retika viðingsking kamanda af þar- ogg retiken og krein da til sk irðir áðir skir | httinglijik i ijajan kan ngadi go f gjeting (ovjekje kilo-bili i i i i i i i i i i i i i i i i i i | Please che | ck applicable | e box |
|--|--|--|--------------|--|-------------------|--------------|------------------|----------------------------|---|--|---------------------|---------------|--------------|
| | | | НО | USING | DELIVER | Y GOAI | S CHART | - | | | New Plan: | | x |
| | STRATEGIES FOR | THE LO | CAL HOUSING | ASSIS" | TANCE PLA | N FOR S | TATE FISC. | AL YEAR: 2015/20 | 016 | | Amendment: | | |
| | | | | | | | | | | | Fiscal Yr. Closeout | : | 2018/2020 |
| | Name of Local Government: | Okaloo: | sa County | | | | | Estimated Funds: | \$350,000.00 | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | A | В | С | D | E | F |
| Strategy # | HOME OWNERSHIP | VLI | Max. SHIP | Li | Max. SHIP | МІ | Max. SHIP | New Construction | Rehab/Repair | Without Construction | Total | Total | Total |
| From Plan Text | STRATEGIES (strategy title must be same as the title used in plan text. | Units | Award | Units | Award | Units | Award | SHIP Dollara | SHIP Dollars | SHIP Dollars | SHIP Dollars | Percentage | Units |
| | Purchase Assistance | 1 | \$30,000 | 1 | \$20,000 | 1 | \$10,000 | \$0.00 | | \$60,000.00 | \$60,000.00 | 17.14% | |
| | Rehabilitation | 3 | \$50,000 | 1 | \$50,000 | 1 | \$50,000 | \$0.00 | \$250,000.00 | | \$250,000.00 | 71.43% | |
| | Reconstruction or New Construction | | \$150,000 | | \$150,000 | ** | \$150,000 | \$0.00 | | | \$0.00 | 0.00% | <u> </u> |
| - | Disater Assistance | | \$53,500 | | \$53,500 | | \$53,500 | \$0.00 | | | \$0.00 | | |
| | InFill Housing / Land and/or House Acquisition/ | | \$100,000 | | \$100,000 | | \$100,000 | \$0.00 | | | \$0.00 | 0.00% | |
| | Rehabilitation/Resale | | | | | | | | ······································ | 25.000.00 | | 0.00% | _ |
| | Foreclosure Prevention | 1 | \$5,000 | 0 | \$5,000 | 0 | \$5,000 | \$0.00 | | \$5,000.00 | \$5,000.00 | 1.43% | |
| | | | | | | <u> </u> | | | | | \$0.00 | 0.00% | |
| | | <u> </u> | | | | | | <u> </u> | | | \$0.00 | 0.00% | , |
| | Subtotal 1 (Home Ownership) | 5 | \$185,000.00 | 2 | \$70,000.00 | 2 | \$60,000.00 | \$0.00 | \$250,000.00 | \$65,000.00 | \$315,000.00 | 90.00% | |
| | | | | | | | | | | | | | |
| | RENTAL | VLI | Max, SHIP | Li | Max. SHIP | MI | Max. SHIP | New Construction | Rehab/Repair | Without Construction | Total | Total | Total |
| | STRATEGIES | Units | Award | Units | Award | Units | Award | SHIP Dollars | SHIP Dollars | SHIP Dollars | SHIP Dollars | Percentage | Units |
| | Rehabilitation / New Construction | | \$50,000 | | \$50,000 | | \$50,000 | | · · · · · · · · · · · · · · · · · · · | | \$0.00 | 0.00% | |
| | Rehabilitation / Existing | | T | | | | | | | | \$0.00 | | 1 |
| | | | \$40,000 | | \$40,000 | | \$40,000 | | · · · · · · · · · · · · · · · · · · · | | | 0.00% | - |
| | Special Needs Housing / New Construction | · | \$50,000 | <u> </u> | \$50,00 0 | | \$50,000 | | | | \$0.00 | 0.00% | |
| | Special Needs Housing / Existing Construction | <u> </u> | \$40,000 | <u></u> | \$40,000 | | \$40,000 | | | | \$0.00 | 0.00% | |
| | | | | | | | | | | | \$0.00 | 0.00% | |
| | Subtotal 2 (Non-Home Ownership) | 0 | <u></u> | 0 | | 0 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0.00% | |
| | Administration Fees | | | - | | | | | | | \$35,000.00 | 10.00% | |
| | Admin. From Program Income | ļ | | | ļ | | | | | ļ <u>-</u> | | 0.00% | |
| | Home Ownership Counseling | | | | | | , | | | | | 0.00% | <u> </u> |
| | GRAND TOTAL | | | | 1 | 1 | Ì | | | <u> </u> | | | <u> </u> |
| | Add Subtotate 1 & 2, plus oil Admin. & HO Counseling | 5 | \$185,000.00 | 2 | \$70,000.00 | 2 | \$60,000.00 | \$0.00 | \$250,000.00 | \$65,000.00 | \$350,000.00 | 100.00% | ò |
| | Percentage Construction/Rehab | | c | alculate Cor | nstr./Rehab Perce | n£ by adding | Grand Total Cole | umns A&B, then divide by A | nnual Allocation Amt. | | 71% | | |
| | Maximum Allowable | | | | ļ | <u> </u> | | | | | | | |
| | Purchase Price: | | | <u> </u> | | ļ | | New | \$284,810 | Existing | \$284,810 | | |
| | Allocation Breakdown | - | Amount | <u> </u> | % | | Projected Pro | gram Income: | \$0.00 | Max Amount Program | Income For Admin | \$0.00 | |
| | Very-Low Income | <u> </u> | \$185,000,00 | | 52.9% | 1 | | captured Funds: | \$0.00 | ax ranodik r rogiai | some : or righting | ψο.σσ | |
| | Low Income | 1 | \$70,000.00 | | 20.0% | | Distribution: | Aproneu i unua. | \$350,000.00 | | | | |
| | | | | | | | | | 4000,000,00 | | | | - 1 |
| | Moderate Income | 1 - | \$60,000.00 | | 17.1% | 1 | Total Available | e Funds: | \$350,000.00 | \ | | | |

Exhibit D Certification

Okaloosa County and City of Fort Walton Beach

CERTIFICATION TO FLORIDA HOUSING FINANCE CORPORATION

Name of Local Government: Okaloosa County

- (1) The local government will advertise the availability of SHIP funds, if available, pursuant to Florida Statutes.
- (2) All SHIP funds will be expended in a manner which will insure that there will be no discrimination on the basis of race, creed, religion, color, age, sex, familial or marital status, handicap, or national origin.
- (3) A process for selection of recipients for funds has been developed.
- (4) The eligible municipality or county has developed a qualification system for applications for assistance.
- (5) Recipients of funds will be required to contractually commit to program guidelines.
- (6) The Florida Housing Finance Corporation will be notified promptly if, at any time, the local government (or interlocal entity) will be unable to comply with the provisions the plan.
- (7) The Local Housing Assistance Plan shall provide for the expenditure of SHIP funds within 24 months following the end of the State fiscal year in which they are received.
- (8) The plan conforms to the Local Government Comprehensive Plan, or that an amendment to the Local Government Comprehensive Plan will be initiated at the next available opportunity to insure conformance with the Local Housing Assistance Plan.
- (9) Amendments and Technical Revisions to the approved Local Housing Assistance Plan shall be provided to the Corporation within 21 days after adoption.
- (10) The trust fund shall be established with a qualified depository for all SHIP funds as well as moneys generated from activities as program income.
- (11) Amounts on deposit in the local housing assistance trust fund shall be invested as permitted by law.
- (12) The local housing assistance trust fund shall be separately stated as a special revenue fund in the local governments audited financial statements, copies of the audits will be forwarded to the Corporation by June 30 of each calendar year.

- An interlocal entity shall have its local housing assistance trust fund separately audited for each state fiscal year, and the audit forwarded to the Corporation by June 30.
- (14) SHIP funds will not be pledged for debt service on bonds or as rent subsidies.
- (15) Developers receiving assistance from both SHIP and the Low Income Housing Tax Credit (LIHTC) Program shall comply with the income, affordability and other LIHTC requirements. Similarly, any units receiving assistance from other federal programs shall comply with all Federal and SHIP program requirements.
- (16) Loans shall be provided for periods not exceeding 30 years, except for deferred payment loans or loans that extend beyond 30 years which continue to service eligible persons.
- (17) Rental units constructed or rehabilitated with SHIP funds shall be monitored annually for 15 years for compliance with tenant income requirements and affordability requirements or as required in Section 420.9075 (3)(e)
- (18) The Plan meets the requirements of Section 420-907-9079 FS, and Rule Chapter 67-37 FAC, and how each of those requirements shall be met.

| • | |
|--|---|
| (19) The provisions of Chapter 83-220 (except for Miami Dade County) | , Laws of Florida has not been implemented. |
| | Don Elmand Str |
| Witness | Don R. Amunds, Chairman Board of County Commis BCC approval on May 21, 2013. |
| | boo approval on hay 21, 2013. |
| Witness | _ |
| ATTEST: | (SEAL) |
| Don W. Howard, County Clerk | Date 28, 2013 |
| | |

CERTIFICATION TO FLORIDA HOUSING FINANCE CORPORATION

Name of Local Government: City of Fort Walton Beach, Okaloosa County, Florida

- (1) The local government will advertise the availability of SHIP funds, if available, pursuant to Florida Statutes.
- (2) All SHIP funds will be expended in a manner which will insure that there will be no discrimination on the basis of race, creed, religion, color, age, sex, familial or marital status, handicap, or national origin.
- (3) A process for selection of recipients for funds has been developed.
- (4) The eligible municipality or county has developed a qualification system for applications for assistance.
- (5) Recipients of funds will be required to contractually commit to program guidelines.
- (6) The Florida Housing Finance Corporation will be notified promptly if, at any time, the local government (or interlocal entity) will be unable to comply with the provisions the plan.
- (7) The Local Housing Assistance Plan shall provide for the expenditure of SHIP funds within 24 months following the end of the State fiscal year in which they are received.
- (8) The plan conforms to the Local Government Comprehensive Plan, or that an amendment to the Local Government Comprehensive Plan will be initiated at the next available opportunity to insure conformance with the Local Housing Assistance Plan.
- (9) Amendments and Technical Revisions to the approved Local Housing Assistance Plan shall be provided to the Corporation within 21 days after adoption.
- (10) The trust fund shall be established with a qualified depository for all SHIP funds as well as moneys generated from activities as program income.
- (11) Amounts on deposit in the local housing assistance trust fund shall be invested as permitted by law.
- (12) The local housing assistance trust fund shall be separately stated as a special revenue fund in the local governments audited financial statements, copies of the audits will be forwarded to the Corporation by June 30 of each calendar year.

- 13) An interlocal entity shall have its local housing assistance trust fund separately audited for each state fiscal year, and the audit forwarded to the Corporation by June 30.
- (14)SHIP funds will not be pledged for debt service on bonds or as rent subsidies.
- Developers receiving assistance from both SHIP and the Low Income Housing Tax (15)Credit (LIHTC) Program shall comply with the income, affordability and other LIHTC requirements. Similarly, any units receiving assistance from other federal programs shall comply with all Federal and SHIP program requirements.
- Loans shall be provided for periods not exceeding 30 years, except for deferred payment (16)loans or loans that extend beyond 30 years which continue to service eligible persons.
- (17)Rental units constructed or rehabilitated with SHIP funds shall be monitored annually for 15 years for compliance with tenant income requirements and affordability requirements or as required in Section 420.9075 (3)(e)
- (18)The Plan meets the requirements of Section 420-907-9079 FS, and Rule Chapter 67-37 FAC, and how each of those requirements shall be met.

| (19) | The provisions of Chapter | 83-220, Laws | s of Florida <i>h</i> | as not been | implemented. |
|------|--------------------------------|--------------|-----------------------|-------------|--------------|
| | (except for Miami Dade County) | | | | |

Mike Anderson, Mayor Fort Walton Beach, FL

ATTEST:

Helen Spencer, Clerk of Court

City Clerk

Date

(SEAL)

RESOLUTION 2013-13

A RESOLUTION OF THE CITY OF FORT WALTON BEACH, APPROVING THE LOCAL HOUSING ASSISTANCE PLAN AS REQUIRED BY THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM ACT, SUBSECTIONS 420.907-420.9079, FLORIDA STATUTES, AND RULE CHAPTER 67-37, FLORIDA ADMINISTRATIVE CODE, AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE ANY NECESSARY DOCUMENTS AND CERTIFICATIONS NEEDED BY THE STATE, AUTHORIZING THE SUBMISSION OF THE LOCAL HOUSING ASSISTANCE PLAN FOR REVIEW AND APPROVAL BY THE FLORIDA HOUSING FINANCE CORPORATION; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA THAT:

- **Section 1.** The State of Florida enacted the William E. Sadowski Affordable Housing Act, Chapter 92-317 of Florida Sessions Law, allocating a portion of documentary stamp taxes on deeds to local governments for the development and maintenance of affordable housing; and
- **Section 2**. The State Housing Initiatives Partnership (SHIP) Act, ss. 420.907-420.9079, Florida Statutes (1992), and Rule Chapter 67-37, Florida Administrative Code, requires local governments to develop a one- to three-year Local Housing Assistance Plan outlining how funds will be used; and
- **Section 3.** The SHIP Act requires local governments to establish the maximum SHIP funds allowable for each strategy; and
- **Section 4.** The SHIP Act further requires local governments to establish an average area purchase price for new and existing housing benefiting from awards made pursuant to the Act; the methodology and purchase prices used are defined in the attached Local Housing Assistance Plan; and
- Section 5. As required by Chapter 67-37.005(6)(f)3, F.A.C., it is found that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan. The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5 percent of program income deposited into the trust fund, except that small counties, as defined in f.s. 120.52(17), and eligible municipalities receiving a local housing distribution of up to \$350,000 may use up to 10 percent of program income for administrative costs.
- **Section 6.** The Okaloosa County Development Corporation has prepared a three-year Local Housing Assistance Plan for submission to the Florida Housing Finance Corporation; and
- **Section 7.** The City Council finds that it is in the best interest of the public for the City of Fort Walton Beach to submit the Local Housing Assistance Plan for review and approval so as to qualify for said documentary stamp tax funds.

| CERTIFIED A TRUE AND CORRECT OF THE |
|-------------------------------------|
| CITY OF FORT WALTON BEFORE |
| HELEN SPENCER, CITY CLERK |
| BY: Never a spende |
| 5-14-12 |
| DATE: |

RESOLUTION 2013-13

Section 8. The City Council of Fort Walton Beach hereby approves the amended Local Housing Assistance Plan, as attached and incorporated hereto for submission to the Florida Housing Finance Corporation as required by sections 420.907-420-9079, Florida Statutes, for fiscal years 2010/2011, 2011/2012, 2012/2013.

Section 9. The Mayor is hereby designated and authorized to execute any documents and certifications required by the Florida Housing Finance Corporation as related to the amended Local Housing Assistance Plan and interlocal agreement, and to do all things necessary and proper to carry out the terms and conditions of said program.

Section 10. This Resolution shall take effect immediately upon approval by the City Council.

Mike Anderson, Mayor

Approved for form, legal sufficiency

Hayward Dykes, Jr.,

Exhibit E Resolution

Okaloosa County and City of Fort Walton Beach OKALOOSA COUNTY
RESOLUTION #: 13-79

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY FLORIDA APPROVING THE LOCAL HOUSING ASSISTANCE PLAN AS REQUIRED BY THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM ACT, SUBSECTIONS 420.907-420.9079, FLORIDA STATUTES; AND RULE CHAPTER 67-37, FLORIDA ADMINISTRATIVE CODE; AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE ANY NECESSARY DOCUMENTS AND CERTIFICATIONS NEEDED BY THE STATE; AUTHORIZING THE SUBMISSION OF THE LOCAL HOUSING ASSISTANCE PLAN FOR REVIEW AND APPROVAL BY THE FLORIDA HOUSING FINANCE CORPORATION; AND PROVIDING AN EFFECTIVE DATE.

* * * * * * * * * *

WHEREAS, the State of Florida enacted the William E. Sadowski Affordable Housing Act, Chapter 92-317 of Florida Sessions Laws, allocating a portion of documentary stamp taxes on deeds to local governments for the development and maintenance of affordable housing; and

WHEREAS, the State Housing Initiatives Partnership (SHIP) Act, ss. 420.907-420.9079, Florida Statutes (1992), and Rule Chapter 67-37, Florida Administrative Code, requires local governments to develop a one-to three-year Local Housing Assistance Plan outlining how funds will be used; and

WHEREAS, the SHIP Act requires local governments to establish the maximum SHIP funds allowable for each strategy; and

WHEREAS, the SHIP Act further requires local governments to establish an average area purchase price for new and existing housing benefiting from awards made pursuant to the Act; The methodology and purchase prices used are defined in the attached Local Housing Assistance Plan; and

WHEREAS, as required by section 420.9075, F.S. It is found that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan. The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5% of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(17), and eligible municipalities receiving a local housing distribution of up to \$350,000 may use up to 10 percent of program income for administrative costs.

SEAL

WHEREAS, the Economic and Community Development Department has prepared a three-year Local Housing Assistance Plan for submission to the Florida Housing Finance Corporation; and

WHEREAS, the City Commission finds that it is in the best interest of the public for Okaloosa County to submit the Local Housing Assistance Plan for review and approval so as to qualify for said documentary stamp tax funds; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISIONERS OF OKALOOSA COUNTY, FLORIDA that:

| Section 1: | The Board of County Commissioners of Okaloosa County hereby approves the Local Housing |
|------------|---|
| | Assistance Plan, as attached and incorporated hereto for submission to the Florida Housing |
| | Finance Corporation as required by ss. 420.907-420-9079, Florida Statutes, for fiscal years |
| | 2013/2014, 2014/2015, and 2015/2016 |

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

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

PASSED AND ADOPTED THIS 21st DAY OF May , 2013

Don R. Amunds, Chairman Board of County Commissioners

an 28, 2013

ATTEST:

(SEAL)

Don W. Howard, County Clerk

| RESOLUTION | #: | <u> </u> |
|------------|----|----------|
|------------|----|----------|

A RESOLUTION OF THE MAYOR OF FORT WALTON BEACH, OKALOOSA COUNTY, FLORIDA APPROVING THE LOCAL HOUSING ASSISTANCE PLAN AS REQUIRED BY THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM ACT, SUBSECTIONS 420.907-420.9079, FLORIDA STATUTES; AND RULE CHAPTER 67-37, FLORIDA ADMINISTRATIVE CODE; AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE ANY NECESSARY DOCUMENTS AND CERTIFICATIONS NEEDED BY THE STATE; AUTHORIZING THE SUBMISSION OF THE LOCAL HOUSING ASSISTANCE PLAN FOR REVIEW AND APPROVAL BY THE FLORIDA HOUSING FINANCE CORPORATION; AND PROVIDING AN EFFECTIVE DATE.

* * * * * * * * * *

WHEREAS, the State of Florida enacted the William E. Sadowski Affordable Housing Act, Chapter 92-317 of Florida Sessions Laws, allocating a portion of documentary stamp taxes on deeds to local governments for the development and maintenance of affordable housing; and

WHEREAS, the State Housing Initiatives Partnership (SHIP) Act, ss. 420.907-420.9079, Florida Statutes (1992), and Rule Chapter 67-37, Florida Administrative Code, requires local governments to develop a one- to three-year Local Housing Assistance Plan outlining how funds will be used; and

WHEREAS, the SHIP Act requires local governments to establish the maximum SHIP funds allowable for each strategy; and

WHEREAS, the SHIP Act further requires local governments to establish an average area purchase price for new and existing housing benefiting from awards made pursuant to the Act; The methodology and purchase prices used are defined in the attached Local Housing Assistance Plan; and

WHEREAS, as required by section 420.9075, F.S. It is found that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan. The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5% of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(17), and eligible municipalities receiving a local housing distribution of up to \$350,000 may use up to 10 percent of program income for administrative costs.

WHEREAS, the Economic and Community Development Department has prepared a three-year Local Housing Assistance Plan for submission to the Florida Housing Finance Corporation; and

WHEREAS, the City Commission finds that it is in the best interest of the public for Okaloosa County to submit the Local Housing Assistance Plan for review and approval so as to qualify for said documentary stamp tax funds; and

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR FORT WALTON BEACH, OKALOOSA COUNTY, FLORIDA that:

| Section 1: | The Board of Mayor of Fort Walton Beach, Okaloosa County hereby approves the Local |
|------------|---|
| | Housing Assistance Plan, as attached and incorporated hereto for submission to the Florida |
| | Housing Finance Corporation as required by ss. 420.907-420-9079, Florida Statutes, for fiscal |
| | years 2013/2014, 2014/2015, and 2015/2016 |
| Section 2: | The Mayor of Fort Walton Beach, is hereby designated and authorized to execute any |
| | documents and certifications required by the Florida Housing Finance Corporation as related |
| | to the Local Housing Assistance Plan, and to do all things necessary and proper to carry out |
| | the term and conditions of said program. |
| Section 3: | This resolution shall take effect immediately upon its adoption. |
| PASSED AND | ADOPTED THIS 14 Th DAY OF May, Je13. |
| Xawa | ie Van Ethn Mike Aude |
| Witness | Mike Anderson, Mayor Fort Walton Beach |

ATTEST:

(SEAL)

Helen Spencer, Clerk of Court

City Clerk

Date

Exhibit F
Program Information Sheet

STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM PROGRAM INFORMATION SHEET

The following information must be furnished to the Corporation before any funds can be disbursed.

| Local Government | Okaloosa County | |
|--|---|--|
| Chief Elected Official | Don R. Amunds | |
| Address | 1804 Lewis Turner Blvd., Suite 100, Fort Walton Beach, FL | |
| | 32547 | |
| SHIP Administrator | Okaloosa Community Development Corp. | |
| Address | 204 Cloverdale Blvd, Fort Walton Beach, FL 32547 | |
| Telephone | 850-863-1969 | |
| EMAIL | Okaloosacdc@embarqmail.com | |
| Alternate SHIP Contact | Brenda Bailey | |
| Telephone | 850-651-7200 ext 4581 | |
| EMAIL. | grants@clerkofcourts.cc | |
| Interlocal Agreement (list other local | Okaloosa County | |
| governments in interlocal) | City of Fort Walton Beach | |
| Local Government Employer Federal ID # | 59-6000765 | |
| Disbursement (list bank account | | |
| information if changed from previous) | | |
| Other Information | | |

Please attach this form as Exhibit F and submit along with your completed LHAP.

Exhibit G Ordinance

There have been no Ordinance changes.

Exhibit H Interlocal Agreement

CONTRACT # C09-1696-CAO CITY OF FORT WALTON BEACH SHIP INTERLOCAL EXHIBIT H EXPIRES: INDEFINITE

INTERLOCAL AGREEMENT

State Housing Initiatives Partnership Program

THIS INTERLOCAL AGREEMENT made and entered into this Adday of Mouse 2013, by and between OKALOOSA COUNTY, a political subdivision of the State of Florida, acting by and through its Board of County Commissioners (the "County") and the City of Fort Walton Beach, a municipal corporation created and existing under the laws of the State of Florida, acting by and through its City Council (the "City"):

WITNESSETH:

WHEREAS, the County and the City have legal authority to perform general government services within their respective jurisdiction; and

WHEREAS, THE County and the City are authorized by Florida Statutes Chapter 163.01 et seq., to enter into Interlocal Agreements and thereby cooperatively utilize their powers and resources in the most efficient manner possible; and

WHEREAS, the William E. Sadowski Affordable Housing Act (Chapter 92-317, Laws of Florida, incorporated herein by reference) created Section 4209072, et seq., Florida Statutes, (the "State Housing Initiatives Partnership Program" ("SHIP"), which authorizes monies in the Local Government Housing Trust Fund (the "Fund") to be distributed to approved counties and eligible municipalities within the County pursuant to an Interlocal Agreement; and

WHEREAS, Okaloosa County is an approved County and the City of Fort Walton Beach is an eligible municipality within the County; and

WHEREAS, the County and the City desire to jointly utilize State Housing Initiatives Partnership Program (SHIP) Program allocations pursuant to this Interlocal Agreement; and

WHEREAS, the County and the City have determined that (SHIP) Program funds can be more effectively and efficiently utilized and managed through an Interlocal Agreement.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual covenants and agreements hereinafter set forth, the parties hereto agree as follows:

1. The County and the City do hereby agree that the (SHIP) Program funds are to be distributed to the County by Florida Housing Finance Corporation, as provided in 420.9073, Florida Statutes. Said funds shall be made available to the County's Housing Partner with a minimum of 20% of the funds being used within the City, unless qualified projects cannot be found. The County's Housing Partner for administering, reporting and monitoring of the (SHIP) Program shall receive 10% of the funds received.

- 2. Unless earlier terminated pursuant to other provisions of this Interlocal Agreement, the term of this agreement shall run concurrent with the distribution of (SHIP) Program funds which are to be allocated between the County and the City.
- 3. The City and the County direct the Florida Housing Finance
 Corporation (the "Corporation") to distribute and allocate the (SHIP) Program funds in accordance with this Interlocal Agreement and authorize the Corporation to rely on their stated intent and their authority to execute this Interlocal Agreement.
- 4. The (SHIP) Program funds so distributed will be deposited in a single depository account created by and managed by Okaloosa County. This account shall be known as the Okaloosa local Housing Trust Fund (hereinafter referred to as "Local Housing Trust Fund"), to which (SHIP) Program funds are distributed by the Corporation. The Corporation will be notified of any change in the Local (SHIP) Program Fund status and the parties agree to have such Local (SHIP) Program audited annually as required by Chapter 420, Florida Statutes and Chapter 67-37 Florida Administrative Code. The parties hereto agree to pay their pro-rata share of the costs of an audit of the Local (SHIP) Program Funds in accordance with the funding distribution percentages denoted in Section 1 of this Agreement.
- -5. Provided this Interlocal Agreement remains effective between the County and the City, both parties agree that they will not do anything to jeopardize the other party's right to receive its allocation from the Local (SHIP) Program Fund.
- 6. The parties to this Agreement understand that the relevant law requires an incentive plan for providing affordable housing and they agree to cooperate in ensuring that the requirements and the spirit of applicable law is satisfied.
- 7. Neither party shall use any revenues distributed and allocated for purposes other than those authorized by 420.9072 (7), Florida Statutes, or as stipulated in Florida Housing Finance Corporation Administrative Rule 67-37, as amended, as each may be applicable to the SHIP Program.
- 8. If at any time during the term of this Interlocal Agreement, the County or the City which are the parties to this Interlocal Agreement, the County or City believe that the intent of the parties set forth herein is not being accomplished, or that the terms of the Interlocal Agreement are not fair, such entity may, upon the giving of ninety (90) days written notice, renegotiate the terms and the provisions of this interlocal Agreement prior to the commencement of the next fiscal year. If the parties are unable to renegotiate the terms and provisions of this Interlocal Agreement prior to the commencement of the next fiscal year, the noticing party shall cease to be a party to this Interlocal Agreement and this Interlocal Agreement shall terminate and be of no further force or effect as to such party and the funds shall be allocated as provided

by law.

- 9. If either party shall cease to be eligible for allocation or distribution of State Housing Initiative Partnership (SHIP) Program monies, such party's allocation of the funds shall remain in the State (SHIP) Program Fund to be used by the Corporation
- 10. The parties of this Agreement shall cooperatively prepare, and submit a single consolidated annual report incorporating all activities undertaken with (SHIP) Program funds in compliance with reporting provisions of Florida Administrative Code 67-37.011
- 11. For all purposes herein, the term "Interlocal Agreement" shall mean this Interlocal Agreement, and the provisions thereof.
- 12. This Interlocal Agreement shall become effective when filed in the office of the Okaloosa County Clerk of Circuit Court Finance department. The County shall be responsible for such filing as soon as this Agreement has been fully executed.

-----BALANCE OF PAGE BLANK-----

IN WITNESS WHEREOF, the said municipal corporation in pursuance of due and legal action of its City Council has executed these presents causing its name to be signed by its Mayor and its corporate seal to be affixed, and Okaloosa County, a political subdivision of the State of Florida has caused these presents to be executed in its name by its Board of County Commissioners, acting by its Chairman of said Board, the day and year first written above.

CITY OF FORT WALTON BEACH,

A Municipality Chartered in the of State of Florida

BY:

Mike Anderson, Mayor P.O. Box 4009

Fort Walton Beach, FL 32549-4009

(850) 243-3141

OKALOOSA COUNTY,

A Political Subdivision of the State

Florida, by and Through its Board of

County Commissioners

Don R. Amunds, Chairman 1804 Lewis Turner Blvd. Fort Walton Beach, FL

32547

(850) 651-7105

BCC Approved: mu 21, 2013

ATTEST:

ATTEST:

Helen A. Spencer,

City Clerk

SEAL

Don W. Howard,

Clerk of Circuit Court, Okaloosa County, FL

SEAL

Date: <u>May 14, 2013</u>

Date: May 28, 2013

Instr # 2725012 BK: 2998 PG:3423,Page 1 of 4 Recorded 08/25/2011 at 09:51 AM, RECORDING: \$19:50 RECORDING ARTICLE V: \$16.00 DEPUTY CLERK KSCHOOLCRAFT DON W HOWARD CLERK OF COURTS OKALOOSA COUNTY, FL

INTERLOCAL AGREEMENT

State Housing Initiatives Partnership Program

THIS INTERLOCAL AGREEMENT made and entered into this Low day of 2011, by and between OKALOOSA COUNTY, a political subdivision of the State of Florida, acting by and through its Board of County Commissioners (the "County") and the City of Fort Walton Beach, a municipal corporation created and existing under the laws of the State of Florida, acting by and through its City Council (the "City"):

WITNESSETH:

WHEREAS, the County and the City have legal authority to perform general government services within their respective jurisdiction; and

WHEREAS, THE County and the City are authorized by Florida Statutes Chapter 163.01 et seq., to enter into Interlocal Agreements and thereby cooperatively utilize their powers and resources in the most efficient manner possible; and

WHEREAS, the William E. Sadowski Affordable Housing Act (Chapter 92-317, Laws of Florida, incorporated herein by reference) created Section 4209072, et seq., Florida Statutes, (the "State Housing Initiatives Partnership Program" ("SHIP"), which authorizes monies in the Local Government Housing Trust Fund (the "Fund") to be distributed to approved counties and eligible municipalities within the County pursuant to an Interlocal Agreement; and

WHEREAS, Okaloosa County is an approved County and the City of Fort Walton Beach is an eligible municipality within the County; and

WHEREAS, the County and the City desire to jointly utilize State Housing Initiatives Partnership Program (SHIP) Program allocations pursuant to this Interlocal Agreement; and

WHEREAS, the County and the City have determined that (SHIP) Program funds can be more effectively and efficiently utilized and managed through an Interlocal Agreement.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual covenants and agreements hereinafter set forth, the parties hereto agree as follows:

1. The County and the City do hereby agree that the (SHIP) Program funds are to be distributed to the County by Florida Housing Finance Corporation, as provided in 420.9073, Florida Statutes. Said funds shall be made available to the County's Housing Partner with a minimum of 20% of the funds being used within the City, unless qualified projects cannot be found. The County's Housing Partner for administering, reporting and monitoring of the (SHIP) Program shall receive 10% of the funds received.

- 2. Unless earlier terminated pursuant to other provisions of this Interlocal Agreement, the term of this agreement shall run concurrent with the distribution of (SHIP) Program funds which are to be allocated between the County and the City.
- 3. The City and the County direct the Florida Housing Finance Corporation (the "Corporation") to distribute and allocate the (SHIP) Program funds in accordance with this Interlocal Agreement and authorize the Corporation to rely on their stated intent and their authority to execute this Interlocal Agreement.
- 4. The (SHIP) Program funds so distributed will be deposited in a single depository account created by and managed by Okaloosa County. This account shall be known as the Okaloosa local Housing Trust Fund (hereinafter referred to as "Local Housing Trust Fund"), to which (SHIP) Program funds are distributed by the Corporation. The Corporation will be notified of any change in the Local (SHIP) Program Fund status and the parties agree to have such Local (SHIP) Program audited annually as required by Chapter 420, Florida Statutes and Chapter 67-37 Florida Administrative Code. The parties hereto agree to pay their pro-rata share of the costs of an audit of the Local (SHIP) Program Funds in accordance with the funding distribution percentages denoted in Section 1 of this Agreement.
- 5. Provided this Interlocal Agreement remains effective between the County and the City, both parties agree that they will not do anything to jeopardize the other party's right to receive its allocation from the Local (SHIP) Program Fund.
- 6. The parties to this Agreement understand that the relevant law requires an incentive plan for providing affordable housing and they agree to cooperate in ensuring that the requirements and the spirit of applicable law is satisfied.
- Neither party shall use any revenues distributed and allocated for purposes other than those authorized by 420.9072 (7), Florida Statutes, or as stipulated in Florida Housing Finance Corporation Administrative Rule 67-37, as amended, as each may be applicable to the SHIP Program.
- 8. If at any time during the term of this Interlocal Agreement, the County or the City which are the parties to this Interlocal Agreement, the County or City believe that the intent of the parties set forth herein is not being accomplished, or that the terms of the Interlocal Agreement are not fair, such entity may, upon the giving of ninety (90) days written notice, renegotiate the terms and the provisions of this interlocal Agreement prior to the commencement of the next fiscal year. If the parties are unable to renegotiate the terms and provisions of this Interlocal Agreement prior to the commencement of the next fiscal year, the noticing party shall cease to be a party to this Interlocal Agreement and this Interlocal Agreement shall terminate and be of no further force or effect as to such party and the funds shall be allocated as provided by

law.

- 9. If either party shall cease to be eligible for allocation or distribution of State Housing Initiative Partnership (SHIP) Program monies, such party's allocation of the funds shall remain in the State (SHIP) Program Fund to be used by the Corporation
- The parties of this Agreement shall cooperatively prepare, and submit a single consolidated annual report incorporating all activities undertaken with (SHIP) Program funds in compliance with reporting provisions of Florida Administrative Code 67-37.011
- 11. For all purposes herein, the term "Interlocal Agreement" shall mean this Interlocal Agreement, and the provisions thereof.
- 12. This Interlocal Agreement shall become effective when filed in the office of the Okaloosa County Clerk of Circuit Court Finance Department. The County shall be responsible for such filing as soon as this Agreement has been fully executed.

-----BALANCE OF PAGE BLANK-----

IN WITNESS WHEREOF, the said municipal corporation in pursuance of due and legal action of its City Council has executed these presents causing its name to be signed by its Mayor and its corporate seal to be affixed, and Okaloosa County, a political subdivision of the State of Florida has caused these presents to be executed in its name by its Board of County Commissioners, acting by its Chairman of said Board, the day and year first written above.

CITY OF FORT WALTON BEACH, A Municipality Chartered in the State of Florida

BY: Dennis Reeves

Mayor Pro-Tem

107 Miracle Strip Parkway SW Fort Walton Beach, FL 32548 (450) 733-4504 OKALOOSA COUNTY, A Political Subdivision of the State of Florida, by and Through Its Board of County Commissioners

James Campbell

Chairman

1804 Lewis Tumer Boulevard

Fort Walton Beach, FL

(850) 651-7105

ATTEST:

Maye⊨

Hallow a Growch

Helen A. Spencer City Clerk of Count

SEAL

Date: 8-11-11

ATTEST:

SEAL

DATE: August 16,201



DEPUTY CLERK KSCHOOLCRAFT

INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT made and entered into this 144 day of 2019, by and between OKALOOSA COUNTY, a political subdivision of the State of Florida, acting by and through its Board of County Commissioners (the "County") and the City of Fort Walton Beach, a municipal corporation created and existing under the laws of the State of Florida, acting by and through its City Council (the "City"):

WITNESSETH:

WHEREAS, the City and the County have legal authority to perform general government services within their respective jurisdiction; and

WHEREAS, THE City and the County are authorized by Florida Statutes Chapter 163.01 et seq., to enter the Interlocal Agreements and thereby cooperatively utilize their powers and resources in the most efficient manner possible; and

WHEREAS, the William E. Sadowski Affordable Housing Act (Chapter 92-317, Laws of Florida, incorporated herein by reference created Section 420.9027, et seq. Florida Statutes, (the "State Housing Initiatives Partnership Program" "SHIP"), which authorizes monies in the Local Government Housing Trust Fund (the "Fund") to be distributed to approved counties and eligible municipalities within the County pursuant to an Interlocal Agreement; and

WHEREAS, Okaloosa County is an approved County and the City of Fort Walton Beach is an eligible municipality within the County; and

WHEREAS, the County and the City desire to jointly utilize State Housing Initiatives Partnership Program (SHIP) Program allocations pursuant to this Interlocal Agreement; and

WHEREAS, the County and the City have determined that (SHIP) Program funds can be more effectively utilized and managed through an Interlocal Agreement.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual covenants and agreements hereinafter set forth, the parties hereto agree as follows:

1. The City and the County do hereby agree that the (SHIP) Program funds which are to be distributed to the County as provided in 420.9073, Florida Statutes, shall be allocated to the Okaloosa Community Development Corporation with a minimum of 20% of the funds being used within the City, unless qualified projects

C09-1696-CAO CITY OF FT WALTON BEACH (SHIP) SHIP LOCAL HOSING ASSISTANCE PLAN EXPIRES: INDEFINITE

- cannot be found. The Okaloosa Community Development Corporation for administering, reporting and monitoring of the (SHIP) Program shall receive 10% of the funds received.
- 2. Unless earlier terminated pursuant to other provisions of this Interlocal Agreement, the term of this agreement shall run concurrent with the distribution of (SHIP) Program funds which are to be allocated between the County and the City.
- 3. The City and the County direct the Florida Housing Finance Corporation (the "Corporation") to distribute and allocate the (SHIP) Program funds in accordance with this Interlocal Agreement and authorize the Corporation to rely on their stated intent and their authority to execute this Interlocal Agreement.
- 4. The (SHIP) Program funds so distributed will be deposited in a single depository account created by Okaloosa Community Development Corp., which shall be administered by the Board of Directors. This account shall be known as the Hurricane Housing Trust Fund (hereinafter referred to as "Local Housing Trust Fund"), to which (SHIP) Program funds are distributed by the State of Florida. The Corporation will be notified of any change in the Local (SHIP) Program Fund status and the parties agree to have such Local (SHIP) Program audited annually as required by Chapter 420, Florida Statutes and Rule 67-37, 67ER-05 and 67-55, Florida Administrative Code. The parties hereto agree to pay their pro-rata share of the costs of an audit of the Local (SHIP) Program Funds in accordance with the funding distribution percentages denoted in Section 1 of this Agreement.
- 5. Provided this Interlocal Agreement remains effective between the City and the County, both parties agree that they will not do anything to jeopardize the other party's right to receive its allocation from the Local (SHIP) Program Fund.
- 6. The parties to this Agreement understand that the relevant law requires an incentive plan for providing affordable housing and they agree to cooperate in ensuring that the requirements and the spirit of applicable law is satisfied.
- 7. Neither party shall use any revenues distributed and allocated for purposes other than those authorized by 420.9072 (7), Florida Statutes, or as stipulated in Florida Housing Finance Corporation Administrative Rules 67-37, 67ER-05 and 67-55 (as each may be applicable to the(SHIP) Program)

- 8. If at any time during the term of this Interlocal Agreement, the City or the County which are the parties to this Interlocal Agreement, the City or County believe that the intent of the parties set forth herein is not being accomplished, or that the terms of the Interlocal Agreement are not fair, such entity may, upon the giving of ninety (90) days written notice, renegotiate the terms and the provisions to be effective on the first day of the next fiscal year. If the parties are unable to renegotiate the terms and provisions of this Interlocal Agreement prior to the commencement of the next fiscal year, the noticing party shall cease to be a party to this Interlocal Agreement and this Interlocal Agreement shall terminate and be of no further force or effect as to such party and the funds shall be allocated as provided by law.
- 9. If either party shall cease to be eligible for allocation or distribution of State Housing Initiative Partnership (SHIP) Program monies, such party's allocation of the funds shall remain in the State (SHIP) Program Fund to be used by the Corporation
- 10. Okaloosa Community Development Corp. will report quarterly to the Board of County Commissioners and the City of Fort Walton Beach.
- 11. The parties of this Agreement shall cooperatively prepare, and submit a single consolidated annual report incorporating all activities undertaken with (SHIP) Program funds in compliance with reporting provisions of Administrative Rule 67ER-05 and 67-55.
- 12. For all purposes of this Interlocal Agreement, the term "Interlocal Agreement" shall mean this Interlocal Agreement.
- 13. This Interlocal Agreement shall become effective when filed in the office of the Okaloosa County Clerk of Circuit Court Finance Department. The County shall be responsible for such filing as soon as this Agreement has been fully executed.

-----BALANCE OF PAGE BLANK-----

IN WITNESS WHEREOF, the said municipal corporation in pursuance of due and legal action of its City Council has executed these presents causing its name to be signed by its Mayor and its corporate seal to be affixed, and Okaloosa County, a political subdivision of the State of Florida has caused these presents to be executed in its name by its Board of County Commissioners, acting by its Chairman of said Board, the day and year first written above.

| CITY OF FORT WALTON BEACH, A Municipality Chartered in the State of Florida | OKALOOSA COUNTY, A Political Subdivision of the State of Florida, by and Through its Board of County Commissioners |
|---|--|
| BY: | BY: SEAL |
| Mike Anderson Mayor P.O. Box 4009 Fort Walton Beach, FL 32549-4009 (850) 243-3141 | Wayne Harris Chairman 1804 Lewis Turner Boulevard Fort Walton Beach, FL (850) 651-7105 |
| ATTEST: | ATTEST: |
| Helen A. Spencer Clerk of Court | Dord Howard Clerk of Court Okaloosa County |
| SEAL | SEAL |
| Date: | DATE: 9-7-10 |

DEPUTY CLERK KSCHOOLCRAFT

INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT made and entered into this /// day of well-will be and between OKALOOSA COUNTY, a political subdivision of the State of Florida, acting by and through its Board of County Commissioners (the "County") and the City of Fort Walton Beach, a municipal corporation created and existing under the laws of the State of Florida, acting by and through its City Council (the "City"):

WITNESSETH:

WHEREAS, the City and the County have legal authority to perform general government services within their respective jurisdiction; and

WHEREAS, THE City and the County are authorized by Florida Statutes Chapter 163.01 et seq., to enter the Interlocal Agreements and thereby cooperatively utilize their powers and resources in the most efficient manner possible; and

WHEREAS, the William E. Sadowski Affordable Housing Act (Chapter 92-317, Laws of Florida, incorporated herein by reference created Section 420.9027, et seq. Florida Statutes, (the "State Housing Initiatives Partnership Program" "SHIP"), which authorizes monies in the Local Government Housing Trust Fund (the "Fund") to be distributed to approved counties and eligible municipalities within the County pursuant to an Interlocal Agreement; and

WHEREAS, Okaloosa County is an approved County and the City of Fort Walton Beach is an eligible municipality within the County; and

WHEREAS, the County and the City desire to jointly utilize State Housing Initiatives Partnership Program (SHIP) Program allocations pursuant to this Interlocal Agreement; and

WHEREAS, the County and the City have determined that (SHIP) Program funds can be more effectively utilized and managed through an Interlocal Agreement.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual covenants and agreements hereinafter set forth, the parties hereto agree as follows:

1. The City and the County do hereby agree that the (SHIP) Program funds which are to be distributed to the County as provided in 420.9073, Florida Statutes, shall be allocated to the Okaloosa Community Development Corporation with a minimum of 20% of the funds being used within the City, unless qualified projects

- cannot be found. The Okaloosa Community Development Corporation for administering, reporting and monitoring of the (SHIP) Program shall receive 10% of the funds received.
- 2. Unless earlier terminated pursuant to other provisions of this Interlocal Agreement, the term of this agreement shall run concurrent with the distribution of (SHIP) Program funds which are to be allocated between the County and the City.
- 3. The City and the County direct the Florida Housing Finance Corporation (the "Corporation") to distribute and allocate the (SHIP) Program funds in accordance with this Interlocal Agreement and authorize the Corporation to rely on their stated intent and their authority to execute this Interlocal Agreement.
- 4. The (SHIP) Program funds so distributed will be deposited in a single depository account created by Okaloosa Community Development Corp., which shall be administered by the Board of Directors. This account shall be known as the Hurricane Housing Trust Fund (hereinafter referred to as "Local Housing Trust Fund"), to which (SHIP) Program funds are distributed by the State of Florida. The Corporation will be notified of any change in the Local (SHIP) Program Fund status and the parties agree to have such Local (SHIP) Program audited annually as required by Chapter 420, Florida Statutes and Rule 67-37, 67ER-05 and 67-55, Florida Administrative Code. The parties hereto agree to pay their pro-rata share of the costs of an audit of the Local (SHIP) Program Funds in accordance with the funding distribution percentages denoted in Section 1 of this Agreement.
- 5. Provided this Interlocal Agreement remains effective between the City and the County, both parties agree that they will not do anything to jeopardize the other party's right to receive its allocation from the Local (SHIP) Program Fund.
- 6. The parties to this Agreement understand that the relevant law requires an incentive plan for providing affordable housing and they agree to cooperate in ensuring that the requirements and the spirit of applicable law is satisfied.
- 7. Neither party shall use any revenues distributed and allocated for purposes other than those authorized by 420.9072 (7), Florida Statutes, or as stipulated in Florida Housing Finance Corporation Administrative Rules 67-37, 67ER-05 and 67-55 (as each may be applicable to the (SHIP) Program)

- 8. If at any time during the term of this Interlocal Agreement, the City or the County which are the parties to this Interlocal Agreement, the City or County believe that the intent of the parties set forth herein is not being accomplished, or that the terms of the Interlocal Agreement are not fair, such entity may, upon the giving of ninety (90) days written notice, renegotiate the terms and the provisions to be effective on the first day of the next fiscal year. If the parties are unable to renegotiate the terms and provisions of this Interlocal Agreement prior to the commencement of the next fiscal year, the noticing party shall cease to be a party to this Interlocal Agreement and this Interlocal Agreement shall terminate and be of no further force or effect as to such party and the funds shall be allocated as provided by law.
- 9. If either party shall cease to be eligible for allocation or distribution of State Housing Initiative Partnership (SHIP) Program monies, such party's allocation of the funds shall remain in the State (SHIP) Program Fund to be used by the Corporation
- 10. Okaloosa Community Development Corp. will report quarterly to the Board of County Commissioners and the City of Fort Walton Beach.
- 11. The parties of this Agreement shall cooperatively prepare, and submit a single consolidated annual report incorporating all activities undertaken with (SHIP) Program funds in compliance with reporting provisions of Administrative Rule 67ER-05 and 67-55.
- 12. For all purposes of this Interlocal Agreement, the term "Interlocal Agreement" shall mean this Interlocal Agreement.
- 13. This Interlocal Agreement shall become effective when filed in the office of the Okaloosa County Clerk of Circuit Court Finance Department. The County shall be responsible for such filing as soon as this Agreement has been fully executed.

-----BALANCE OF PAGE BLANK-----

IN WITNESS WHEREOF, the said municipal corporation in pursuance of due and legal action of its City Council has executed these presents causing its name to be signed by its Mayor and its corporate seal to be affixed, and Okaloosa County, a political subdivision of the State of Florida has caused these presents to be executed in its name by its Board of County Commissioners, acting by its Chairman of said Board, the day and year first written above.

CITY OF FORT WALTON BEACH, OKALOOSA COUNTY, A A Municipality Chartered in the Political Subdivision of the State of Florida State of Florida, by and Through its Board of **County Commissioners** BY: Nuko Audu BY: ____ Mike Anderson Wayne Harris Mayor Chairman P:O-Box 4009 107 Miracle Strip Pkwy, SW 1804 Lewis Turner Boulevard Fort Walton Beach, FL 32549=4009 32548 Fort Walton Beach, FL **(850) 243=3+44** 833-9509 (850) 651-7105 ATTEST: ATTEST: BY: __ Don Howard Clerk of Court City Clerk Okaloosa County **SEAL**

September 14.

DATE:

INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT made and entered into this ____day of ____2006, by and between OKALOOSA COUNTY, a political subdivision of the State of Florida, acting by and through its Board of County Commissioners (the "County") and the City of Fort Walton Beach, a municipal corporation created and existing under the laws of the State of Florida, acting by and through its City Council (the "City"):

WITNESSETH:

WHEREAS, the City and the County have legal authority to perform general government services within their respective jurisdiction; and

WHEREAS, THE City and the County are authorized by Florida Statutes Chapter 163.01 et seq., to enter the Interlocal Agreements and thereby cooperatively utilize their powers and resources in the most efficient manner possible; and

WHEREAS, the William E. Sadowski Affordable Housing Act (Chapter 92-317, Laws of Florida, incorporated herein by reference created Section 420.9027, et seq. Florida Statutes, (the "State Housing Initiatives Partnership Program" "SHIP"), which authorizes monies in the Local Government Housing Trust Fund (the "Fund") to be distributed to approved counties and eligible municipalities within the County pursuant to an Interlocal Agreement; and

. WHEREAS, Okaloosa County is an approved County and the City of Fort Walton Beach is an eligible municipality within the County; and

WHEREAS, the County and the City desire to jointly utilize State Housing Initiatives Partnership Program (SHIP) Program allocations pursuant to this Interlocal Agreement; and

WHEREAS, the County and the City have determined that (SHIP) Program funds can be more effectively utilized and managed through an Interlocal Agreement.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual covenants and agreements hereinafter set forth, the parties hereto agree as follows:

1. The City and the County do hereby agree that the (SHIP) Program funds which are to be distributed to the County as provided in 420.9073, Florida Statutes, shall be allocated to the Okaloosa Community Development Corporation with a minimum of 20% of the funds being used within the City, unless qualified projects

- cannot be found. The Okaloosa Community Development Corporation for administering, reporting and monitoring of the (SHIP) Program shall receive 10% of the funds received.
- 2. Unless earlier terminated pursuant to other provisions of this Interlocal Agreement, the term of this agreement shall run concurrent with the distribution of (SHIP) Program funds which are to be allocated between the County and the City.
- 3. The City and the County direct the Florida Housing Finance Corporation (the "Corporation") to distribute and allocate the (SHIP) Program funds in accordance with this Interlocal Agreement and authorize the Corporation to rely on their stated intent and their authority to execute this Interlocal Agreement.
- 4. The (SHIP) Program funds so distributed will be deposited in a single depository account created by Okaloosa Community Development Corp., which shall be administered by the Board of Directors. This account shall be known as the Hurricane Housing Trust Fund (hereinafter referred to as "Local Housing Trust Fund"), to which (SHIP) Program funds are distributed by the State of Florida. The Corporation will be notified of any change in the Local (SHIP) Program Fund status and the parties agree to have such Local (SHIP) Program audited annually as required by Chapter 420, Florida Statutes and Rule 67-37, 67ER-05 and 67-55, Florida Administrative Code. The parties hereto agree to pay their pro-rata share of the costs of an audit of the Local (SHIP) Program Funds in accordance with the funding distribution percentages denoted in Section 1 of this Agreement.
- 5. Provided this Interlocal Agreement remains effective between the City and the County, both parties agree that they will not do anything to jeopardize the other party's right to receive its allocation from the Local (SHIP) Program Fund.
- 6. The parties to this Agreement understand that the relevant law requires an incentive plan for providing affordable housing and they agree to cooperate in ensuring that the requirements and the spirit of applicable law is satisfied.
- 7. Neither party shall use any revenues distributed and allocated for purposes other than those authorized by 420.9072 (7), Florida Statutes, or as stipulated in Florida Housing Finance Corporation Administrative Rules 67-37, 67ER-05 and 67-55 (as each may be applicable to the(SHIP) Program)

- 8. If at any time during the term of this Interlocal Agreement, the City or the County which are the parties to this Interlocal Agreement, the City or County believe that the intent of the parties set forth herein is not being accomplished, or that the terms of the Interlocal Agreement are not fair, such entity may, upon the giving of ninety (90) days written notice, renegotiate the terms and the provisions to be effective on the first day of the next fiscal year. If the parties are unable to renegotiate the terms and provisions of this Interlocal Agreement prior to the commencement of the next fiscal year, the noticing party shall cease to be a party to this Interlocal Agreement and this Interlocal Agreement shall terminate and be of no further force or effect as to such party and the funds shall be allocated as provided by law.
- 9. If either party shall cease to be eligible for allocation or distribution of State Housing Initiative Partnership (SHIP) Program monies, such party's allocation of the funds shall remain in the State (SHIP) Program Fund to be used by the Corporation
- 10. Okaloosa Community Development Corp. will report quarterly to the Board of County Commissioners and the City of Fort Walton Beach.
- 11. The parties of this Agreement shall cooperatively prepare, and submit a single consolidated annual report incorporating all activities undertaken with (SHIP) Program funds in compliance with reporting provisions of Administrative Rule 67ER-05 and 67-55.
- 12. For all purposes of this Interlocal Agreement, the term "Interlocal Agreement" shall mean this Interlocal Agreement.
- 13. This Interlocal Agreement shall become effective when filed in the office of the Okaloosa County Clerk of Circuit Court Finance Department. The County shall be responsible for such filing as soon as this Agreement has been fully executed.

-----BALANCE OF PAGE BLANK-----

IN WITNESS WHEREOF, the said municipal corporation in pursuance of due and legal action of its City Council has executed these presents causing its name to be signed by its Mayor and its corporate seal to be affixed, and Okaloosa County, a political subdivision of the State of Florida has caused these presents to be executed in its name by its Board of County Commissioners, acting by its Chairman of said Board, the day and year first written above.

| CITY OF FORT WALTON BEACH, A Municipality Chartered in the State of Florida | OKALOOSA COUNTY, A Political Subdivision of the State of Florida, by and Through its Board of County Commissioners |
|---|--|
| BY: | BY: 23. anghe (SI |
| Mike Anderson Mayor P.O. Box 4009 Fort Walton Beach, FL 32549-4009 (850) 243-3141 | Sherry Campbell Chairman 1804 Lewis Turner Boulevard Fort Walton Beach, FL (850) 651-7105 |
| ATTEST: | ATTEST: |
| BY: Helen A. Spencer Clerk of Court | BY: Lang of Stanford Toon W. Howard CLERK OF |
| SEAL | SEAL |
| Date: | DATE: |

CITY OF FORT WALTON BEACH, A Municipality Chartered in the State of Florida

| BY: Mile Ande | BY: |
|---|---|
| Mike Anderson Mayor P.O. Box 4009 Fort Walton Beach, FL 32549-4009 (850) 243-3141 | Sherry Campbell Chairman 1804 Lewis Turner Boulevard Fort Walton Beach, FL (850) 651-7105 |
| ATTEST: BY: Helen A. Spencer Clerk of Court | ATTEST: BY: Jim Curry County Clerk |
| SEAL | SEAL |
| Date: 12-12-06 | DATE: |

OKALOOSA COUNTY, A

Political Subdivision of the State of Florida, by and Through its Board of County Commissioners

EXHIBIT H

INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT made and entered into this 24 day of March 2009, by and between OKALOOSA COUNTY AND THE CITY OF FORT WALTON BEACH, a political subdivision of the State of Florida, acting by and through its Board of County Commissioners (the "County") and the City of Fort Walton Beach, a municipal corporation created and existing under the laws of the State of Florida, acting by and through its City Council (the "City"):

WITNESSETH:

WHEREAS, the City and the County have legal authority to perform general government services within their respective jurisdiction; and

WHEREAS, THE City and the County are authorized by Florida Statutes Chapter 163.01 et seq., to enter the Interlocal Agreements and thereby cooperatively utilize their powers and resources in the most efficient manner possible; and

WHEREAS, the William E. Sadowski Affordable Housing Act (Chapter 92-317, Laws of Florida, incorporated herein by reference created Section 420.9027, et seq. Florida Statutes, (the "State Housing Initiatives Partnership Program" "SHIP"), which authorizes monies in the Local Government Housing Trust Fund (the "Fund") to be distributed to approved counties and eligible municipalities within the County pursuant to an Interlocal Agreement; and

WHEREAS, Okaloosa County is an approved County and the City of Fort Walton Beach is an eligible municipality within the County; and

WHEREAS, the County and the City desire to jointly utilize State Housing Initiatives Partnership Program (SHIP) Program allocations pursuant to this Interlocal Agreement; and

WHEREAS, the County and the City have determined that (SHIP) Program funds can be more effectively utilized and managed through an Interlocal Agreement.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual covenants and agreements hereinafter set forth, the parties hereto agree as follows:

Instr # 2555513 BK: 2881 PG:4349,Page 1 of 4 Recorded 03/30/2009 at 03:15 PM, RECORDING: \$19.50 RECORDING ARTICLE V: \$16.00

- 1. The City and the County do hereby agree that the (SHIP) Program funds which are to be distributed to the County as provided in 420.9073, Florida Statutes, shall be allocated to the Okaloosa Community Development Corporation with a minimum of 20% of the funds being used within the City, unless qualified projects cannot be found. The Okaloosa Community Development Corporation for administering, reporting and monitoring of the (SHIP) Program shall receive 10% of the funds received.
- 2. Unless earlier terminated pursuant to other provisions of this Interlocal Agreement, the term of this agreement shall run concurrent with the distribution of (SHIP) Program funds which are to be allocated between the County and the City.
- 3. The City and the County direct the Florida Housing Finance Corporation (the "Corporation") to distribute and allocate the (SHIP) Program funds in accordance with this Interlocal Agreement and authorize the Corporation to rely on their stated intent and their authority to execute this Interlocal Agreement.
- 4. The (SHIP) Program funds so distributed will be deposited in a single depository account created by Okaloosa Community Development Corp., which shall be administered by the Board of Directors. This account shall be known as the Housing Trust Fund (hereinafter referred to as "Local Housing Trust Fund"), to which (SHIP) Program funds are distributed by the State of Florida. The Corporation will be notified of any change in the Local (SHIP) Program Fund status and the parties agree to have such Local (SHIP) Program audited annually as required by Chapter 420, Florida Statutes and Rule 67-37, 67ER-05 and 67-55, Florida Administrative Code. The parties hereto agree to pay their pro-rata share of the costs of an audit of the Local (SHIP) Program Funds in accordance with the funding distribution percentages denoted in Section 1 of this Agreement.
- 5. Provided this Interlocal Agreement remains effective between the City and the County, both parties agree that they will not do anything to jeopardize the other party's right to receive its allocation from the Local (SHIP) Program Fund.
- 6. The parties to this Agreement understand that the relevant law requires an incentive plan for providing affordable housing and they agree to cooperate in ensuring that the requirements and the spirit of applicable law is satisfied.

- 7. Neither party shall use any revenues distributed and allocated for purposes other than those authorized by 420.9072 (7), Florida Statutes, or as stipulated in Florida Housing Finance Corporation Administrative Rules 67-37, 67ER-05 and 67-55 (as each may be applicable to the (SHIP) Program)
- 8. If at any time during the term of this Interlocal Agreement, the City or the County which are the parties to this Interlocal Agreement, the City or County believe that the intent of the parties set forth herein is not being accomplished, or that the terms of the Interlocal Agreement are not fair, such entity may, upon the giving of ninety (90) days written notice, renegotiate the terms and the provisions to be effective on the first day of the next fiscal year. If the parties are unable to renegotiate the terms and provisions of this Interlocal Agreement prior to the commencement of the next fiscal year, the noticing party shall cease to be a party to this Interlocal Agreement and this Interlocal Agreement shall terminate and be of no further force or effect as to such party and the funds shall be allocated as provided by law.
- 9. If either party shall cease to be eligible for allocation or distribution of State Housing Initiative Partnership (SHIP) Program monies, such party's allocation of the funds shall remain in the State (SHIP) Program Fund to be used by the Corporation
- 10. Okaloosa Community Development Corp. will report quarterly to the Board of County Commissioners and the City of Fort Walton Beach.
- 11. The parties of this Agreement shall cooperatively prepare, and submit a single consolidated annual report incorporating all activities undertaken with (SHIP) Program funds in compliance with reporting provisions of Administrative Rule 67ER-05 and 67-55.
- 12. For all purposes of this Interlocal Agreement, the term "Interlocal Agreement" shall mean this Interlocal Agreement.
- 13. This Interlocal Agreement shall become effective when filed in the office of the Okaloosa County Clerk of Circuit Court Finance Department. The County shall be responsible for such filing as soon as this Agreement has been fully executed.

IN WITNESS WHEREOF, the said municipal corporation in pursuance of due and legal action of its City Council has executed these presents causing its name to be signed by its Mayor and its corporate seal to be affixed, and Okaloosa County, a political subdivision of the State of Florida has caused these presents to be executed in its name by its Board of County Commissioners, acting by its Chairman of said Board, the day and year first written above.

CITY OF FORT WALTON BEACH, A Municipality Chartered in the State of Florida

BY: Mike Ander

Mike Anderson

Mayor

P.O. Box 4009

Fort Walton Beach, FL 32549-4009

(850) 243-3141

ATTEST:

Helpin A. Spencers.

Date:

March 24, 2009

OKALOOSA COUNTY, A Political Subdivision of the State of Florida, by and Through its Board of County Commissioners

BY.

William J. Roberts/III

Chairman

1804 Lewis Turner Boulevard

Fort Walton Beach, FL

(850) 651-7105

ATTEST:

Λ

Dor W Howard

County Clerk

SEAL

DATE: March 17, 2009

AMENDMENT NO. 1

between

OKALOOSA COUNTY BOARD OF COUNTY COMMISSIONERS

and

THE CITY OF FORT WALTON BEACH

This amendment is made and entered into by and between The City of Fort Walton Beach ("the City") and the Board of County Commissioners of Okaloosa County ("the County") wish to amend the SHIP Local Housing Assistance Plan (LHAP), (the Agreement) to add an additional strategy known as the Florida Home Buyers Opportunity Program, created by The American Recovery and Reinvestment Act of 2009

NOW THEREFORE, in consideration of the mutual promises set forth below, the County and the City hereby amend the LHAP to read as follows:

II. LHAP HOUSING STRATEGIES:

- I. Name of Strategy: Florida Home Buyers Opportunity Program
 - 1. Summary of the Strategy: This strategy is designed in response to the legislative proviso requiring SHIP local governments to expend 2009-2010 funds to ensure that residents of the state derive the maximum possible economic benefit from the federal first time homebuyer tax credit created through The American Recovery and Reinvestment Act of 2009 by providing subordinate down payment assistance loans to first time homebuyers for owner occupied primary residences that can be repaid by the income tax refund the homebuyer is entitled to under the First Time Homebuyer Credit. The state program shall be called the "Florida Homebuyer Opportunity Program."
 - 2. Fiscal Years Covered: 2009/2010 until expiration of the Florida Homebuyer Opportunity Program Tax Credit.
 - 3. Income Categories to be served: Up to \$75,000 for single taxpayers or \$150,000 for joint filers. There is no requirement to reserve 30 percent of the funds for awards to very-low-income persons or 30 percent of the funds for awards to low-income persons; and there is no requirement to expend 75% of funds for construction, rehabilitation or emergency repair.
 - 4. Maximum award is the principal balance of the loans provided shall not exceed 10% of the purchase price or \$8,000 whichever is less.

- 5. Terms, Recapture and Default: If the county or eligible municipality receives repayment from the homebuyer within 18 months after the closing date of the loan the county or eligible municipality shall waive all interest charges. A homebuyer who fails to fully repay the loan within 18 months shall be subject to repayment terms provided in an appropriate strategy in the local housing assistance plan. All funds repaid to a county or eligible municipality shall be considered "program income" as defined in s. 420.9071 (24).
- 6. Deferred Payment Loan (DPL) to the homeowner secured by a mortgage and promissory note at zero percent (0%) interest with no monthly payments due and payable until sale, transfer or rental of subject property.
- 7. Recipient Selection Criteria: Recipients must meet the requirements of the following: The maximum income limit shall be Adjusted Gross Income of \$75,000 for single taxpayer households or \$150,000 for joint-filing taxpayer households which is equal to that permitted by the American Recovery and Reinvestment Act of 2009

Except as modified herein, all other provisions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Amendment to be executed by their duly authorized undersigned officials on the dates set forth below.

| FOR | FOR. |
|---------------------------|--|
| City of Fort Walton Beach | Okaloosa County Board of County Commissioners |
| By: Nulle Auder | By: |
| Name: Mike Anderson | Name: William J. Roberts, III |
| Title: Mayor | Title: <u>Chairman</u> |
| Date: August 11, 2009 | Date: |
| ATTEST: | ATTEST: |
| Helen Spencer | Don W. Howard |
| :1 | Clerk of Circuit Court |
| By: Helen G. Spencer | By: |
| Ćity Clerk 🖊 | Deputy Clerk |

NAME OF LOCAL GOVERNMENT

Okaloosa County and City of Fort Walton Beach

SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP)

FISCAL YEARS COVERED 2007/2008, 2008/2009 AND 2009/2010

Prepared by:
Okaloosa Community Development Corporation

- I. PROGRAM DESCRIPTION Chapter 67-37.005 F.A.C. and Section 420.9072, F.S.
 - A. Name of the participating local government and Interlocal if Applicable: Section 420.9072(5).F.S.

| Okaloosa | County/0 | City of Fort W | alton Beach | |
|---|----------|-------------------|---------------------------------|--|
| Interlocal : Yes _ Name of participa | | No government(| (s) in the Interlocal Agreement | |
| Okaloosa | County/0 | City of Fort W | alton Beach | |

A copy of the Interlocal Agreement is attached as **Exhibit H**.

- B. Purpose of the program: Section 420.9072, F.S. and Chapter 67-37.005(3), F.A.C. Creation of the Plan is for the purpose of meeting the housing needs of the very low, low and moderate-income households, to expand production of and preserve affordable housing, to further the housing element of the local government comprehensive plan specific to affordable housing.
- C. Fiscal years covered by the Plan: Chapter 67-37.002,F.A.C.

X 2007/2008 X 2008/2009

X 2009/2010

- D. Governance: Chapter 67-37.005(3) and (5)(i)F.A.C. and Section 420.9071(14)F.S. The SHIP Program is established in accordance with Section 420.907-9079, Florida Statutes and Chapter 67-37.007 Florida Administrative Code. The SHIP Program does further the housing element of the local government Comprehensive Plan.
- E. Local Housing Partnership Section 420.9072(1)(a), F.S. SHIP Program encourages building active partnerships between government, lenders, builders and developers, real estate professionals, advocates for low-income persons and community groups.
- F. Leveraging: Chapter 67-37.007(1)(b)(c), F.A.C. and Ssection 420.9075(1)(a) and (1)(b3, and (1)(c), F.S.

The Plans are intended to increase the availability of affordable residential units by combining local resources and cost saving measures into a local housing partnership and using public and private funds to reduce the cost of housing. SHIP funds may be leveraged with or used to supplement other Florida Housing Finance Corporation programs and to provide local match to obtain federal housing grants or programs.

- G. Public Input: Chapter 67-37.005(3), F.A.C.

 Public input was solicited through face-to-face meetings with housing providers, social service providers and local lenders and neighborhood associations. Public input was solicited through the local newspaper in the advertising of the Local Housing
- H. Advertising and Outreach Chapter 67-37.005(6)(a), F.A.C.

Assistance Plan and the Notice of Funding Availability.

The county or eligible municipality or its administrative representative shall advertise the notice of funding availability in a newspaper of general circulation and periodicals serving ethnic and diverse neighborhoods, at least 30 days before the beginning of the application period. If no funding is available due to a waiting list, no notice of funding availability is required.

- I. Discrimination: Section 420.9075(3)(c), F.S. In accordance with the provisions of ss.760.20-760.37, it is unlawful to discriminate on the basis of 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: Chapter 67-37.005(5)(g),F.A.C.
 Support services are available from various sources. Available support services may include but are not limited to: Homeownership Counseling (Pre and Post), Credit Counseling, Tenant Counseling and Transportation
- K. Purchase Price Limits: Section 420.9075(4)(c), F.S. and Chapter67-37.007(6)F.A.C. Purchase Price Limits: The sales price or value of new or existing eligible housing may not exceed 90% of the average area purchase price in the statistical area in which the eligible housing is located. Such average area purchase price may be that calculated for any 12-month period beginning not earlier than the fourth calendar year prior to the year in which the award occurs. The sales price of new and existing units, which can be lower but may not exceed 90% of the median area purchase price established by the U.S. Treasury Department or as described above.

| The me | ethodology used by | Okaloosa County | (local government) is |
|----------|-----------------------|--------------------------|--------------------------|
| <u>X</u> | Bond Study Numbers p | provided by Florida Hous | sing Finance Corporation |
| | Independent Study (co | opy attached) | |
| | U.S. Treasury Departr | ment | |
| | Local HFA Numbers | | |
| | | | |

The purchase price limits shall run concurrently with those set annually by the State:

New Homes: Existing Homes: \$281,137.50 \$281,137.50

L. Income Limits, Rent Limits and Affordability:

Chapter 67-37.005(5)(e), F.A.C. and Section 420.9071(2), F.S.

The Income and Rent Limits used in the SHIP Program are updated from the Housing Finance Corporation. Affordable means that monthly rents or mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the households as indicated in Sections 420.9071 (19), (20) and (28), F.S. However it is not the intent to limit an individual household's ability to devote more than 30% of its income for housing, and housing for which a household devotes more than 30% of its income shall be deemed affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30% benchmark and in the case of rental housing does not exceed those rental limits adjusted for bedroom size.

M. Welfare Transition Program: Chapter 67-37.005(6)(b)(7)F.A.C.

Should an eligible sponsor be used, the city/county has developed a qualification system and selection criteria for applications for Awards to eligible sponsors, which includes a description that demonstrates how eligible sponsors that employed personnel from the WAGES and Workforce Development Initiatives programs will be given preference in the selection process.

N. Monitoring and First Right of Refusal: Section 420.9075(3)(e) and (4) (f), F.S. In the case of rental housing, the staff or entity that has administrative authority for implementing the local housing assistance plan assisting rental developments shall annually monitor and determine tenant eligibility or, to the extent another governmental entity provides the same monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility. However, any loan or grant in the original amount of \$3,000 or less shall not be subject to these annual monitoring and determination of tenant eligibility requirements. Tenant eligibility will be monitored for at least annually for 15 years or the term of assistance which ever is longer unless as specified above.

Eligible sponsors that offer rental housing for sale before 15 years or that have remaining mortgages funded under this program must give a first right of refusal to eligible nonprofit organizations for purchase at the current market value for continued occupancy by eligible persons.

O. Administrative Budget: Chapter 67-37.005(6)(f)3, F.A.C..

A detailed listing including line-item budget of proposed Administrative Expenditures is attached as **Exhibit A**. These are presented on an annual basis for each State fiscal year submitted.

The Okaloosa County/City of Fort Walton Beach finds that the moneys deposited in the local housing assistance trust fund shall be used to administer and implement the local housing assistance plan. The cost of administering the plan may not exceed 5 percent of the local housing distribution moneys and program income deposited into the trust fund. A county or an eligible municipality may not exceed the 5 percent limitation on administrative costs, unless its governing body finds, by resolution, that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan. The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5% of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(17), and eligible municipalities receiving a local housing distribution of up to \$350,000 may use up to 10 percent of program income for administrative costs.

The Okaloosa County/City of Fort Walton Beach city/county has adopted the above findings in the attached resolution, **Exhibit E.**

II. LHAP HOUSING STRATEGIES: Chapter 67-37.005(5), F.A.C.

A. Name of the Strategy: Purchase Assistance

Summary of the Strategy:

Ship funds will be made available to support down payment, closing costs, GAP financing, debt collection and substantial rehabilitation for the purchase of existing or newly constructed affordable housing units on a one-time basis to income eligible homebuyers. Assistance shall be tailored to the individual affordability and financing needs of the participating homebuyer. However, each homebuyer shall only receive the minimum level of assistance required to enable the purchase and necessary repair of an existing or newly constructed home utilizing GAP financing when necessary. Permanent first mortgage financing (exceeding the SHIP Homebuyer Assistance) is provided through financial institutions without local guarantee, thereby leveraging a significant volume of private sector financing.

The projected average SHIP cost per unit is a maximum of \$60,000.

2. Fiscal Years Covered:

2007/2008: 2008/2009: 2009/2010

Income Categories to be served:

Those individuals or households who are within 80% of the median income or less. Beneficiaries must complete a certified Home Buyer Counseling class prior to receiving funds. Eligible Moderate Income applicants will be considered only if there are non-eligible buyers in the Very Low Income and Low Income categories.

- 4. Maximum award is noted on the Housing Delivery Goals Charts: \$60,000
- 5. Terms, Recapture and Default:

Deferred Payment Loan (DPL) to the homeowner secured by a mortgage and promissory note at zero percent (0%) interest with no monthly payments due and payable until sale, transfer or rental of subject property.

Requests for subordination in the event of homeowner refinancing will be reviewed on a case-by-case basis with priority given to debt consolidation or reduction in interest rate and disallowing cash in hand to recipient.

6. Recipient Selection Criteria:

Assistance will be provided on a first-come, first qualified, first served basis following annual advertisement when required of the availability of SHIP resources for eligible homebuyers who are at no more than 80% of the median income level for Okaloosa County as determined by HUD, and receive a first mortgage commitment from a local lender. Section 420.9075(3)(c) Florida Statue, state that it is unlawful to discriminate on the basis of race, creed, color, religion, age, sex, marital or familial status, national origin, or handicap in the selection of recipients of contracts or assistance under the SHIP Program.

B. Name of the Strategy: Rehabilitation

Summary of the Strategy:

The intent of this strategy is to complete substantial rehabilitation of substandard, homeowner occupied housing. Eligibility for relocation costs will be determined on a case-by-case basis. The economic life of the house should be extended by an additional 20 to 30 years. The maximum per unit cost for rehabilitation can go up to \$50,000.

Fiscal Years Covered: 2007/2008; 2008/2009; 2009/2010

2. Income Categories to be served:

The targeted population are those individuals or households who are at 80% of the median income or less.

- 4. Maximum award is noted on the Housing Delivery Goals Charts \$50,000
- Terms, Recapture and Default:

Deferred Payment Loans (DPL's) at 0% interest with no monthly payments secured by a recorded mortgage and promissory note that is forgiven at the end of the following time periods according to the amount borrowed for 5 (five) years. The loan is due and payable upon sale, transfer or rental of subject property prior to forgiveness date. In the event of the death of a loan holder, if an income eligible heir makes the house their primary residence, the forgivable loan can be assumed by them.

\$ 1.00 - \$50,000 = 5 Years

Requests for subordination in the event of homeowner refinancing will be reviewed on a case-by-case basis with priority given to debt consolidation or reduction in interest rate and disallowing cash in hand to recipient.

6. Recipient Selection Criteria:

Assistance will be provided on a first-come, first qualified, first-serve basis following annual advertisement when required of the availability of SHIP resources for eligible homeowners who are at no more than 80% of median income level for Okaloosa County. Section 420.9075(3)(c) Florida Statue, state that it is unlawful to discriminate on the basis of race, creed, color, religion, age, sex, marital or familial status, national origin, or handicap in the selection of recipients of contracts or assistance under the SHIP Program.

C. Name of the Strategy: Reconstruction or New Construction for Eligible Homeowners

1. Summary of the Strategy:

SHIP funds will be made available for the demolition of mobile homes and homes, which are determined to be deteriorated beyond repair for the reconstruction of homes on the property of the eligible homeowner and for relocation costs for the home owner while they are being reconstructed. Selected units will be determined based on feasibility analysis. The maximum allowable SHIP cost is up to \$180,000. If applicant is eligible for a partial home loan on the reconstruction project, the Okaloosa CDC will pay the difference not to exceed the maximum allowable SHIP funds.

2. Fiscal Years Covered:

2007/2008; 2008/2009; 2009/2010

3. Income Categories to be served:

Those individuals or households who are within 80% of the median income or less.

- 4. Maximum award is noted on the Housing Delivery Goals Charts: \$180,000
- 5. Terms, Recapture and Default:

Relocation costs are in the form of a grant only, and will not be included in the mortgage. For eligible households outside of the City of Fort Walton Beach limits, 50% can be funded by the 502 Rural Development Direct Loan Program at an interest rate no higher than 6% with the remaining 50%, plus demolition costs to be funded by the SHIP Program with a Deferred Payment Loan (DPL) secured by a mortgage and promissory note (applicant must be very-low or low income. The note has no monthly payments, is at zero percent (0%) interest, and is due and payable upon sale, transfer or rental of subject property. The mortgage and note have a maximum term of 20 years upon which time the loan is fully forgiven. Listed below are the loan amounts with the years of commitment:

\$ 1.00 - \$180,000 = 20 Years

Loans will be forgiven in percentages at the following rates:

20 Year loan......5% forgiven per year

There is a maximum term of 45 20 years, unless the property is sold, transferred or rented, in which case the loan becomes due and payable in full, with the following exceptions:

For eligible households not acceptable to the guidelines of the Rural Development Program, or within the City of Fort Walton Beach limits, the Okaloosa CDC will allow eligible households to owe a 50 % financed Deferred Payment Loan (DPL) secured by a mortgage and promissory note (applicant must be within the very-low or low income categories). The note has no monthly payments, is at zero percent (0%) interest, and is due and payable upon sale, transfer or rental of subject property. There is a maximum term of 4 $\underline{5}$ years, unless the property is sold, transferred or rented, in which case the loan becomes due and payable in full, with the following exceptions:

- 1. In the event of the death of a loan holder, if an income eligible heir makes the house their primary residence, the forgivable loan can be assumed by them.
- 2. If HOME monies are leveraged with SHIP monies for reconstruction or new construction HOME & SHIP rules will apply to eligible recipients and property.
- 6. Recipient Selection Criteria:

Assistance will be on a first-come, first qualified, first-served, basis for those whose income is 80% or less of the median income. Section 420.9075(3)(c) Florida Statue, states that it is unlawful to discriminate on the basis of race, creed, color, religion, age, sex, marital or familial status, national origin, or handicap in the selection of recipients of contracts or assistance under the SHIP Program.

D. Name of the Strategy: Disaster Assistance

1. Summary of the Strategy:

SHIP funds may be used in all areas of Okaloosa County and the City of Fort Walton Beach to provide emergency repairs and rental assistance funds to homes owned by SHIP very low and low income families in the aftermath of a Federal, state or locally "declared natural disaster" to address emergency housing repair needs. Generally, such needs shall include, but not be limited to: purchase of emergency supplies for eligible homeowners to weatherproof damaged homes: interim repairs to avoid further damage to the homes of eligible families; tree and debris removal required to make individual housing units inhabitable by a the eligible family; and post-disaster assistance with non-insured repairs to homes owned by low and very low income families. Additionally, in those cases where eligible families cannot live in their damaged homes, deposits and 1st and last months rents will be provided not to exceed \$3,500 per family. This optional strategy will be implemented only in the event of a "declared natural disaster" that directly impacts the area. The maximum amount of SHIP funds to be utilized through this strategy is \$50,000 in repair per unit and \$3,500 per family for rental assistance unit.

2. Fiscal Years Covered:

2007/2008; 2008/2009; 2009/2010

3. Income Categories to be served:

Those individuals or households who are who are at 80% of the median income or less. The maximum SHIP cost per unit is \$50,000. Section 420.9075(3)(c) Florida Statue, state that it is unlawful to discriminate on the basis of race, creed, color, religion, age, sex, marital or familial status, national origin, or handicap in the selection of recipients of contracts or assistance under the SHIP Program. This is a one-time assistance program.

4. Maximum award is noted on the Housing Delivery Goals Charts:

\$50,000 per unit for rehabilitation \$ 3,500 per family for rental assistance

5. Terms, Recapture and Default:

Relocation costs are in the form of a grant only, and will not be included in the mortgage. For eligible households outside of the City of Fort Walton Beach limits, 50% can be funded by the 502 Rural Development Direct Loan Program at an interest rate no higher than 6% with the remaining 50%, plus demolition costs to be funded by the SHIP Program with a Deferred Payment Loan (DPL) secured by a mortgage and promissory note (applicant must be very-low or low income. The note has no monthly payments, is at zero percent (0%) interest, and is due and payable upon sale, transfer or rental of subject property. The mortgage and note have a maximum term of 4 years upon which time the loan is fully forgiven. Listed below are the loan amounts with the years of commitment:

1.00 - 50,000 = 4 years for unit repair

Loans will be forgiven in percentages at the following rates:

4 year loan......25% forgiven per year

Rental assistance funds, not to exceed \$3,500 will be granted.

There is a maximum term of 4 years, unless the property is sold, transferred or rented, in which case the loan becomes due and payable in full, with the following exceptions:

- (1) An income eligible heir makes the house their primary residence, in which case the loan can be assumed by them.
- (2) For eligible households not acceptable to the guidelines of the Rural Development Program, or within the City of Fort Walton Beach limits, the Okaloosa CDC will allow eligible households to owe a 50 % financed Deferred Payment Loan (DPL) secured by a mortgage and promissory note (applicant must be within the very-low or low income categories). The note has no monthly payments, is at zero percent (0%) interest, and is due and payable upon sale, transfer or rental of subject property. There is a maximum term of 5 years, unless the property is sold, transferred or rented, in which case the loan becomes due and payable in full, with the following exceptions:

If HOME monies are leveraged with SHIP monies for reconstruction or new construction HOME & SHIP rules will apply to eligible recipients and property.

6. Recipient Selection Criteria:

Assistance will be provided on a first come, first qualified, first served basis following the declaration of a natural disaster. The strategy will be advertised upon declaration of the area as a "declared natural disaster" area. In the event the strategy is not implemented during a given SHIP Program year, any funding reserved for the Strategy will be reallocated to one or more of the approved SHIP strategies by SHIP budget transfer notification to the Housing Finance Agency.

E. Name of the Strategy: Infill-Housing/Land and/or House Acquisition/Rehabilitation/Resale

1. Summary of the Strategy:

The intent of this strategy is threefold:

- a.) To allow the Okaloosa CDC the capability to purchase property at relatively low prices below market value, rehabilitate the property and resell the property at approximately fair market value to low and very low income eligible customers.
- b.) To purchase property in target neighborhoods needing revitalization and to provide infill housing via new construction.
- c.) Purchase land to develop home sites
- 2. Fiscal Years Covered:

2007/2008; 2008/2009; 2009/2010

Income Categories to be served:

The targeted populations are those individuals or households who are at 80% of the median income or less. This is a one-time assistance program.

Maximum award is noted on the Housing Delivery Goals Charts: \$800,000.

4. Terms, Recapture and Default:

Customers purchasing properties owned by the Okaloosa CDC, would be allowed, if eligible, to participate in the Down Payment/Closing Cost Program and/or Housing Rehabilitation upon procurement of a home mortgage. The investment by the Okaloosa CDC would be recaptured in full less the Down Payment/Closing Cost funds.

MAXIMUM AMOUNTS:

Single Family Home

\$281,137.50

Land for Development

\$800,000

Recipient Qualifications:

Costs funded by the SHIP Program with a Deferred Payment Loan (DPL) secured by a mortgage and promissory note. The note has no monthly payments, is at zero percent (0%) interest, and is due and payable upon sale, transfer or rental of subject property.

There is a maximum term of 15 years, unless the property is sold transferred or rented, in which case the loan becomes due and payable in full, with the following exceptions:

- (1) An income eligible heir makes the house their primary residence, in which case the loan can be assumed by them.
- (2) For eligible households not acceptable to the guidelines of the Rural Development Program, or within the City of Fort Walton Beach limits, the Okaloosa CDC will allow eligible households to owe a 50 % financed Deferred Payment Loan (DPL) secured by a mortgage and promissory note (applicant must be within the very-low or low income categories). The note has no monthly payments, is at zero percent (0%) interest, and is due and payable upon sale, transfer or rental of subject property. There is a maximum term of 15 years, unless the property is sold, transferred or rented, in which case the loan becomes due and payable in full, with the following exceptions:

If HOME monies are leveraged with SHIP monies for reconstruction, HOME rules will apply to eligible recipients and property.

5. Recipient Selection Criteria:

Assistance will be provided on a first-come, first qualified, first-serve basis following annual advertisement of the availability of SHIP resources for eligible homeowners who are at no more than 120% of median income level for Okaloosa County. Section 420.9075(3)(c) Florida Statue, state that it is unlawful to discriminate on the basis of race, creed, color, religion, age, sex, marital or familial status, national origin, or handicap in the selection of recipients of contracts or assistance under the SHIP Program.

F. Name of the Strategy: Foreclosure Prevention/Intervention Strategy

1. Summary of the Strategy:

This strategy will be used in all areas of Okaloosa County and the City of Fort Walton Beach to provide foreclosure prevention/intervention assistance prior to the start of the foreclosure process to allow eligible low and very low income homeowner's to become current on their mortgage payments. Eligible expenses will include delinquent mortgage payments, debt collection, attorney's fees, recording fees, and late fees. The maximum grant amount is \$5,000.

2. Fiscal Years Covered:

2007/2008; 2008/2009; 2009/2010

3. Income Categories to be Served:

Those individuals or households who are at or below 80 % of median income. That are not eligible for the HUD Assignment Program or other related programs. Assistance will be provided on a first-come, first qualified, first-served basis.

- 4. Maximum Award is noted on the Housing Delivery Goals Charts: \$5,000
- 5. Terms, Recapture and Default:

Assistance will be available in the form of a grant with no repayment required.

6. Recipient Selection Criteria:

Homeowner's must be delinquent in at least 30 days with either a letter from the mortgagee-notifying applicant of delinquency and/or intent to foreclosure. In addition, the default must have been caused by circumstances beyond the control of the applicant and there must be a reasonable prospect that the applicant will be able to resume full mortgage payments to the primary lender. This program may only be used once by an eligible homeowner.

G. LHAP RENTAL STRATEGIES

Name of the Strategy: Rehabilitation/New Construction

Summary of the Strategy:

The intent of this strategy is to leverage state funds with private investors and other non-profits in the rehabilitation of existing substandard low-income rental housing, both single family homes and multi-family apartments or town homes, and to assist in the funding, rehabilitation or new construction of rental units within the County and City to further the efforts of low income rental development.

2. Fiscal Years Covered:

2007/2008; 2008/2009; 2009/2010

3. Income Categories to be served:

Families occupying rental units rehabilitated or developed through this activity must have incomes below 80% of the median income or in the case of a development receiving tax credits, they must adhere to state required percentages.

4. Sponsor Selection Criteria:

Selection criteria shall include the following, as applicable:

SELECTION CRITERIA

MAXIMUM POINTS

| Proof of the desire to provide affordable rental housing | |
|--|----------|
| as stated in the organization's mission statement or bylaws. | 40 . (|
| | 10 pts. |
| Amount of community related activity the organization has | 5 |
| one in Okaloosa County. | 5 pts. |
| 3) Experience in the development of affordable rental housing as | |
| well as any previous experience with the FHFC rental development. | 20 ntn |
| 4) The financial stability of the organization / corneration | 20 pts. |
| 4) The financial stability of the organization / corporation.5) Ability to complete projects in a timely manner with target dates | 15pts. |
| for Project commitment and completion if selected. | 10 pts. |
| 6) Demonstrate site control. | 15 pts. |
| 7) Demonstrate that other necessary funds and financing are | Topis. |
| committed with a ration of private funds to public funds included. | 15pts. |
| 8) Document the SHIP cost per unit as well as the total aggregate | ropis. |
| cost per unit from all funding sources. | 20pts. |
| 9) Document that the infrastructure is in place or is available and project | Zopis. |
| conforms to County and/or City development goals. | 10pts |
| 10) Document support services provided. | 20pts. |
| 11) Document the affordability of the proposed units to be constructed or | Zopio. |
| rehabilitated (please include rental rates). | 20pts. |
| 12) Is the sponsor designated as a private for profit entity or a non-profit | 2000. |
| organization. | 10 pts. |
| 13) Is the project located in an area targeted by the OCDC, City of Fort | ro pto. |
| Walton Beach, or Okaloosa County, or is it located in a Community | |
| Redevelopment Area or Enterprise Zone? | 10pts. |
| 14) Demonstrate that you will employ personnel from the | ropto. |
| WAGES and Workforce Development Initiatives Programs. | 10pts. |
| 15) Form of SHIP Assistance requested, i.e., deferred payment loan | ·opto |
| or low interest loan. | 10pts. |
| | |
| | 200pts. |
| | zuupis. |

5. Terms, Recapture and Default:

Deferred Payment Loans (DPL)'s will be used at 0% for non-profit firms and a low interest loan not to exceed 3%, based on Board of Directors approval, will be used for for-profit firms. Both cases will be secured by mortgage and note, with a minimum term of 15 years.

Limits:

New Construction: Existing \$40,000/Unit \$30,000/Unit

SHIP Leveraging Resources:

- Private Mortgage Lenders
- Florida Housing Finance Corporation (FHFC)

6. Recipient Selection Criteria

All applicants that meet the selection criteria will be served on a first comefirst qualified- first served bases and must be approved by vote of the Board of Directors of the Okaloosa Community Development Corporation.

NOTE: All applicants must be registered and have ability to obtain permits in Okaloosa County, and have current license to operate its business within Okaloosa County. SHIP applicants must agree to comply with all SHIP program guidelines by contract, certify that it will not discriminate on the basis of race, creed, color, marital status, religion, age, sex, familial status, national origin, or handicap, and certify that all SHIP assisted individuals or households qualify as very low or low income under the current Florida Housing Finance Agency income limits. Rental housing constructed or rehabilitated using SHIP funds must provide the minimum set aside of units for eligible persons for at least (15) years or the term of assistance, whichever is longer. Throughout the terms of assistance, the Okaloosa Community Development Corporation will be monitoring the Rental Housing to ensure guidelines are being met. The staff or entity that has administrative authority for implementing the local housing assistance plan assisting rental developments shall annually monitor and determine tenant eligibility or, to the extent another governmental entity provides the same monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility. Rental housing offered for sale prior to the end of this period must be subject to a first right of refusal for purchase at the current market value by eligible non-profit organizations who would provide continued occupancy by eligible persons.

H. SPECIAL NEEDS HOUSING STRATEGY

Summary of the Strategy:

This strategy will be used in all areas of Okaloosa County and the City of Fort Walton Beach to qualified not-for-profit/for profit organizations applying for funds to acquire, develop and/rehabilitate affordable housing for very – low to low income special needs populations to include transitional housing for the homeless. The not-for-profit/for profit organizations selected for award of funding will utilize a first come, first served tenant selection process, in a case-by-case basis, that meets the specific special needs populations as identified by the Okaloosa County and The City of Fort Walton Beach.

Fiscal Years Covered:

2007/2008; 2008/2009; 2009/2010

3. Income and eligibility requirements:

Eligible persons include those whose income does not exceed 80% of median income and because of particular social, economic, or health-related circumstances may have, for example, encountered resistance to their residing in a particular communities, and may have suffered increased housing costs resulting from their unique needs and high risk of institutionalization. Eligible special needs groups include the elderly/frail (persons over the age of 65), persons with alcohol and drug addiction, persons with other physical and mental disabilities, persons with mental illness, persons with HIV/AIDS, and homeless persons.

Eligible activities include acquisition, reconstruction, moderate or substantial rehabilitation, site improvements, conversion, and/or new construction of units.

None of the funds may be used for administrative support, staff, administrative materials, and or any other cost associated with administration.

Allowable SHIP expenses under this strategy are: construction materials and labor, permits, payment of impact and capacity fees, lender fees, infrastructure expenses typically paid by the developer, appraisals, soft costs like engineering fees, architectural and related fees, environmental studies, financing costs, legal, etc...

4. Applicant Criteria

The applicant must have experienced staff who have successfully completed similar projects, or experienced consultants.

Applicant will conjoin housing with appropriate services, enabling special needs individuals to achieve independent living appropriate to their level of ability.

Rental housing offered for sale prior to the end of this period will be required to offer a right of first refusal for purchase at the current market value by eligible non-profit organizations that would provide continued occupancy by eligible persons.

5. Terms, Recapture and Default:

Deferred Payment Loans (DPL)'s will be used at 0% for non-profit firms and a low interest loan not to exceed 3%, based on Board of Directors approval, will be used for for-profit firms. Both cases will be secured by mortgage and note, with a minimum term of 15 years.

Limits:

New Construction:

\$40,000/Unit

Existing

\$30,000/Unit

II. LHAP HOUSING STRATEGIES

I. Name of the Strategy: Florida Home Buyers Opportunity Program

- 1. Summary of the Strategy: This strategy is designed in response to the legislative proviso requiring SHIP local governments to expend 2009-2010 funds to ensure that residents of the state derive the maximum possible economic benefit from the federal first time homebuyer tax credit created through The American Recovery and Reinvestment Act of 2009 by providing subordinate down payment assistance loans to first time homebuyers for owner occupied primary residences that can be repaid by the income tax refund the homebuyer is entitled to under the First Time Homebuyer Credit. The state program shall be called the "Florida Homebuyer Opportunity Program."
- 2. Fiscal Years Covered: 2009/2010 until expiration of the Florida Homebuyer Opportunity Program Tax Credit.
- Income Categories to be served: Up to \$75,000 for single taxpayers or \$150,000 for joint filers. There is no requirement to reserve 30 percent of the funds for awards to very-low-income persons or 30 percent of the funds for awards to low-income persons; and there is no requirement to expend 75% of funds for construction, rehabilitation or emergency repair.
- 4. <u>Maximum award is the principal balance of the loans provided shall not exceed 10% of the purchase price or \$8,000 whichever is less.</u>
- 5. Terms, Recapture and Default: If the county or eligible municipality receives repayment from the homebuyer within 18 months after the closing date of the loan the county or eligible municipality shall waive all interest charges. A homebuyer who fails to fully repay the loan within 18 months shall be subject to repayment terms provided in an appropriate strategy in the local housing assistance plan. All funds repaid to a county or eligible municipality shall be considered "program income" as defined in s. 420,9071 (24).

Deferred Payment Loan (DPL) to the homeowner secured by a mortgage and promissory note at zero percent (0%) interest with no monthly payments due and payable until sale, transfer or rental of subject property.

6. Recipient Selection Criteria: Recipients must meet the requirements of the following: The maximum income limit shall be Adjusted Gross Income of \$75,000 for single taxpayer households or \$150,000 for joint-filing taxpayer households which is equal to that permitted by the American Recovery and Reinvestment Act of 2009

IV. LHAP INCENTIVE STRATEGIES

Section 420.9071(16), F.S.

a. Incentive: The processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects. (Section 420.9071(16), Florida Statutes)

Okaloosa County:

As provided in Policy 1.4.4 of the Housing Element of the Okaloosa County Comprehensive Plan, the County provides a fast-track review process for development order and building permit applications for projects that provide affordable housing.

City of Fort Walton Beach:

It is the policy of the City's Development Services Division to expedite affordable housing projects to the greatest extent possible, while meeting all local, state and federal regulations.

b. Incentive: The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing. (Section 420.9071(16), Florida Statutes)

Okaloosa County:

The County shall route to the Okaloosa County/City of Fort Walton Beach Affordable Housing Advisory Committee for review and comment any proposed policy, ordinance, regulation, or plan provision that could affect the affordability of housing no less than thirty (30) days prior to the first public hearing of any said policy, ordinance, regulation, or plan provision.

City of Fort Walton Beach

The City shall route to the Okaloosa County/City of Fort Walton Beach Affordable Housing Advisory Committee for review and comment any proposed policy, ordinance, regulation, or plan provision that could affect the affordability of housing no less than thirty (30) days prior to the first public hearing of any said policy, ordinance, regulation, or plan provision.

c. Incentive. Establishment of a schedule for implementing the incentive strategies. (Section 420.9071(16), *Florida Statutes*)

Okaloosa County:

Implementation of the incentive strategies contained herein shall begin upon adoption of this Local Housing Assistance Plan.

City of Fort Walton Beach:

Implementation of the incentive strategies contained herein shall begin upon adoption of this Local Housing Assistance Plan.

V. EXHIBITS:

- A. Administrative Budget for each fiscal year covered in the Plan. Exhibit A.
- B. Timeline for Encumbrance and Expenditure: Chapter 67-37.005(6)(d) and (f) F.A.C. A separate timeline for each fiscal year covered in this plan is attached as Exhibit B. Program funds will be encumbered by June 30 one year following the end of the applicable state fiscal year. Program funds will be fully expended within 24 months of the end of the applicable State fiscal year.
- C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the Plan: Chapter 67-37.005), F.A.C. Completed HDGC for each fiscal year is attached as <u>Exhibit C.</u>
- **D.** Certification Page: Chapter 67-37.005(7), F.A.C. Signed Certification is attached as **Exhibit D.**
- E. Adopting Resolution: Section 420.9072(2)(b)2, F.S.
 Original signed, dated, witnessed or attested adopting resolution is attached as Exhibit E.
- F. Program Information Sheet:

 Completed program information sheet is attached as **Exhibit F.**
- G. Ordinance: Section 420.9072(3)(a), F.S. If changed from the original ordinance, a copy is attached as **Exhibit G**.
- H. Interlocal Agreement: Section 420.9072, F.S.
 A copy of the Interlocal Agreement if applicable is attached as <u>Exhibit H.</u>

CERTIFICATION TO FLORIDA HOUSING FINANCE CORPORATION

Name of Local Government: OKALOOSA COUNTY

- (1) The local government will advertise the availability of SHIP funds pursuant to Florida Statutes.
- (2) All SHIP funds will be expended in a manner which will insure that there will be no discrimination on the basis of race, creed, religion, color, age, sex, familial or marital status, handicap, or national origin.
- (3) A process for selection of recipients for funds has been developed.
- (4) The eligible municipality or county has developed a qualification system for applications for awards.
- (5) Recipients of funds will be required to contractually commit to program guidelines.
- (6) The Florida Housing Finance Corporation will be notified promptly if the local government (or interlocal entity) will be unable to comply with the provisions the plan.
- (7) The Local Housing Assistance Plan shall provide for the expenditure of SHIP funds within 24 months following the end of the State fiscal year in which they are received.
- (8) The plan conforms to the Local Government Comprehensive Plan, or that an amendment to the Local Government Comprehensive Plan will be initiated at the next available opportunity to insure conformance with the Local Housing Assistance Plan.
- (9) Amendments to the approved Local Housing Assistance Plan shall be provided to the Corporation with in 21 days after adoption.
- (10) The trust fund shall be established with a qualified depository for all SHIP funds as well as moneys generated from activities such as interest earned on loans.
- (11) Amounts on deposit in the local housing assistance trust fund shall be invested as permitted by law.
- (12) The local housing assistance trust fund shall be separately stated as a special revenue fund in the local governments audited financial statements, copies of the audits will be forwarded to the Corporation as soon as available.
- An interlocal entity shall have its local housing assistance trust fund separately audited for each state fiscal year, and the audit forwarded to the Corporation as soon as possible.

| (14) | SHIP lunds will not be pleaged for de | ebt service on bonds or as rent subsidies. | | |
|------------------|---|---|--|--|
| (15) | Developers receiving assistance from both SHIP and the Low Income Housing Tax Credit (LIHTC) Program shall comply with the income, affordability and other LIHTC requirements, Similarly, any units receiving assistance from other federal programs shall comply with all Federal and SHIP program requirements. | | | |
| (16) | Loans shall be provided for periods not exceeding 30 years, except for deferred payment loans or loans that extend beyond 30 years which continue to service eligible persons. | | | |
| (17) | Rental Units constructed or rehabilitated with SHIP funds shall be monitored at least annually for 15 years for compliance with tenant income requirements and affordability requirements or as required in Section 420.9075 (3)(e) | | | |
| (18) | The Plan meets the requirements of Section 420-907-9079 FS, and Rule Chapter 67-37 FAC and how each of those requirements shall be met. | | | |
| (19) | The provisions of Chapter 83-220, Laws of FloridaX_has or has not been implemented. | | | |
| | | | | |
| Witness | | William J. Roberts III Chairman Okaloosa County Board of County Commissioners | | |
| Witne | ess | Type Name and Title | | |
| Date | | | | |
| OR | | | | |
| | | | | |
| Attest (Seal) | | | | |

CERTIFICATION TO FLORIDA HOUSING FINANCE CORPORATION

Name of Local Government: CITY OF FORT WALTON BEACH

- (1) The local government will advertise the availability of SHIP funds pursuant to Florida Statutes.
- (2) All SHIP funds will be expended in a manner which will insure that there will be no discrimination on the basis of race, creed, religion, color, age, sex, familial or marital status, handicap, or national origin.
- (3) A process for selection of recipients for funds has been developed.
- (4) The eligible municipality or county has developed a qualification system for applications for awards.
- (5) Recipients of funds will be required to contractually commit to program guidelines.
- (6) The Florida Housing Finance Corporation will be notified promptly if the local government (or interlocal entity) will be unable to comply with the provisions the plan.
- (7) The Local Housing Assistance Plan shall provide for the expenditure of SHIP funds within 24 months following the end of the State fiscal year in which they are received.
- (8) The plan conforms to the Local Government Comprehensive Plan, or that an amendment to the Local Government Comprehensive Plan will be initiated at the next available opportunity to insure conformance with the Local Housing Assistance Plan.
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- An interlocal entity shall have its local housing assistance trust fund separately audited for each state fiscal year, and the audit forwarded to the Corporation as soon as possible.

- (14) SHIP funds will not be pledged for debt service on bonds or as rent subsidies.
- (15) Developers receiving assistance from both SHIP and the Low Income Housing Tax Credit (LIHTC) Program shall comply with the income, affordability and other LIHTC requirements, Similarly, any units receiving assistance from other federal programs shall comply with all Federal and SHIP program requirements.
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- (18) The Plan meets the requirements of Section 420-907-9079 FS, and Rule Chapter 67-37 FAC, and how each of those requirements shall be met.
- (19) The provisions of Chapter 83-220, Laws of Florida X has or has not been implemented.

Mike Anderson, Mayor City of Fort Walton Beach

Attest by:

<u> Uugust 11, 2009</u> Date

Helen Spencer

City Clerk