

REGULAR MEETING
APRIL 25, 2016
5:30 P.M.

BOOK 37 PAGE 108

The Lafayette County Commission met on the above date and hour for a regular scheduled meeting. The meeting was held in the County Commissioner's meeting room in Mayo, Florida. The following members were present: Commissioner Lance Lamb, Dist. 1; Commissioner Thomas E. Pridgeon, Jr., Dist. 2; Commissioner Donnie Hamlin, Dist. 3; Commissioner Anthony Adams, Dist. 4; Commissioner Earnest L. Jones, Dist. 5; and Leenette McMillan-Fredriksson, County Attorney.

APPROVE THE MINUTES

On a motion by Mr. Lamb and a second by Mr. Jones, the Board voted unanimously to approve the minutes.

REQUEST TO PURCHASE DUMPSTERS

Mr. Scott Sadler, Lafayette County Public Works Director, requested that the Board approve him purchasing the following dumpsters from the NJPA work contract: 5 – 6 yard dumpsters, 12 – 2 yard dumpsters, and 2 – 4 yard dumpsters. The total cost for the dumpsters will be \$8,954.00. On a motion by Mr. Pridgeon and a second by Mr. Jones, the Board voted unanimously to approve the purchase of the dumpsters.

SPECIAL ASSESSMENT RESOLUTION

On a motion by Mr. Jones and a second by Mr. Pridgeon, the Board voted unanimously to have Mrs. McMillan-Fredriksson read the Special Assessment Resolution by title only. On a motion by Mr. Lamb and a second by Mr. Adams, the Board voted unanimously to approve the Resolution no. 2016-4-2-1.

RELEASE OF LIENS FOR THE ESTATE OF BOBBY G. LAWSON

Mrs. McMillan-Fredriksson discussed releasing three liens that were put against the Estate of Bobby G. Lawson and that weren't found by a title search company who researched this. On a motion by Mr. Lamb and a second by Mr. Jones, the Board voted

unanimously to approve release of liens being recorded after they have been prepared by Mrs. McMillan-Fredriksson.

ANNUAL SHIP HOUSING PLAN

On a motion by Mr. Pridgeon and a second by Mr. Jones, the Board voted unanimously to approve Resolution no. 2016-4-2-2 in reference to the SHIP Housing Plan.

On a motion by Mr. Jones and a second by Mr. Adams, the Board voted unanimously to approve the 2016-2017 SHIP funding certification.

DECLARE MUSIC RECORDS AS SURPLUS

On a motion by Mr. Jones and a second by Mr. Lamb, the Board voted unanimously to approve declaring a list of music records from the Library as surplus.

RESOLUTION FOR BRIDGE REPLACEMENT

The Board considered adopting a resolution for bridge replacement at Steinhatchee Springs. On a motion by Mr. Lamb and a second by Mr. Jones, the Board voted unanimously to adopt Resolution no. 2016-4-2-3. On a motion by Mr. Pridgeon and a second by Mr. Jones, the Board voted unanimously to authorize Mr. Donnie Hamlin to sign the Resolution.

COUNTY ROAD 416/354A PROJECT

The Board discussed the County Road 416/354A project with Brenda Flanagan with Preble Rish, Inc., Engineer on the project. On a motion by Mr. Adams and a second by Mr. Jones, the Board voted unanimously to approve a 60 day extension on the project. On a motion by Mr. Pridgeon and a second by Mr. Adams, the Board voted unanimously to approve paying a change order request. (See attached.)

COUNTY PERSONNEL POLICY

On a motion by Mr. Adams and a second by Mr. Jones, the Board voted unanimously to approve the new County Personnel Policy when the department heads get all of their information to Mrs. McMillan-Fredriksson.

APPROVE THE BILLS

On a motion by Mr. Pridgeon and a second by Mr. Lamb, the Board voted unanimously to approve the following bills:

General Fund - \$238,856.11
Emergency 911 Fund - \$407.70

ACCEPT THE RETIREMENT OF JANICE JOHNSON

On a motion by Mr. Jones and a second by Mr. Lamb, the Board voted unanimously to accept the retirement of Janice Johnson, and to pay her for accumulated sick and annual leave.

PUBLIC HEARING – ROAD CLOSING BY MURRAY

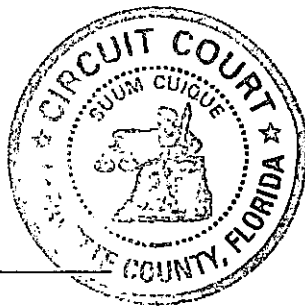
The Board held a Public Hearing for a road closing petition by Virginia Murray. On a motion by Mr. Lamb and a second by Mr. Pridgeon, the Board voted unanimously to approve the Road Closing Resolution no. 2016-4-2-4.

INMATE MEDICAL PLAN

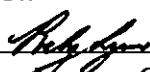
On a motion by Mr. Pridgeon and a second by Mr. Lamb, the Board voted unanimously to renew the Inmate Medical Plan with the Florida Sheriffs Insurance Agency.

ADJOURN

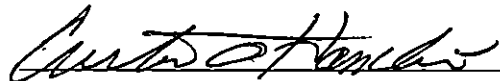
On a motion by Mr. Jones and a second by Mr. Adams, the Board voted unanimously to adjourn.



Attest:


Ricky Lyons, Clerk

Approved this 25th day of April, 2016.


Curtis O. Hamlin,
Chairman

RESOLUTION 2016-04-02-3

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LAFAYETTE COUNTY, FLORIDA, ENDORSING THE FDOT'S DELIVERY OF BRIDGE REPLACEMENT AT CAMP GRADE ROAD/STEINHATCHEE RIVER (NO. 334001) 437426-1-52-01

WHEREAS, the FDOT is scheduled to deliver the Camp Grade Road/Steinhatchee River federally funded project on behalf of Lafayette County; and

WHEREAS, Lafayette County must adopt a resolution endorsing the Department's delivery of this particular project prior to the Department's deliver of the project; and

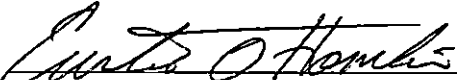
WHEREAS, Lafayette County is neither certified as a Local Agency Program Agency, nor does Lafayette County desire to become LAP certified due to lack of staffing and/or other resource limitations;

NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LAFAYETTE COUNTY, FLORIDA, that:

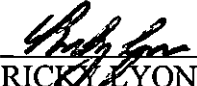
The Board unanimously approves this resolution and endorses the FDOT's delivery of Bridge Replacement at Camp Grade Road/Steinhatchee River (No. 334001) 437426-1-52-01.

ADOPTED this 25th day of April, 2016.

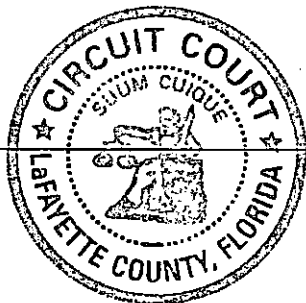


CURTIS O. "Donnie" HAMLIN
Chairman of the Board
Lafayette County, Florida

ATTEST:



RICKY LYONS
Clerk of Court





Florida Department of Transportation

RICK SCOTT
GOVERNOR

1109 South Marion Avenue
Lake city, Florida 32025-5874

JIM BOXOLD
SECRETARY

April 4, 2016

Mr. Scott Sadler, County Road Director
Lafayette County
38 SW Community Circle
Mayo, FL 32066

Subject: Request for Adoption of Resolution Endorsing the Department's Delivery of Bridge Replacements at: Camp Grade Road/Steinhatchee River (No: 334001) 437426-1-52-01

Dear Mr. Sadler:

The Department is scheduled to deliver the subject federally funded projects on behalf of Lafayette County. Pursuant to Program Management Bulletin 15-03, attached hereto, Lafayette County's governing body is required to adopt a resolution endorsing the Department's delivery of a particular project prior to the Department's delivery of said project.

The resolution shall include one of the below listed reasons identifying the basis for the Department's delivery of the project:

- Your agency is neither certified as a Local Agency Program ("LAP") Agency, nor does your Agency desire to become LAP certified due to lack of staffing and/or other resource limitations.
- OR-
- Although LAP certified, your Agency requests that the Department delivers the subject project because doing so allows for greater efficiency, innovation, cost, or time savings or other reasons that allow for optimal project delivery.

It should be noted that the Department and your Agency will execute a separate maintenance agreement for the subject project at a later date. Additionally, your Agency shall be responsible for any costs associated with the project that are deemed ineligible for federal funding (as identified by the Department).

The executed resolution should be mailed to Melissa D. Morgan, 710 NW Lake Jeffery Rd, Ste 202, Lake City, FL 32055.

Lafayette County
April 04, 2016
Page 2 of 2

Please contact project manager Melissa D. Morgan at 386-961-7060 if you have any questions regarding the Department's delivery of the projects, the required resolution, or in the event your Agency would like to deliver the projects.

Sincerely,



Greg Evans

District Two Secretary

GE:mm

Enclosures: Program Management Bulletin 15-03

cc: David Cerlanek, Program Administration Engineer
Kimberly Evans, District Local Programs Administrator
Melissa D. Morgan, Maintenance Manager/Contracts
Katrina Sadler, District Program Services Manager

Lafayette County
April 04, 2016
Page 2 of 2

Please contact project manager Melissa D. Morgan at 386-961-7060 if you have any questions regarding the Department's delivery of the projects, the required resolution, or in the event your Agency would like to deliver the projects.

Sincerely,



Greg Evans
District Two Secretary

GE:mm

Enclosures: Program Management Bulletin 15-03

cc: David Cerlanek, Program Administration Engineer
Kimberly Evans, District Local Programs Administrator
Melissa D. Morgan, Maintenance Manager/Contracts
Katrina Sadler, District Program Services Manager

RESOLUTION NO. 2016-4-2-1

A RESOLUTION SETTING THE FEES AND INTEREST TO BE CHARGED IN CONNECTION WITH PAYMENT OF OVERDUE SPECIAL ASSESSMENTS.

WHEREAS, the Board of County Commissioners charges and collects special assessments, and

WHEREAS, those special assessments are due and payable each year, and

WHEREAS, on occasion, citizens become delinquent in their payment of the special assessments due; and

WHEREAS, the County desires to implement a fee schedule for individuals requesting to pay the delinquent special assessments over a period of time, in an effort to become current;

THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Lafayette County, that beginning April 1, 2016, the fees to be charged in connection with delinquent payments are as follows:

Payment in full of delinquent special assessments
10% of the interest due and all lien fees

Payment of delinquent special assessments over a period of 12 months
25% of the interest due and all lien fees

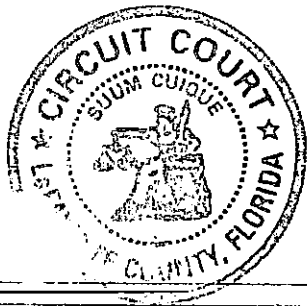
Payment of delinquent special assessments over a period of 24 months
50% of the interest due and all lien fees

If the request to make payments on past due special assessments is in connection with a request to pull a permit, then 25% of the outstanding balance is due prior to the permit being issued.

PASSED in regular session this 25 day of April, 2016.

BOARD OF COUNTY COMMISSIONERS
LAFAYETTE COUNTY, FLORIDA

Curtis O. Hamlin
Curtis O. Hamlin, Chairperson



ATTEST:

Ricky Lyons
Ricky Lyons, Clerk

2016
RESOLUTION NO. 4-2-2

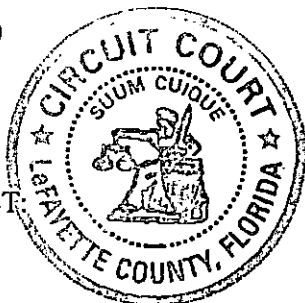
A Resolution of the Board of County Commissioners of Lafayette County adding the following language to the 2014-2017 SHIP Local Housing Assistance Plan:

1. Down payment assistance cannot exceed 50% of the cost of the home including closing costs.
2. Minimum client participation for all income levels is 1% of the purchase price of the home. Value of land owned or given may be applied toward client's required minimum cash participation.
3. Construction contracts must be "turnkey" form with floor plans, cost of materials and labor, and a statement of no changes once submitted.
4. Land owned at the time of applicaton will not be included in contract cost, but any financing payoff would be included. This applies only to site-built homes.
5. Sales Contract, Loan Application (if applicable), Appraisal, Home Inspection Report (conducted by a certified inspector) and Wood Destroying Organism (WDO) report must be provided before SHIP funds are committed.
6. In the case of owner/seller financing, the interest rate may not exceed a pre-approved rate and the SHIP Lien is to be in the first priority position or the seller/financer must co-sign the SHIP Lien.
7. In the event of a short sale request, a subcommittee of the Affordable Housing Advisory Committee will review the terms of the request and make a recommendation to the County Commission who will make the ultimate decision.
8. Applications for Owner Occupied Rehabilitation will be ranked according to the same point criteria as Emergency Repair.
9. The County may forgive any of the SHIP assistance should there be insufficient net proceeds derived from a good faith sale of the property at market value during the ten (10) year period following the date of the SHIP Lien Agreement upon approval of the Lafayette County Board of County Commissioners. "Net Proceeds" is defined as the amount remaining after all private debt is repaid.
10. The following language will be deleted from the 2014-2017 SHIP Local Housing Assistance Plan: all reference to "Weatherization" and "Committee" in reference to subordination.

Now therefore, be it resolved by the County Commission of Lafayette County, Florida that the language of Items 1- 10 above be added to the 2014-2017 SHIP Local Housing Assistance Plan.

Passed and adopted by the County Commission of Lafayette County, Florida on the 25 day of April, 2016.

(SEAL)



ATTEST

Curtis O. Hamlin
Chairman

[Signature]
County Clerk

Lafayette County

SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP)

FISCAL YEARS COVERED

2014/2015, 2015/2016, 2016/2017

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I. PROGRAM DESCRIPTION:

A. Name of the participating local government and Interlocal if Applicable:

Lafayette County
P. O. Box 88
Mayo, Florida 32066

Administered by:
Suwannee River Economic Council, Inc.
P. O. Box 70
Live Oak, Florida 32064

Interlocal: Yes _____ No ✓

Name of participating local government(s) in the Interlocal Agreement;

N/A

B. Purpose of the program:

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:

2014/2015
2015/2016
2016/2017

D. Governance:

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.

Cities and Counties must be in compliance with these applicable statutes and rules.

E. Local Housing Partnership

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 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:

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:

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:

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:

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:

Purchase Price Limits: The purchase price or value of new or existing homes may not exceed \$180,000.00. 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 90% of the median area purchase price established by the U.S. Treasury Department or as described above.

The methodology used is:

Independent Study (copy attached)

U.S. Treasury Department

Local HFA Numbers

The purchase price limit for new and existing homes is shown on the Housing Delivery Goals Charts.

- L. **Income Limits, Rent Limits and Affordability:**
The Income and Rent Limits used in the SHIP Program are updated annually from the Department of Housing and Urban Development and distributed by Florida Housing Finance Corporation. Affordable means that monthly rents or all mortgage payments including taxes and insurance do not exceed 30% 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:**
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 will be given preference in the selection process.
- N. **Monitoring and First Right of Refusal:**
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 \$3,000.00 or less shall not be subject to these annual monitoring and determination of tenant eligibility requirements. Tenant eligibility will be monitored at least annually for 15 years or the term of assistance whichever is longer unless 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 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.

Lafayette 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. In accordance with Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, a county or an eligible municipality may not exceed the 5% limitation on administrative costs, unless its governing body finds, by resolution, that 5% of the local housing distribution plus 5% 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% 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 \$350,000.00 may use up to 10% of program income for administrative costs.

Lafayette County has adopted the above findings in the attached resolution, Exhibit E.

- P. PROGRAM ADMINISTRATION:
Administration of the local housing assistance plan is the responsibility of Lafayette County. Suwannee River Economic Council, Inc is responsible for administering all phases of the daily operations for the program.
- Q. Essential Service Personnel
Define in accordance with Rule Chapter 67-37.002(8) F.A.C. and Chapter 67-37.005(8), F.A.C. and Section 420.9075(3)(a) FS. Essential Service Personnel consist of Teachers, Law Enforcement and Firefighters/EMT.
- R. Green Initiatives
Whenever repairs are necessary and performed on a home, Green Initiatives will be utilized to include but not limited to, low E windows, energy efficient hot water heaters, energy efficient appliances, high efficient HVAC systems.

Section II. LHAP HOUSING STRATEGIES:

A. STRATEGY 1: Purchase Assistance for Newly Constructed Homes.

1. Summary of the Strategy: SHIP funds will be made available for down payment/closing cost assistance for the purchase of newly constructed affordable housing units.
2. Fiscal Years Covered: This Housing Assistance Strategy covers state fiscal years 2014/2015, 2015/2016, and 2016/2017.
3. Income Categories to be served: Strategies with down payment/closing cost assistance for affordable housing are available to very low, low, and moderate income eligible households.

Created February 2014

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The combined household annual gross income of an applicant shall not exceed SHIP Program limits. The purchase price or value of new homes may not exceed \$180,000.00.

4. Maximum award is noted on the Housing Delivery Goals Charts: The maximum amount of the award is \$25,000.00 for low and very low income clients and \$20,000.00 for moderate income clients.
5. Down payment assistance cannot exceed 50% of the cost of the home including closing cost.
6. Minimum client participation: 1% of the purchase price of the home. Value of the land owned or given maybe applied towards client's required minimum cash participation. Sweat equity is allowed but must be included in contract.
7. Construction contracts must be "turnkey" form, with floor plans, cost of materials and labor, and statement of no changes once submitted.
8. Land owned at the time of application will not be included in contract cost, but any financing payoff would be included. This applies only to site-built homes!
9. Terms, Recapture and Default. Funds are secured with a Deferred Payment Loan secured by mortgage. The loan is prorated over a term of 10 years with a 10% decrease each year until the end of the term at which time the loan is automatically forgiven. The loan is provided at 0% interest and there are no monthly payments. The SHIP recipient must repay the prorated loan amount if they sell, transfer title, otherwise disposed of, if the owner shall die or fail to meet the ten year occupancy requirement. In the event the owner should die, this strategy allows assumption by income eligible heirs!

The county may forgive any of the SHIP assistance should there be insufficient net proceeds derived from a good faith sale of the property at market value during the ten year period following the date of this agreement upon approval of the Lafayette County Board of County Commissioners. "Net proceeds" is defined as the amount remaining after all private debt is repaid!

In the event of a refinancing request, the Committee will review the terms of the new loan and based on the following criteria and will recommend subordination- terms of the loan will be reviewed, and based on the following criteria, subordination will be recommended to the County commission, who will make the ultimate decision:

- a. The new loan must not be greater than the original loan obtained to acquire the home;
- b. The interest must be the same or less than the original interest rate;
- c. Payments must still meet the Home Ownership Affordability criteria; and
- d. Payment may be no higher than the original payments unless the term is being reduced and Home Ownership Affordability criteria must ~~are~~ be met. The recipient

Created February 2014

may not take cash out.

In the event of a short sale request, a sub-committee of the Affordable Housing Advisory Committee will review the terms of request and make a recommendation to the County Commission, who will make the ultimate decision!

10. Recipient Selection Criteria: Selection criteria for Housing Assistance Strategy 1 will be on a first come first qualified basis, contingent upon first mortgage commitment. Additional prerequisites include income verification and certification. If a waiting list exists, new applicants are placed on the list and served in succession as funds are available.

11. Sales Contract, Loan Application (if applicable), Appraisal, Home Inspection Report (conducted by a certified inspector), and Wood Destroying Organism (WDO) report must be provided before SHIP funds are committed!

12. In the case of owner/seller financing, the interest rate may not exceed a pre-approved rate and the SHIP Lien is to be in the first priority position or the seller/financer must co-sign the SHIP Lien!

13. Sponsor Selection Criteria, if applicable: N/A

14. Additional Information: Leveraging Resources: USDA Rural Development

15. Eligible housing:

“Eligible housing” means any real and personal property located within the county or the eligible municipality which is designed and intended for the primary purpose of providing decent, safe, and sanitary residential units that are designed to meet the standards of the Florida Building Code or previous building codes adopted under chapter 553, or manufactured housing constructed after June 1994 and installed in accordance with the installation standards for mobile or manufactured homes contained in rules of the Department of Highway Safety and Motor Vehicles, for home ownership or rental for eligible persons as designated by each county or eligible municipality participating in the State Housing Initiatives Partnership Program.

County resolution 2013-9-1-1 further clarifies that mobile homes meeting State requirement referred to above and constructed after June 1994 be eligible for emergency repairs including construction of wheelchair ramps. However, to be eligible for down payment assistance, mobile homes must be no more than 10 years old.

B. STRATEGY 2: Purchase Assistance for Existing Homes with Rehabilitation.

1. Summary of the Strategy: SHIP funds will be made available for down payment/closing cost

Created February 2014

assistance for the purchase of existing homes which will or have received some rehabilitation to correct code deficiencies, health and safety issues and/or to increase energy efficiency. Rehabilitation shall be completed either within one year immediately preceding the date of conveyance of title (i.e., closing) or within 24 months of the close of the applicable State fiscal year.

2. Fiscal Years Covered: This Housing Assistance Strategy covers state fiscal years 2014/2015, 2015/2016 and 2016/2017.
3. Income Categories to be served: Strategies with down payment/closing cost assistance for affordable housing are available to very low, low and moderate income eligible households. The combined household annual gross income of an applicant shall not exceed SHIP Program limits. The purchase price or value of existing homes may not exceed \$180,000.00.
4. The amount of the award is not to exceed \$25,000.00 for low and very low income clients and \$20,000.00 for moderate income clients.

5. Down payment assistance cannot exceed 50% of the cost of the home including closing cost.

6. Minimum client participation: 1% of the purchase price of the home. Value of land owned or given maybe applied towards client's required minimum cash participation. Sweat equity is allowed but must be included in the contract!

7. Terms, Recapture and Default. Funds are secured with a Deferred Payment Loan secured by mortgage. The loan is prorated over a term of 10 years with a 10% decrease each year until the end of the term at which time the loan is automatically forgiven. The loan is provided at 0% interest and there are no monthly payments. The SHIP recipient must repay the prorated loan amount if they sell, transfer title, otherwise disposed of, if the owner shall die or fail to meet the ten year occupancy requirement. In the event the owner should die, this strategy allows assumption by income eligible heirs!

The county may forgive any of the SHIP assistance should there be insufficient net proceeds derived from a good faith sale of the property at market value during the ten year period following the date of this agreement upon approval of the Lafayette County Board of County Commissioners. "Net proceeds" is defined as the amount remaining after all private debt is repaid!

In the event of a refinancing request, the Committee will review the terms of the new loan and based on the following criteria and will recommend subordination- terms of the loan will be reviewed, and based on the following criteria, subordination will be recommended to the County Commission, who will make the ultimate decision:

- a) The new loan must not be greater than the original loan obtained to acquire the

- home;
- b) The interest must be the same or less than the original interest rate;
 - c) Payments must still meet the Home Ownership Affordability criteria; and
 - d) Payment may be no higher than the original payments unless the term is being reduced and Home Ownership Affordability criteria are met. The recipient may not take cash out.

In the event of a short sale request, a sub-committee of the Affordable Housing Advisory Committee will review the terms of request and make a recommendation to the County Commission, who will make the ultimate decision.

8. Recipient Selection Criteria: Selection criteria for Housing Assistance Strategy 2 will be on a first come first qualified basis, contingent upon first mortgage commitment. Additional prerequisites include income verification and certification. If a waiting list exists, new applicants are placed on the list and served in succession as funds are available.

9. Sales Contract, Loan Application (if applicable), Appraisal, Home Inspection Report (conducted by a certified inspector) and Wood Destroying Organism (WDO) report must be provided before SHIP funds are committed!

10. In the case of owner/seller financing, the interest rate may not exceed a pre-approved rate and the SHIP Lien is to be in the first priority position or the seller/financer must co-sign the SHIP Lien!

11. Sponsor Selection Criteria, if applicable: N/A

12. Additional Information: Leveraging Resources: ~~Weatherization~~, USDA Rural Development, and CDBG.

13. Eligible housing:
"Eligible housing" means any real and personal property located within the county or the eligible municipality which is designed and intended for the primary purpose of providing decent, safe, and sanitary residential units that are designed to meet the standards of the Florida Building Code or previous building codes adopted under chapter 553, or manufactured housing constructed after June 1994 and installed in accordance with the installation standards for mobile or manufactured homes contained in rules of the Department of Highway Safety and Motor Vehicles, for home ownership or rental for eligible personas as designated by each county or eligible municipality participating in the State Housing Initiatives Partnership Program.

County resolution 2013-9-1-1 further clarifies that mobile homes meeting State requirements referred to above and constructed after June 1994 be eligible for emergency repairs including construction of wheelchair ramps. However, to be eligible for down payment assistance,

mobile homes must be no more than 10 years old.

C. STRATEGY 3: Major Rehabilitation of Owner-Occupied Housing.

1. Summary of the Strategy: SHIP funds will be made available for major rehabilitation of owner-occupied homes to correct code deficiencies, health and safety issues and/or to increase energy efficiency. Rehabilitation will be provided to very low and low income eligible owner-occupied applicants.
2. Fiscal Years Covered: This Housing Assistance Strategy covers state fiscal years 2014/2015, 2015/2016 and 2016/2017.
3. Income Categories to be served: Strategies with major rehabilitation for owner-occupied homes are available to very low and low income eligible households. The combined household annual gross income of an applicant shall not exceed SHIP Program limits.
4. The maximum amount of the award is \$40,000.00.
5. Terms, Recapture and Default. A lien will be placed on the property containing recapture provisions. The recapture provisions for major rehabilitation of owner-occupied homes are five-year, deferred, 0% interest loans which are forgiven proportionately. The loan is forgiven at a rate of 20% each year for a period of five years. The SHIP recipient must repay the prorated amount of the loan if they sell, transfer title, otherwise disposed of, if the owner shall die or fail to meet the five year occupancy requirement. In the event the owner should die, this strategy allows assumption by income eligible heirs.
6. Recipient Selection Criteria: Selection criteria for Housing Assistance Strategy 3 will be on a first come first qualified basis. Applications for emergency repairs/major rehabilitation of owner-occupied housing will be ranked according to the following point criteria and contingent upon proof of ownership. Eligible clients with highest points will be served first. If a waiting list exists, new applicants are placed on the list and served in succession as funds are available.

<p>Age of Applicant</p> <p>Over 60 6 points</p> <p>Children under 12 6 points</p>	<p>Family Income</p> <p>TANF or SSI Recipient</p> <p>Below Federal Poverty Level 6 points</p>
<p>Health of Applicant</p> <p>Handicapped/Special Needs 6 points</p>	<p>Served previously: deduct 3 points for every year served in the last 5 years!</p>

7. Sponsor Selection Criteria, if applicable: N/A

~~Include qualification system and selection criteria for applications for Awards to eligible sponsors.~~

8. Additional Information: Leveraging Resources: ~~Weatherization~~, USDA Rural Development and CDBG.
9. Eligible housing:
 "Eligible housing" means any real and personal property located within the county or the eligible municipality which is designed and intended for the primary purpose of providing decent, safe, and sanitary residential units that are designed to meet the standards of the Florida Building Code or previous building codes adopted under chapter 553, or manufactured housing constructed after June 1994 and installed in accordance with the installation standards for the mobile or manufactured homes contained in rules of the Department of Highway Safety and Motor Vehicles, for home ownership or rental for eligible persons as designated by each county or eligible municipality participating in the State Housing Initiatives Partnership Program.

County resolution 2013-9-1-1 further clarifies that mobile homes meeting State requirement referred to above and constructed after June 1994 be eligible for emergency repairs including construction of wheelchair ramps. However, to be eligible for down payment assistance, mobile homes must be no more than 10 years old.

D. STRATEGY 4: Emergency Repairs of Owner-Occupied Homes.

1. Summary of the Strategy: SHIP funds will be made available for emergency repairs to correct code deficiencies and/or health and safety issues that pose an immediate threat to the safety of the resident. ~~The strategy will be administered through the Weatherization Program's local weatherization provider, pursuant to s.409.509-409.5093, F.S. SHIP funds will be used to leverage Weatherization Program funds as administered by the local weatherization provider, pursuant to s.409.509-409.5093, F.S.~~ Emergency repairs will be provided to very low income eligible owner occupied applicants only. Applications for emergency repairs will be ranked according to the following point criteria: Eligible clients with highest points will be served first.

<u>Age of Applicant</u>		<u>Family Income</u>	
Over 60	6 points	TANF or SSI Recipient,	
Children under 12	6 points	Below Federal Poverty Level	6 points
		Previously served:	-3 points
<u>Health of Applicant</u>			
Handicapped/Special Needs		6 points	

Created February 2014

*Previously served client loses -3 points for every year served in the last 5 years. (This applies only to Emergency Repairs.)

Condition of the home will be as reported by the homeowner and confirmed by the estimator. Proof of disability of the applicant will be required from a health professional.

It should be noted that only very low income owner occupied homes will be considered after ranking the applicants. The repairs will be done until the funds are exhausted.

2. Fiscal Years Covered: The Housing Assistance Strategy covers state fiscal years 2014/2015, 2015/2016 and 2016/2017.
3. Income Categories to be served: This emergency repairs strategy is available to very low income eligible owner occupied applicants only. The combined household annual gross income of an applicant shall not exceed SHIP Program limits.
4. The maximum amount of the award is \$7,500.00 for very low income levels. Funds available for this strategy are utilized to correct code deficiencies and/or health and safety issues that pose an immediate threat to the safety of the resident.
5. Terms, Recapture and Default: Emergency repairs will be provided in the form of a grant to the eligible applicant.
6. Recipient Selection Criteria: Please see Section A of this strategy for selection criteria.
7. Sponsor Selection Criteria, if applicable: N/A
8. Additional Information: Leveraging Resources: ~~Weatherization~~, USDA Rural Development and CDBG.
9. Eligible housing:
"Eligible housing" means any real and personal property located within the county or the eligible municipality which is designed and intended for the primary purpose of providing decent, safe, and sanitary residential units that are designed to meet the standards of the Florida Building Code or previous building codes adopted under chapter 553, or manufactured housing constructed after June 1994 and installed in accordance with the installation standards for mobile or manufactured homes contained in rules of the Department of Highway Safety and Motor Vehicles, for home ownership or rental for eligible persons as designated by each county or eligible municipality participating in the State Housing Initiatives Partnership Program.

County resolution 2013-9-1-1 further clarifies that mobile homes meeting State requirement referred to above and constructed after June 1994 be eligible for emergency repairs including

construction of wheelchair ramps. However, to be eligible for down payment assistance, mobile homes must be no more than 10 years old.

E. **STRATEGY 5: Disaster Mitigation/Recovery**

1. Summary of the Strategy: The Disaster Strategy provides assistance to households following a disaster as declared by the Executive Order of the President of the United States or Governor of the State of Florida. This strategy will only be implemented in the event of a natural disaster using any funds that have not yet been encumbered or additional disaster funds issued by Florida Housing Finance Corporation. SHIP disaster funds may be used for items such as, but not limited to:
 - a. purchase of emergency supplies for eligible households to weatherproof damaged homes;
 - b. interim repairs to avoid further damage; tree and debris removal required to make the individual housing unit habitable;
 - c. construction of wells or repair of existing wells where public water is not available;
 - d. payment of insurance deductibles for rehabilitation of homes covered under homeowners insurance policies;
 - e. security deposit for eligible recipients that have been displaced from their homes due to disaster;
 - f. rental assistance for the duration of Florida Office of the Governor Executive Order, for eligible recipients that have been displaced from their homes due to disaster;
 - g. other activities as proposed by the counties and eligible municipalities and approved by Florida Housing.
2. Fiscal Years Covered: 2014/2015, 2015/2016 and 2016/2017.
3. Income Categories to be served: Very Low, Low and Moderate as defined in Section 420.9071(19), (20), (28), F.S.
4. Terms, Recapture and Default:
 - (a) All SHIP funds provided to eligible households with repair cost less than \$10,000.00 will be in the form of a grant and not subject to recapture

OR

(b) All SHIP funds provided to eligible households with repair cost exceeding \$10,000.00 will be in the form of a five-year, deferred, 0% interest loans, which are forgiven proportionately. The loan is forgiven at a rate of 20% each year for a period of five years. The SHIP recipient must repay the prorated amount of the loan if they sell, transfer title, otherwise disposed of, if the owner shall die or fail to meet the five year occupancy requirement. In the event the owner should die, this strategy allows assumption by income eligible heirs.

5. Recipient Selection Criteria: First come first qualified. Priority shall be given to persons who have special housing needs and individuals or household that qualify as Elderly as defined in 420.503, F.S.
6. Sponsor Selection Criteria: N/A
7. Additional Information: SHIP funds at all times must be used for eligible applicants and eligible housing. SHIP disaster funds may not be used for the purchase or rehabilitation of mobile homes.

F. **STRATEGY 6: Housing Replacement**

1. Brief Description: SHIP funds will be made available on a one-time basis for low and very low income eligible families, to demolish and replace existing housing units with affordable new construction houses when dwelling is beyond rehabilitation and repair.
2. Applicable State Fiscal Years: 2014/2015, 2015/2016 and 2016/2017.
3. Beneficiaries: Families must have homes that are classified as un-repairable by the county's building inspector and not be eligible for any other SHIP strategy such as Emergency Repairs or Owner-Occupied Rehab due to the poor condition of the home. The family's income cannot exceed 80% of the median income (very low and low income levels). The maximum SHIP cost per unit is \$50,000. Families must be awarded CDBG for remainder of funding if cost exceeds \$50,000.
4. Applicant Selection Criteria: Selection criteria for Housing Replacement Strategy will be on a first come first qualified basis with local loan committee approval (The local loan committee is a subcommittee of the Lafayette County Affordable Housing Advisory Committee). Assistance will be provided to those eligible for SHIP and local CDBG.
5. Form of SHIP Assistance and Recapture: Deferred Payment Loan secured by first (1st) mortgage that is forgivable at the end of ten (10) years. The loan is at 0% interest and requires no monthly payments. The family must repay the loan if they sell, transfer title or fail to meet the ten (10) year client occupancy requirement. Required repayment rate is prorated at 5% increments for each year remaining left in the agreement. If the property is

sold, the loan becomes due and payable in full. If the title is transferred, the loan becomes due and payable in full with the following exceptions:

- a. The loan may be extended to an income eligible heir who is making the house their primary residence.

6. SHIP Leveraging Resources: CDBG

Section III. LHAP INCENTIVE STRATEGIES

In addition to Strategy A and Strategy B listed below, included are all incentives as provided in 420.9076(4) FS.

A. Name of the Strategy: Expedited Permitting

Permits as defined in s. 163.3164(7) and (8) for affordable housing projects are expedited to a greater degree than other projects.

1. Established policy and procedures: The current permitting process for Lafayette County should be retained until the case load increases to such a degree that a backlog is experienced. The County believes that a backlog would be experienced when more than 200 permits are issued per year. In accordance with the Policy of the Housing Element of the County's Comprehensive Plan, this includes the continued refining and streamlining of the existing development approval process, plus expedited plan reviews and inspections, explanatory brochures and computer programs to further refine the existing one-stop permitting and development review process and reduce the financing cost for developers.

The County takes all steps necessary not to delay the review of affordable housing developments, and should review delays begin to occur, the County institutes the practice of reviewing the affordable housing development first. This will occur when more than 200 permits are received per year.

2. On March 27, 1995, Lafayette County adopted Resolution No. 95-R-1 amending Resolution No. 94-S-1 creating an expedited permitting process.
3. No delays have been experienced in Lafayette County's permitting procedures.

B. Name of the Strategy: Ongoing Review Process

An ongoing process for review of local policies, ordinances, regulations and plan provisions that increase the cost of housing prior to their adoption.

1. Established policy and procedures: The current ongoing process of review allows the county to review any policy, procedure, ordinance, regulation, or plan revision that may increase the

cost of housing prior to its adoption.

2. On March 27, 1995, Lafayette County adopted Resolution No. 95-R-1 amending Resolution No. 94-S-1, providing an ongoing process of review of any policy, ordinance, comprehensive plan, building regulation or procedure which may significantly impact the cost of housing.
3. The County Building Department has the responsibility of performing the review procedure. The staff reviews the action and prepares a written report with recommendations prior to the adoption of the plan. The staff review will consider the following:
 - a. Will the action increase the cost of development? If so, approximate cost. Explain how increased cost is worth negative impact on housing cost.
 - b. Will the action increase the time of approval? If so, how does benefit of this increase in approval time compare with the impact on housing costs?
 - c. Does the action increase the long term development cost? If so, how do the increased cost compare with the benefits of the action?
 - d. According to the Building Department Director, there are no new ordinances or policy changes which might affect the cost of housing.

SECTION IV. 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:
Completed HDGC for each fiscal year is attached as Exhibit C.
- D. Certification Page: Signed Certification is attached as Exhibit D.
- E. Adopting Resolution:
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:
If changed from the original ordinance, a copy is attached as
Exhibit G. N/A

- H. Interlocal Agreement:
A copy of the Interlocal Agreement, if applicable is attached as Exhibit H. N/A

EXHIBIT A Admin Budget

Fiscal Year 14/15		
Salaries and Benefits	\$	35,000.00
Office Supplies and Equipment	\$	
Travel Per Diem Workshops, Etc.	\$	
Advertising	\$	
TOTAL	\$	35,000.00

Fiscal Year 15/16		
Salaries and Benefits	\$	35,000.00
Office Supplies and Equipment	\$	
Travel Per Diem Workshops, Etc.	\$	
Advertising	\$	
TOTAL	\$	35,000.00

Fiscal Year 16/17		
Salaries and Benefits	\$	35,000.00
Office Supplies and Equipment	\$	
Travel Per Diem Workshops, Etc.	\$	
Advertising	\$	
TOTAL	\$	35,000.00

Based on a distribution of

\$350,000.00

FLORIDA HOUSING FINANCE CORPORATION

Please check applicable box

HOUSING DELIVERY GOALS CHART

New Plan: X

STRATEGIES FOR THE LOCAL HOUSING ASSISTANCE PLAN FOR STATE FISCAL YEAR: 2014-2015

Amendment:

Fiscal Yr. Closeout:

Name of Local Government: **Lafayette County** Estimated Funds: **\$350,000.00**

								A	B	C	D	E	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	
1	Purchase Assistance for Newly Constructed Homes	0	\$25,000	0	\$25,000	0	\$20,000	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0	
2	Purchase Assistance for Existing Homes with Rehabilitation	0	\$0	3	\$25,000	5	\$20,000	\$0.00	\$175,000.00	\$0.00	\$175,000.00	50.00%	8	
3	Major Rehabilitation of Owner-Occupied Housing	2	\$40,000	0	\$0	0	\$0	\$0.00	\$60,000.00	\$0.00	\$60,000.00	17.14%	2	
4	Emergency Repairs of Owner-Occupied Homes	11	\$7,500	0	\$0	0	\$0	\$0.00	\$80,000.00	\$0.00	\$80,000.00	22.86%	11	
5	Disaster Mitigation/Recovery	0	\$45,600	0	\$45,600	0	\$45,600	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0	
											\$0.00	0.00%	0	
											\$0.00	0.00%	0	
											\$0.00	0.00%	0	
	Subtotal 1 (Home Ownership)	13		3		5		\$0.00	\$315,000.00	\$0.00	\$315,000.00	90.00%	21	
								A	B	C	D	E	F	
		VLI	Max. SHIP	LI	Max. SHIP	MI	Max. SHIP	New Construction	Rehab/Repair	Without Construction	Total	Total	Total	
		Units	Award	Units	Award	Units	Award	SHIP Dollars	SHIP Dollars	SHIP Dollars	SHIP Dollars	Percentage	Units	
	RENTAL STRATEGIES										\$0.00	0.00%	0	
											\$0.00	0.00%	0	
											\$0.00	0.00%	0	
											\$0.00	0.00%	0	
											\$0.00	0.00%	0	
	Subtotal 2 (Non-Home Ownership)	0		0		0		\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0	
	Administration Fees										\$35,000.00	10.00%		
	Admin. From Program Income											0.00%		
	Home Ownership Counseling											0.00%		
	GRAND TOTAL													
	Add Subtotals 1 & 2, plus all Admin. & HO Counseling	13		3		5		\$0.00	\$315,000.00	\$0.00	\$350,000.00	100.00%	21	
Percentage Construction/Rehab										Calculate Constr/Rehab Percent. by adding Grand Total Columns A&B, then divide by Annual Allocation Amt.			90%	
Maximum Allowable Purchase Price:										New	\$180,000	Existing	\$180,000	
Allocation Breakdown		Amount		%				Projected Program Income:		Max Amount Program Income For Admin:		\$0.00		
Very-Low Income		\$140,000.00		40.0%				Projected Recaptured Funds:						
Low Income		\$75,000.00		21.4%				Distribution:		\$350,000.00				
Moderate Income		\$100,000.00		28.6%				Total Available Funds:		\$350,000.00				
TOTAL		\$315,000.00		90.0%								04-Apr-14		

FLORIDA HOUSING FINANCE CORPORATION											LHAP Exhibit C		
HOUSING DELIVERY GOALS CHART											Please check applicable box		
STRATEGIES FOR THE LOCAL HOUSING ASSISTANCE PLAN FOR STATE FISCAL YEAR: 2015-2016											New Plan:		X
											Amendment:		
											Fiscal Yr. Closeout:		
Name of Local Government:		Lafayette County						Estimated Funds:	\$350,000.00				
								A	B	C	D	E	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
1	Purchase Assistance for Newly Constructed Homes	0	\$25,000	0	\$25,000	0	\$20,000	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0
2	Purchase Assistance for Existing Homes with Rehabilitation	0	\$0	3	\$25,000	5	\$20,000	\$0.00	\$175,000.00	\$0.00	\$175,000.00	50.00%	8
3	Major Rehabilitation of Owner-Occupied Housing	2	\$40,000	0	\$0	0	\$0	\$0.00	\$60,000.00	\$0.00	\$60,000.00	17.14%	2
4	Emergency Repairs of Owner-Occupied Homes	11	\$7,500	0	\$0	0	\$0	\$0.00	\$80,000.00	\$0.00	\$80,000.00	22.86%	11
5	Disaster Mitigation/Recovery	0	\$45,600	0	\$45,600	0	\$45,600	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0
											\$0.00	0.00%	0
											\$0.00	0.00%	0
											\$0.00	0.00%	0
	Subtotal 1 (Home Ownership)	13		3		5		\$0.00	\$315,000.00	\$0.00	\$315,000.00	90.00%	21
	RENTAL STRATEGIES	VLI	Max. SHIP	LI	Max. SHIP	MI	Max. SHIP	New Construction	Rehab/Repair	Without Construction	Total	Total	Total
		Units	Award	Units	Award	Units	Award	SHIP Dollars	SHIP Dollars	SHIP Dollars	SHIP Dollars	Percentage	Units
											\$0.00	0.00%	0
											\$0.00	0.00%	0
											\$0.00	0.00%	0
											\$0.00	0.00%	0
											\$0.00	0.00%	0
	Subtotal 2 (Non-Home Ownership)	0		0		0		\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0
	Administration Fees										\$35,000.00	10.00%	
	Admin. From Program Income											0.00%	
	Home Ownership Counseling											0.00%	
	GRAND TOTAL												
	Add Subtotals 1 & 2, plus all Admin. & HO Counseling	13		3		5		\$0.00	\$315,000.00	\$0.00	\$350,000.00	100.00%	21
	Percentage Construction/Rehab	Calculate Constr./Rehab Percent. by adding Grand Total Columns A&B, then divide by Annual Allocation Amt.									90%		
	Maximum Allowable Purchase Price:							New	\$180,000	Existing	\$180,000		
	Allocation Breakdown	Amount	%					Projected Program Income:		Max Amount Program Income For Admin:	\$0.00		
	Very-Low Income	\$140,000.00	40.0%					Projected Recaptured Funds:					
	Low Income	\$75,000.00	21.4%					Distribution:	\$350,000.00				
	Moderate Income	\$100,000.00	28.6%					Total Available Funds:	\$350,000.00				
	TOTAL	\$315,000.00	90.0%										

FLORIDA HOUSING FINANCE CORPORATION												LHAP Exhibit C		
HOUSING DELIVERY GOALS CHART												Please check applicable box		
STRATEGIES FOR THE LOCAL HOUSING ASSISTANCE PLAN FOR STATE FISCAL YEAR: 2016-2017												New Plan:	X	
												Amendment:		
												Fiscal Yr. Closeout:		
Name of Local Government:		Lafayette County						Estimated Funds:		\$350,000.00				
		A		B		C		D		E		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	
1	Purchase Assistance for Newly Constructed Homes	0	\$25,000	0	\$25,000	0	\$20,000	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0	
2	Purchase Assistance for Existing Homes with Rehabilitation	0	\$0	3	\$25,000	5	\$20,000	\$0.00	\$175,000.00	\$0.00	\$175,000.00	50.00%	8	
3	Major Rehabilitation of Owner-Occupied Housing	2	\$40,000	0	\$0	0	\$0	\$0.00	\$60,000.00	\$0.00	\$60,000.00	17.14%	2	
4	Emergency Repairs of Owner-Occupied Homes	11	\$7,500	0	\$0	0	\$0	\$0.00	\$80,000.00	\$0.00	\$80,000.00	22.86%	11	
5	Disaster Mitigation/Recovery	0	\$45,600	0	\$45,600	0	\$45,600	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0	
											\$0.00	0.00%	0	
											\$0.00	0.00%	0	
											\$0.00	0.00%	0	
	Subtotal 1 (Home Ownership)	13		3		5		\$0.00	\$315,000.00	\$0.00	\$315,000.00	90.00%	21	
RENTAL STRATEGIES		VLI	Max. SHIP	LI	Max. SHIP	MI	Max. SHIP	New Construction	Rehab/Repair	Without Construction	Total	Total	Total	
		Units	Award	Units	Award	Units	Award	SHIP Dollars	SHIP Dollars	SHIP Dollars	SHIP Dollars	Percentage	Units	
											\$0.00	0.00%	0	
											\$0.00	0.00%	0	
											\$0.00	0.00%	0	
											\$0.00	0.00%	0	
											\$0.00	0.00%	0	
	Subtotal 2 (Non-Home Ownership)	0		0		0		\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0	
	Administration Fees										\$35,000.00	10.00%		
	Admin. From Program Income											0.00%		
	Home Ownership Counseling											0.00%		
GRAND TOTAL														
Add Subtotals 1 & 2, plus all Admin. & HO Counseling		13		3		5		\$0.00	\$315,000.00	\$0.00	\$350,000.00	100.00%	21	
Percentage Construction/Rehab		Calculate Constr./Rehab Percent. by adding Grand Total Columns A&B, then divide by Annual Allocation Amt.										90%		
Maximum Allowable Purchase Price:								New	\$180,000	Existing	\$180,000			
Allocation Breakdown		Amount		%		Projected Program Income:		Max Amount Program Income For Admin:		\$0.00				
	Very-Low Income	\$140,000.00		40.0%		Projected Recaptured Funds:								
	Low Income	\$75,000.00		21.4%		Distribution:		\$350,000.00						
	Moderate Income	\$100,000.00		28.6%		Total Available Funds:		\$350,000.00						
	TOTAL	\$315,000.00		90.0%									04-Apr-14	

**CERTIFICATION TO
FLORIDA HOUSING FINANCE CORPORATION**

Name of Local Government: LAFAYETTE 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.
- 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)

Witness

* *Lance Lamb*
Chief Elected Official or designee

Witness

Lance Lamb, Chairman
Type Name and Title

April 14, 2014
Date

OR

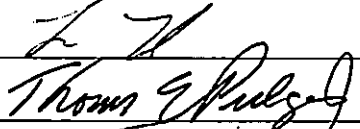
[Signature]
Attest.
(Seal)

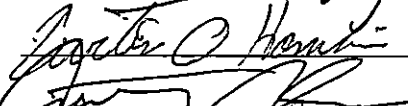


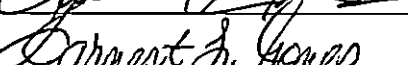
Bank Code: A General Fund

Check Number	Check Date	Vendor Number	Name	Check Amount	Check Type
055237	4/25/2016	AFLAC	AFLAC	1,665.96	Auto
055238	4/25/2016	APS	Alachua Pest Services, LLC	225.33	Auto
055239	4/25/2016	BSW	Blue Summit Waters, LLC	11.95	Auto
055240	4/25/2016	CEI	Crigler Enterprises, Inc.	413.50	Auto
055241	4/25/2016	CSL	Cotton State Life	61.08	Auto
055242	4/25/2016	MTG	Matheson Tri-Gas Inc.	114.07	Auto
055243	4/25/2016	TES	Truck Equipment Sales	66.72	Auto
055244	4/25/2016	VA	Vitreoretinal Associates	100.00	Auto
055245	4/25/2016	VW	Verizon Wireless	239.75	Auto
055246	4/25/2016	A+T	A+ Trailers & Fabrication, Inc	504.00	Auto
055247	4/25/2016	All	Arrow International, Inc	364.92	Auto
055248	4/25/2016	BR	Blue Rok, Inc.	1,757.81	Auto
055249	4/25/2016	CPE	Certified Plumbing & Electric	142.00	Auto
055250	4/25/2016	CTI	Carrot - Top Industries	41.92	Auto
055251	4/25/2016	DE	Duke Energy	3,410.12	Auto
055252	4/25/2016	DI	Demco, Inc.	117.58	Auto
055253	4/25/2016	FFB	First Federal Bank of Florida	1,539.95	Auto
055254	4/25/2016	GLC	Greatamerica Financial Service	235.55	Auto
055255	4/25/2016	HAS	Harmon's Awards & Screenprinti	88.00	Auto
055256	4/25/2016	JDC	John Deere Credit	10,879.17	Auto
055257	4/25/2016	KWB	Ketchum, Wood & Burgert	2,177.00	Auto
055258	4/25/2016	MLO	McMillan Law Office, P.A.	250.00	Auto
055259	4/25/2016	MOS	McCrimon's Office Supply	55.00	Auto
055260	4/25/2016	MT	Mayo Thriftway	513.80	Auto
055261	4/25/2016	MTRI	Med-Tech Resource Inc.	466.01	Auto
055262	4/25/2016	NTC	Nextran Truck Center - Lake Ci	126.50	Auto
055263	4/25/2016	QC	Quill Corporation	611.46	Auto
055264	4/25/2016	TCI	Tri-County Irrigation, Inc.	64.04	Auto
055265	4/25/2016	TRRLS	Three Rivers Regional Library	10,000.00	Auto
055266	4/25/2016	W	Windstream	3,135.12	Auto
055268	4/25/2016	LNLIC	Lincoln National Life Insurance Company	378.32	Auto
055269	4/25/2016	SICD	Standard Insurance Company	2,818.28	Auto
055270	4/25/2016	SICL	Standard Insurance Company	419.50	Auto
055271	4/25/2016	SICV	Standard Insurance Company	524.16	Auto
055272	4/25/2016	SSC	Security Safe Company, Inc.	1,740.00	Auto
055277	4/25/2016	MCI	Music Construction, Inc.	146,565.30	Auto
055278	4/25/2016	MTG	Matheson Tri-Gas Inc.	338.34	Auto
055279	4/25/2016	W	Windstream	369.00	Auto
055280	4/25/2016	FLGHIC	FL Local Government Health Insurance Consortium	46,324.90	Auto
Bank A Total:				<u>238,856.11</u>	
Report Total:				<u>238,856.11</u>	

THESE INVOICES HAVE BEEN EXAMINED AND APPROVED FOR PAYMENT BY THE LAFAYETTE COUNTY BOARD OF COMMISSIONERS ON THIS 25TH DAY OF APRIL, 2016.



 Thomas G. Pulley


 Roger O. Hendrix


 Darneest S. Jones

BOARD OF COUNTY COMMISSIONERS, LAFAYETTE COUNTY, FL

LIST OF WARRANTS DRAWN ON THE EMERGENCY 911 FUND.

FROM THE FIRST FEDERAL BANK, ON APRIL 25, 2016.

TO WHOM ISSUED	PURPOSE OF EXPENDITURE	ACCOUNT NUMBER	WARRANT NO.	AMOUNT
WINDSTREAM	COMMUNICATIONS	526-410		\$ 407.70
TOTAL				\$ 407.70

THESE INVOICES HAVE BEEN EXAMINED AND APPROVED FOR PAYMENT BY THE LAFAYETTE COUNTY BOARD OF COUNTY COMMISSIONERS ON THIS 25TH DAY OF APRIL, 2016.

