



Agenda Item Summary

File #: 24-01072

Agenda Date: 2/11/2025

Agenda Item Name:

Annual State Housing Initiatives Partnership Local Housing Assistance Plan (LHAP)

Presenter:

Claudia Tuck, Community Support Services Department Director, (352) 213-0058
Ralston Reodica, Housing and Strategic Development Manager, (352) 262-3243

Description:

Plan outlining strategies for affordable housing

Recommended Action:

Approve the LHAP 2020-2023, amended as presented, and authorize submission of the same to the State

Prior Board Motions:

310/2020: Item 20-0109 BoCC approved LHAP SFY 2020-2023 and accompanying resolution

9/14/2021- Item 21-0755 BoCC approved the LHAP

9/13/2022- Item 22-0734 LHAP approved, amended as presented, and authorize submission of the same to the State

Fiscal Note:

NA This is a technical update only

Strategic Guide:

Housing

Background:

On March 10, 2020, the BoCC approved the LHAP and adopted the following strategies within the SFY 2020-2023 LHAP:

1. Purchase Assistance
2. Owner Occupied Rehabilitation
3. Demolition and Reconstruction
4. Disaster Recovery
5. Emergency Repair Code
6. Foreclosure Prevention
7. Acquisition/Rehabilitation
8. Rental Assistance
9. Rental Development

Each local government receiving SHIP funds must have an adopted LHAP with approved SHIP strategies or submit a new local housing assistance plan. The LHAP 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 such as the Florida Small Cities Community Development Block Grant.

This is a proposed technical amendment to LHAP. The summary of changes are as follows:

- Increases the Maximum Awards for the SHIP Strategies (Primarily Home Repair and DPA)
- Updates to dates and year ranges to reflect 2020-2023 range.
- Clarification language under Down Payment Assistance SHIP Strategy relating to owner occupied rehabilitation and what is eligible.
- Updates to Loan Forgiveness terms for all SHIP Loans to be forgiven.
- Updated additional information for Disaster Assistance SHIP Strategy and eligible expenses for funds.
- Increased maximum purchase price of newly constructed homes from \$250,000 to \$300,000 for DPA.
- Increased maximum purchase price of existing homes from \$250,000 to \$258,000 for DPA .
- Increased cutoff year for mobile homes from 1994 to 2010.
- Formatting and layout changes.

This proposed amendment was reviewed by the Alachua County Affordable Housing Advisory Committee.

This is considered a technical amendment to the LHAP. "Plan amendment" means the addition or deletion of a local housing assistance strategy or local housing incentive strategy. Amendments must at all times maintain consistency with program requirements and must be submitted to the Florida Housing Finance Corporation for purposes of notification.

The William E. Sadowski Affordable Housing Act, Chapter 92-137, Laws of Florida, created the State Housing Initiatives Partnership (SHIP) Act, Section 420.907, Florida Statutes, which authorizes distribution of monies in the Local Government Housing Trust Fund to be distributed to approved counties and eligible municipalities; and encourages local governments to create regional partnerships across jurisdictional boundaries through the pooling of appropriated SHIP Program funds to address homeless housing needs identified in Local Housing Assistance Plans (LHAP).

The LHAP 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 such as the Florida Small Cities Community Development Block Grant