

RESOLUTION
of the
ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS
regarding
**THE STATE HOUSING INITIATIVES PARTNERSHIP
PROGRAM (SHIP)
AND THE ORANGE COUNTY
LOCAL HOUSING ASSISTANCE PLAN (LHAP) FOR STATE
FISCAL YEARS 2015-2016, 2016-2017 AND 2017-2018**

Resolution No. 2018-M-04

WHEREAS, the Florida Legislature adopted the William E. Sadowski Affordable Housing Act, Chapter 92-317, Laws of Florida, 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, Sections 420.907-420.9079, Florida Statutes and Rule Chapter 67-37, Florida Administrative Code (F.A.C.), requires local governments to develop a one (1) to three (3) year Local Housing Assistance Plan outlining how funds will be used; and

WHEREAS, on April 21, 2015, the Board of County Commissioners adopted Resolution No. 2015-M-10, adopting a local housing assistance plan covering the use of SHIP program proceeds for State fiscal year 2015-2016, 2016-2017, 2017-2018; and

WHEREAS, the County intends to amend its Local Housing Assistance Plan to add a new housing strategy titled "Rapid Rehousing Program" ("Program") to provide assistance and services to very low income persons or families at risk of becoming homeless or who are homeless; and

WHEREAS, the County intends to amend its Local Housing Assistance Plan to add a new housing strategy to create a Capital Loan Fund (CLF) to be used for land acquisition, pre-development cost, and vertical construction of affordable homes; and

WHEREAS, the County intends to amend its Local Housing Assistance Plan to reimburse 25 percent of the total impact fee, not to exceed \$5,000 per unit, to develop multi-family rental housing, retroactive to March 1, 2017; and

WHEREAS, the County intends to extend the impact fee reimbursement to 100 percent for single family homes occupied by very low households, and extend impact fee reimbursement to 75 percent for low-income households, not to exceed \$15,000 per unit; and

WHEREAS, the maximum home purchase price under the SHIP program will change from \$200,000 to a formula based on 90 percent of the average annual home purchase price in Orange County; and

WHEREAS, under the SHIP Program, Section 420.9072(3), Florida Statutes, Amendments to an approved Local Housing Assistance Plan must be adopted by Resolution and submitted to the Florida Housing Finance Corporation.

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

Section 1. The Board of County Commissioners of Orange County, Florida hereby amends the adopted Local Housing Assistance Plan for the state fiscal years 2015-2016, 2016-2017, 2017-2018.

Section 2. The Program will provide financial assistance and services to very low income individuals or families who are at risk of being homeless or who are homeless. The program will receive \$300,000 in funding and the County will partner with the Homeless Services Network and or other agencies serving the homeless population to implement the program.

Section 3. The Program will create a Capital Loan Fund (CLF) to be used for land acquisition, pre-development cost, and vertical construction of affordable homes. The initial budget for the Capital Loan Fund will be \$1.5 million. The loan funds will be initially for non-profit, affordable housing developers. Homes will be sold to very low, low, or moderate income households. Proceeds from sales will replenish the Capital Loan Fund. Orange County will use the services of its non-profit lenders to administer the fund.

Section 4. Impact Fee reimbursement strategy will be extended to builders constructing multi-family, affordable rental developments for families with household incomes at or below 60 percent of Area Median Income. The reimbursement rate will be 25 percent of the

total impact fees, not to exceed \$5,000 per unit. This change will be retroactive to March 1, 2017.

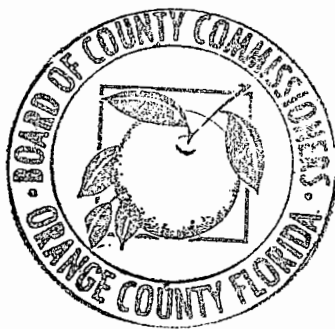
Section 5. The Impact Fee reimbursement rate for single-family homes will change from 75 percent to 100 percent for developers building homes for very low income households, and from 50 percent to 75 percent of the total impact fees for low income households not to exceed \$15,000 per unit.

Section 6. The maximum home purchase price under the SHIP program will change from \$200,000 to a formula based on 90 percent of the average home purchase price in Orange County.

Section 7. The Mayor of Orange 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 for State fiscal years 2015-2016, 2016-2017 and 2017-2018 for its approval pursuant to Sections 420.907- 420.9079, Florida Statutes.

Section 8. This resolution shall take effect immediately upon its adoption.

ADOPTED THIS _____ DAY OF FEB 06 2018, 2018.



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: *Teresa Jacobs*
Teresa Jacobs
Orange County Mayor

ATTEST: Phil Diamond, CPA, Orange County Comptroller
As Clerk of the Board of County Commissioners

BY: *Katie Smith*
Deputy Clerk