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CLERK OF COUNTY

**ORDINANCE NUMBER 93-10**

**AN ORDINANCE OF THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS KNOWN AS THE HERNANDO COUNTY HOUSING ASSISTANCE PROGRAM AND TRUST FUND. PROVIDING FOR A SHORT TITLE; PROVIDING FOR DEFINITIONS; PROVIDING FOR PURPOSE AND OBJECTIVES OF THE PROGRAM; PROVIDING FOR THE ESTABLISHMENT OF THE HERNANDO COUNTY HOUSING ASSISTANCE PROGRAM; PROVIDING FOR THE DESIGNATION OF RESPONSIBILITY FOR IMPLEMENTATION OF THE PROGRAM; PROVIDING FOR THE CREATION OF AN AFFORDABLE HOUSING ASSISTANCE TRUST FUND; PROVIDING FOR THE CREATION OF AN AFFORDABLE HOUSING ADVISORY COMMITTEE, TERMS, DUTIES AND RESPONSIBILITIES OF SAID COMMITTEE; PROVIDING FOR GUIDELINES TO BE UTILIZED BY THE ADVISORY COMMITTEE IN ADOPTION OF RECOMMENDATIONS FOR THE HERNANDO COUNTY AFFORDABLE HOUSING INCENTIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE; PROVIDING FOR AN EFFECTIVE DATE.**

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SECRETARY OF STATE

**SECTION I. Short Title.**

This ordinance shall be known as the Hernando County Housing Assistance Program and Trust Fund.

**SECTION II. Definitions.**

As used in this Ordinance, the terms:

A. Adjusted for Family Size - means adjusted in a manner which results in an income eligibility level that is lower for households having fewer than four people, or higher for households having more than four people, than the base income eligibility determined as provided in Florida Statutes, based upon a formula established by the United States Department of Housing and Urban Development.

B. Adjusted Gross Income - means wages, income from assets, regular cash or non-cash contributions, and any other resources and benefits determined to be income by the

United States Department of Housing and Urban Development, adjusted for family size, minus the deductions under Section 61 of the Internal Revenue Code of 1986, as amended.

C. Affordable - means that monthly rents or monthly mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households qualifying under the definitions of very low-income, low-income or moderate-income persons.

D. Eligible Housing - means any real and personal property located within the county 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 Chapter 8, County's Code of Ordinances and Chapter 553, Florida Statutes, for home ownership or rental for eligible persons as designated by the County.

E. Eligible Person - means one or more natural persons or a family determined by the County to be of very low-income, low-income or moderate-income according to the adjusted gross income of the resident with adjustment made for family size.

F. Eligible Sponsor - means a person or a private or public for-profit or not-for-profit entity that applies for a loan under the Hernando County Housing Assistance Program for the purpose of providing eligible housing for eligible persons.

G. Grant - means a distribution of a portion of a local housing distribution to an eligible sponsor or eligible person to partially assist in the construction or rehabilitation of eligible housing or to provide the costs of tenant or ownership qualifications.

H. Loan - means a pledge of the local housing distribution monies to an eligible sponsor or eligible person to partially finance the construction or rehabilitation of eligible housing.

I. Hernando County Housing Assistance Plan - means a concise description of the Hernando County Housing Assistance Program adopted by this Ordinance with an explanation of the way in which the program meets the requirements of this Ordinance and sections 420.907 through 420.9079, Florida Statutes.

J. Low-Income Person - means one or more natural persons or a family, not including students, that has a total annual adjusted gross household income that does not exceed 80% of the median annual adjusted gross income for households within the state or 80% of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area within the County, whichever amount is greater. With respect to rental units, the low-income person's annual income at the time of initial occupancy may not exceed 80% of the state's median income adjusted for family size. While occupying the rental unit, a low-income person's

annual income may increase to an amount not to exceed 140% of 80% of the state's median income adjusted for family size.

K. Moderate-Income Person - means one or more natural persons or a family, not including students, that has a total annual adjusted gross household income that is less than 120% of the median annual adjusted gross income for households within the state or 120% of the median annual adjusted gross income for households within a metropolitan statistical area or, if not within a metropolitan statistical area, within the County, whichever is greater. With respect to rental units, the moderate-income person's annual income at the time of initial occupancy may not exceed 120% of the state's median income adjusted for family size. While occupying the rental unit, a moderate-income person's annual income may increase to an amount not to exceed 140% of 120% of the state's median income adjusted for family size.

L. Persons Who Have Special Housing Needs - means individuals who have incomes not exceeding moderate income and because of particular social, economic or health-related circumstances, may have greater difficulty acquiring or maintaining affordable housing. Such persons may have, for example, encountered resistance to their residing in particular communities, and may have suffered increased housing costs resulting from their unique needs and high risk of institutionalization. Such persons may include, but are not limited to, persons with developmental disabilities; persons with mental illnesses or chemical dependency; persons with Acquired Immune Deficiency Syndrome (AIDS) and Human Immunodeficiency Virus (HIV) disease; runaway and abandoned youth; public assistance recipients; migrant and seasonal farmworkers; refugees and entrants; the elderly; and disabled adults.

M. SHIP or SHIP Program - means the State Housing Initiatives Partnership Program created pursuant to the State Housing Initiative Partnership Act, ss.420.907-420.9079, Florida Statutes.

N. Very Low-Income Person - means one or more natural persons or a family, not including students, that has a total annual adjusted gross household income that does not exceed 50% of the median annual adjusted gross income for households within the state or 50% of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the County, whichever is greater. With respect to rental units, the very low-income person's annual income at the time of initial occupancy may not exceed 50% of the state's median income adjusted for family size. While occupying the rental unit, a very low-income person's annual income may increase to an amount not to exceed 140% of 50% of the state's median income adjusted for family size.

**SECTION III. Purpose and Objectives.**

The purpose of the Hernando County Housing Assistance Program is to make affordable residential units available to persons for very low-income, low-income or moderate-income and persons who have special housing needs, including, but not limited to, homeless people, migrant farm workers and persons with developmental disabilities. The Hernando County Housing Assistance Program shall combine local resources and cost saving measures into a partnership by using private and public funds in order to reduce the cost of housing. Implementation of the housing assistance program shall involve to the greatest extent possible, local government, lending institutions, housing developers, community based housing and service organizations, and providers of professional services relating to affordable housing. The Hernando County Housing Assistance Program, through the Hernando County Housing Authority as the administrative coordinator: enlist the support of local lending institutions for innovative financing techniques designed to meet the special needs of eligible persons or eligible sponsors; encourage developers to construct low-cost housing; and otherwise encourage local organizations to construct or assist in construction of affordable housing using creative and innovative techniques designed to provide affordable homes to eligible persons. Inclusive in the administrator's responsibilities will be the securing of professional services to provide training to prepare persons for the responsibility of home ownership, and to counsel tenants.

**SECTION IV. Establishment of the Hernando County Housing Assistance Program.**

The Hernando County Housing Assistance Program is hereby established by this Ordinance. The Program as described by this section is a blueprint of affordable housing projects the Hernando County Board of County Commissioners will use to construct its final goal of affordable housing for eligible persons. The detailed design specifications for the use of the trust fund monies will be adopted by resolution in the Hernando County Housing Assistance Plan (attached as Exhibit 1), after review of the statutory requirements and the local needs. The County Commissioners will, after giving due deliberation to the recommendations of its designated administrator and the comments of the public, adopt the Hernando County Local Housing Assistance Plan.

**SECTION V. Designation of Responsibility for Implementation Of The Program.**

The Hernando County Board of County Commissioners hereby designates the Hernando County Housing Authority as the agency whose responsibility will be the development and implementation of the Hernando County Housing Assistance Program. The County's Housing Authority shall be responsible for coordinating with the Agency in facilitating the funding of SHIP loans and in setting up advertisements and workshops to advise potential home buyers of the Down Payment Assistance Program. The Hernando County Housing Authority will work with the Local Housing Partnership to monitor the success of the Program, and provide advice

and suggestions as to whether and in what ways the Program might be improved from year to year. The total amount paid for Administrative Expenses in connection with such Program, including any costs of employee's salary and benefits, shall not exceed 10% of the proceeds of the SHIP funds. The County will not treat as an Administrative Expense any costs previously borne by another funding source which continue to be available at the time the Agency's Local Housing Assistance Plan is submitted.

**SECTION VI. Hernando County Housing Assistance Trust Fund**

There is hereby established a separate trust fund to be known as the Hernando County Housing Assistance Trust Fund. All monies received from the state pursuant to the State Housing Initiative Partnership Act or the federal government and any local or private monies contributed for the purposes established by the Hernando County Housing Assistance Program shall be deposited into this Trust Fund. The assets in the Trust Fund may be deposited or invested as provided by law. No expenditure, other than for the administration and implementation of the Hernando County Housing Assistance Program, may be made from this Trust Fund. Expenditures other than for Administrative Expenses and implementation of the Hernando County Housing Assistance Program may not be made from the Hernando County Assistance Trust Fund. Until utilized for the purposes thereof, monies in the Trust Fund shall be held in trust by the County solely for usage pursuant to the Program. All program income, including investment earnings, shall be retained in the Hernando County Assistance Trust Fund and used for the purposes thereof. The County agrees that the Local Administrative Expenses in connection with such Program, including any costs of employee's salary and benefits, shall not exceed 10% of the proceeds of the SHIP funds. The County feels that the 5% is not sufficient to administer and implement the SHIP Program in the initial year. The County will not treat as an Administrative Expense any costs previously borne by another funding source which continue to be available at the time the Hernando County Local Housing Assistance Plan is submitted.

**SECTION VII. Hernando County Affordable Housing Advisory Committee.**

A. There is hereby created the Hernando County Affordable Housing Advisory Committee, whose members shall be appointed by resolution of the Board of County Commissioners.

B. The committee shall consist of nine members. Five members shall constitute a quorum. The committee may not take formal actions unless a quorum is present but may meet to hear presentations if duly noticed. The committee shall include the following, which individuals may overlap with or be a part of the Local Housing Partnership referred to in Section 420.9071(16), Florida Statutes,:

1. One (1) citizen who is actively engaged in the residential home building industry;
2. One (1) citizen who is actively engaged in the banking or mortgage banking industry;

3. One (1) citizen who is a representative of those areas of labor engaged in home building;
4. One (1) citizen who is designated as an advocate for low-income persons;
5. One (1) citizen who is a provider of affordable housing;
6. One (1) citizen who is a real estate professional.
7. Three (3) other members appointed at large.

C. Members shall serve for two-year terms and may be reappointed for subsequent terms.

D. Meetings shall be held monthly for the first year of committee existence and quarterly, or more frequently as necessary thereafter.

E. The Committee shall comply with the Government in the Sunshine Law, the public records law and the special provisions regarding notice of Plan considerations found in Chapter 420, Florida Statutes. Minutes of the meeting will be kept by the Clerk to the Board.

F. The Committee shall annually elect a Chairperson, Vice Chairperson and such other offices as it deems necessary. The Chairperson is charged with the duty of conducting the meetings in a manner consistent with law.

G. Staff, administrative and facility support for the Advisory Committee shall be provided by the Board of County Commissioners and the Hernando County Housing Authority.

H. The Advisory Committee shall have the following duties:

1. Review established policies and procedures, ordinances, land development regulations, and the adopted Hernando County Comprehensive plan and shall recommend specific initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. The recommendations may include the modification or repeal of existing policies, procedures, ordinances, regulations or plan provisions; those creations of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances or plan provisions. At a minimum, the advisory committee shall make recommendations on affordable housing incentives in the following areas:

- (a) Affordable housing definition in the appointing resolution.

- (b) The expedited processing of permits for affordable housing projects.

- (c) The modification of impact fee requirements, including reduction or waiver of fees and alternative methods of fee payment.
- (d) The allowance of increased density levels.
- (e) The reservation of infrastructure capacity for housing of very low-income and low-income persons.
- (f) The transfer of development rights as a financing mechanism for housing of very low-income persons and low-income persons.
- (g) The reduction of parking and setback requirements.
- (h) The allowance of zero-lot-line configurations.
- (i) The modification of sidewalk and street requirements.
- (j) The establishment of a process by which the local government considers before adoption, policies, procedures, ordinances, regulations, or plan provisions that have a significant impact on the cost of housing.

2. Make recommendations approved by a majority of its membership at a public hearing. Notice of the time, date and place of the public hearing of the Advisory Committee to adopt a final affordable housing incentive recommendations shall be advertised in a newspaper of general circulation in the County before the scheduled hearing. The notice of the public hearing must contain a short, concise summary of the affordable housing initiative recommendations to be considered by the Advisory Committee. The notice shall also state the place where a copy of the tentative Advisory Committee recommendations can be obtained.

**SECTION VIII. Hernando County Affordable Housing Incentive Plan Adoption.**

Within ninety (90) days after the date of the receipt of the affordable housing incentive recommendations from the Advisory Committee, the Board of County Commissioners shall adopt by ordinance, the Hernando County Affordable Housing Incentive Plan. The Incentive plan shall at a minimum consist of specific initiatives encouraging and facilitating affordable housing, scheduling the implementation of the initiatives and scheduling implementation of expedited permit processing for affordable housing projects and finally, shall include a process for review of local policies, ordinances, regulations and planned provisions that significantly impact the cost of housing. The Board of County Commissioners shall upon adoption of the Incentive plan send a certified copy to the Florida Housing Finance Agency.

**SECTION IX. Severability.**

If any phrase or portion of this Ordinance, or the particular application thereof, shall be held invalid or unconstitutional by any court, administrative agency or other body with appropriate jurisdiction, the remaining section, subsection, sentences, clauses, or phrases and their application shall not be affected thereby.

**SECTION X. Inclusion Into The Code**

The provisions of this ordinance shall be included and incorporated in the Code of Ordinances of Hernando County, as an addition or amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Code.

**SECTION XI. Effective Date.**

This Ordinance shall become effective upon receipt of the official acknowledgement from the office of the Secretary of State of the State of Florida that this Ordinance has been filed with said office.

**ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS IN REGULAR SESSION  
THIS 20TH DAY OF APRIL, 1993.**

**BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA**

BY *Anthony C. Mosca Jr.*  
**ANTHONY C. MOSCA JR., CHAIRMAN**

ATTEST *Karen Nicolai*  
**KAREN NICOLAI, CLERK**

**SEAL**



**EXHIBIT 1**

**HERNANDO COUNTY  
HOUSING ASSISTANCE PLAN**

**Prepared for Participation in the  
State Housing Initiatives Partnership  
(SHIP) Program**

**Prepared in conjunction with  
the Hernando County Planning Department and  
the Hernando County Housing Authority**

**April 1993**

# HERNANDO COUNTY

## HOUSING ASSISTANCE PLAN

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# **HERNANDO COUNTY LOCAL HOUSING ASSISTANCE PROGRAM**

## **I. HERNANDO COUNTY HOUSING ASSISTANCE PROGRAM**

- A. Introduction.** The Hernando County Housing Assistance Plan has been developed to lead and guide the County in its participation in the State Housing Initiatives Partnership (SHIP) Program. Since Hernando County is a non-entitlement area and henceforth has not developed a Comprehensive Housing Affordability Strategy (CHAS), the County will rely on the Housing Element of the County's adopted Comprehensive Plan. The Housing Element has set forth a number of goals, objectives, and policies (GOPs) for very low, low and moderate income families, individuals and special needs groups. By utilizing the funding, regulatory and statutory requirements of the SHIP program it will be the intent of the County to meet the GOPs as set forth in the Housing Element.

Initially, the County's SHIP program will be reviewed on an annual basis (from the time/date of State approval) to insure proper program use and design. This will also allow the County to enhance the current program(s) on a yearly basis or assist other programs either local, state or federal if the County desires.

## **II. DESCRIPTION OF HERNANDO COUNTY HOUSING ASSISTANCE PROGRAMS**

- A. Programs.** In the initial year of the SHIP program, Hernando County intends to develop a Down Payment Assistance Program and to further enhance an existing Weatherization Program. The development of the housing assistance plan's Down Payment Assistance Program was developed with input from meetings and discussions with local financial institutions, realtors, and builders/developers. Public input was also considered during the public hearing on the adoption of the plan.

### **1. Down Payment Assistance Program**

The Down Payment Assistance Program would provide qualified individuals/families with financial assistance in meeting their down payment requirement to purchase an affordable house. By utilizing funds available through the SHIP program, the County would loan the required amount of the down payment up to \$5,000.00 to the individual/family. The individual/family would then be required to enter into a second mortgage/lien agreement with the County. The mortgage/lien would then be repaid under the following criteria: 1) Upon sale of the unit, or

2) Should the unit no longer the primary residence of the individual/family. The Down Payment Assistance Program will also be tied into the State's and/or the County's first time home-buyers program and mortgage assistance programs as offered by local financial institutions for low and moderate income individuals and families.

## **2. Weatherization Program**

The current Weatherization Program in the County provides grants of \$1,600.00 to very low and low income families and individuals for minor weatherization repairs. This amount includes the cost for labor and materials. Approximately 90% of the funding goes to elderly and/or disabled/handicapped families. The SHIP funds utilized for the Weatherization Program could be utilized in two ways: 1) as match money for the Florida Fix Program on a one-for-one basis, or 2) as a direct grant to weatherization to enhance repairs.

The above programs are currently being administered by the Mid-Florida Community Action Agency who could be contracted with to administer the Weatherization Program.

### **III. STRATEGIES**

#### **1. Down Payment Assistance Program - Homeownership**

The County's Down Payment Assistance Program will involve a public/private partnership including the following: Hernando County, Hernando County Housing Authority, local financial institutions and local builders/developers. The County will provide the down payment assistance with funds from the SHIP program to/for the qualified individuals/families. The Housing Authority as program administrator will conduct outreach activities, review, process, and certify qualified applicants to the local financial institutions and/or builders/developers who in turn will provide permanent mortgage financing and/or construction.

Under this program, qualified uses of SHIP funds will include; closing cost (including points), permitting fees, impact fees, down payment assistance and other miscellaneous cost up to \$5,000. The \$5,000 will be a zero-interest loan to the qualified individuals/families to be repaid at the time the dwelling unit is sold or should no longer be the primary residence of the individuals/families. Thus, reducing the cost for individuals/families to be able to purchase a home.

Although the exact number of units to be produced are uncertain at this time, the anticipated cost per unit is not expected to exceed \$5,000.00. Based on

this cost, it is expected to fund thirty (30) families/applicants with down payment assistance. Of these thirty (30) families, five (5) are expected to be very low-income, twenty (20) are expected to be low-income, and five (5) are expected to be moderate income. Ten (10) of the units constructed are expected to be two (2) bedroom-unit and twenty (20) are expected to be three (3) bedroom or more.

## **2. Weatherization Program (Homeownership - Rehabilitation)**

By utilizing SHIP funds, the County intends to enhance the current Weatherization and Florida Fix Programs by providing an additional \$2,500.00/unit. By combining these funds, this will provide \$5,000.00/unit to be utilized in rehabilitation of these homes. It is anticipated that approximately thirty (30) homes will be rehabilitated in the upcoming year with the utilization of these funds. Of these thirty (30) homes, twelve (12) will be for elderly, disabled or handicapped households and eighteen (18) will be for families. Of these, four (4) will be for households with physical impairments.

This strategy will produce a partnership between the County, who will provide the SHIP funds; the Mid Florida Community Action Agency, who will utilize the funds in connection with its current Weatherization and Florida Fix programs; and the Hernando County Housing Authority as the coordinating administrative agency.

## **IV. PROCEDURES**

### **A. Criteria for Awards**

1. 65% of the funds must be reserved for homeownership
2. 75% of the funds must be reserved for construction, rehabilitation, or emergency repair/weatherization of affordable housing
3. Sales prices of new or existing homes cannot exceed 90% of median area purchase price
4. 30% of all units must be occupied by very low income persons, 30% by low income persons, and 100% by very low, low or moderate income persons. The definition of very low, low and moderate income persons is provided by state statute as: very low income is 50% or less of median annual adjusted gross income, low income is 50% to 80% of median annual adjusted gross income, and moderate income is 80% to 120% of median annual adjusted gross income
5. Loans shall generally not exceed 30 years
6. Rental housing constructed shall be reserved for such for 15 years

7. Owner-occupied programs shall be subject to the recapture provisions of the mortgage revenue bond program
8. Support services shall include staff assistance in proposal development, technical assistance in blending and matching programs as appropriate and the operation of a housing clearinghouse

**B. Public notice and advertisement of availability of funds.** There will be a 60 day application period for funds which will be advertised in a publication of general circulation stating the nature of the program and soliciting proposals. There will be public notice given of the Affordable Housing Committee meetings and the Board of County Commissioner meetings.

**C. Maximum award schedule.** No award shall exceed \$75,000 to any given applicant in the first year of the program.

**D. Non-discrimination policy.** It is the policy of Hernando County not to discriminate on the basis of race, age, gender, religion, or marital status.

**E. Contractual requirements for recipients.** Recipients of funds shall enter into an agreement with Hernando County that follows the applicable Administrative Code.

**F. Detailed timeline for expenditure of funds**

Month	1	2	3	4	5	6	7	8	9	10	11	12
Adoption of Plan	X											
Submittal to DCA		X										
Approval by DCA			X									
Solicitation of Applications			X									
Review of Applications					X							
Approval of Assistance						X						
Commitment of Funds							X	X	X	X	X	X
Closeout of Fiscal Year												X

**MONTHLY BUDGET EXPENSE**

MONTH	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
Commitment of Funds:	2,000	1,000	1,500	1,500	3,000	3,000	21,000	26,000	37,500	47,500	53,000	53,000	250,000.00
Administrative Program	2,000	1,000	1,500	1,500	3,000	3,000	1,000	1,000	2,500	2,500	3,000	3,000	25,000.00
							20,000	25,000	35,000	45,000	50,000	50,000	225,000.00

- G. Provision for revenues.** Revenues accruing from the funds and any loans made from the SHIP Program shall be credited into the Housing Trust Fund for further use according to stated purposes of fund.
  
- H. Provision for notifying DCA of amendments or inability to comply.** Amendments to the Hernando County Housing Assistance Plan shall be presented to the Affordable Housing Committee for review and recommendation to the Board of County Commissioners. Amendments will be considered within the standard public hearing procedures as an ordinance amendment.

- I. **Income Limits.** The following current income limits provided by the United States Department of Housing and Urban Development (HUD) will be utilized for the SHIP Program. These income limits will be updated yearly per HUD figures.

		INCOME LIMITS							
STATE: FL PREPARED: 4-7-93	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
MSA: Tampa-St. Petersburg-Clearwater, FL FY 1993 MEDIAN FAMILY INCOME: 34,900	VERY-LOW INCOME	12,200	13,950	15,700	17,450	18,850	20,250	21,650	23,050
	MAXIMUM HOUSING EXPENSE PER MONTH	305	349	392	436	471	506	541	576
	LOW-INCOME	19,550	22,350	25,150	27,900	30,150	32,400	34,600	36,850
	MAXIMUM HOUSING EXPENSE PER MONTH	489	559	629	698	754	810	865	921
	MODERATE INCOME	29,280	33,480	37,680	41,880	45,240	48,600	51,960	55,320
	MAXIMUM HOUSING EXPENSE PER MONTH	732	837	942	1,047	1,131	1,215	1,299	1,383

- J. **Outreach and Selection.** The County, through public notices and announcements in newspapers and local radio will advertise that funds are available prior to accepting applications. The selection and/or approval of applicants will be made to ensure that the regulatory requirements are achieved. However, all selections will be based on a first come first served basis.
- K. **Support Services.** Information will be provided to all applicants of the Down Payment Assistance Program with fact sheets provided by the local Cooperative Extension Service Office. This will contain information on developing a spending plan, finding your home, negotiation for your



home, financial aspects of home ownership etc. The Extension Service will also provide to the applicants individual counseling upon request.

**V. BUDGET**

The following is the County's proposed first year budget for the SHIP Program. It includes ten percent (10%) for program administration and ninety percent (90%) for homeownership (sixty percent (60%) is allocated for the Down Payment Assistance Program and thirty percent (30%) is allocated for the Weatherization Program.)

<b>BUDGET</b>		
<u>ITEM</u>	<u>\$</u>	<u>%</u>
Administration	\$25,000.00	10%
Homeownership	\$225,000.00	90%
Down Payment Assistance	\$150,000.00 (60%)	
Weatherization	\$75,000.00 (30%)	
<b>TOTAL</b>	<b>\$250,000.00</b>	<b>100%</b>

<b>BREAKDOWN OF ADMINISTRATION BUDGET</b>	
<b>ADMINISTRATIVE BUDGET</b>	
Salaries	\$12,950.00
Benefits	\$3,000.00
Travel	\$500.00
Office Rent	\$600.00
Accounting	\$2,500.00
Insurance	\$3,000.00
Sundry Admin. (phones, office supplies, etc.)	\$2,450.00
<b>TOTAL</b>	<b>\$25,000.00</b>

The following chart provides data on the Hernando County Housing Assistance Plan:

- \* The County has a SHIP allocation of \$250,000
- \* The County has determined that SHIP funds will be allocated as follows:
  - \* 60% (\$150,000) for the Down Payment Assistant Program
  - \* 30% (\$75,000) for emergency repairs to owner-occupied homes under the Weatherization and Florida Fix Programs
- \* 30 homebuyers will receive down payment/closing cost assistance @ \$5,000.00
- \* 30 owner-occupants will receive emergency repairs/weatherization to their houses @ \$1,600.00 Weatherization, \$1,000 Florida Fix and \$2,500.00 SHIP, a total of \$5,100.00.
- \* The average sales price projected for the homes which will be the subjects of the down payment/closing cost assistance will be approximately \$45,000.00 - \$50,000.00.
- \* A total of 60 units will be assisted with SHIP funds. The County will meet the SHIP requirements of:
  - \* 30% of all units assisted (18 units) must be occupied by very low-income households (35 units will be occupied by very low-income households in this plan)
  - \* In addition to the foregoing, 30% of all units must be occupied by low-income households (20 units will be occupied by low-income households)
  - \* No households with incomes exceeding the moderate income limits are to be served. However, five (5) moderate income households will be served under the Down Payment Assistance Program.
  - \* 65% of funds must be reserved for homeownership. (Plan provides for 90%)
  - \* 75% of funds must be reserved for construction, rehabilitation or emergency repairs/weatherization (Plan provides for 90%)

**FY 1992-1993  
HOUSING DELIVERY GOALS FOR SHIP FUNDS BY HOUSEHOLDS, UNITS AND DOLLARS CHART**

Fiscal Yr & Allocation  1993	Strategies to promote affordable home-ownership	Homeownership Programs (85% or more of SHIP funds)																								
		Households By Income			By Unit Size		By Persons With Special Needs					Total Units	By Number of Units, Unit Cost & SHIP Contributions						Total SHIP Dollars Rehab & New Const	Avg Sale Price		Average Rents				
		Very Low	Low	Moderate	2 Bed Rm or Less	3 Bed Rm or More	Elderly	Mentally Impaired	Phy Impaired	Persons w/AIDS	Homeless		Rehabilitation			New Construction				New Units	Existing Units	1 Bedrm	2 Bedrms	3 Bedrms or more		
												Units	Avg Unit Cost	SHIP Dollars	Units	Avg Unit Cost	SHIP Dollars									
	Strategy 1: Down Payment/ Assistance	5	20	5	10	20						30				30	80,000	5,000	150,000							
	Strategy 2: Weatherization	30			12	18	12		4			30	30	5,000	2,500				75,000							
	Strategy 3:																									
	Strategy 4:																									
	<b>SUBTOTAL</b>	<b>35</b>	<b>20</b>	<b>5</b>	<b>22</b>	<b>38</b>	<b>12</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>60</b>	<b>30</b>			<b>30</b>			<b>225,000</b>							
	Strategies to promote affordable rental housing	Rental Programs (35% or less of SHIP funds)																								
Households By Income			By Unit Size		By Persons With Special Needs					Total Units	By Number of Units, Unit Cost and SHIP Contributions						Total SHIP Dollars Rehab & New Const	Avg Sale Price		Average Rents						
Very Low		Low	Moderate	2 Bed Rm or Less	3 Bed Rm or More	Elderly	Mentally Impaired	Phy Impaired	Persons w/AIDS		Homeless	Rehabilitation			New Construction			New Units	Existing Units	1 Bedrm	2 Bedrms	3 Bedrms or more				
										Units		Avg Unit Cost	SHIP Dollars	Units	Avg Unit Cost	SHIP Dollars										
	Strategy 1:																									
	Strategy 2:																									
	<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>TOTAL Own/Rent</b>	<b>35</b>	<b>20</b>	<b>5</b>	<b>22</b>	<b>38</b>	<b>12</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>60</b>	<b>30</b>			<b>30</b>			<b>225,000</b>							