

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION – GRANT FORM**

Name of Development: Summit Villas

Development Location: See Attachment "A"

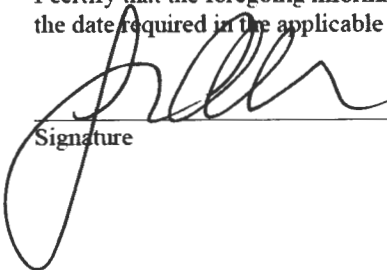
(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). If the Development consists of Scattered Sites, the Development Location stated above must reflect the Scattered Site where the Development Location Point is located.)

The City/County of Hernando commits \$340,000.00 as a grant to the Applicant for its use solely for assisting the proposed Development referenced above. The City/County does not expect to be repaid or reimbursed by the Applicant, or any other entity, provided the funds are expended solely for the Development referenced above. No consideration or promise of consideration has been given with respect to the grant. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. The commitment for this grant must be effective as of the Application Deadline for the applicable RFA, and is provided specifically with respect to the proposed Development.

The source of the grant is: SHIP
(e.g., SHIP, HOME, CDBG)

CERTIFICATION

I certify that the foregoing information is true and correct and that this commitment is effective at least through the date required in the applicable RFA.



Signature

John Allocco, Chairman

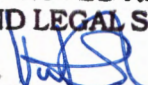
Print or Type Name
Hernando County Board of County Commissioners

Print or Type Title

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager/Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

If the Application is not eligible for automatic points, this contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is altered or retyped. The certification may be photocopied.

Please note: This form may be modified by Florida Housing Finance Corporation per Section 67-60.005, F.A.C.

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

BY _____
County Attorney's Office



Hernando County Housing Authority

621 West Jefferson Street
Brooksville, FL 34601

MEMORANDUM

DATE: July 12, 2023

Telephone: (352) 754-4160

Fax: (352) 754-4168

TO: The Honorable Chairman and
Members of the Board of County Commissioners

VIA: Jeffery Rogers
County Administrator

FROM: Terri M. Beverly, Executive Director
Hernando County Housing Authority

SUBJECT: State Housing Initiative Partnership Program (SHIP) Funding
Request

Overview:

The Housing Authority has received a SHIP funding request from Summit Villas Senior, LLLP a partnership comprised of Summit Fortis Development, LLC, and BHA Summit Villas Senior Incorporated, a Florida not-for profit Corporation (an arm of the Brooksville Housing Authority). The funding request would qualify as a Local Government Funding Contribution to qualify the development for funding thru the Florida Housing Finance Corporation's 9% Low Income Housing Tax Credit Program (LIHTC).

The proposal is to redevelop the aging Brooksville Housing Authority's Summit Villa's Apartments located on the northwest corner of Dr. Martin Luther King, Jr. Blvd., and Hale Avenue in Brooksville. These apartments were built in the late 1960's or earlier 1970's and have several issues including lead-based paint, asbestos, and lack of fire walls in the attics. The proposal is to demolish the existing three buildings containing 36 apartments and replace those with 80 units consisting of 64 one and 16 two-bedroom units in a garden style three story building. Five of the new apartments will be set-a-side for households meeting the state's definition for "special needs", ten units will be set aside for residents earning 33% of the area median income (AMI) and 70 units will be set aside for residents earning 60% AMI.

Should the Board agree to the funding request, the funding would be secured by a subordinate recorded note and mortgage. The loan would be a zero-interest deferred for fifteen years.

BUDGET IMPACT: The request is for \$340,000.00 in SHIP funding. There are SHIP funds available to fund the request.

LEGAL IMPACT:

The Board may act per Florida Statutes Chapter

RECOMMENDED ACTION: Staff recommends that the Board approve the funding request from Summit Villas Senior, LLLP in the amount of \$340,000.00 and authorize the Chairman or his designee to sign the Florida Housing Finance Corporation Local Government Verification of Contribution-Loan Form.

Attachments:

Funding request

FHFC Local Government Verification of Contribution-Loan Form

Project Information

Special Needs definition per Florida Statutes 420.0004(13)

Attachment A
Summit Villas

Summit Villas consists of two (2) scattered sites each located in the City of Brooksville, FL and identified as follows:

Scattered Site 1 (this site constitutes the site with the most units and contains the Development Location Point): W Dr Martin Luther King Jr Blvd, northwest of the intersection of W Dr Martin Luther King Jr Blvd and Hale Avenue, Brooksville

Scattered Site 2: Hale Avenue, southwest of the intersection of Hale Avenue and Cook Avenue, Brooksville



198 NE 6TH AVE
DELRAY BEACH, FLORIDA 33483
WWW.SMITHHENZY.COM

SMITH & HENZY
AFFORDABLE GROUP, INC.

July 12, 2023

Terri M. Beverly
Executive Director
Hernando County Housing Authority
621 W. Jefferson Street
Brooksville, FL 34601

Ms. Beverly,

Summit Fortis Development, LLC will be submitted a funding application for Summit Villas Phase I to Florida Housing Finance Corporation ("Florida Housing" or "FHFC") in response to RFA 2023-201 Housing Credit Financing for Affordable Housing Developments Located in Small and Medium Counties. The RFA was issued July 7, 2023.

To qualify for the Local Government Areaa of Opportunity Designation a Verification of Contribution form is required to be executed in the amount equal to or greater than \$340,000. The minimum amount is determined by Florida Housing based on county size. Hernando County is considered a medium county.

If you should have any questions, please do not hesitate to contact me.

Thank you,

Rick Crogan
Vice President of Development
Smith & Henzy Affordable Group, Inc.



Sample Rendering

Summit Villas

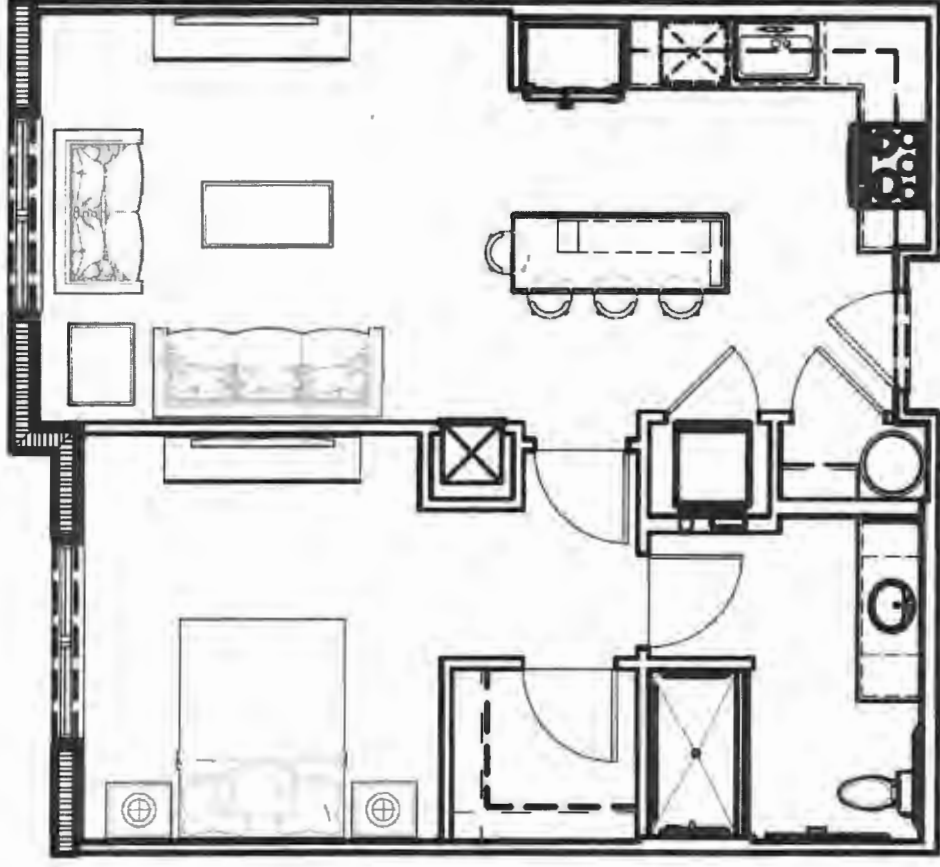
A project of the Brooksville Housing Authority & Fortis Development, LLC



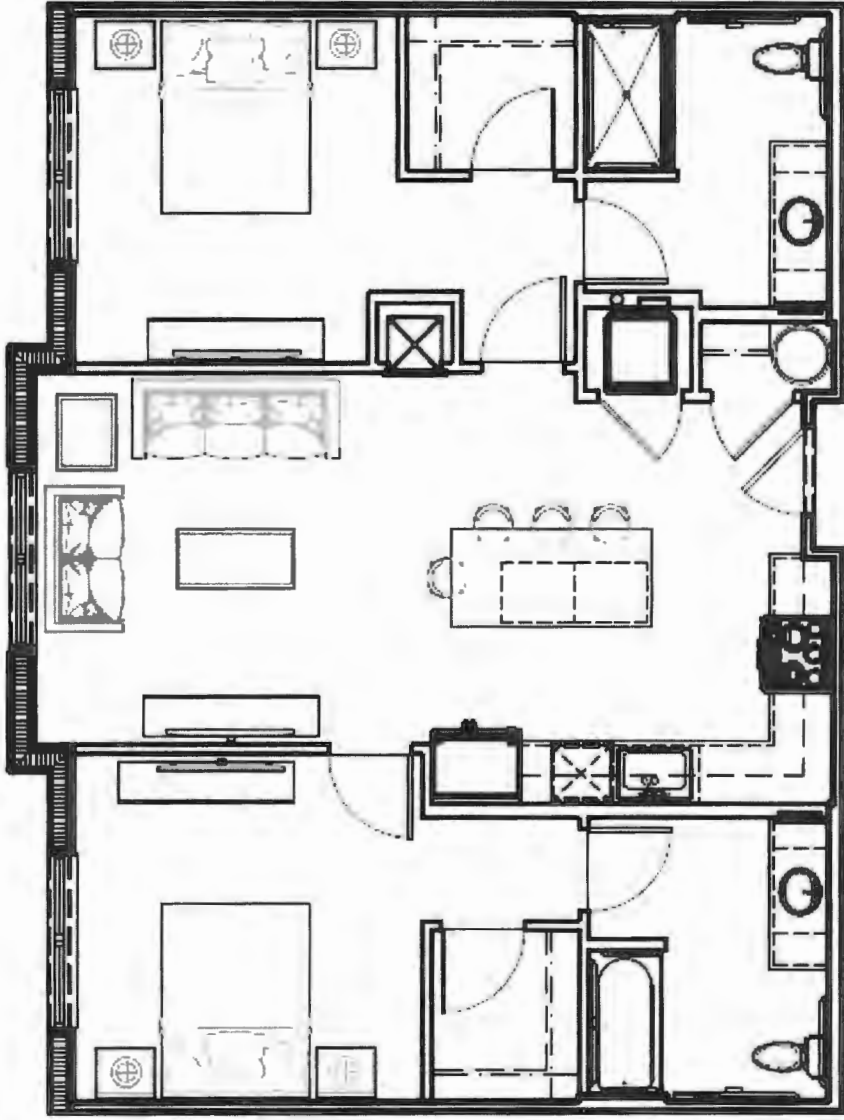
Project Site

Project Summary

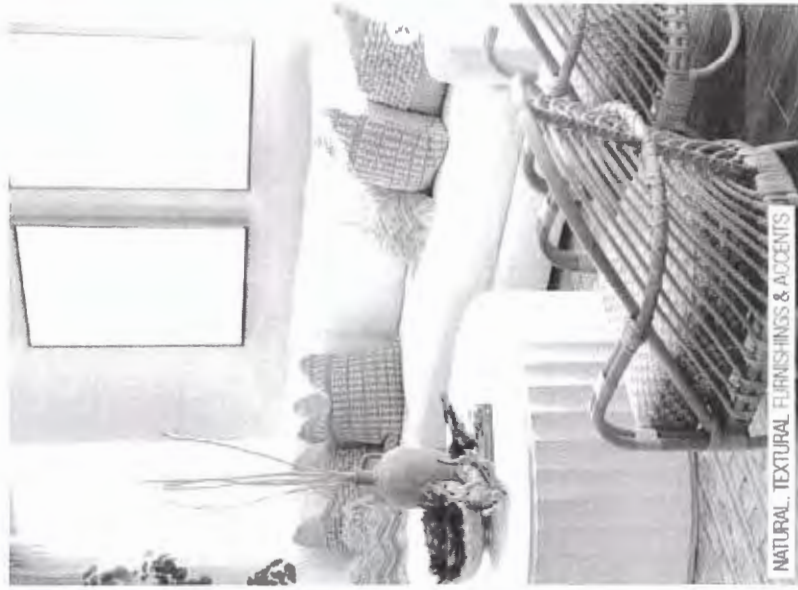
- New Construction
- Garden-Style Building
- 64 One-Bedrooms and 16 Two-Bedrooms
- 100% of Apartments Reserved for Households Earning 60% of the Area Median Income or Less
- Community for Seniors who are 62+
- Building will Achieve a Green Building Certification
- Resident programs such as Adult Literacy & Computer Training to be provided
- Amenities such as a Community Room & Kitchen, Computer Lab/Library, and Exercise Room to be provided



Sample Floor
Plan: One-
Bedroom



Sample Floor
Plan: Two-
Bedroom



NATURAL, TEXTURAL FURNISHINGS & ACCENTS

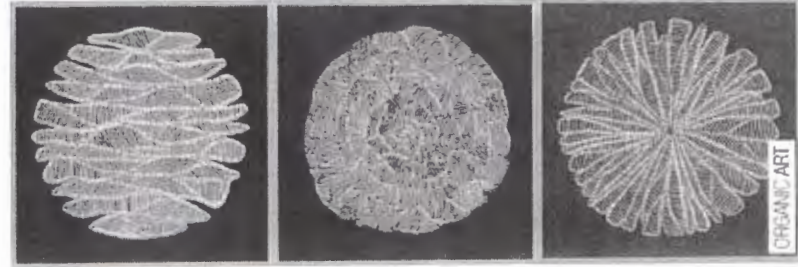


BRIGHT, WARM FINISHES



NEUTRAL, LINEAR WALL TILE

FAUX-STONE COUNTERTOPS



ORGANIC ART

Sample Interior Design Concept

Local Government Contribution Request

- \$340,000 Required to Qualify for the Local Government Area of Opportunity (LGAO) Funding Goal
- A Single Jurisdiction may only Contribute to One Development Applying for the LGAO Funding Goal
- Estimated Fees Due to the City from the Development of Summit Villas Total Over \$428,000

Fee Summary

Total Connection Fees	\$	76,800
Total Impact Fees	\$	237,360
Total Permit Fees	\$	114,039
Total Fees	\$	428,199

Definition of Special Needs Households

As defined in Rule Chapter 67-48, Florida Administrative Code, "Special Needs Household" means a household consisting of a Family that is considered to be Homeless, a survivor of Domestic Violence, a Person with a Disability, or Youth Aging out of Foster Care. These households require initial, intermittent or on-going supportive services from one or more community based service providers to obtain and retain stable, adequate and safe housing in their communities.

67-48.002 – The following are relevant Definitions to the Link Initiative:

(35) "Domestic Violence" means Domestic violence as defined in Section 741.28, F.S.
1 See accompanying Florida Statutes definition.

(39) "ELI Household" or "Extremely Low Income Household" means a household of one or more persons wherein the annual adjusted gross income for the Family is equal to or below the percentage of area median income for ELI Persons.

(41) "ELI Persons" or "Extremely Low Income Persons" means extremely low income persons as defined in Section 420.0004(8), F.S. or in a competitive solicitation.
2 See accompanying statute definition.

(42) "ELI Set-Aside" or "Extremely Low Income Set-Aside" means the number of units designated to serve ELI Households.

(46) "Family" describes a household composed of one or more persons.

(60) "Homeless" means Homeless as defined in Section 421.621, F.S.

(107) "Special Needs Household" means a household consisting of a Family that is

considered to be Homeless, a survivor of Domestic Violence, a Person with a Disability, or Youth Aging Out of Foster Care. These households require initial, intermittent or on-going supportive services from one or more community based service providers to obtain and retain stable, adequate and safe housing in their communities.

(108) "Special Needs Household Referral Agency" means an organization that is designated and authorized by legislative mandate or the responsible federal or state agency to plan, coordinate and administer the provision of federal or state supportive services or long-term care programs for at least one Special Needs Household population.

(122) "Youth Aging Out of Foster Care" means youth or young adults who are eligible for services under Section 409.1451(2), F.S.

3 See accompanying statute definition.

Statute Definitions:

¹ Section 741.28, F.S. (2) "Domestic violence" means any assault, aggravated assault, battery, aggravated battery, sexual assault, sexual battery, stalking, aggravated stalking, kidnapping, false imprisonment, or any criminal offense resulting in physical injury or death of one family or household member by another family or household member.

(3) "Family or household member" means spouses, former spouses, persons related by blood or marriage, persons who are presently residing together as if a family or who have resided together in the past as if a family, and persons who are parents of a child in common regardless of whether they have been married. With the exception of persons who have a child in common, the family or household members must be currently residing or have in the past resided together in the same single dwelling unit.

² Section 420.0004, F.S. (9) “Extremely-low-income persons” means one or more natural persons or a family whose total annual household income does not exceed 30 percent of the median annual adjusted gross income for households within the state. The Florida Housing Finance Corporation may adjust this amount annually by rule to provide that in lower income counties, extremely low income may exceed 30 percent of area median income and that in higher income counties, extremely low income may be less than 30 percent of area median income.

³ 409.1451, F.S. Independent living transition services.—

(1) SYSTEM OF SERVICES.—

(a) The Department of Children and Family Services, its agents, or community-based providers operating pursuant to s. 409.1671 shall administer a system of independent living transition services to enable older children in foster care and young adults who exit foster care at age 18 to make the transition to self-sufficiency as adults.

409.1451 (2) ELIGIBILITY.—

b) The department shall serve young adults who have reached 18 years of age but are not yet 23 years of age and who were in foster care when they turned 18 years of age or, after reaching 16 years of age, were adopted from foster care or placed with a court-approved dependency guardian and have spent a minimum of 6 months in foster care within the 12 months immediately preceding such placement or adoption, by providing services pursuant to subsection (5). Young adults to be served must meet the eligibility requirements set forth for specific services in this section.

Note:

Persons With Disabilities: FHFC defines this term, pursuant to Section 3 of the American with Disabilities Act of 1990, as an individual to which both of the following applies: (i) the individual has a physical or mental impairment that substantially limits

one or more of the major life activities of such individual, and (ii) the individual is currently or was formerly regarded as having an existing record of such an impairment.

Supportive housing is an emerging arena for Florida Housing Finance Corporation. Supportive housing can be more costly and residents' incomes often have to be supplemented to meet operations expenses, but it appears to be an important strategy to divert individuals from more expensive and restrictive institutional settings. We here at Florida Housing will continue to work with others to develop a comprehensive solution to effectively pool housing and services resources to assist people with special needs.