

CITY OF TAMPA, FLORIDA

**SHIP LOCAL HOUSING ASSISTANCE PLAN
(LHAP)**

Exhibit A

**Administrative Budget
State Fiscal Year
2007-2008, 2008-2009, 2009-2010**

Exhibit A Admin Budget

Fiscal Year 2007/2008	
Salaries and Benefits	\$ 283,040.15
Office Supplies and Equipment	\$ 5,958.74
Travel Perdiem Workshops, etc	\$ 8,938.11
	<u>\$ 297,937.00</u>

Fiscal Year 2008/2009	
Salaries and Benefits	\$ 283,040.15
Office Supplies and Equipment	\$ 5,958.74
Travel Perdiem Workshops, etc	\$ 8,938.11
	<u>\$ 297,937.00</u>

Fiscal Year 2009/2010	
Salaries and Benefits	\$ 283,040.15
Office Supplies and Equipment	\$ 5,958.74
Travel Perdiem Workshops, etc	\$ 8,938.11
	<u>\$ 297,937.00</u>

CITY OF TAMPA, FLORIDA

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Exhibit B

**Timetables
State Fiscal Year
2007-2008, 2008-2009, 2009-2010**

CITY OF TAMPA, FLORIDA

**SHIP LOCAL HOUSING ASSISTANCE PLAN
(LHAP)**

Exhibit C

**Housing Delivery Goals Chart
State Fiscal Year
2007-2008, 2008-2009, 2009-2010**

FLORIDA HOUSING FINANCE CORPORATION

HOUSING DELIVERY GOALS CHART#2002

STRATEGIES FOR THE LOCAL HOUSING ASSISTANCE PLAN FOR STATE FISCAL YEAR: 2008

Please check applicable box, & if Amendment, enter number

New Plan:

Amendment:

Fiscal Yr. Closed:

Name of Local Government: CITY OF TAMPA

Available Funds: \$2,979,373.00

Strategy # From Plan Text	HOME OWNERSHIP STRATEGIES (strategy title must be same as the title used in plan text.)	VLI	Max. SHP	LI	Max. SHP	MI	Max. SHP	A	B	C	D	E	F
		Units	Award	Units	Award	Units	Award	New Construction SHP Dollars	Rehab/Repair SHP Dollars	Without Construction SHP Dollars	Total SHP Dollars	Total Percentage	Total Units
1	DOWN PAYMENT ASSISTANCE	2	\$60,000	4	\$60,000	4	\$60,000	\$595,875.00	\$0.00	\$0.00	\$595,875.00	20.00%	10
2	S-F INFILL NEW CONSTRUCTION	1	\$80,000	1	\$80,000	1	\$80,000	\$287,837.00	\$0.00	\$0.00	\$287,837.00	10.00%	3
3	OWNER OCCUPIED REHABILITATION	10	\$50,000	8	\$50,000	0	\$50,000	\$0.00	\$883,812.00	\$0.00	\$883,812.00	30.00%	18
4	REPLACEMENT HOUSING ON-SITE	2	\$30,000	0	\$30,000	0	\$30,000	\$58,587.50	\$0.00	\$0.00	\$58,587.50	2.00%	1
5	DISASTER RELIEF	2	\$50,000	0	\$50,000	0	\$50,000	\$0.00	\$58,587.50	\$0.00	\$58,587.50	2.00%	1
6	FORECLOSURE PREVENTION	2	\$5,000	0	\$0	0	\$0	\$0.00	\$0.00	\$29,794.00	\$29,794.00	1.00%	2
											\$0.00	0.00%	0
											\$0.00	0.00%	0
	Subtotal 1 (Home Ownership)	19		13		5		\$953,399.50	\$953,399.50	\$29,794.00	\$1,936,593.00	65.00%	35
	RENTAL STRATEGIES	VLI	Max. SHP	LI	Max. SHP	MI	Max. SHP	New Construction	Rehab/Repair	Without Construction	Total	Total	Total
		Units	Award	Units	Award	Units	Award	SHP Dollars	SHP Dollars	SHP Dollars	SHP Dollars	Percentage	Units
1	NEW CONSTRUCTION/MULTI-FAMILY	25	\$30,000		\$30,000		\$30,000	\$744,843.00	\$0.00	\$0.00	\$744,843.00	25.00%	25
											\$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)	25		0		0		\$744,843.00	\$0.00	\$0.00	\$744,843.00	25.00%	25
	Administration Fees										\$287,837.00	10.00%	
	Admin. From Program Income											0.00%	
	Home Ownership Counseling											0.00%	
	GRAND TOTAL	44		13		5		\$1,698,242.50	\$953,399.50	\$29,794.00	\$2,979,373.00	100.00%	60
	Percentage Construction/Reh	<small>Calculate Constr./Rehab Percent. by adding Grand Total Columns A&B, then divide by Annual Allocation Amt.</small>										89%	
	Maximum Allowable Purchase Price:							New		Existing			
	Allocation Breakdown	Amount	%					Projected Program Income:		Max. Amount Program Income For Admin:		\$0.00	
	Very-Low Income	\$1,630,000.00	54.7%					Projected Recaptured Funds:					
	Low Income	\$730,000.00	24.5%					Distribution:		\$2,979,373.00			
	Moderate Income	\$330,000.00	11.1%					Total Available Funds:		\$2,979,373.00			
	TOTAL	\$2,890,000.00	90.3%										12-Apr-07

FLORIDA HOUSING FINANCE CORPORATION

HOUSING DELIVERY GOALS CHART#2002

STRATEGIES FOR THE LOCAL HOUSING ASSISTANCE PLAN FOR STATE FISCAL YEAR: 2010

Please check applicable box, & if Awarded, enter number

New Plan:	
Amendment:	
Fiscal Yr. Closed:	

Name of Local Government: **CITY OF TAMPA**

Available Funds: **\$2,979,373.00**

Strategy # From Plan Text	HOME OWNERSHIP STRATEGIES (strategy title must be same as the title used in plan text.)	VLI	Max. SHIP	LI	Max. SHIP	MI	Max. SHIP	A	B	C	D	E	F
		Units	Award	Units	Award	Units	Award	New Construction SHIP Dollars	Rehab/Repair SHIP Dollars	Without Construction SHIP Dollars	Total SHIP Dollars	Total Percentage	Total Units
1	DOWN PAYMENT ASSISTANCE	2	\$60,000	4	\$60,000	4	\$60,000	\$595,875.00	\$0.00	\$0.00	\$595,875.00	20.00%	10
2	S-F INFILL NEW CONSTRUCTION	1	\$80,000	1	\$80,000	1	\$80,000	\$297,937.00	\$0.00	\$0.00	\$297,937.00	10.00%	3
3	OWNER OCCUPIED REHABILITATION	10	\$50,000	8	\$50,000	0	\$50,000	\$0.00	\$883,812.00	\$0.00	\$883,812.00	30.00%	18
4	REPLACEMENT HOUSING ON-SITE	2	\$30,000	0	\$30,000	0	\$30,000	\$59,587.50	\$0.00	\$0.00	\$59,587.50	2.00%	2
5	DISASTER RELIEF	2	\$50,000	0	\$50,000	0	\$50,000	\$0.00	\$59,587.50	\$0.00	\$59,587.50	2.00%	2
6	FORECLOSURE PREVENTION	2	\$5,000	0	\$0	0	\$0	\$0.00	\$0.00	\$29,794.00	\$29,794.00	1.00%	2
											\$0.00	0.00%	0
											\$0.00	0.00%	0
	Subtotal 1 (Home Ownership)	19		13		5		\$953,399.50	\$953,399.50	\$29,794.00	\$1,936,593.00	65.00%	37
	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
1	NEW CONSTRUCTION/MULTI-FAMILY	25	\$30,000		\$30,000		\$30,000	\$744,843.00	\$0.00	\$0.00	\$744,843.00	25.00%	25
											\$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)	25		0		0		\$744,843.00	\$0.00	\$0.00	\$744,843.00	25.00%	25
	Administration Fees										\$297,937.00	10.00%	
	Admin. From Program Income											0.00%	
	Home Ownership Counseling											0.00%	
	GRAND TOTAL	44		13		5		\$1,698,242.50	\$953,399.50	\$29,794.00	\$2,979,373.00	100.00%	62
	Percentage Construction/Reh	Calculate Constr./Rehab Percent. by adding Grand Total Columns A&B, then divide by Annual Allocation Amt.										88%	
	Maximum Allowable Purchase Price:							New		Existing			
	Allocation Breakdown	Amount	%					Projected Program Income:		Max. Amount Program Income For Admin:		\$0.00	
	Very-Low Income	\$1,630,000.00	54.7%					Projected Recaptured Funds:					
	Low Income	\$730,000.00	24.5%					Distribution:		\$2,979,373.00			
	Moderate Income	\$330,000.00	11.1%					Total Available Funds:		\$2,979,373.00			
	TOTAL	\$2,890,000.00	90.3%										

CITY OF TAMPA, FLORIDA

**SHIP LOCAL HOUSING ASSISTANCE PLAN
(LHAP)**

Exhibit D

Certification Page

CERTIFICATION TO FLORIDA HOUSING FINANCE CORPORATION

Name of Local Government: City of Tampa, Florida

- (1) The local government will advertise the availability of SHIP funds 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 awards.
- (5) Recipients of funds will be required to contractually commit to program guidelines.
- (6) The Florida Housing Finance Corporation will be notified promptly if 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 to the approved Local Housing Assistance Plan shall be provided to the Corporation with in 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 such as interest earned on loans.
- (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 as soon as available.
- (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 as soon as possible.

- (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 at least 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 or X *has not* been implemented.

Witness

Chief Elected Official or designee

Witness

Pam Iorio, Mayor

Type Name and Title

Date

OR

Attest:
(Seal)

CITY OF TAMPA, FLORIDA

**SHIP LOCAL HOUSING ASSISTANCE PLAN
(LHAP)**

Exhibit E

Adopting Resolution

RESOLUTION NO. 2007-_____

A RESOLUTION TO APPROVE THE CITY OF TAMPA LOCAL HOUSING ASSISTANCE PLAN FOR THE STATE OF FLORIDA FISCAL YEARS 2008, 2009 AND 2010, AS REQUIRED BY THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM ACT, SUBSECTIONS 420.907-420.9079, FLORIDA STATUTES; AND RULE 67-37, FLORIDA ADMINISTRATIVE CODE; AUTHORIZING THE SUBMISSION OF THE LOCAL HOUSING ASSISTANCE PLAN FOR REVIEW AND APPROVAL BY THE FLORIDA HOUSING FINANCE CORPORATION; AND PROVIDING AN EFFECTIVE DATE; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY CLERK TO ATTEST ANY NECESSARY DOCUMENTS AND CERTIFICATIONS NEEDED BY THE STATE OF FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State of Florida enacted the William E. Sadowski Affordable Housing Act, Chapter 92-317 of Florida Sessions Laws, allocating a portion of documentary stamp taxes on deeds to local governments for the development and maintenance of affordable housing;

WHEREAS, the City is a participant in the State Housing Initiatives Partnership (“SHIP”) Program of the State of Florida, as authorized by Chapter 420, Part VII, Florida Statutes, to provide housing assistance to eligible beneficiaries;

WHEREAS, the State Housing Initiatives Partnership (SHIP) Act, ss. 420.907-420.9079, Florida Statutes (1992), and Rule 67-37, Florida Administrative Code, requires local governments to develop a one- to three-year Local Housing Assistance Plan outlining how funds will be used;

WHEREAS, the SHIP Program requires the City to submit to the Florida Housing Finance Corporation a Local Housing Assistance Plan to serve as a concise description of the City’s SHIP funded housing strategies to be accomplished over a three fiscal year period;

WHEREAS, the SHIP Act requires local governments to establish the maximum SHIP funds allowable for each strategy;

WHEREAS, the SHIP Act further requires local governments to establish an average area purchase price for new and existing housing benefiting from awards made pursuant to the Act, the methodology and purchase prices used are defined in the attached Local Housing Assistance Plan;

WHEREAS, as required by *Chapter 67-37.005F.A.C.*, it is found that 5 percent of the local housing distribution plus 5 percent 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 percent of the local housing distribution plus 5 percent of program income deposited into the trust fund;

WHEREAS, City Council, pursuant to Resolution No. 2001-0533, passed and adopted on May 10, 2001, approved the City of Tampa’s Local Housing Assistance Plan (“LHAP”) for the State Fiscal Years 2002, 2003 and 2004;

WHEREAS, City Council, pursuant to Resolution No. 2004-569, passed and adopted on April 29, 2004, approved the City of Tampa's Local Housing Assistance Plan ("LHAP") for the State Fiscal Years 2005, 2006 and 2007;

WHEREAS, the City's Housing and Community Development Office has prepared a three-year Local Housing Assistance Plan for submission to the Florida Housing Finance Corporation;

WHEREAS, it is in the best interest of the City of Tampa to approve the SHIP Program 2007-2010 Local Housing Assistance Plan.

NOW, THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL
OF THE CITY OF TAMPA, FLORIDA:**

Section 1. That the recitals above are incorporated as if fully set forth herein.

Section 2. That the City of Tampa Approve Local Housing Assistance Plan for State of Florida Fiscal Years 2008, 2009 and 2010, attached hereto and made a part of this Resolution, is hereby approved and adopted in its entirety.

Section 3. That the Mayor of the City of Tampa is authorized and empowered to execute any required SHIP Local Housing Assistance Plan documents and Certifications and the City Clerk to attest and affix the Official Seal of the City of Tampa to said documents on behalf of the City.

Section 4. That the proper officers of the City of Tampa are hereby authorized and empowered to do all things necessary and proper to carry out and make effective the terms and conditions of this Resolution.

Section 5. That this Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TAMPA,
FLORIDA ON _____.**

CHAIRMAN/CHAIRMAN PRO-TEM,
CITY COUNCIL

ATTEST:

CITY CLERK /DEPUTY CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY:

ROLANDO J. SANTIAGO, ESQ.
ASSISTANT CITY ATTORNEY

CITY OF TAMPA, FLORIDA

**SHIP LOCAL HOUSING ASSISTANCE PLAN
(LHAP)**

Exhibit F

Program Information Sheet

STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM

LOCAL GOVERNMENT INFORMATION SHEET

Local Government: City of Tampa, Florida

SHIP Administrator/Director: Sharon M. West, SHIP Program Administrator, Manager, Housing and Community Development

Address: 2105 N. Nebraska Avenue, Tampa, Fl. 33602

Phone: (813) 274-7992 Fax: (813) 274-7745 Email: sharon.west@tampagov.net

Additional SHIP Contacts (Name, email): Stuart Campbell, Urban Planning Supervisor, Housing and Community Development, (stuart.campbell@tampagov.net)

Elected Official (Mayor or Board Chairman): Pam Iorio, Mayor

Address: 306 E Jackson Street, Tampa, Fl. 33602

Phone: (813) 274-8251 Fax: (813) 274-7050 Email: pam.iorio@tampagov.net

City Manager/County Administrator: Darrell Smith, Chief of Staff

Address: 306 E Jackson Street, Tampa, Fl. 33602

Phone: (813) 274-7360 Fax: (813) 274-8127 Email: darrell.smith@tampagov.net

Inter-local Agreement: YES/NO (IF yes, list other participants in the inter-local agreement):

The following information must be furnished to the Corporation before any funds can be disbursed.

Local Government Employer Federal ID Number: 59-1101138

Mail Disbursement to: SHIP Funds are presently provided via electronic transfer.

Attention:

Address:

If you would like your funds electronically transferred, please contact Management Services at the Department of Community Affairs at (850) 921-0997.

Provide any additional updates the Corporation should be aware of in the space below:

Please return this form via fax to: AMY GRISSOM, SHIP PROGRAM MANAGER, FHFC 227 N. BRONOUGH ST, STE 5000 TALLAHASSEE, FL 32301 Fax: (850) 922-7253