



# Pinellas County

## Staff Report

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File #: 21-452A, Version: 1

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### **Subject:**

Resolution approving the State Housing Initiatives Partnership Local Housing Assistance Plan for State Fiscal Years 2021-2022, 2022-2023, and 2023-2024 for submittal to the Florida Housing Finance Corporation.

### **Recommended Action:**

Adopt a resolution approving the State Housing Initiatives Partnership Local Housing Assistance Plan (LHAP) for State Fiscal Years 2021-2022, 2022-2023, and 2023-2024.

- The LHAP outlines locally developed strategies for addressing affordable homeowner and rental housing needs over the next three years.
- The three-year LHAP allows the County to access funding from FHFC to provide affordable housing programs that benefit very-low, low, and moderate-income households.
- This three-year LHAP proposes locally developed strategies utilizing annual SHIP fund allocations over the three-year period covered by the LHAP. The Homeowner Strategies include:
  - a.) Purchase assistance without rehabilitation,
  - b.) Rehabilitation (owner-occupied),
  - c.) Acquisition with rehabilitation or new construction,
  - d.) Disaster repair and mitigation, and
  - e.) Special needs.
- The Rental Strategies include:
  - a.) Special needs,
  - b.) Rehabilitation,
  - c.) Demolition and reconstruction,
  - d.) Disaster repair and mitigation,
  - e.) Land acquisition, and
  - f.) New construction.

Authorize the Chairman to sign and the Clerk of the Circuit Court to attest any necessary documents and certifications needed by the State; authorize the Chairman and the County Administrator and the Housing and Community Development Department Director to submit reports, certifications and other necessary documents needed by the State; and authorize the submission of the LHAP for review and approval by the Florida Housing Finance Corporation.

### **Strategic Plan:**

Ensure Public Health, Safety, and Welfare

2.1 Provide planning, coordination, prevention, and protective services to ensure a safe and secure

community

2.4 Support programs that seek to prevent and remedy the causes of homelessness and more individuals and families from homelessness to permanent housing

Deliver First Class Services to the Public and Our Customers

5.1 Maximize partner relationships and public outreach

5.3 Ensure effective and efficient delivery of county services and support

5.4 Strive to exceed customer expectations

**Summary:**

The three-year SHIP LHAP was developed according to state guidelines for targeting funds to very-low, low-, and moderate-income households, providing stimulus in the development community, and working in partnership with nonprofit and for-profit organizations to provide community housing.

This three-year LHAP proposes locally developed strategies utilizing annual SHIP fund allocations over the three-year period covered by the LHAP. The Homeowner Strategies include:

- Purchase assistance without rehabilitation,
- Rehabilitation (owner-occupied),
- Acquisition with rehabilitation or new construction,
- Disaster repair and mitigation, and
- Special needs.

The Rental Strategies include:

- Special needs,
- Rehabilitation,
- Demolition and reconstruction,
- Disaster repair and mitigation,
- Land acquisition, and
- New construction.

The LHAP also provides average and maximum costs per unit for eligible housing benefiting from awards in the County under the SHIP Program, maximum funds per strategy, and maximum purchase prices. The LHAP further establishes administrative expenses at 10.0% of the three-year allocation and 5.0% of program income.

**Background Information:**

The State of Florida's SHIP Program provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing and as required by the State Housing Initiatives Partnership Program Act, Subsections 420.907-420.9079, Florida Statutes; and Rule Chapter 67-37, Florida Administrative Code.

The program was designed to serve very-low, low- and moderate-income families. SHIP funds are distributed on an entitlement basis to all counties. The deadline for submission of the three-year LHAP is May 2, 2021. Funds for the first year of the three-year period covered by the LHAP will be available July 1, 2021, upon approval of the plan by the Florida Housing Finance Corporation.

**Fiscal Impact:**

An allocation of \$2.146M for 2021-2022 and \$2.0M annually in 2022-2023 and 2023-2024 for a total of \$6.146M over the three-year period is estimated to be received once approved by the State. This

amount will be included in the FY22 budget request.

**Staff Member Responsible:**

Carol Stricklin, Director, Housing & Community Development

**Partners:**

Florida Housing Finance Corporation  
Local Housing Agencies

**Attachments:**

Resolution  
Local Housing Assistance Plan