



State Housing Initiative Partnership (SHIP) Grant

Mission

To ensure that eligible residents of the City have access to safe and affordable housing.

Goals

To provide assistance to very low, low, and moderate-income households toward home ownership, necessary repairs, affordable rental, and foreclosure prevention.

Objectives

To provide assistance to qualified applicants for first-time home buyers; financial assistance; necessary repairs; loans for acquisition, rehabilitation, or construction of affordable rental housing; and foreclosure prevention.

Major Functions and Activities

The State Housing Initiative Partnership (SHIP) can be used for the following programs:

1. Minor Home Repair/Weatherization
2. Foreclosure Prevention
3. First-Time Home Buyer Assistance
4. Home Ownership Counseling
5. Public Facility (Children's Harbor)
6. Acquisition-Rehabilitation or New Construction
7. Multifamily Rental Housing
8. Rental Deposit-Eviction Protection

The State Housing Initiative Partnership Grant does not pay for City personnel costs. The administration of the program is a contractual service provided by Community Redevelopment Associates of Florida, Inc. (CRA).

Eligibility and Recapture Provision:

Eligible homeowners are selected on a first-come, first-qualified basis within the very low, low, and moderate income groups.

The maximum allowable income is based on household size and 120% of annual Median Family Income (MFI) for Broward County, provided by the Department of Housing and Urban Development (HUD). Except for the First-Time Home Buyer Program, all properties must be owner-occupied. Verification of ownership, income, homeowner's insurance, payment of property taxes, and any other criteria to determine an applicant's eligibility will be conducted by CRA.

Eligible homeowners are required to sign the City's Home Loan Agreement and Promissory Note, which establishes a lien on the property in favor of the City.

Below is a description of some of the major SHIP programs:

1. Minor Home Repair: the maximum award for very low, low, and moderate income is \$50,000. The City's lien for Home Repair lasts 15 years with full repayment and no annual forgiveness during this period. However, if the Home Repair is related to special-needs households, the recapture period is reduced to a 10-year forgivable lien written down 1/10 each year until the loan is 100% forgiven. Also, in the event the homeowner refinances and obtains funds as a result of the refinancing, the City will not require repayment of the entire loan so long as the City's interest is properly acknowledged in any

2. First-Time Home Buyer Assistance: Maximum award for very low income is \$50,000, low income is \$40,000, and moderate income is \$30,000. The City's lien for the First-Time Home Buyer lasts 15 years with full repayment and no annual forgiveness during this period. In addition, in the event the homeowner refinances and obtains funds as a result of the refinancing during the first ten years of the agreement, the homeowner shall pay back the full amount of the loan at the time of the refinancing. After the first ten years, in the event the homeowner refinances the debt obligations with respect to the property, the City will not require repayment of the entire loan so long as the City's interest is properly acknowledged in any documents related to a refinancing.

3. Acquisition-Rehabilitation or New Construction Development: This construction program is designed to promote the acquisition or construction of affordable housing for home ownership opportunities. Funds will be provided as deferred or low interest loans to support the acquisition and rehabilitation of, or the new construction of, multi-family or single family housing or the housing portion of a mixed-use facility. The program is also designed to promote infill housing and mixed-income projects/neighborhoods for home-ownership opportunities. For-profit and not-for-profit developers will be requested to submit proposals to provide housing that conforms to the City's RFP, neighborhood redevelopment plans, and comprehensive plan.



State Housing Initiative Partnership (SHIP) Grant

4. Multi-family Rental Housing: This program is designed to promote the production of affordable multi-family housing in the City. Funds may be provided as deferred loans or low-interest loans to support the acquisition and rehabilitation of, or the new construction of, multi-family housing, including single room occupancy, transitional/group home housing, senior rental facilities or the housing portion of a mixed-use facility. Strategy is designed to promote mixed income projects and neighborhoods.

5. Rental Deposit-Eviction Protection Program: The program provides upfront financial assistance for households to obtain quality, safe, decent, and affordable rental housing. The families must have the income to afford the monthly rental payments. Guidelines similar to debt-to-income or affordability ratios will be utilized to determine the affordability of the payments. The program may pay for such items as the first month's rent, security deposit, and utility connection/start-ups, up to a maximum of \$3,000. Funds may also be provided to those tenants in danger of being evicted from their currently occupied rental unit.

Budget Highlights

The 2010-11, 2012-13, and 2013-14 SHIP funds were swept into the State's general revenue; therefore, no 2013-14 allocation is reflected in the City's budget. The balance of SHIP unspent funds from previous years will be carried over to 2013-14 after the budget is adopted.

Accomplishments

As of August 29, 2013 the City has provided services in the amount of \$195,037 through the SHIP grant to assist six individuals with home repairs.

State Housing Initiative Partnership (SHIP) Grant Performance Measures

Indicator	2010-11		2011-12		2012-13	2013-14
	Actual	Goal	Actual	Goal	Goal	Goal
Outputs						
Home repairs	28	#	19	#	#	#
First-time home buyer	0	#	0	#	#	#
Foreclosure prevention	0	#	0	#	#	#
Rental deposit / eviction protection	0	#	0	#	#	#
Acquisition-rehabilitation or new construction	0	#	0	#	#	#
Effectiveness						
% of funds spent to total funds available	41%	#	66%	#	#	#
Efficiency						
Average cost per household assisted:						
Home repairs	\$46,842	#	\$36,586	#	#	#
Purchase assistance	\$0	#	0	#	#	#
Foreclosure prevention	\$0	#	0	#	#	#
Rental deposit / eviction protection	\$0	#	0	#	#	#
Acquisition-rehabilitation or new construction	\$0	#	0	#	#	#

Due to lack of new funding for fiscal years 2010-11 through 2013-14 there have been neither budgets nor goals for those years. In the case of unspent grant proceeds the goals are indeterminable since the amounts are inestimable.

State Housing Initiative Partnership (SHIP) Grant - Budget Summary

Revenue Category	2010-11 Actual	2011-12 Actual	2012-13 Budget	2013-14 Budget
State Grants	704,207	706,696	727,891	-
Investment Income	-	-	17,000	4,000
Beginning Surplus	-	-	-17,000	-4,000
Total	704,207	706,696	727,891	-

Expenditure Category	2010-11 Actual	2011-12 Actual	2012-13 Budget	2013-14 Budget
Operating				
Professional Services	1,690	11,560	12,718	-
Other Contractual Services	702,517	695,136	669,879	-
Other Current Charges and Obligation	-	-	45,294	-
Operating Subtotal	704,207	706,696	727,891	-
Total	704,207	706,696	727,891	-