



City of Ocala

State Housing Initiative Partnership (SHIP)

LOCAL HOUSING ASSISTANCE PLAN (LHAP)

Fiscal Years Covered

2016-2017, 2017-2018 and 2018-2019

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<ul style="list-style-type: none"> A. Administrative Budget for each fiscal year covered in the Plan B. Timeline for Estimated Encumbrance and Expenditure C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the plan D. Signed LHAP Certification E. Signed, dated, witnessed or attested adopting resolution F. Ordinance: (If changed from the original creating ordinance) 	

I. Program Details:

A. Name of the participating local government:

City of Ocala

Is there an Interlocal Agreement: Yes _____ No X

B. Purpose of the program:

1. To meet the housing needs of the extremely low (30%), very low (50%), low (80%) and moderate income (120%) households;
2. To expand production of and preserve affordable housing; and
3. To further the housing element of the local government comprehensive plan specific to affordable housing.

C. Fiscal years covered by the Plan: 2016-2017, 2017-2018 and 2018-2019

D. Governance:

The SHIP Program is established in accordance with Section 420.907-9079, Florida Statutes and Chapter 67-37, Florida Administrative Code Cities and Counties must be in compliance with these applicable statutes, rules and any additional requirements as established through the Legislative process.

E. Local Housing Partnership:

The SHIP Program encourages building active partnerships between government, lenders, builders and developers, real estate professionals, advocates for low-income persons and community groups.

F. Leveraging:

The Plan is intended to increase the availability of affordable residential units by combining local resources and cost saving measures into a local housing partnership and using public and private funds to reduce the cost of housing. SHIP funds may be leveraged with or used to supplement other Florida Housing Finance Corporation programs and to provide local match to obtain federal housing grants or programs.

G. Public Input:

Public input was solicited through face to face meetings with housing providers, social service providers and local lenders and neighborhood associations. Public input was also solicited through the local newspaper and the City of Ocala's website by advertising the Local Housing Assistance Plan and the Notice of Funding Availability.

H. Advertising and Outreach:

When SHIP funding is available, the City of Ocala shall advertise in a newspaper of general circulation and periodicals serving ethnic and diverse neighborhoods, at least 30 days before the beginning of the application period. If no funding is available due to a waiting list, no notice of funding availability is required.

I. Waiting List/Priorities:

All applications will be processed on a first come, first qualified basis. In the event there are more applications than can be processed due to lack of funding, they will be filed according to date qualified. As funding becomes available, applicants will be contacted in order of qualification date to see if they are still interested in assistance. Priority will first be given to persons with qualifying special needs. All applicants will be considered equal with priority given to those persons in which their income is considered very low, then low and then moderate.

J. Discrimination:

In accordance with the provisions of ss.760.20-760.37, it is unlawful to discriminate on the basis of race, color, religion, sex, national origin, age, handicap, or marital status in the award application process for eligible housing.

K. Support Services and Counseling:

Support services are available from various sources. Available support services may include but are not limited to: homeownership training, credit counseling, foreclosure intervention, and referral services as needed.

L. Purchase Price Limits:

The sales price or value of new or existing eligible housing may not exceed 90% of the average area purchase price in the statistical area in which the eligible housing is located. Such average area purchase price may be that calculated for any 12-month period beginning not earlier than the fourth calendar year prior to the year in which the award occurs. The sales price of new and existing units, which can be lower but may not exceed 90% of the median area purchase price established by the U.S. Treasury Department or as described above.

The City of Ocala follows the United States Department of Treasury which is calculated in accordance with Section 420.9075(5)(d), F.S. The purchase price limit for a new or existing home is shown on the Housing Delivery Goals Charts.

The methodology used is:

U.S. Treasury Department
 Local HFA Numbers

M. Income Limits, Rent Limits and Affordability:

The Income and Rent Limits used in the SHIP Program are updated annually by the Department of Housing and Urban Development and posted at www.floridahousing.org.

Affordable means that monthly rents or mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the households as indicated in Sections 420.9071, F.S. However, it is not the intent to limit an individual household's ability to devote more than 30% of its income for housing, and housing for which a household devotes more than 30% of its income shall be deemed Affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30% benchmark and in the case of rental housing does not exceed those rental limits adjusted for bedroom size.

N. Welfare Transition Program:

Should an eligible sponsor be used as defined in 420.9071 (11) F.S., a qualification system and selection criteria for applications for Awards to eligible sponsors shall be developed, which includes a description that demonstrates how eligible sponsors that employ personnel from the Welfare Transition Program will be given preference in the selection process.

O. Monitoring and First Right of Refusal:

In the case of rental housing, the staff and any entity that has administrative authority for implementing the local housing assistance plan assisting rental developments shall annually monitor and determine tenant eligibility or, to the extent another governmental entity provides periodic monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility. However, any loan or grant in the original amount of \$10,000 or less shall not be subject to these annual monitoring and determination of tenant eligibility requirements. Tenant eligibility will be monitored annually for no less than 15 years or the term of assistance whichever is longer unless as specified above.

Eligible sponsors that offer rental housing for sale before 15 years or that have remaining mortgages funded under this program must give a first right of refusal to eligible nonprofit organizations for purchase at the current market value for continued occupancy by eligible persons.

P. Administrative Budget:

A line-item budget of proposed Administrative Expenditures is attached as Exhibit A. **City of Ocala** finds that the moneys deposited in the local housing assistance trust fund shall be used to administer and implement the local housing assistance plan.

Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, states: “A county or an eligible municipality may not exceed the 5 percent limitation on administrative costs, unless its governing body finds, by resolution, 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.”

Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, further states: “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, except that small counties, as defined in s. 120.52(19), and eligible municipalities receiving a local housing distribution of up to \$350,000 may use up to 10 percent of program income for administrative costs.” The applicable local jurisdiction has adopted the above findings in the resolution attached as Exhibit E.

Q. Program Administration:

Administration of the local housing assistance plan will be wholly performed and maintained by the **City of Ocala**.

R. Project Delivery Costs: The City of Ocala does not have any project delivery costs at this time.

S. Essential Service Personnel Definition:

“Essential Service Personnel” means any person in need of affordable housing, who is a permanent employee (excluding temporary and on-call employees) of a company or organization located within the City of Ocala, including, but not limited to teachers and educators, police and fire personnel, health care personnel and skilled building trades personnel.

T. Describe efforts to incorporate Green Building and Energy Saving products and processes:

All appliances installed in housing rehabilitation projects will be Energy Star rated. The City of Ocala receives funding from the Florida Municipal Power Agency which is used for weatherizing homes for citizens. These funds are leveraged with SHIP funds for homes served by the City’s rehabilitation program. In addition, part of the rehabilitation evaluation process includes performing an energy efficiency assessment.

U. Describe efforts to meet the 20% Special Needs set-aside:

The City will advertise it’s SHIP funding availability to agencies that serve the qualified special needs population. In addition, the City regularly communicates with various organizations that serve this population.

V. Describe efforts to reduce homelessness:

The City of Ocala actively participates with the Marion County Homeless Council and the Continuum of Care. To support mitigation of homelessness, the City is considering hiring a support services coordinator.

Section II. LHAP Strategies:

A.

Purchase Assistance	Code 1
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a. Summary of Strategy: The City of Ocala’s Purchase Assistance Program assists income eligible first time homebuyers with down payment and closing costs for the purchase of a newly constructed or existing single family dwelling. The program may also provide up to \$1,000.00 with any needed repairs upon the purchase of an existing home. Funding is provided as a second or subordinate mortgage loan. SHIP funds may be used in conjunction with a first mortgage loan obtained from a participating lender, not-for-profit developer, and/or Florida Housing Finance Corporation’s Bond Program.

b. Fiscal Years Covered: 2016-2017, 2017-2018 and 2018-2019

- c. **Income Categories to be served:** Extremely Low, Very low, Low
- d. **Maximum award:** \$20,000
- e. **Terms:**
 - 1. **Deferred loan** Recorded Deferred Mortgage Loan
 - 2. **Interest Rate:** 0%
 - 3. **Term:** 15 years
 - 4. **Forgiveness/Repayment:** The loan will be forgiven at the end of the 15 year period if all conditions have been met.
 - 5. **Default/Recapture:** The loan will become due upon sale, title transfer, refinance, or change of owner occupancy during the loan period. In the event of death of homeowner an income-eligible heir may take possession and maintains the home as their homestead residence. Otherwise, the City may choose to take necessary legal action to recapture the invested funds. Refinancing of a first mortgage may be approved if a request is submitted and that will lower the monthly payment and/or will lower the fixed interest rate. Regardless, cost of the resulting mortgage for refinancing cannot exceed the original loan balance.
- f. **Recipient Selection Criteria:**
 - 1. An applicant must submit a completed SHIP application to the City of Ocala Revitalization Department to determine income eligibility.
 - 2. Applicants will be assisted on a first qualified, first served basis.
 - 3. Applicants must obtain first mortgage financing through a participating lender, not-for –profit developer, or through the Florida Housing Finance Corporation’s Bond program.
 - 4. Completion of a City approved HUD certified Homebuyer education program will be required prior to closing.
- g. **Sponsor/Developer Selection Criteria:** N/A
- h. **Additional Information:**
 - 1. Homes must be located within the City limits of Ocala.
 - 2. Mobile Homes are not eligible
 - 3. The first mortgage must be fixed rate, with no pre-payment penalty, negative amortization, balloon loan, owner financing or other restrictive loan terms.

B.

Owner Occupied Rehabilitation Program	Code 3
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- a. **Summary of Strategy:** This strategy is designed to provide safe/decent housing to owner occupied income eligible families. The City of Ocala's housing stock is aging and there are many areas of substandard housing throughout the city. All housing rehabilitation activities will follow the current Housing Rehabilitation Guidelines on file at the Revitalization Strategies Department.
- b. **Fiscal Years Covered:** 2016-2017, 2017-2018 and 2018-2019
- c. **Income Categories to be served:** Extremely Low, Very low, Low, Moderate (only for qualified special needs persons)
- d. **Maximum award:** \$40,000.00
- e. **Terms:**
 - 1. **Deferred loan:** Recorded Deferred Mortgage Loan
 - 2. **Interest Rate:** 0%
 - 3. **Term:** 15 years
 - 4. **Forgiveness/Repayment:** The loan will be forgiven at the end of the 15 year period if all conditions have been met.
 - 5. **Default/Recapture:** The loan will become due upon sale, title transfer, refinance, or change of owner occupancy during the loan period. In the event of death of homeowner an income-eligible heir may take possession and maintain the home as their homestead residence. Otherwise, the City may choose to take necessary legal action to recapture the invested funds. Refinancing of a first mortgage may be approved if a request is submitted and that will lower the monthly payment and/or will lower the fixed interest rate. Regardless, cost of the resulting mortgage for refinancing cannot exceed the original loan balance.

f. Recipient Selection Criteria:

1. An applicant must submit a completed SHIP application to the City of Ocala Revitalization Department to determine income eligibility.
2. Applicants will be assisted on a first qualified, first served basis.
3. The home assisted must be homesteaded and owner occupied for a minimum of 24 consecutive months prior to application.
4. All applicants must be current on their mortgage and taxes payments.
5. All applicants must obtain homeowners insurance if none exists.
6. The property assisted must be free of liens and judgements.
7. Personal debt of less than \$4,000.00 (including collections and judgments), will not result in automatic denial. There is no limit on medically related collections and debts.

g. Sponsor/Developer Selection Criteria: N/A

h. Additional Information:

1. Homes must be located in the City limits of Ocala.
2. Mobile Homes are not eligible
3. In a situation where a reverse mortgage exists, and the request for rehabilitation is deemed an emergency by the Rehabilitation Specialist the Reinvestment Manager may approve on a case-by-case basis.

a. Emergencies include:

- unsafe electrical (shorts, inoperable, defective circuits)
- Plumbing (circumstances causing an unsanitary condition)
- Lateral Water/Sewer Connections (failure of Wells and Septic Systems).

C.

Disaster Recovery	Code 5
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- a. **Summary of Strategy:** In the event of a declared disaster by the President of the United States or the Governor of Florida, this strategy will assist families with interim repairs such as tree and debris removal, and removal of hazards that may damage a structure.
- b. **Fiscal Years Covered:** 2016-2017, 2017-2018 and 2018-2019
- c. **Income Categories to be served:** Extremely Low, Very low, Low, Moderate (only for qualified special needs persons)
- d. **Maximum award:** \$5,000.00
- e. **Terms:**
 - 1. **Grant:** Grant
 - 2. **Interest Rate:** N/A
 - 3. **Term:** N/A
 - 4. **Forgiveness/Repayment:** N/A
 - 5. **Default/Recapture:** N/A
- f. **Recipient Selection Criteria:**
 - 1. An applicant may submit a completed SHIP application to the City of Ocala Revitalization Department to determine income eligibility.
 - 2. Assistance will be provided on a first come, first qualified basis.
 - 3. Repairs must be directly related to the declared disaster.
- g. **Sponsor/Developer Selection Criteria:** N/A
- h. **Additional Information:**
 - 1. Homes must be located in the City limits of Ocala.
 - 2. Mobile Homes are not eligible
 - 3. Income Verification for this strategy may be done in an expedited manner and may include alternative documentation such as pay stubs, benefit letters and documented oral verification with employer or other income provider.

III. LHAP Incentive Strategies

In addition to the **required Incentive Strategy A and Strategy B**, include all adopted incentives with the policies and procedures used for implementation as provided in Section 420.9076, F.S.:

A. **Expedited Permitting**

Permits as defined in s. 163.3177 (6) (f) (3) for affordable housing projects are expedited to a greater degree than other projects.

Provide a description of the procedures used to implement this strategy:

(Resolution 95-21, 12/13/94). The City has adopted a policy that affordable housing projects can be placed ahead of other projects to prevent delays. The City's normal permit process does not delay any project – none are "stacked up" awaiting review. Affordable multi-unit projects which have been coordinated through the Community Programs Dept. received expedited processing in order for them to receive approved preliminary site plans to meet State grant program application deadlines.

B. **Ongoing Review Process**

An ongoing process for review of local policies, ordinances, regulations and plan provisions that increase the cost of housing prior to their adoption.

Provide a description of the procedures used to implement this strategy:

(Resolution 94-35, 3/94; amended in Resolution 95-04, 10/94). Any proposed actions which increase the cost of housing by 2% or more receive separate consideration for affordable housing impact. The City Manager's Office, which coordinates all such actions, is responsible for monitoring and implementing this process. In addition, the Affordable Housing Advisory Committee has agreed to meet more frequently than is required.

C. **Preparation of a Printed List of City Lots Suitable for Affordable Housing:**

The City makes available to the public a list of surplus lots, some of which may be suitable for affordable housing.

Permit fees and water and sewer connection fees. (Ordinance 2319, 12/2/92; Ordinance 2480, 9/13/94, Ordinance 5204, 9/23/03) The City may pay out under its Affordable Housing Plan Program items such as; waiving building, plumbing, electrical, and mechanical permit fees, water and sewer connection and impact fees, and water meter charges up to \$7,500 per unit for single-family or \$2,500 per unit for rental as an incentive for construction of new, affordable housing units. Developers of multi-unit home-ownership developments can receive, in addition to fee waivers, modification of open-space requirements, parking, and sidewalks. There is a requirement to apply as a "planned unit development" or PUD to receive these additional waivers.

IV. EXHIBITS:

- A. Administrative Budget for each fiscal year covered in the Plan. Exhibit A.
- B. Timeline for Estimated Encumbrance and Expenditure. Exhibit B.
- C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the plan. Exhibit C.
- D. Signed LHAP Certification. Exhibit D.
- E. Signed, dated, witnessed or attested adopting resolution. Exhibit E.
- F. Ordinance: (No Change from previous LHAP)
- G. Inter-local Agreement. N/A.
- H. Other Documents Incorporated by Reference. N/A

LHAP 2009-001

Exhibit A

Revised: 6/2015

City of Ocala

Fiscal Year: 2016-2017		
Estimated Allocation for Calculating:	\$	370,000.00
Salaries and Benefits	\$	17,500.00
Office Supplies and Equipment		
Travel Per diem Workshops, etc.	\$	500.00
Advertising	\$	500.00
Other*	\$	
Total	\$	18,500.00
		0.05
Fiscal Year: 2017-2018		
Estimated Allocation for Calculating:	\$	370,000.00
Salaries and Benefits	\$	17,500.00
Office Supplies and Equipment		
Travel Per diem Workshops, etc.	\$	500.00
Advertising	\$	500.00
Other*	\$	
Total	\$	18,500.00
		0.05
Fiscal Year 2018-2019		
Estimated Allocation for Calculating:	\$	370,000.00
Salaries and Benefits	\$	17,500.00
Office Supplies and Equipment		
Travel Per diem Workshops, etc.	\$	500.00
Advertising	\$	500.00
Other*	\$	
Total	\$	18,500.00
		0.05

**Exhibit B
Timeline for SHIP Expenditures**

_____ City of Ocala _____ affirms that funds allocated for these fiscal years will
(local government)
meet the following deadlines:

Fiscal Year	Encumbered	Expended	1st Year AR	2nd Year AR	Closeout AR
2016-2017	6/30/2018	6/30/2019	9/15/2017	9/15/2018	9/15/2019
2017-2018	6/30/2019	6/30/2020	9/15/2018	9/15/2019	9/15/2020
2018-2019	6/30/2020	6/30/2021	9/15/2019	9/15/2020	9/15/2021

If funds allocated for these fiscal years is not anticipated to meet any of the deadlines in the table above, Florida Housing Finance Corporation will be notified according to the following chart:

Fiscal Year	Funds Not Encumbered	Funds Not Expended	1st Year AR Not Submitted	2nd Year AR Not Submitted	Closeout AR Not Submitted
2016-2017	3/30/2018	3/30/2019	6/15/2017	6/15/2018	6/15/2019
2017-2018	3/30/2019	3/30/2020	6/15/2018	6/15/2019	6/15/2020
2018-2019	3/30/2020	3/30/2021	6/15/2019	6/15/2020	6/15/2021

Requests for Expenditure Extensions (close-out year ONLY) must be received by FHFC by June 15 of the year in which funds are required to be expended. The extension request shall be emailed to robert.dearduff@floridahousing.org and terry.auringer@floridahousing.org and include:

1. A statement that “(city/county) requests an extension to the expenditure deadline for fiscal year _____.
2. The amount of funds that is not expended.
3. The amount of funds that is not encumbered or has been recaptured.
4. A detailed plan of how/when the money will be expended.

Note: an extension to the expenditure deadline (June 30) does not relieve the requirement to submit (September 15) the annual report online detailing all funds that have been expended. Please email terry.auringer@floridahousing.org when you are ready to “submit” the AR.

Other Key Deadlines:

AHAC reports are due for each local government by **December 31** of the year prior to the local government’s LHAP being submitted. Local governments receiving the minimum or less allocation are not required to report.

**CERTIFICATION TO
FLORIDA HOUSING FINANCE CORPORATION**

Local Government: City of Ocala

- (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 including allocation, program income and recaptured 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 within 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.
(note: Miami Dade County will check "has")

Roseann J. Fusco
Witness

[Signature]
Chief Elected Official or designee

[Signature]
Witness

James P. Nulty, Sr. Council President
Type Name and Title

4/5/16
Date

ACCEPTED BY CITY COUNCIL
April 5, 2016
DATE
OFFICE OF THE CITY CLERK

OR
[Signature]
Attest: Angel B. Jacobs, City Clerk
(Seal)

Approved as to form and legality
[Signature]
Patrick G. Gilligan, City Attorney
W. James Gooding III
Assistant City Attorney



RESOLUTION 2016-30

A RESOLUTION OF THE OCALA CITY COUNCIL OF THE CITY OF OCALA FLORIDA APPROVING THE LOCAL HOUSING ASSISTANCE PLAN 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; AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE ANY NECESSARY DOCUMENTS AND CERTIFICATIONS NEEDED BY THE STATE; AUTHORIZING THE SUBMISSION OF THE LOCAL HOUSING ASSISTANCE PLAN FOR REVIEW AND APPROVAL BY THE FLORIDA HOUSING FINANCE CORPORATION; AND PROVIDING 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; and

WHEREAS, the State Housing Initiatives Partnership (SHIP) Act, ss. 420.907-420.9079, Florida Statutes (1992), and Rule Chapter 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; and

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

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; and

WHEREAS, as required by *section 420.9075, F.S.* 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% of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(17), and eligible municipalities receiving a local housing distribution of up to \$350,000 may use up to 10 percent of program income for administrative costs.

WHEREAS, the Revitalization Strategies Department has prepared a three-year Local Housing Assistance Plan for submission to the Florida Housing Finance Corporation; and

WHEREAS, the City Council finds that it is in the best interest of the public for the City of Ocala to submit the Local Housing Assistance Plan for review and approval so as to qualify for said documentary stamp tax funds; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA that:

Section 1: The City Council of the City of Ocala, Florida hereby approves the Local Housing Assistance Plan, as attached and incorporated hereto for submission to the Florida Housing Finance Corporation as required by ss. 420.907-420-9079, Florida Statutes, for fiscal years 2016-2017, 2017-2018 and 2018-2019.

Section 2: The Council President, is hereby designated and authorized to execute any documents and certifications required by the Florida Housing Finance Corporation as related to the Local Housing Assistance Plan, and to do all things necessary and proper to carry out the term and conditions of said program.

Section 3: This resolution shall take effect immediately upon its adoption.

This resolution adopted this 5 day of April, 2016.

CITY OF OCALA

By: [Signature]
James P. Hilty, Sr.
President, Ocala City Council

ATTEST:
By: [Signature]
Angel B. Jacobs
City Clerk

Approved as to form and legality:

By: [Signature]
~~Patrick G. Gilligan~~
~~City Attorney~~
W. James Gooding III
Assistant City Attorney

THIS IS TO CERTIFY THE
FOREGOING TO BE A TRUE
AND ACCURATE COPY
[Signature]
DEPUTY CITY CLERK

