



## Legislation Text

**File #:** ID 2019-065, **Version:** 1

**TO:** Mayor and City Commission

**FROM:** Samuel A. May, City Manager

**DATE:** March 6, 2019

APPROVING THE LOCAL HOUSING ASSISTANCE PLAN (LHAP) FOR ALLOCATION OF FUNDS RECEIVED FROM THE STATE OF FLORIDA UNDER THE STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM, FOR FISCAL YEARS 2019-2020, 2020-2021, AND 2021-2022. AUTHORIZING THE MAYOR AND CITY MANAGER TO APPROVE ANY AMENDMENTS TO THE LHAP THAT PROVIDES FOR RECEIPT OF FUNDS FROM THE STATE BUT NO CHANGE OF TERMS, WITHOUT FURTHER COMMISSION ACTION; PROVIDING FOR EFFECTIVE DATE.

**BACKGROUND:** On December 14, 2016, the City Commission approved an Interlocal Agreement (ILA) with Broward County for Preparation, Implementation, and Administration of the City's SHIP program for fiscal years 2016-2019. The ILA provided for City input for the establishment of a joint Local Housing Assistance Program (LHAP) and that the City's program would become part of the LHAP that the County submits to the Florida Housing Finance Corporation. This resolution provides for approval of the LHAP to be submitted by Broward County on behalf of the City of Margate. The new LHAP will cover fiscal years 2019-2020, 2020-2021, and 2021-2022.

### Program Summary:

Special needs barrier-free home repair	\$34,500 maximum award (excluding service delivery)
Very-low to moderate income home repair	\$25,000 maximum award (excluding service delivery)
Affordability period	10 years (no annual write down)
Disaster mitigation	\$1,000 maximum award

### Program Details:

Broward County will be utilizing the City's existing Waiting List.

**Required 20% Special Needs set-a-side:** In order to meet the 20% Special Needs set-a-side requirement, the County shall solicit referrals from non-profit organizations who provide services to special needs or vulnerable populations, such as the Center for Independent Living of Broward, Inc. and the Human Services Department. In the event Broward County elects to contract with a third party for all or part of the project management oversight or other functions of the Special Needs strategy, the County shall competitively bid this task which is to use the request for proposal process.

**Special Needs Barrier-Free:** Maximum Award shall be \$34,500.00 which excludes service delivery costs. The barrier-free repairs are ones which improve accessibility and removes barriers for elderly and disabled persons.

Eligible uses for barrier removal and home modifications include: modifications to widen doorways, install accessible

doors and hardware, widen halls, kitchens, bathrooms, and bedrooms to accommodate mobility aides (canes, walkers, wheelchairs, and scooters); grab bars; entry ramps, railings, walkways and landings; nonslip floor surfaces throughout the home environment, including carpeting; pushable or lever hardware; delayed opening and closing mechanisms on egress and garage doors; interior doors; improved lighting; accessible appliances which include, but are not limited to, front or touch-type controls; bathroom and kitchen lever faucets; installation of accessible cabinets, shelves, drawers, sinks, toilets, kitchen, bathroom, utility room, roll-in style or permanent shower chair, hand held shower, nonslip surfacing on accessible roll-in with or without curb shower; accessible touch-type light switches and thermostats; smoke alarms and fire detectors; removal of other architectural barriers, repair of cracked driveways; cracked or hazardous sidewalks [are also eligible]; and housing for persons with special needs in accordance with the definitions of "Persons with special needs" and "Developmental disability" set forth in Sections 420.0004(13) and 393.063(9), Florida Statutes, respectively.

Special Needs Affordability period: Homeowner required to occupy the property as their primary residence for 10 years. There will be no annual write down. Upon the anniversary date of the tenth (10th) year under the Promissory Note, the amount of the loan shall be forgiven.

Home Repair: Maximum Award shall be \$25,000.00 which excludes service delivery costs. Eligible home repair includes: Roof Replacement: Complete replacement of deteriorated roofing systems to eliminate substandard or unsafe roofing conditions and to prevent further roofing deterioration including damaged soffit and fascia. Replacement of existing gutters if required.

Home Repairs: Window replacement, door replacement, exterior wall and stucco repair, air conditioning, plumbing and heating systems (require County's inspection), insulation, termite treatment in conjunction with home repairs being performed (termite inspection required), and exterior painting.

The repairs shall be guided by The GreenHome Initiatives' principles including, but not limited to, the following: Window replacement (impact resistant and tinted), paints and primers that meet Green Seal G-11 Environmental Standard, building envelope sealing specifications (repair of holes, cracks, seams, waterproofing), installation of HVAC systems with SEER rating. Air handler/return ducts in garages or unsealed garage attics are not permitted. Homeowners shall be encouraged to obtain an Energy Audit from Florida Power & Light (FPL).

Hurricane/Storm Shutters: The installation of hurricane shutters and storm shutters is an eligible item when included in the overall repair project to be performed by the Contractor and only if required by code or ordinance.

Code Violations: Repairs will not be provided to those illegal structures built without a permit.

Affordability period: Homeowner required to occupy the property as their primary residence for 10 years. There will be no annual write down. Upon the anniversary date of the tenth (10th) year under the Promissory Note, the amount of the loan shall be forgiven.

City of Margate applicants who previously received funding for home repair under any Margate grant funded home repair program, are not eligible for this program.

Disaster Mitigation: Maximum award will be \$1,000.00 grant which is limited to emergency supplies to weatherproof and or secure roofs, doors, and windows of damaged homes following a declared disaster.

**RECOMMENDATION:** For Approval

**FISCAL IMPACT:** No direct cost to the City. All program costs to be paid from SHIP funds.

**CONTACT PERSON:** Cale Curtis, Assistant City Manager

