CITY OF TAMPA, FLORIDA

SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP)

2019-2020, 2020-2021, 2021-2022

Florida Housing

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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)	

G. Interlocal Agreement	

I. Program Details:

A. LG(s)

Name of Local Government	City of Tampa, FL
Does this LHAP contain an interlocal agreement?	No
If yes, name of other local government(s)	N/A

B. Purpose of the program:

- To meet the housing needs of very low, low and moderate-income households;
- To expand production of and preserve affordable housing; and
- To further the housing element of the local government comprehensive plan specific to affordable housing.

C. Fiscal years covered by the Plan: 2019-2020, 2020-2021, 2021-2022

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, lending institutions, builders and developers, not-for-profit and community-based housing providers and service organizations, providers of professional services related to affordable housing, advocates for low-income persons, real estate professionals, persons or entities that can provide housing or support services and lead agencies of the local continuums of care.

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 solicited through the local newspaper in the advertising of the Local Housing Assistance Plan and the Notice of Funding Availability.

H. Advertising and Outreach: SHIP funding availability shall be advertised 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: A waiting list will be established when there are eligible applicants for strategies that no longer have funding available. Those households on the waiting list will be notified of their status. Applicants will be maintained in an order that is consistent with the time applications were submitted as well as any established funding priorities as described in this plan.

The following priorities for funding described/listed here apply to all strategies unless otherwise stated:

N/A

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 Counseling (Pre and Post), Credit Counseling, Tenant Counseling, Foreclosure Counseling and Transportation.

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 methodology used is:

U.S. Treasury Department	X
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, 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 person.

P. Administrative Budget: A line-item budget is attached as Exhibit A. The City finds that the monies deposited in the local housing assistance trust fund are necessary 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 performed by:

Entity	Duties	Percentage
Local Government	Administration of the LHAP	100%
Third Party Entity/Sub-recipient		

R. Project Delivery Costs: N/A

S. Essential Service Personnel Definition: Essential service personnel is defined as families that have a household member that is a teacher, law enforcement personnel, emergency service, and medical personnel, skilled building trades in the housing industry and local government employees who meet the program guidelines and earn less than 120% of the median income for the Tampa – St. Petersburg – Clearwater standard metropolitan statistical area, adjusted for family size.

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

The City will, when economically feasible, employ the following Green Building requirements on rehabilitation and emergency repairs:

- Low or No-VOC paint for all interior walls (Low-VOC means 50 grams per liter or less for flat paint; 150 grams per liter or less for non-flat paint);
- Low-flow water fixtures in bathrooms—WaterSense labeled products or the following specifications:
  - Toilets: 1.6 gallons/flush or less,
  - Faucets: 1.5 gallons/minute or less,
  - Showerheads: 2.2 gallons/minute or less;
- Energy Star qualified refrigerator;
- Energy Star qualified dishwasher, if provided;

- Energy Star qualified washing machine, if provided in units;
- Energy Star qualified exhaust fans in all bathrooms; and
- Air conditioning: Minimum SEER of 15. Packaged units are allowed in studios and one bedroom units with a minimum of 11.7 SEER.

These requirements may be adjusted for rental developments if the requirements of other construction funding sources require a more descriptive list. The City of Tampa includes sustainable criteria in various housing and construction related RFPs.

U. **Describe efforts to meet the 20% Special Needs set-aside:** The Special Needs set-aside will be met through all strategies with particular attention given to the Special Needs strategy for owner occupied rehab. Additionally, the City of Tampa will continue to cultivate partnerships with non-profits that focus on serving the special needs population as defined by F. S. 420.0004 and 393.063. The City will use these partners as referring agencies to SHIP program strategies.

V. **Describe efforts to reduce homelessness:** The City of Tampa coordinates with the Continuum of Care (CoC) through active participation in CoC discussion and efforts with the Tampa Hillsborough Homeless Initiative (THHI) and Hillsborough County. The result of the City, County and THHI collaborating and participating in planning efforts has been the City of Tampa assisting individuals and families who are homeless access shelters and receive rapid re-housing assistance. The City of Tampa leverages HOME Investment Partnership grant funds by administering a HOME Tenant Based Rental Assistance Program designed to assist individuals and families who are literally homeless. The measurable outcomes include improved access to stable housing, adequate referrals to resources and assistance, employment, and exit from shelter to permanent housing.

Section II. - LHAP Strategies – Home Ownership:

A. Purchase Assistance with or without Rehab Assistance	**Code 1, 2**

Summary: SHIP funds will be provided to assist potential homebuyers with closing costs and down-payment assistance to purchase a newly constructed or existing home (including minor repairs to existing homes necessary for compliance as determined by the home inspection, and/or HQS report).

b. **Fiscal Years covered:** 2019-2020, 2020-2021, 2021-2022

c. **Income Categories to be served:** Very low, low, moderate, and 140%

d. **Maximum award:**

INCOME LEVEL	
Very low, low	$30,000.00
Moderate and up to 140%	$15,000.00

No more than $10,000 can be used to make minor repairs (funds must be held in escrow and repairs completed after the sale).

e. **Terms:**

1. **Repayment loan/deferred loan/grant:** Deferred Loan secured by recorded mortgage and note
2. **Interest Rate:** 0%
3. **Years in loan term:** 30 years
4. **Forgiveness: None**
5. **Repayment:** Loan is due and payable when the first mortgage is paid off.
6. **Default:** The loan will be determined to be in default if any of the following occurs: sale, transfer, or conveyance of property; conversion to a rental property; loss of homestead exemption status; or failure to occupy the home as primary residence. If any of these occur, the outstanding balance will be due and payable.

   In cases where the qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by a SHIP eligible heir who will occupy the home as a primary residence. If the legal heir is not SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be due and payable.

   If the home is foreclosed on by a superior mortgage holder, the City will make an effort to recapture funds through the legal process if it is determined that adequate funds may be available to justify pursuing a recapture.

f. **Recipient Selection Criteria:**

Applicant eligibility is as follows:

- Potential buyer must begin process with a HUD and City – Approved Housing Counseling agency and MUST NOT be under contract before receiving a reservation number. The Counseling agency will provide homebuyer education, complete application with client and collect applicant documentation
- Mid Credit Score of 600
- Must contribute $2,000 towards the purchase of the home, with a minimum of $1,000 from borrower's own verifiable funds (unless applicant is participating in a program that requires "sweat equity") and the remaining funds must be verified prior to closing.
- Full Independent Home inspection by the Buyer & HQS Inspection by the City are required before closing
- Cannot have more than $20,000 in liquid assets (exceptions will be made if funds are applied to the purchase of the home)

g. **Sponsor Selection Criteria: N/A**

B. Owner Occupied Rehabilitation	**Code 3**

a. **Summary:** SHIP funds will be awarded to households in need of repairs to correct code violations, health and safety issues, electrical, plumbing, roofing, windows and other structural items. Other items may be included on rehabilitation projects if funds are available after completing all required repairs listed above.

b. **Fiscal Years covered:** 2019-2020, 2020-2021, 2021-2022

c. **Income Categories to be served:** Very low, low and moderate

d. **Maximum award:** $100,000

e. **Terms:**

1. **Repayment loan/deferred loan/grant:** Deferred loan secured by a recorded mortgage and note
2. **Interest Rate:** 0%
3. **Years in loan term:**

Assistance	Affordability Period
$0 - $14,999	5 Years
$15,000 - $30,000	10 Years
$30,001 - $50,000	15 Years
$50,001-$100,000	30 Years

4. **Forgiveness:** Forgiven at the end of the term for projects up to $30,000.
5. **Repayment:** Loans over $30,000 will make monthly payments of $50.00 per month with any remaining balance forgiven at the end of the corresponding forgiveness period.
6. **Default:** The loan will be determined to be in default if any of the following occurs: sale, transfer, or conveyance of property; conversion to a rental property; loss of homestead exemption status; or failure to occupy the home as primary residence. If any of these occur, the outstanding balance will be due and payable.

   In cases where the qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by a SHIP eligible heir who will occupy the home as a primary residence. If the legal heir is not SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be due and payable.

   If the home is foreclosed on by a superior mortgage holder, the City will make an effort to recapture funds through the legal process if it is determined that adequate funds may be available to justify pursuing a recapture.

f. **Recipient Selection Criteria:**
Applicant eligibility is as follows:

- Must be the legal owner of the property for at least past five (5) years, as evidenced by the deed
- Has not received assistance through the City of Tampa's Rehab program(s) in the last 10 years.
- Cannot have more than $20,000 in liquid assets
- Applicant(s) cannot own more than one property.
- Must be current on any existing mortgage, if applicable,
- May not have more than one existing mortgage on the property (Exception will be made for a Historic Preservation and/or TIF Mortgage).
- Property must be the applicant's primary residence as evidenced by Homestead Exemption.
- Must be a Single Family dwelling unit (1-4 units)

- Cannot have an active bankruptcy or outstanding judgement(s)
- Property taxes are current or on a payment plan with Hillsborough County.

g. **Sponsor Selection Criteria:** The non –profit awarded as a sponsor will be responsible for bidding and overseeing the owner occupied rehab jobs through completion. Non-profits will apply to the City through an RFP process that will be advertised. The RFP will require proof of experience in providing rehab of single-family homes, proof of financial capacity, and proof of ability to proceed once all funding is closed.

h. **Additional Information: N/A.**

C. Disaster Mitigation	**Code 5**

a. **Summary:** SHIP funds will be awarded to applicants in need of home repairs directly caused by a disaster that is declared by an Executive Order of the President or Governor. Repairs will include:
1. Payment of insurance deductible for rehabilitation of homes covered under homeowner's insurance policy.
2. Immediate threats to health and life safety (sewage, damaged windows, roofing) in cases where the home is still habitable.
3. Imminent residual damage to the home (such as damage caused by a leaking roof) in cases where the home is still habitable.
4. Repairs necessary to make the home habitable.
5. Repairs to mitigate dangerous situations (exposed wires).

b. **Fiscal Years covered:** 2019-2020, 2020-2021, 2021-2022

c. **Income Categories to be served:** Very low, low and moderate

d. **Maximum award:** $10,000

e. **Terms:**
1. **Repayment loan/deferred loan/grant:** Grant
2. **Interest Rate:** N/A
3. **Years in loan term:** N/A
4. **Forgiveness: N/A**
5. **Repayment:** N/A
6. **Default:** N/A

f. **Recipient Selection Criteria:** Applicant eligibility is as follows:
1. First qualified, first served.
2. All households assisted must be victims of the declared disaster. This may be certified by an outside party or by the Community Development Division.
3. Additionally, eligibility for this strategy shall be done in an expedited manner and may include alternative forms of documentation, such as current pay stubs and benefit letters, as well as oral verification of employment wages, other income and assets. Additionally, if the Florida Housing Finance Corporation allows even less documentation with that particular disaster, that methodology

may be used.

g. **Sponsor Selection Criteria:** N/A

D. Foreclosure Prevention	**Code 7**

a. **Summary:** SHIP funds will be provided to eligible homeowners to assist in bringing their mortgage payments current if they are at risk of foreclosure and/or if a foreclosure action has already been filed. HCD staff will review the homeowner's current situation, including affordability of mortgage. Eligible expenses include such things as delinquent mortgage payments (principal, interest, taxes and insurance), attorney's fees, late fees, appraisals, standard refinancing closing costs and other customary fees.

b. **Fiscal Years covered** 2019-2020, 2020-2021, 2021-2022

c. **Income Categories to be served:** Very low, low and moderate

d. **Maximum award:** $15,000

e. **Terms:**

1. **Repayment loan/deferred loan/grant:** Deferred loan secured by a recorded mortgage and note
2. **Interest Rate:** 0%
3. **Years in loan term:** 5 years
4. **Forgiveness** Forgiven after five (5) year term.
5. **Repayment:** None required as long as the loan is in good standing.
6. **Default:** The loan will be determined to be in default if any of the following occurs: sale, transfer, or conveyance of property; conversion to a rental property; loss of homestead exemption status; or failure to occupy the home as primary residence. If any of these occur, the outstanding balance will be due and payable.

   In cases where the qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by a SHIP eligible heir who will occupy the home as a primary residence. If the legal heir is not SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be due and payable.

   If the home is foreclosed on by a superior mortgage holder, the City will make an effort to recapture funds through the legal process if it is determined that adequate funds may be available to justify pursuing a recapture.

f. **Recipient Selection Criteria:**

Applicant eligibility is as follows:

1. The County Property Appraisers assessment or appraisal must show that it is less than the SHIP sales price limit.
2. Foreclosure prevention applicant must complete counseling with the Housing and Community

Development Division's Housing Counseling staff.

3. Foreclosure prevention applications must show that the nonpayment of their mortgage is not through their own doing. Eligible reasons are:
   a. Loss of employment
   b. Sudden medical expenses
   c. Divorce or separation
   d. Death in family
   e. Unforeseen home repair
4. Applicants shall receive funding on a first-qualified, first-served basis.
5. Applications must have acceptable credit. This is defined as follows:
   a. Any bankruptcy must be discharged and at least three years must have passed. The client must have a six-month history of timely payments on at least two obligations.
   b. No property taxes or other county assessments may be in arrears. This does not include payments that do not have to be paid immediately, such as road assessments.
   c. All medical collections and debts will be ignored.
   d. Any bad debt more than three years old will be ignored.
   e. If bad debt, collectively, is less than $4,000.00 (including collections and judgments), they shall be ignored.
   f. The Housing & Community Development Manager may review individual credit situations and waive requirements. This may be done in cases where the client is making an effort to pay back the bad debt or has worked out an agreement with a counseling agency.

g. **Sponsor Selection Criteria: N/A**

E. Acquisition/Rehabilitation	**Code 9**

a. **Summary:** SHIP funds will be provided to for-profit or non-profit organizations or used for the acquisition and rehabilitation of residential housing for resale to eligible buyers.

b. **Fiscal Years covered:** 2019-2020, 2020-2021, 2021-2022

c. **Income Categories to be served:** Very low, low and moderate

d. **Maximum award:** $75,000 per unit

e. **Terms:**
   1. **Repayment loan/deferred loan/grant:** Loan secured by a note and mortgage
   2. **Interest Rate:** 0% (developer and homebuyer)
   3. **Years in loan term:** 10 years (homebuyer), 2 years (developer)
   4. **Forgiveness:** Subsidy forgiven after 10 years for the homebuyer.
   5. **Repayment:** Repayment

      For a for-profit and non-profits, the loan is due and payable at the end of the term or when the home is sold to an eligible buyer.

5. **Default:**

Developer

In the event the property is not sold to an income ineligible homebuyer, the funds will become due and payable to the City

Homebuyer

The loan will be determined to be in default if any of the following occurs: sale, transfer, or conveyance of property; conversion to a rental property; loss of homestead exemption status; or failure to occupy the home as primary residence. If any of these occur, the outstanding balance will be due and payable.

In cases where the qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by a SHIP eligible heir who will occupy the home as a primary residence. If the legal heir is not SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be due and payable.

If the home is foreclosed on by a superior mortgage holder, the City will make an effort to recapture funds through the legal process if it is determined that adequate funds may be available to justify pursuing a recapture.

f. **Recipient Selection Criteria:** Applicants will be assisted on a first-qualified, first-served basis.

g. **Sponsor/Sub-recipient Selection Criteria:** Developers will apply to the City through an RFP process that will be advertised. The RFP will require proof of developer experience in providing affordable rental housing, proof of financial capacity, evidence of site control (or contract for sale), proof of ability to proceed once all funding is closed, and a housing unit design plan that meets the City's housing element in the Comprehensive Plan.

The City reserves the right to select developments that meet all the above requirements and:

1. Are in areas of immediate need due to lack of available units.
2. Propose to preserve and improve existing units.

All funding awards will be subject to closing on other funding sources.

h. **Additional Information: N/A.**

F. New Construction	**Code 10**

a. **Summary**: SHIP funds will be provided to for-profit or non-profit organizations to be used for the development costs for residential housing for resale to eligible buyers. Subsidy will be passed on to the Homebuyer in a reduced purchase price and secured by a forgivable lien on the property.

b. **Fiscal Years covered:** 2019-2020, 2020-2021, 2021-2022

c. **Income Categories to be served:** Very low, low, moderate, and 140%

d. **Maximum award:** $100,000 per unit

e. **Terms:**

1. **Repayment loan/deferred loan/grant:** Loan
2. **Interest Rate:** 0% (developer and homebuyer)
3. **Years in loan term:** 10 years (homebuyer), 2 years (developer)
4. **Forgiveness:** Subsidy forgiven after 10 years for the homebuyer. For non-profits, the loan may be forgiven on a prorated basis beginning in year six so that 10% of the loan is forgiven annually from years six through ten.

5. **Repayment:** Repayment

For a for-profit, the loan is due and payable at the end of the term unless the City negotiates an extended loan term to secure affordable rental units in the best interest of the City's residents.

Default:

Developer

In the event the property is not sold to an income ineligible homebuyer, the funds will become due and payable to the City.

Homebuyer

The loan will be determined to be in default if any of the following occurs: sale, transfer, or conveyance of property; conversion to a rental property; loss of homestead exemption status; or failure to occupy the home as primary residence. If any of these occur, the outstanding balance will be due and payable.

In cases where the qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by a SHIP eligible heir who will occupy the home as a primary residence. If the legal heir is not SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be due and payable.

If the home is foreclosed on by a superior mortgage holder, the City will make an effort to recapture funds through the legal process if it is determined that adequate funds may be available to justify pursuing a recapture.

f. **Recipient Selection Criteria:** Applicants will be assisted on a first-qualified, first-served basis.

g. **Sponsor Selection Criteria:** Developers will apply to the City through an RFP process that will be

advertised. The RFP will require proof of developer experience in providing affordable rental housing, proof of financial capacity, evidence of site control (or contract for sale), proof of ability to proceed once all funding is closed, and a housing unit design plan that meets with City's element in the Comprehensive Plan.

The City reserves the right to select developments that meet all the above requirements and:

1. Are in areas of immediate need due to lack of available units.
2. Propose to preserve and improve existing units.

All funding awards will be subject to closing on other funding sources.

h. **Additional Information:** N/A.

G. Impact Fees	**Code 8**

a. **Summary:** Depending on availability, SHIP funds will be used to reimburse a portion of impact fees for affordable single-family homes sold at or below the City's maximum sales price to income eligible buyers. The project must be certified through the City of Tampa's Housing & Community Development Division.

b. **Fiscal Years covered:** 2019-2020, 2020-2021, 2021-2022

c. **Income Categories to be served:** Very low, low and moderate

d. **Maximum award:** $10,000 per unit

e. **Terms**:
1. **Repayment loan/deferred loan/grant:** Deferred Loan secured by a note and mortgage.
2. **Interest Rate:** 0%
3. **Years in loan term:** 2 years
4. **Forgiveness:** Forgiven after 2 years.
5. **Repayment:** None as long as the loan is in good standing.
6. **Default:** In the event the property is not sold to an income eligible homebuyer, the funds will become due and payable to the City.

f. **Recipient Selection Criteria:** Assistance will be awarded on a first qualified, first served basis to Developers of affordable housing upon sale of a City assisted unit to an eligible buyer.

g. **Sponsor Selection Criteria:** N/A

h. **Additional Information:** Impact Fee reimbursement is used an incentive to Developers of affordable housing. When building permits are obtained, the Developer will be required to pay all Impact Fees. When the units are completed, the Developer will be required to submit proof that City assisted units have been sold to eligible buyers. Following approval of this documentation and depending on funding availability, the city will provide the Developer a reimbursement of a percentage of the Impact Fees associated with the project. Percentage will be

based on the income level of the beneficiaries (Very low – 100%, Low – 75%, Moderate 50%).

Section III. - LHAP Strategies – Rental:

I. New Construction or Rehabilitation - Rental	Code 14, 21

a. **Summary:** SHIP funds will be provided to for-profit or non-profit organizations for the rehabilitation of rental housing projects to increase the supply of decent, safe affordable housing in the City of Tampa.

b. **Fiscal Years covered:** 2019-2020, 2020-2021, 2021-2022

c. **Income Categories to be served:** Very low, low and moderate

d. **Maximum award:** $50,000 per unit

e. **Terms:**
1. **Repayment loan/deferred loan/grant:** Deferred loan secured by a recorded mortgage and note
2. **Interest Rate:** 0%
3. **Years in loan term:** 10 years (homebuyer), 2 years (developer)
4. **Forgiveness** Subsidy forgiven after 10 years for the homebuyer. For non-profits, the loan may be forgiven on a prorated basis beginning in year six so that 10% of the loan is forgiven annually from years six through ten.
5. **Repayment:** Repayment

    a. For for-profits, the loan is due and payable at the end of the term unless the City negotiates an extended loan term to secure affordable rental units in the best interest of the City's residents.

5. **Default:** For all awards, a default will be determined as: sale, transfer, or conveyance of property, conversion to another use, failure to maintain standards for compliance as required by any of the funding sources. If any of these occur, the outstanding balance will be due and payable.

f. **Tenant Selection Criteria:** Applicants will be assisted on a first-qualified, first-served basis.

g. **Sponsor Selection Criteria:** Developers will apply to the city through an RFP process that will be advertised. The RFP will require proof of developer experience in providing affordable rental housing, proof of financial capacity, evidence of site control (or contract for sale), proof of ability to proceed once all funding is closed, and a housing unit design plan that meets the City's housing element in the Comprehensive Plan.

The City reserves the right to select developments that are meet all the above requirements and:

1. Are in areas of immediate need due to lack of available units.

2. Propose to preserve and improve existing units.

All funding awards will be subject to closing on other funding sources. Preference will be given first to projects serving 80% of median income or below.

h. **Additional Information:** Developers will be required to meet compliance reporting requirements on the development necessary to meet the statutory requirements for monitoring of SHIP rehab projects.

J. Rental Assistance (tenant)	**Code 13, 23**

a. **Summary:** SHIP funds may be provided to assist with rental, security and utility deposits on behalf of eligible households within the City of Tampa. Eligible utility deposits include only provider-mandated deposits for water, sewer, electricity, and gas. Rental Deposit funds may also be used to pay project delivery costs associated with strategy implementation such as inspection fees to ensure the unit meets Section 8 Housing Quality Standards. Project Delivery costs include all expenses associated with assisting a household and would be paid directly to the service provider.

b. **Fiscal Years covered:** 2019-2020, 2020-2021, 2021-2022

c. **Income Categories to be served:** Very low, and low

d. **Maximum award:** $3,000

e. **Terms:**
1. **Repayment loan/deferred loan/grant:** Grant
2. **Interest Rate:** N/A
3. **Years in loan term:** N/A
4. **Forgiveness:** N/A
5. **Repayment:** N/A
6. **Default:** N/A

f. **Recipient Selection Criteria:**

Applicant eligibility is as follows:

- Very low and low-income, must be homeless, or at risk of homelessness because of the inability to pay the security and/or utility deposit.
- Applicant must complete rental counseling with a City approved agency before receiving funds and moving into the rental unit. The agency will provide budget and credit counseling to the applicant and collect documentation of budgeting at the three and six month markers of the lease.
- HQS Inspection by the City are required before applicants can move into unit.
- Lease must be for at least a one year.

Assistance is limited to a one-time award. Applicants cannot rent mobile homes. Eligibility and determination will be performed on an expedited basis and may include alternative forms of documentation, such as current pay stubs and benefit letters as well as oral verification of employment wages, other income and assets. Assistance shall be done on a first qualified, first served basis.

g. **Sponsor Selection Criteria:** Non-profits will apply to the City through an RFP process that will be advertised. The RFP will require proof of experience in providing prevention services, proof of financial capacity, and proof of ability to proceed once funding is awarded.

h. **Additional Information:** Subrecipients will be required to meet compliance-reporting requirements related to prevention services to meet the statutory requirements for monitoring of SHIP projects.

Section IV. - LHAP Incentives

The Affordable Housing Advisory Committee (AHAC) was charged with the responsibility to review incentive strategies intended to encourage affordable housing production and to make recommendations about each incentive strategy. The AHAC is comprised of eleven (11) members that have demonstrated interest, competence, professional experience or knowledge in the development of affordable housing, planning, building, real estate, mortgage lending, law or other related discipline. The AHAC was established by City Council as an advisory review board to periodically evaluate established policies, procedures, ordinances, and land development regulations, and to reports its findings to City Council with any recommended changes. Specifically, the AHAC is to periodically review, evaluate and recommend the adoption of local affordable housing incentives strategies, local regulatory reform and incentive programs to encourage affordable housing.

Pursuant to the Affordable Housing Advisory Committee Local Housing Incentives Strategies Recommendation Report, the following is a list of the City of Tampa affordable housing incentive strategies (this includes updated as well as new incentive strategies). These incentive strategies are intended to facilitate, encourage, preserve, and produce affordable housing and designed to assure safe, decent and affordable housing for the City's very-low, low and moderate-income households.

Incentive 1: The processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), for affordable housing projects is accelerated to a greater degree than other projects.

Incentive 2: The allowance of flexibility in densities for affordable housing.

Incentive 3: The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.

Incentive 4: The allowance of affordable accessory residential units in residential zoning districts.

Incentive 5: The reduction of parking and setback requirements for affordable housing.

Incentive 6: The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

Incentive 7: The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

Incentive 8: The support of development near transportation hubs and major employment centers and mixed-use developments.

Incentive 9: Outreach and Education

Incentive 10: Development of an impact fee relief program

Incentive 11: Explore funding sources to develop an affordable housing trust fund.

V. EXHIBITS:

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).

G. Interlocal Agreement.

H. Other Documents Incorporated by Reference.

Florida Housing

Exhibit A –
Administrative Budget

City of Tampa		
Fiscal Year: 2019-2020		
Estimated SHIP Funds for Fiscal Year:	$	1,500,000.00
Salaries and Benefits	$	144,000.00
Office Supplies and Equipment	$	2,000.00
Travel Per diem Workshops, etc.	$	3,000.00
Advertising	$	1,000.00
Other*	$	-
Total	$	150,000.00
Admin %		10.00%
		OK
Fiscal Year 2020-2021		
Estimated SHIP Funds for Fiscal Year:	$	1,500,000.00
Salaries and Benefits	$	144,000.00
Office Supplies and Equipment	$	2,000.00
Travel Per diem Workshops, etc.	$	3,000.00
Advertising	$	1,000.00
Other*	$	-
Total	$	150,000.00
Admin %		10.00%
		OK
Fiscal Year 2021-2022		
Estimated SHIP Funds for Fiscal Year:	$	1,500,000.00
Salaries and Benefits	$	144,000.00
Office Supplies and Equipment	$	2,000.00
Travel Per diem Workshops, etc.	$	3,000.00
Advertising	$	1,000.00
Other*	$	-
Total	$	150,000.00
Admin %		10.00%
		OK

Florida Housing

Exhibit B
Timeline for SHIP Expenditures

The City of Tampa 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
2019-2020	6/30/2021	6/30/2022	9/15/2020	9/15/2021	9/15/2022
2020-2021	6/30/2022	6/30/2023	9/15/2021	9/15/2022	9/15/2023
2021-2022	6/30/2023	6/30/2024	9/15/2022	9/15/2023	9/15/2024

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
2019-2020	3/30/2021	3/30/2022	6/15/2020	6/15/2021	6/15/2022
2020-2021	3/30/2022	3/30/2023	6/15/2021	6/15/2022	6/15/2023
2021-2022	3/30/2023	3/30/2024	6/15/2022	6/15/2023	6/15/2024

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 the same year as the local government's LHAP being submitted. Local governments receiving the minimum or less allocation are not required to report.

Exhibit C
Goals Charts

FLORIDA HOUSING FINANCE CORPORATION

HOUSING DELIVERY GOALS CHART

2019-2020

Name of Local Government: City of Tampa

Estimated Funds (Anticipated allocation only): $ 1,500,000

Code	Strategies Homeownership	Qualifies for 75% set-aside	VLI Units	Max. SHIP Award	LI Units	Max. SHIP Award	Mod Units	Max. SHIP Award	New Construction	Without Construction	Total	Units
1,2	Purchase Assistance with or without Rehab Assistance	No	4	$30,000	2	$30,000	2	$15,000	$0.00	$180,000.00	$180,000.00	8
3	Owner Occupied Rehabilitation	Yes	2	$100,000	3	$100,000		$100,000	$500,000.00	$0.00	$500,000.00	5
5	Disaster Mitigation	Yes		$10,000		$10,000		$10,000	$0.00	$0.00	$0.00	0
7	Foreclosure Prevention	No		$15,000		$15,000		$15,000	$0.00	$0.00	$0.00	0
9	Acquistion/Rehabilitation	Yes		$75,000		$75,000		$75,000	$0.00	$0.00	$0.00	0
10	New Construction	Yes		$100,000	3	$100,000	4	$100,000	$149,000.00	$0.00	$149,000.00	0
8	Impact Fees	Yes		$10,000		$10,000		$10,000	$0.00	$0.00	$0.00	0
	Total Homeownership		8		8		12		$1,149,000.00	$180,000.00	$1,329,000.00	28
	Purchase Price Limits:		New	$226,926	Existing	$226,926						
			OK		OK							

Code	Rental	Qualifies for 75% set-aside	VLI Units	Max. SHIP Award	LI Units	Max. SHIP Award	Mod Units	Max. SHIP Award	New Construction	Without Construction	Total	Units
14	Rehabilition - Rental	Yes		$50,000		$50,000		$ 50,000	$0.00	$0.00	$0.00	0
21	New Construction - Rental	Yes		$50,000		$50,000		$ 50,000	$0.00	$0.00	$0.00	0
13, 23	Security and/or Utility Deposit - Rental	No	4	$3,000	3	$3,000	0		$0.00	$21,000.00	$21,000.00	7
	Total Rental		4		3		0		$0.00	$21,000.00	$21,000.00	7
	Administration Fees		$	150,000	10%		OK					
	Home Ownership Counseling		$	-								
	Total All Funds		$1,500,000.00		OK							

Set-Asides

Percentage Construction/Rehab (75% requirement)		76.6%		OK
Homeownership % (65% requirement)		88.6%		OK
Rental Restriction (25%)		1.4%		OK
Very-Low Income (30% requirement)		$ 500,000	33.3%	OK
Low Income (30% requirement)		$ 450,000	30.0%	OK
Moderate Income		$ 400,000	26.7%	

FLORIDA HOUSING FINANCE CORPORATION

HOUSING DELIVERY GOALS CHART

2020-2021

Name of Local Government: City of Tampa

Estimated Funds (Anticipated allocation only):	$ 1,500,000

Code	Strategies Homeownership	Qualifies for 75% set-aside	VLI Units	Max. SHIP Award	LI Units	Max. SHIP Award	Mod Units	Max. SHIP Award	New Construction	Without Construction	Total	Units
1,2	Purchase Assistance with or without Rehab Assistance	No	4	$30,000	2	$30,000	2	$15,000	$0.00	$180,000.00	$180,000.00	8
3	Owner Occupied Rehabilitation	Yes	2	$100,000	3	$100,000		$100,000	$500,000.00	$0.00	$500,000.00	5
5	Disaster Mitigation	Yes		$10,000		$10,000		$10,000	$0.00	$0.00	$0.00	0
7	Foreclosure Prevention	No		$15,000		$15,000		$15,000	$0.00	$0.00	$0.00	0
9	Acquistion/Rehabilitation	Yes		$75,000		$75,000		$75,000	$0.00	$0.00	$0.00	0
10	New Construction	Yes		$100,000	3	$100,000	4	$100,000	$149,000.00	$0.00	$149,000.00	0
8	Impact Fees	Yes		$10,000		$10,000		$10,000	$0.00	$0.00	$0.00	0
	Total Homeownership		8		8		12		$1,149,000.00	$180,000.00	$1,329,000.00	28
Purchase Price Limits:			New	$226,926	Existing	$226,926						
			OK		OK							

Code	Rental	Qualifies for 75% set-aside	VLI Units	Max. SHIP Award	LI Units	Max. SHIP Award	Mod Units	Max. SHIP Award	New Construction	Without Construction	Total	Units
14	Rehabilition - Rental	Yes		$50,000		$50,000		$ 50,000	$0.00	$0.00	$0.00	0
21	New Construction - Rental	Yes		$50,000		$50,000		$ 50,000	$0.00	$0.00	$0.00	0
13,23	Security and/or Utility Deposit - Rental	No	4	$3,000	3	$3,000	0		$0.00	$21,000.00	$21,000.00	7
	Total Rental		4		3		0		$0.00	$21,000.00	$21,000.00	7
	Administration Fees		$ 150,000		10%		OK					
	Home Ownership Counseling		$ -									
	Total All Funds		$1,500,000.00		OK							

Set-Asides

Percentage Construction/Rehab (75% requirement)		76.6%	OK
Homeownership % (65% requirement)		88.6%	OK
Rental Restriction (25%)		1.4%	OK
Very-Low Income (30% requirement)	$ 500,000	33.3%	OK
Low Income (30% requirement)	$ 450,000	30.0%	OK
Moderate Income	$ 400,000	26.7%	

FLORIDA HOUSING FINANCE CORPORATION

HOUSING DELIVERY GOALS CHART

2021-2022

Name of Local Government: City of Tampa

Estimated Funds (Anticipated allocation only): $ 1,500,000

Code	Strategies Homeownership	Qualifies for 75% set-aside	VLI Units	Max. SHIP Award	LI Units	Max. SHIP Award	Mod Units	Max. SHIP Award	New Construction	Without Construction	Total	Units
1,2	Purchase Assistance with or without Rehab Assistance	No	4	$30,000	2	$30,000	2	$15,000	$0.00	$180,000.00	$180,000.00	8
3	Owner Occupied Rehabilitation	Yes	2	$100,000	3	$100,000		$100,000	$500,000.00	$0.00	$500,000.00	5
5	Disaster Mitigation	Yes		$30,000		$30,000		$30,000	$0.00	$0.00	$0.00	0
7	Foreclosure Prevention	No		$15,000		$15,000		$15,000	$0.00	$0.00	$0.00	0
9	Acquistion/Rehabilitation	Yes		$75,000		$75,000		$75,000	$0.00	$0.00	$0.00	0
10	New Construction	Yes		$100,000	3	$100,000	4	$100,000	$149,000.00	$0.00	$149,000.00	0
8	Impact Fees	Yes		$10,000		$10,000		$10,000	$0.00	$0.00	$0.00	0
	Total Homeownership		8		8		12		$1,149,000.00	$180,000.00	$1,329,000.00	28
	Purchase Price Limits:		New	$226,926	Existing	$226,926						
			OK		OK							

Code	Rental	Qualifies for 75% set-aside	VLI Units	Max. SHIP Award	LI Units	Max. SHIP Award	Mod Units	Max. SHIP Award	New Construction	Without Construction	Total	Units
14	Rehabilition - Rental	Yes		$50,000		$50,000		$ 50,000	$0.00	$0.00	$0.00	0
21	New Construction - Rental	Yes		$50,000		$50,000		$ 50,000	$0.00	$0.00	$0.00	0
13, 23	Security and/or Utility Deposit - Rental	No	4	$3,000	3	$3,000	0		$0.00	$21,000.00	$21,000.00	7
	Total Rental		4		3		0		$0.00	$21,000.00	$21,000.00	7
	Administration Fees		$	150,000	10%		OK					
	Home Ownership Counseling		$	-								
	Total All Funds		$1,500,000.00		OK							

Set-Asides

Percentage Construction/Rehab (75% requirement)			76.6%	OK
Homeownership % (65% requirement)			88.6%	OK
Rental Restriction (25%)			1.4%	OK
Very-Low Income (30% requirement)		$ 500,000	33.3%	OK
Low Income (30% requirement)		$ 450,000	30.0%	OK
Moderate Income		$ 400,000	26.7%	

Exhibit D
Certification

Exhibit D
67-37.005(1), F.A.C.
[eff. date]

CERTIFICATION TO
FLORIDA HOUSING FINANCE CORPORATION

Local Government or Interlocal Entity: City of Tampa

Certifies that:

(1) The availability of SHIP funds will be advertised pursuant to program requirements in 420.907-420.9079, 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, color, national origin, sex, handicap, familial status, or religion.

(3) A process to determine eligibility and for selection of recipients for funds has been developed.

(4) Recipients of funds will be required to contractually commit to program guidelines and loan terms.

(5) Florida Housing will be notified promptly if the local government /interlocal entity will be unable to comply with any provision of the local housing assistance plan (LHAP).

(6) The LHAP provides a plan for the encumbrance of funds within twelve months of the end of the State fiscal year in which they are received and a plan 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.

(7) The LHAP 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 LHAP.

(8) Amendments to the approved LHAP shall be provided to the Florida Housing for review and/or approval within 21 days after adoption.

(9) The trust fund exists with a qualified depository for all SHIP funds as well as program income or recaptured funds.

(10) Amounts on deposit in the local housing assistance trust fund shall be invested as permitted by law.

(11) The local housing assistance trust fund shall be separately stated as a special revenue fund in the local governments audited financial statements (CAFR). An electronic copy of the CAFR or a hyperlink to the document shall be provided to Florida Housing by June 30 of the applicable year.

(12) Evidence of compliance with the Florida Single Audit Act, as referenced in Section 215.97, F.S. shall be provided to Florida Housing by June 30 of the applicable year.

(13) SHIP funds will not be pledged for debt service on bonds.

(14) 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.

(15) 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 serve eligible persons.

(16) Rental Units constructed or rehabilitated with SHIP funds shall be monitored for compliance with tenant income requirements and affordability requirements or as required in Section 420.9075 (3)(e). 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.

(17) The LHAP meets the requirements of Section 420.907-9079 FS, and Rule Chapter 67-37 FAC.

(18) The provisions of Chapter 83-220, Laws of Florida have not been implemented (except for Miami-Dade County).

Witness

Jane Castor, Mayor

Denise Papajorgji
Witness

5/14/2019
Date

OR

Shirley Foxx-Knowles
Attest:
(Seal)

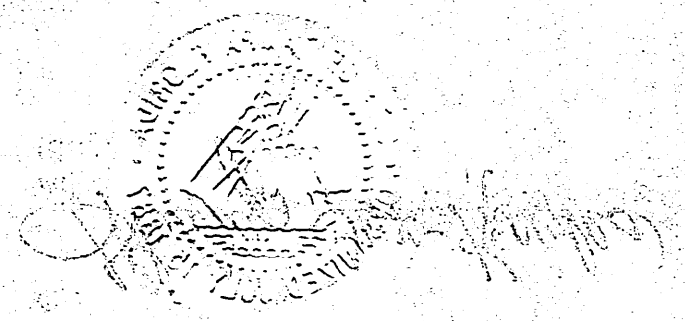

Exhibit E
LHAP Resolution

Florida Housing

LHAP

Exhibit E
67-37.005(1), F.A.C.
[eff. date]
HCD19-010

RESOLUTION NO. 2019- 343

A RESOLUTION OF THE CITY OF TAMPA, 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; APPROVING THE EXECUTION BY THE MAYOR AND ATTESTATION BY THE CITY CLERK OF 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.*, City Council finds 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 Economic and Community Development Department has prepared a three-year Local

F2619-69

Exhibit E
67-37.005(1), F.A.C.
[eff. date]
HCD19-010

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 Tampa 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 TAMPA, FLORIDA THAT:

Section 1: The City of Tampa, acting through its City Council and upon the recommendation of its Mayor 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 2019-2023.

Section 2: The execution by the Mayor and attestation by the City Clerk of any documents and certifications required by the Florida Housing Finance Corporation as related to the Local Housing Assistance Plan, is hereby approved in the form of the copy attached hereto or in substantially similar form, together with 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.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA ON APR 1 8 2019.

CHAIRMAN/CHAIRMAN PRO-TEM
CITY COUNCIL

ATTEST:

CITY CLERK/DEPUTY CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY:

BOB BUCKHORN, MAYOR

Jorge Martin
SENIOR ASSISTANT CITY ATTORNEY

Exhibit F
Ordinance

N/A

Florida Housing

Exhibit G
Interlocal Agreement

N/A