
**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM****SUBJECT:** Atlantic Housing Partners-Local Government Contribution**DEPARTMENT:** Community Services**DIVISION:** Community Assistance**AUTHORIZED BY:** Michele Saunders**CONTACT:** Buddy Balagia**EXT:** 2389**MOTION/RECOMMENDATION:**

Approve and authorize the Chairman to sign the four (4) attached Local Contribution Verification of Contribution forms to provide funding for affordable housing and to allow Atlantic Housing Partners to apply for Housing Credit project approval.

District 2 Michael McLean

Buddy Balagia

BACKGROUND:

On January 4, 2009, the Community Assistance Division published a Notice of Funding Availability (NOFA) on the County's website and in the Orlando Sentinel offering \$1.47 million in HOME and SHIP Program funds to interested parties, and soliciting proposals for the development of affordable housing. Nine (9) proposals were received ranging from ownership condominium units and new Habitat for Humanity housing to new rental units.

Atlantic Housing Partners submitted four (4) proposals, as follows:

- Myrtle Cove - Fifty-four (54) family rental units in south Oviedo (Alafaya Trail) with six (6) set aside for extremely low income households (30% of area median income);
- Howell Branch Cove - Sixty (60) family rental units located in the Howell Branch area with six (6) set aside for extremely low income households;
- Town Parke, Ph. 1 - Ninety-four (94) family rental units located in the Winter Springs-S.R. 434 area with ten (10) set aside for extremely low income households and ten (10) market rate units;
- Town Parke, Ph. 2 - Forty-seven (47) senior citizen units located in the Winter Springs-S.R. 434 area with five (5) set aside for extremely low income households.

Atlantic Housing Partners seeks \$150,000 in local contribution from Seminole County in order to be competitive in securing Housing Credit financing. It is highly unlikely that more than one (1) project would be approved for Seminole County in this funding cycle due to the "Set Aside Unit Limitation" established by the Florida Housing Finance Corporation (FHFC).

The review team, consisting of Community Assistance Division staff, recommends that the Board set aside \$150,000 in SHIP Program funding to fund one (1) of the above proposals should one be selected for financing by FHFC. It is agreed by Atlantic Housing Partners that they will submit all four (4) applications for funding and FHFC will most likely select, at most, one (1) of these proposals. The \$150,000 will be in the form of a grant and staff will approach

the Board with a developer's agreement if Housing Credit financing is awarded. The Board should be advised that if a second proposal of Atlantic Housing Partners is approved by FHFC, additional SHIP Program funds are available to provide an additional grant of \$150,000 depending upon Board approval.

Staff requests the Chairman to sign all four (4) attached forms with the understanding of both parties that a maximum of \$300,000 in SHIP funding will be awarded, in total. Development agreements will be brought to the Board at a later time, if any of these projects are approved by FHFC.

STAFF RECOMMENDATION:

Staff recommends that the Board approve and authorize the Chairman to sign the four (4) attached Local Contribution Verification of Contribution forms to provide funding for affordable housing and to allow Atlantic Housing Partners to apply for Housing Credit project approval.

ATTACHMENTS:

1. Commitment forms

Additionally Reviewed By:
<input checked="" type="checkbox"/> County Attorney Review (Arnold Schneider)
<input checked="" type="checkbox"/> Grant Review (Jennifer Bero, Lisa Spriggs)

**2009 UNIVERSAL CYCLE - LOCAL GOVERNMENT VERIFICATION
OF CONTRIBUTION - GRANT**

Name of Development: Howell Branch Cove

Development Location: West of Howell Branch Road, approximately 1,600 feet North of the intersection of Howell Branch Road and S.R. 426 (Aloma Avenue), Winter Park
(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide the street name, closest designated intersection and city.)

On or before 05/25/2009 the City/County of Seminole committed
Date (mm/dd/yyyy)* (Name of City or County)

\$ 150,000.00 as a grant to the Applicant for its use solely for assisting the proposed Development referenced above. The City/County does not expect to be repaid or reimbursed by the Applicant, or any other entity, provided the funds are expended solely for the Development referenced above. No consideration or promise of consideration has been given with respect to the grant. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. This grant is provided specifically with respect to the proposed Development.

The source of the grant is: SHIP
(e.g., SHIP, HOME, CDBG)

The following government point of contact can verify the above stated contribution:

Name of Government Contact: Buddy Balagia, Seminole County Community Development Office
Address (street address and city): 534 W. Lake Mary Boulevard
Sanford, Florida 32773
Telephone Number: (407) 665-2389

* Date must be "on or before" the Application Deadline.

CERTIFICATION

I certify that the foregoing information is true and correct and that this commitment is effective through
12/31/2009
Date (mm/dd/yyyy)

Signature

(407) 665-7215
Telephone Number

Bob Dallari
Print or Type Name

Chairman, Board of County Commissioners
Print or Type Title

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager/Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

This contribution will not be considered and the Application will fail threshold if the certification contains corrections or 'white-out' or if the certification is scanned, imaged, altered, or retyped. The certification may be photocopied.

The Application may still be eligible for automatic points.

**2009 UNIVERSAL CYCLE - LOCAL GOVERNMENT VERIFICATION
OF CONTRIBUTION - GRANT**

Name of Development: Myrtle Cove

Development Location: East side of SR 434 (S Central Avenue), approximately 286 feet south of the intersection of SR 434 (S Central Avenue) and E. High Street, Oviedo
(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide the street name, closest designated intersection and city.)

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Date (mm/dd/yyyy)* (Name of City or County)

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(e.g., SHIP, HOME, CDBG)

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**2009 UNIVERSAL CYCLE - LOCAL GOVERNMENT VERIFICATION
OF CONTRIBUTION - GRANT**

Name of Development: Town Parke Apartments - Phase I

Development Location: Southwest side of SR 434 (Oviedo Road), approximately 1,503 feet east of the intersection of SR 434 (Oviedo Road) and Tuskawilla Road, Winter Springs
(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide the street name, closest designated intersection and city.)

On or before 05/25/2009 the City/County of Seminole committed
Date (mm/dd/yyyy)* (Name of City or County)

\$ 150,000.00 as a grant to the Applicant for its use solely for assisting the proposed Development referenced above. The City/County does not expect to be repaid or reimbursed by the Applicant, or any other entity, provided the funds are expended solely for the Development referenced above. No consideration or promise of consideration has been given with respect to the grant. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. This grant is provided specifically with respect to the proposed Development.

The source of the grant is: SHIP

(e.g., SHIP, HOME, CDBG)

The following government point of contact can verify the above stated contribution:

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Address (street address and city): 534 W. Lake Mary Boulevard
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**2009 UNIVERSAL CYCLE - LOCAL GOVERNMENT VERIFICATION
OF CONTRIBUTION - GRANT**

Name of Development: Town Parke Apartments - Phase II

Development Location: Southwest side of SR 434 (Oviedo Road), approximately 1,503 feet east of the intersection of SR 434 (Oviedo Road) and Tuskawilla Road, Winter Springs
(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide the street name, closest designated intersection and city.)

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