

**CITY OF HIALEAH**



**SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP)**

**2016-2017, 2017-2018 and 2018-2019**

## Table of Contents

Description	Page #
<b>Section I, Program Details</b>	<b>3 - 6</b>
<b>Section II, Housing Strategies</b>	<b>6</b>
<b>A. Owner Occupied Rehabilitation</b>	<b>6 - 7</b>
<b>B. Demolition/Reconstruction</b>	<b>7 - 8</b>
<b>C. Purchasing Assistance</b>	<b>8 - 9</b>
<b>D. Disaster Repair/Mitigation</b>	<b>9 - 10</b>
<b>E. Special Needs</b>	<b>10 - 11</b>
<b>F. Rental Assistance</b>	<b>11 - 13</b>
<b>Section III, Incentive Strategies</b>	<b>13</b>
<b>A. Expedited Permitting</b>	<b>13</b>
<b>B. Ongoing Review Process</b>	<b>13 - 14</b>
<b>C. Impact Fees Exemption</b>	<b>14</b>
<b>D. Expansion of Expedited Final Decisions</b>	<b>14</b>
<b>E. Revision of Parking Requirements for Downtown Development</b>	<b>14</b>
<b>F. Expanded Criteria for Granting Adjustments, Variances and Special Use</b>	<b>15</b>
<b>G. Land Inventory for Affordable Housing Projects</b>	<b>15</b>
<b>H. Development Near Transportation Hubs and Major Employment Centers and Mixed Use Development</b>	<b>15</b>
<b>Exhibits</b>	<b>15 - 16</b>
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), Not Applicable	
G. Interlocal Agreement, Not Applicable	
H. Affordable Housing Advisory Committee (AHAC) Report	

**I. Program Details:**

A. Name of the participating local government:

**CITY OF HIALEAH**

Is there an Interlocal Agreement: Yes \_\_\_\_\_ No X\_\_\_\_\_

If "Yes", name local government(s) in the Interlocal Agreement:

\_\_\_\_\_

B. Purpose of the program:

1. To meet the housing needs of the very low, low and moderate income 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 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. Priorities for funding described/listed here apply to all strategies unless otherwise stated in the strategy:

Waiting list is kept in a log and backed up on the computer to make sure there's consistency with the waiting list log. The City gives priority for households with Special Needs and the elderly.

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
- 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](http://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 the same 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 \$3,000 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 HIALEAH** 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(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." 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 HIALEAH**.

R. Project Delivery Costs:

A delivery cost will be charged to any residential rehabilitation case or reconstruction case for anytime that the Housing Inspector spends on doing any type of inspections at the property, preparing pre-bids, and running a pre-bid meeting at a property. This fee will be charged if the City has a non-SHIP Admin funded inspector do these inspections.

- S. Essential Service Personnel Definition:  
 Counties and eligible municipalities are required to include a definition of Essential Services Personnel as noted in Rule Chapter 67-37.002(8) F.A.C., Chapter 67-37.005(10), F.A.C. and Section 420.9075(3), F.S.  
 F.A.C. Essential Services Personnel:  
 Essential service personnel are defined as City of Hialeah sworn fire personnel, sworn police officers, and state certified teachers.
  
- T. Describe efforts to incorporate Green Building and Energy Saving products and processes:  
 Energy conservation and other green feature strategies will be implemented into all Rehabilitation and Reconstruction projects. This includes but is not limited to higher efficiency HVAC units, programmable thermostats, tank-less water heaters, energy conserving window and doors, a higher value of wall and attic insulation, low-flow plumbing fixtures and all applicable appliances to be Energy Star Rated.
  
- U. Describe efforts to meet the 20% Special Needs set-aside: On our waiting list, we have a section marked for Special Needs households. The City focuses on helping out Special Needs households and elderly first. In conjunction with CDBG and ESG, were in contact with two agencies, SCLAD (Spinal Cord Living-Assistance Development Inc.) and Citrus Health that will refer homeowners to our department for any Special Needs assistance. Alliance for Aging is another agency that The City is in contact with that can refer Citizens to our department as well. Also if a homeowner calls the Mayor's office needing Special Needs assistance, they would be referred to our office as well.
  
- V. Describe efforts to reduce homelessness: If there are any homeowners or Citizens that call our office, with issues regarding homelessness or the possibility of becoming homeless we refer them to Citrus Health. They are an agency that provides help for Citizens with homelessness issues, provided that the Citizens qualify for the help.

**Section II. LHAP Strategies:**

A.

<b>NAME OF STRATEGY: OWNER OCCUPIED REHABILITATION</b>	<b>CODE 3</b>
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- a. Summary of Strategy:  
 Rehabilitation of single family residences; for homeowners that occupy the home as their primary residence. This program; assists homeowners in eliminating code violations by addressing issues with structural, electrical, mechanical, plumbing and roofing components of the home.
  
- b. Fiscal Years Covered: 2016-2017, 2017-2018 and 2018-2019
  
- c. Income Categories to be served: very low and low.
  
- d. Maximum award: \$60,000.

- e. Terms:
  - 1. Loan/deferred loan/grant: deferred payment loan secured by recorded mortgage and note.
  - 2. Interest Rate: 0%
  - 3. Term: Twenty years
  - 4. Forgiveness/Repayment: Forgiven at 5% per year.
  - 5. Default/Repayment: Default occurs if property is sold, rented or the property fails to be the primary residence during the twenty-year term. 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 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.
- f. Recipient Selection Criteria:  
Applicants will be selected from a waiting list on a first qualified, first served basis. Priority will be given to persons with Special Needs as defined in Rule Chapter 67-37.002 (21) FAC and persons who have emergency repairs such as hazardous plumbing, electrical, roofing or structural damage and then elderly very low and low income households.
- g. Sponsor/Developer Selection Criteria: No sponsors will be used under the strategy.
- h. Additional Information: Mobile homes and trailers are not eligible for assistance under this strategy.

B.

<b>NAME OF STRATEGY: DEMOLITION/RECONSTRUCTION</b>	<b>CODE 4</b>
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- a. Summary of Strategy: Property must be owner occupied, with or without existing mortgages. The existing structure must be determined to be unsafe structure in accordance with the Florida Building Code by the Building Official and the housing inspector. The building must be a single family residence. The new structure will be built on the same lot. If there's a mortgage, the City will get clearance and approval from the Mortgage Company to do demolition/reconstruction.
- b. Fiscal Years Covered: 2016-2017, 2017-2018 and 2018-2019
- c. Income Categories to be served: very low and low.

- d. Maximum award: \$200,000.
- e. Terms:
  - 1. Loan/deferred loan/grant: Deferred payment loan secured by a mortgage and note.
  - 2. Interest Rate: 0%
  - 3. Term: Twenty years.
  - 4. Forgiveness/Repayment: Forgiven at 5% per year.
  - 5. Default/Recapture: Due if property is sold, rented or the property fails to be the primary residence during the twenty-year term. 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 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.
- f. Recipient Selection Criteria:  
Applicants will be selected from a waiting list on a first qualified, first served basis. Priority will be given to persons with Special Needs as defined in Rule Chapter 67-37.002 (21) FAC and then elderly very low and low income households.
- g. Sponsor/Developer Selection Criteria: No sponsors will be used under the strategy.
- h. Additional Information: Mobile homes and trailers are not eligible for assistance under this strategy.

C.

<b>NAME OF STRATEGY: PURCHASE ASSISTANCE</b>	<b>CODE 2</b>
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- a. Summary of the Strategy: Down payment; and closing cost for new and existing housing for first time homebuyer. A first time homebuyer is defined as an individual who has had no ownership in a principal residence during the 3-year period ending on the date of purchase of the property. This includes a spouse (if either meets the above test, they are considered **first-time** homebuyers). A single parent who has only owned with a former spouse while married.
- b. Fiscal Years Covered: 2016-2017, 2017-2018 and 2018-2019
- c. Income Categories to be served: very low, low and moderate income.
- d. Maximum award: \$20,000.00
- e. Terms:

1. Loan/deferred loan/grant: deferred payment loan; secured by a mortgage and note.
  2. Interest Rate: 0%
  3. Term: Twenty years.
  4. Forgiveness/Repayment: Forgiven at 5% per year.
  5. Default/Recapture: Due if property is sold, rented or the property fails to be the primary residence during the twenty-year term. 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 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.
- f. Recipient Selection Criteria: Applicants will be processed on a first qualified, first served basis; from a waiting list and/or and from participating lender referrals. Priority will be given to households with Special Needs and then elderly very low and low-income persons.
- g. Sponsor/Developer Selection Criteria: No sponsors will be used under this strategy.
- h. Additional Information: Mobile homes and trailers are not eligible for purchase under this strategy.

D.

<b>NAME OF STRATEGY: DISASTER REPAIR/MITIGATION</b>	<b>CODE 5</b>
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- a. Summary of Strategy: The Disaster Strategy provides assistance to households following a disaster as declared by Executive Order of the President of the United States or Governor of the State of Florida. This strategy will only be implemented in the event of a disaster using any funds that have not yet been encumbered or additional disaster funds issued by Florida Housing Finance Corporation. Funds will be used to fund emergency storm related repairs including but not limited to: purchase emergency supplies, weatherproof homes, repairs to avoid further damage, repairs to make the housing unit habitable and post disaster assistance with noninsured repairs and rehabilitation.
- b. Fiscal Years Covered: 2016-2017, 2017-2018 and 2018-2019
- c. Income Categories to be served: very low and low.
- d. Maximum award: \$20,000.00

- e. Terms:
  1. Loan/deferred loan/grant: Deferred payment loan secured by a note and mortgage.
  2. Interest Rate: 0%
  3. Term: Twenty years.
  4. Forgiveness/Repayment: Forgiven at 5% per year.
  5. Default/Recapture: Due if property is sold, rented or the property fails to be the primary residence during the twenty-year term. 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 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.
- f. Recipient Selection Criteria: Applicants will be processed on a first qualified, first served basis. Priority will be given to households with Special Needs and then very low and low-income persons.
- g. Sponsor/Developer Selection Criteria: No sponsors will be used under this strategy.
- h. Additional Information: Mobile homes and trailers are not eligible for purchase under this strategy.

E.

<b>NAME OF STRATEGY: SPECIAL NEEDS BARRIER REMOVAL</b>	<b>CODE 11</b>
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- a. Summary of Strategy: Special needs strategy provides assistance to families that have special needs. For instance needing a ramp or making a bathroom more accessible for any household member needing accessibility.
- b. Fiscal Years Covered: 2016-2017, 2017-2018 and 2018-2019
- c. Income Categories to be served: very low and low.
- d. Maximum award: \$20,000.00
- e. Terms:
  1. Loan/deferred loan/grant: Deferred payment Loan secured by a mortgage and note.
  2. Interest Rate: 0%

3. Term: Twenty years.
  4. Forgiveness/Repayment: Forgiven at 5% per year.
  5. Default/Recapture: Default occurs if property is sold, rented or the property fails to be the primary residence during the twenty-year term. 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 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.
- f. Recipient Selection Criteria: Applicants will be processed on a first qualified, first served basis. Priority will be given to persons with Special Needs and then elderly very low and low-income persons.
- g. Sponsor/Developer Selection Criteria: No sponsors will be used under this strategy.
- h. Additional Information: Mobile homes and trailers are not eligible for this strategy.

F.

<b>NAME OF STRATEGY: RENTAL ASSISTANCE</b>	<b>CODE 13</b>
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- a. Summary of Strategy: Funds will be awarded to renter households that are in need of assistance for: (1) security and utility deposit assistance; (2) eviction prevention not to exceed 6 months' rent; and/or (3) rent subsidies for up to 12 months. To eligible for rent subsidies, the households receiving assistance must include at least one adult who is a person with special needs as defined in S.420.0004 or homeless as defined in S. 420.621.
- b. Fiscal Years Covered: 2016-2017, 2017-2018 and 2018-2019
- c. Income Categories to be served: Extremely Low and Very-low
- d. Maximum award: \$10,000.00
- e. Terms:
6. Loan/deferred loan/grant: Funds will be awarded as a grant.
  7. Interest Rate: N/A
  8. Term: N/A
  9. Forgiveness/Repayment: N/A
  10. Default/Recapture: N/A

- f. Recipient Selection Criteria: Applicants who are homeless or at risk of homelessness (i.e., seeking eviction prevention) will be referred for assistance by the Homeless Trust's Coordinated Outreach Assessment and Placement (COAP) Program, and be assisted on a first-qualified, first-served basis. Applicants with one or more special needs household members may apply directly.
- Miami-Dade County Homeless Trust, has established the COAP to provide coordinated single entry referral and placement into permanent housing programs, including Rapid Re-housing Assistance. Referral to housing programs assisted by, or through partnerships with, the Homeless Trust is coordinated by the Homeless Trust's Housing Coordinator. All persons entering the shelters, transitional housing and those engaged on the streets are assessed utilizing the VI-SPDAT assessment tool and referral is based on chronicity and medical vulnerability assessment scores and the housing assistance needed.
  - Applicant must be an extremely low to very-low income homeless household and which may include at least one adult who is a person with special needs as defined in section 420.0004.

Eligibility will be performed on an expedited basis and may include alternate forms of documentation, such as current pay stubs and benefit letters, as well as oral verification of employment wages, other income, and assets.

- g. Sub-Recipient Selection Criteria: The City of Hialeah intends to administer this program through a sub-recipient agency or agencies. A competitive Request for Proposals process in accordance with Chapter 67-37.005(6)(b)7 of the Florida Administrative Code will be conducted by the Miami-Dade County Homeless Trust to select an eligible sub-recipient agency or agencies. Eligible persons, sponsors or other sub-recipients of assistance under this program will be required to contractually commit and comply with all SHIP Program requirements and the Miami-Dade CoC Standards of Care, policies and procedures governing COAP and its Rapid Re-Housing Strategy.
- h. Additional Information:
- The lease must be at least twelve months.
  - Assistance will be provided directly to the utility or landlord, not the assisted household.
  - Recipients of assistance must go through an assessment to determine likelihood of housing sustainability and stabilization once the assistance period runs out. Such assessment process shall be governed by the

Homeless Trust's Rapid Re-Housing Standards of Care, policies and procedures. As long as the tenant meets the criteria after being assessed, they will receive the financial assistance. The tenant is to maintain their stability when the assistance ends. The sub-recipient, through the Stabilization Case Plan, will illustrate to the tenant how to maintain a proper budget so they can remain renting at the property once assistance is over or terminated.

- Recipients of other ongoing rental assistance (such as Section 8) are not eligible to receive assistance under this Strategy.
- Assistance will be limited to a one time grant not to exceed \$10,000 per household.

### 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. Name of the Strategy: **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:

1. Established policy and procedures: Provide Description: *Appointment of an affordable housing expediter*. The City provides a form, with a priority number assigned, to identify and certify the affordable housing status of an application for a development order. A different colored folder will be used for these projects. In order to certify the application as involving affordable housing, a representative from the Dept. of Grants and Human Services will initially review the project to determine whether it meets affordability criteria and contact the Planning and Development Department. The same representative will act as an affordable housing expediter charged with the responsibility of ensuring a consistent, expedited review of the project. In addition, the same staff person will act as an advocate and access person for developers of affordable housing projects if they encounter unexplained delays or problems. The Building Department will perform review in 10 working days for affordable housing residential projects.

- *Permitting process*. Pre-application site inspection for renovation. Grants Inspector shall conduct pre-application site inspections for applications for building permit for renovations, including interior changes, roof and façade alterations but excluding renovations involving structural repairs.

B. Name of the Strategy: **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:

- Housing proposed policies, procedures, ordinances regulations, or plan provisions that increase the cost of housing that are reviewed by the Planning and Zoning Board. Written comments will be solicited and received from the Department of Grants and Human Services regarding the impact on affordable housing with respect to the application under review and consideration. The Department of Grants and Humans Services will in return submit its impact statement to the committee for consideration. This incentive is functioning as intended.

C. Name of the Strategy: **Impact Fees Exemption**

- Exemption from payment of Park, Recreation and Open Space Impact Fees for affordable housing properties developed and owned by the City of Hialeah. See HIALEAH, FLA., CODE § 98-2530(5). Notice is provided to the Planning and Zoning Division stating that the Dept. of Grants and Human Services deems the project eligible for exemption. This incentive is functioning as intended.

D. Name of the Strategy: **Expansion of Expedited Final Decisions**

- The Planning and Zoning Board along with the City Council, has the authority to review limited nonuse variances which have no relation to change of use of property and which relating only to matters concerning setback requirements, landscaping requirements, sign regulations, floor area requirements, yard requirements, lot coverage, parking space requirements, height, width and length limitations for structures of buildings and spacing requirements between principal and accessory buildings. The review of the Planning and Zoning Board and City Council is limited to variance requests on qualified developed individual lots except that the Board and City Council may review requested variances and Final Decisions of undeveloped individual lots intended for development of affordable housing: See HIALEAH, FLA., CODE § 98-258. This incentive is functioning as intended.

E. Name of the Strategy: **Revision of Parking Requirements for Downtown Development**

- Required off-street parking areas are generally required to be located on the same lot, parcel or premises as the use to be served. However, in Commercial-Residential (CR) zoning districts, the maximum distance limitation for off-street parking was extended to a 600-foot radius of the main entrance of the mixed commercial-residential use served. In Central Business District (CBD) zoning districts, the maximum distance limitation was extended to a 900-foot of the main entrance of the mixed commercial-residential use served. This incentive is functioning as intended.

F. Name of the Strategy: **Expanded Criteria for Granting Adjustments, Variances and Special Use Permits**

- Expanded criteria for granting adjustments, variances and special use permits. Zoning variances, adjustments and special use permits are judged by the same criteria that includes a determination based on whether the development is in harmony with the general purpose and intent of the zoning code and the Hialeah, Fla., Land Development Code and consistent with the Hialeah, Fla., Comprehensive Plan and whether the development will provide substantial justice, not be contrary to the public interest and adversely affect the use and development of neighboring properties. This incentive is functioning as intended.

G. Name of the Strategy: **Land Inventory for Affordable Housing Projects**

- At the start of each State Housing Initiatives Partnership (SHIP) fiscal year annually and based on the availability of funds, the Grants Department will contact local and major banks to establish an inventory list of locally owned property that would be suitable for Affordable Housing Projects. This list will be made available to the public and non-profit organizations. The list will be available at the City of Hialeah, City Clerk's Office, around the start of the City of Hialeah's Fiscal Year in October.

H. Name of the Strategy: **Development Near Transportation Hubs and Major Employment Centers and Mixed-use Developments**

- The City will support the possible development near transportation hubs, major employment centers and mixed-use developments, when land is available to do so. Any possible development, will require the developer to get in contact with the Director of Planning and Zoning to see what type of development can be done on the land in these areas and if any Variances or Final Decisions need to be done on the land. This incentive is functioning as intended.

**IV. EXHIBITS:**

A. Administrative Budget for each fiscal year covered in the Plan.

B. Timeline for Estimated Encumbrance and Expenditure:

*Chapter 67-37.005, F.A.C.* A separate timeline for each fiscal year covered in this plan is attached as Exhibit B. Program funds will be encumbered by June 30 one year following the end of the applicable state fiscal year. Program funds will be fully expended within 24 months of the end of the applicable State fiscal year.

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). Not Applicable
- G. Interlocal Agreement. Not Applicable
- H. Affordable Housing Advisory Committee (AHAC) Report.

LHAP 2009-001

Exhibit A

Revised: 6/2015

CITY OF HIALEAH

Fiscal Year: 2016-2017		
Estimated Allcoation for Calculating:		\$932,425.00
Salaries and Benefits		\$88,042.50
Office Supplies and Equipment	\$	
Travel Per diem Workshops, etc.	\$	
Advertising	\$	5,000.00
Other*	\$	200.00
<b>Total</b>	<b>\$</b>	<b>93,242.50</b>
		0.1
Fiscal Year: 2017-2018		
Estimated Allcoation for Calculating:		\$932,425.00
Salaries and Benefits		\$88,042.50
Office Supplies and Equipment	\$	
Travel Per diem Workshops, etc.	\$	
Advertising	\$	5,000.00
Other*	\$	200.00
<b>Total</b>	<b>\$</b>	<b>93,242.50</b>
		0.1
Fiscal Year 2018-2019		
Estimated Allcoation for Calculating:		\$932,425.00
Salaries and Benefits		\$88,042.50
Office Supplies and Equipment	\$	
Travel Per diem Workshops, etc.	\$	
Advertising	\$	5,000.00
Other*	\$	200.00
<b>Total</b>	<b>\$</b>	<b>93,242.50</b>
		0.1

Details: \* Recording Fees for Satisfaction of Mortgage of past Clients.

**Exhibit B**  
**Timeline for SHIP Expenditures**

CITY OF HIALEAH affirms that funds allocated for these fiscal years will meet the following deadlines:

Fiscal Year	Encumbered	Expended	1 <sup>st</sup> Year AR	2 <sup>nd</sup> 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	1 <sup>st</sup> Year AR Not Submitted	2 <sup>nd</sup> 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](mailto:robert.dearduff@floridahousing.org) and [terry.auringer@floridahousing.org](mailto: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](mailto: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.





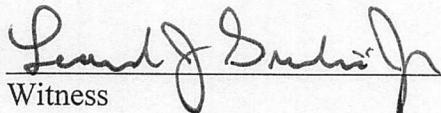


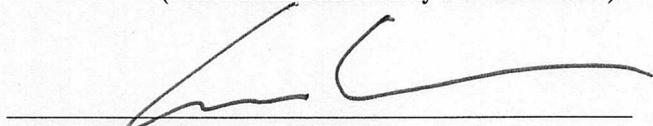
**CERTIFICATION TO  
FLORIDA HOUSING FINANCE CORPORATION**

Local Government: CITY OF HIALEAH

- (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")

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Chief Elected Official or designee

  
\_\_\_\_\_  
Witness

Carlos Hernandez, Mayor  
\_\_\_\_\_  
Type Name and Title

5/12/16  
\_\_\_\_\_  
Date

OR

\_\_\_\_\_  
Attest:  
(Seal)

RESOLUTION NO. 2016-42

RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HIALEAH, 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 CHAPTER 67-37 OF THE FLORIDA ADMINISTRATIVE CODE; AUTHORIZING AND DIRECTING THE MAYOR OR HIS DESIGNEE TO EXECUTE ANY NECESSARY DOCUMENTS AND CERTIFICATIONS NEEDED BY THE STATE; IN FURTHERANCE HEREOF 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;

**WHEREAS**, the State Housing Initiatives Partnership (SHIP) Act, §§ 420.907-420.9079, Florida Statutes (2015), and 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;

**WHEREAS**, the SHIP Act requires local governments to establish the maximum SHIP funds allowable for each strategy and an average area purchase price for new and existing housing benefiting from awards made pursuant to the Act;

**WHEREAS**, pursuant to § 420.9075 (7), the costs of administering a Local Housing Assistance Plan may not exceed 5 percent of the local housing distribution moneys and program income deposited into the trust fund, unless the governing body of a county or an eligible municipality finds by resolution that 5 percent of the local housing distribution plus 5 percent of the program income is insufficient to adequately pay the necessary costs of administering the Local Housing Assistance Plan, in which case the cost of administering the Local Housing Assistance Plan

may not exceed 10 percent of the local housing distribution plus 5 percent of program income deposited into the trust, except that small counties, as defined in § 120.52(19), Florida Statutes (2015), and eligible municipalities receiving local housing distribution of up to \$350,000 may use up to ten percent of program income for administrative costs;

**WHEREAS**, the Department of Grants and Human Services has prepared a three-year Local Housing Assistance Plan for submission to the Florida Housing Finance Corporation;

**WHEREAS**, City Council, after reviewing the proposed Local Housing Assistance Plan, attached hereto and incorporated herein as Exhibit 1, finds that 5 percent of the local housing distribution plus 5 percent of the program income is insufficient to adequately pay the necessary costs of administering the Local Housing Assistance Plan; and

**WHEREAS**, the Mayor and City Council of the City of Hialeah find that it is in the best interest of the public for the City of Hialeah to submit the Local Housing Assistance Plan for review and approval so as to qualify for documentary stamp tax funds.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA THAT:

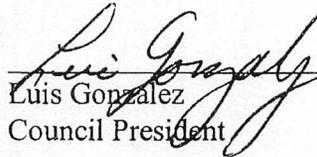
**Section 1:** The foregoing facts and recitations contained in the preamble to this Resolution are hereby incorporated and adopted by reference as if fully set forth herein.

**Section 2:** The Mayor and City Council of the City of Hialeah hereby approve the Local Housing Assistance Plan, as attached and incorporated hereto for submission to the Florida Housing Finance Corporation as required by sections 420.907-420-9079, Florida Statutes, for fiscal years 2016-2017, 2017-2018 and 2018-2019.

**Section 3:** The Mayor or his designee is hereby 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 terms and conditions of said program.

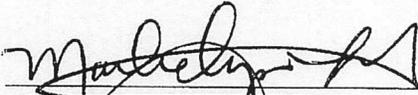
**Section 4:** This resolution shall become effective when approved by majority vote of the City Council and signed by the Mayor or at the next regularly scheduled City Council meeting, if the Mayor's signature is withheld or if the City Council overrides the Mayor's veto.

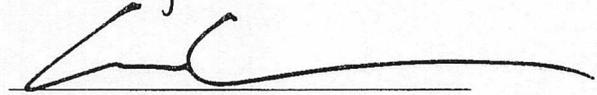
PASSED AND ADOPTED this 26 day of April, 2016

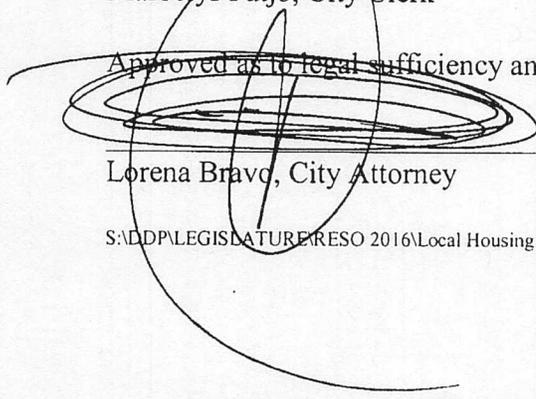
  
Luis Gonzalez  
Council President

Attest:

Approved on this 2 day of May, 2016.

  
Marbelys Fatjo, City Clerk

  
Mayor Carlos Hernandez

  
Approved as to legal sufficiency and as to form:

Lorena Bravo, City Attorney

S:\DDP\LEGISLATURE\RESO 2016\Local Housing Assistance Plan 2016-2019. SHIP Program.doc

Resolution was adopted by a (7-0) unanimous vote with Councilmembers, Caragol, Casals-Muñoz, Cue-Fuente, Garcia-Martinez, Gonzalez, Hernandez and Lozano voting "Yes".

City of Hialeah

Affordable Housing Advisory Committee

2016 Incentive Review and Recommendation Report

I. **Background Information:**

The City of Hialeah Mayor and City Council, ratified the appointment of 10 members to the City's Affordable Housing Advisory Committee (AHAC) on November 10, 2015 by resolution and amended the resolution to add the 11<sup>th</sup> member on December 8, 2015.

The meeting dates established were as follows:

1/12/16 Regular Public Hearing Meeting

2/17/16 Adoption of AHAC Report

2/23/16 City Council review of AHAC Report

Implement approved AHAC Report in Upcoming LHAP due prior to 5/2/16.

II. **Public Hearing Meeting:**

**Date of First Public Hearing:** Tuesday, January 12, 2016, 2pm.

**Synopsis of Public Input:** No one from the public appeared. No public comment were submitted by mail or electronic mail.

**Names of AHAC Members Present at Meeting:**

1. Michele A. Edwards-Collie
2. Vicente Rodriguez
3. Pedro Rodriguez
4. Julio Ponce
5. Debora Storch
6. Orlando Salvat
7. Gelien Perez
8. Alexis Riveron
9. Leonard Grandio Jr.

**Name of AHAC Members Absent from Meeting:**

1. Rosa Ruiz
2. Lee Marrero

**City Staff Present at Meeting:**

Jennifer Suazo, Administrative Assistant

**III. Public Hearing Meeting:**

**Date of Second Public Hearing:** Wednesday, February 17, 2016, 2pm.

**Synopsis of Public Input:** No one from the public appeared. No public comment were submitted by mail or electronic mail.

**Names of AHAC Members Present at Meeting:**

1. Alexis Riveron
2. Vicente Rodriguez
3. Pedro Rodriguez
4. Julio Ponce
5. Debora Storch
6. Gelien Perez
7. Leonard Grandio Jr.

**Name of AHAC Members Absent from Meeting:**

1. Rosa Ruiz
2. Lee Marrero
3. Orlando Salvat
4. Michele A. Edwards-Collie

**This Report was formally reviewed by the AHAC members in a Public Hearing on February 17, 2016 Meeting.**

#### **IV. Existing Incentives Strategies To Remain in New LHAP**

##### **A. Name of Strategy: Expedited Permitting**

Permits as defined in s. 163.3164(7) and (8) for affordable housing projects are expedited to a greater degree than other projects.

1. Established policy and procedures: Provide Description: *Appointment of an affordable housing expediter.* The City provides a form, with a priority number assigned, to identify and certify the affordable housing status of an application for a development order. A different colored folder will be used for these projects. In order to certify the application as involving affordable housing, a representative from the Dept. of Grants and Human Services will initially review the project to determine whether it meets affordability criteria and contact the Planning and Development Department. The same representative will act as an affordable housing expediter charged with the responsibility of ensuring a consistent, expedited review of the project. In addition, the same staff person will act as an advocate and access person for developers of affordable housing projects if they encounter unexplained delays or problems. The Building Department will perform review in 10 working days for affordable housing residential projects.

- *Permitting process.* Pre-application site inspection for renovation. Grants Inspector shall conduct pre-application site inspections for applications for building permit for renovations, including interior changes, roof and façade alterations but excluding renovations involving structural repairs.

##### **B. Name of Strategy: On-Going 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.

- Housing proposed policies, procedures, ordinances regulations, or plan provisions that increase the cost of housing that are reviewed by the Planning and Zoning Board. Written comments will be solicited and received from the Department of Grants and Human Services regarding the impact on affordable housing with respect to the application under review and consideration. The Department of Grants and Humans Services will in return submit its impact statement to the committee for consideration. This incentive is functioning as intended.

**C. Name of Strategy: Impact Fee Exemption**

- Exemption from payment of Park, Recreation and Open Space Impact Fees for affordable housing properties developed and owned by the City of Hialeah. See HIALEAH, FLA., CODE § 98-2530(5). Notice is provided to the Planning and Zoning Division stating that the Dept. of Grants and Human Services deems the project eligible for exemption. This incentive is functioning as intended.

**D. Name of Strategy: Expansion of Expedited Final Decisions**

- The Planning and Zoning Board along with the City Council, has the authority to review limited nonuse variances which have no relation to change of use of property and which relating only to matters concerning setback requirements, landscaping requirements, sign regulations, floor area requirements, yard requirements, lot coverage, parking space requirements, height, width and length limitations for structures of buildings and spacing requirements between principal and accessory buildings. The review of the Planning and Zoning Board and City Council is limited to variance requests on qualified developed individual lots except that the Board and City Council may review requested variances and Final Decisions of undeveloped individual lots intended for development of affordable housing: See HIALEAH, FLA., CODE § 98-258. This incentive is functioning as intended.

**E. Name of Strategy: Revision of Parking Requirements for Downtown Development**

- Required off-street parking areas are generally required to be located on the same lot, parcel or premises as the use to be served. However, in Commercial-Residential (CR) zoning districts, the maximum distance limitation for off-street parking was extended to a 600-foot radius of the main entrance of the mixed commercial-residential use served. In Central Business District (CBD) zoning districts, the maximum distance limitation was extended to a 900-foot of the main entrance of the mixed commercial-residential use served. This incentive is functioning as intended.

**F. Name of Strategy: Expanded Criteria for Granting Adjustments, Variances and Special Use**

- Expanded criteria for granting adjustments, variances and special use permits. Zoning variances, adjustments and special use permits are judged by the same

criteria that includes a determination based on whether the development is in harmony with the general purpose and intent of the zoning code and the Hialeah, Fla., Land Development Code and consistent with the Hialeah, Fla., Comprehensive Plan and whether the development will provide substantial justice, not be contrary to the public interest and adversely affect the use and development of neighboring properties. This incentive is functioning as intended.

**V. New Recommendation Incentives Strategies to Implement in the New 2016-2019 LHAP**

**A. Name of Strategy: Land Inventory for Affordable Housing Projects**

- At the start of each State Housing Initiatives Partnership (SHIP) fiscal year annually and based on the availability of funds, the Grants Department will contact local and major banks to establish an inventory list of locally owned property that would be suitable for Affordable Housing Projects. This list will be made available to the public and non-profit organizations. The list will be available at the City of Hialeah, City Clerk's Office, around the start of the City of Hialeah's Fiscal Year in October.

**B. Name of Strategy: Development Near Transportation Hubs and Major Employment Centers and Mixed-use Developments**

- The City will support the possible development near transportation hubs, major employment centers and mixed-use developments, when land is available to do so. Any possible development, will require the developer to get in contact with the Director of Planning and Zoning to see what type of development can be done on the land in these areas and if any Variances or Final Decisions need to be done on the land.

**Board Action:**

The Committee recommends that along with the six existing Incentive Strategies, that for the new LHAP to include two new Incentive Strategies of having a Land Inventory for Affordable Housing Projects and Development Near Transportation Hubs and Major Employment Centers and Mixed-use Developments. Debora Storch motion to approve, and Julio Ponce seconds. (7 in favor 0 opposed)

**Attachments:**

AHAC Appointment Membership Resolution  
Public Hearing Advertisement

**RESOLUTION NO. 2015-147**

RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, ESTABLISHING A LOCAL AFFORDABLE HOUSING ADVISORY COMMITTEE FOR THE CITY OF HIALEAH, CONSISTING OF TEN MEMBERS, TO RECOMMEND TO CITY COUNCIL SPECIFIC LOCAL HOUSING INITIATIVES AND INCENTIVES STRATEGIES DESIGNED TO ENCOURAGE AND FACILITATE AFFORDABLE HOUSING FOR THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM AND TO CARRY OUT THE DUTIES OF AN AFFORDABLE HOUSING ADVISORY COMMITTEE AS SET FORTH IN FLORIDA STATUTE § 420.9076; PROVIDING FOR THE APPOINTMENT OF THE LOCAL AFFORDABLE ADVISORY COMMITTEE MEMBERS; PROVIDING FOR THE TERM OF SERVICE; PROVIDING FOR THE DEFINITION OF "AFFORDABLE HOUSING"; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the State of Florida enacted the State Housing Initiatives Partnership Program ("SHIP Program"), which allocates a portion of new and existing documentary stamp taxes on deeds to local government for development and maintenance of affordable housing; and

**WHEREAS**, pursuant to Florida Statute § 420.9076, each eligible municipality participating in the SHIP Program and receiving program funds must incorporate local housing incentive strategies into their local housing assistance plan; and

**WHEREAS**, the City of Hialeah wishes to establish an Affordable Housing Advisory Committee to recommend to City Council specific local housing initiatives and incentives strategies designed to encourage and facilitate affordable housing for the SHIP Program and to carry out the duties of an Affordable Housing Advisory Committee as set forth in Florida Statute § 420.9076.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, THAT:

**Section 1:** The foregoing facts and recitations contained in the preamble to this resolution are incorporated and adopted by reference as if fully set forth herein.

**Section 2:** The City of Hialeah hereby establishes an Affordable Housing Advisory Committee, consisting of ten (10) members, to recommend to City Council specific local housing initiatives and incentives strategies designed to encourage and facilitate affordable housing for the SHIP Program and to carry out the duties of an Affordable Housing Advisory Committee as set forth in Florida Statute § 420.9076.

**Section 3:** The City of Hialeah elects to establish an Affordable Housing Advisory Committee consisting of ten (10) members, as the City was unable to find additional representatives who meet the criteria as set forth in Florida Statute §§ 420.9076(2)(a)-(k). The City of Hialeah hereby appoints the following individuals as members of the Affordable Housing Advisory Committee for the SHIP Program:

Lee Marrero

Active Residential Home Builder for Affordable Housing

Michele A. Edwards-Collie

Active Mortgage Banker

Vicente Rodriguez

Representative of Labor Engaged in Affordable Housing

Pedro Rodriguez

Advocate for Low Income Persons in Affordable Housing

Julio Ponce

Actively Engaged for Non-Profit Provider for Affordable Housing

Rosa Ruiz

Real State Professional in connection with Affordable Housing

Deborah Storch

Zoning Planner

Orlando Salvat

Essential Services: Police Commander

Gelien Perez  
Represents Employers in the Jurisdiction

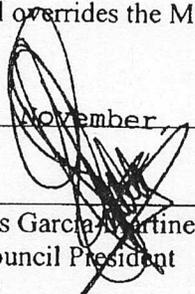
Alexis Riveron  
Citizens who resides within the Jurisdiction

**Section 4:** The Affordable Housing Advisory Committee members shall serve for a term of four (4) years commencing on the date of the adoption of this resolution.

**Section 5:** The City of Hialeah hereby defines "Affordable Housing" to mean housing for which the monthly rent or monthly mortgage payment, including taxes and insurance, does not exceed thirty percent (30%) of an amount representing the percentage of the area median income limits adjusted for family size for the household of very low income, low income and moderate income persons.

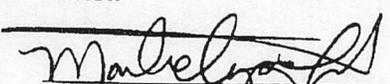
**Section 6:** This resolution shall become effective upon signature of the Mayor of the City of Hialeah, Florida or at the next regularly scheduled City Council meeting, if the Mayor's signature is withheld or if the City Council overrides the Mayor's veto.

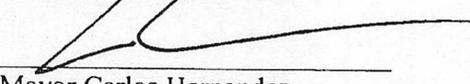
PASSED AND ADOPTED this 10 day of November, 2015.

  
\_\_\_\_\_  
Isis Garcia Martinez  
Council President

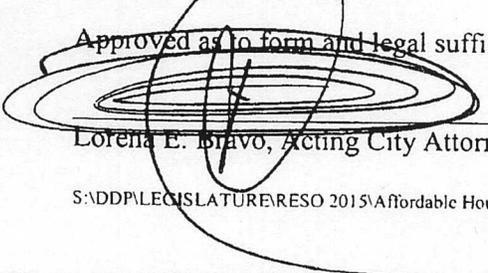
Attest:

Approved on this 10 day of November, 2015.

  
\_\_\_\_\_  
Marbelys L. Fatjo, City Clerk

  
\_\_\_\_\_  
Mayor Carlos Hernandez

Approved as to form and legal sufficiency:

  
\_\_\_\_\_  
Lorena E. Bravo, Acting City Attorney

S:\DDP\LEGISLATURE\RESO 2015\Affordable Housing Advisory Committee.docx

Resolution was adopted by a (7-0) unanimous vote with Councilmembers, Caragol, Cue-Fuente, Garcia-Martinez, Hernandez, Gonzalez, Lozano and Casals-Muñoz voting "Yes".

**RESOLUTION NO. 2015-155**

RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, AMENDING HIALEAH, FLORIDA RESOLUTION 2015-147 (NOVEMBER 10, 2015), WHICH ESTABLISHED A TEN MEMBER LOCAL AFFORDABLE HOUSING ADVISORY COMMITTEE FOR THE CITY OF HIALEAH, TO INCREASE THE NUMBER OF COMMITTEE MEMBERS TO ELEVEN AND APPOINTING LEONARD GRANDIO JR., AS A MEMBER OF THE LOCAL AFFORDABLE HOUSING ADVISORY COMMITTEE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, pursuant to Hialeah Fla. Resolution 2015-147, the City of Hialeah established the Local Affordable Housing Advisory Committee to recommend to the City Council specific local housing initiatives and incentives strategies designed to encourage and facilitate affordable housing for the State Housing Initiatives Partnership Program, appointed ten (10) committee members, provided for their term of service and provided for the definition of "Affordable Housing"; and

**WHEREAS**, pursuant to Florida Statute § 420.9076, local governments may elect to appoint an Affordable Housing Advisory Committee with fewer than eleven (11) representatives if they are unable to find representatives who meet the criteria set forth in Florida Statute § 420.9076 (2); and

**WHEREAS**, the City has identified a person who who meets the criteria set forth in Florida Statute § 420.9076 (2) and now wishes to amend the size of the committee and appoint Leonard Grandio Jr. as the eleventh member.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, THAT:

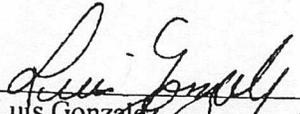
**Section 1:** The foregoing facts and recitations contained in the preamble to this resolution are incorporated and adopted by reference as if fully set forth herein.

**Section 2:** The City of Hialeah hereby amends Hialeah, Florida Resolution 2015-147 (November 10, 2015), which established a ten member Local Affordable Housing Advisory Committee for the City of Hialeah, to increase the number of committee members from ten to eleven.

**Section 3:** The City of Hialeah hereby appoints Leonard Grandio Jr., as a member of the Local Affordable Housing Advisory Committee for the State Housing Initiatives Partnership Program.

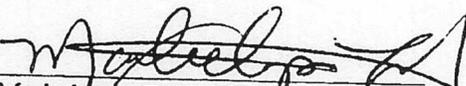
**Section 4:** This resolution shall become effective upon signature of the Mayor of the City of Hialeah, Florida or at the next regularly scheduled City Council meeting, if the Mayor's signature is withheld or if the City Council overrides the Mayor's veto.

PASSED AND ADOPTED this 8 day of December, 2015.

  
Luis Gonzalez  
Council President

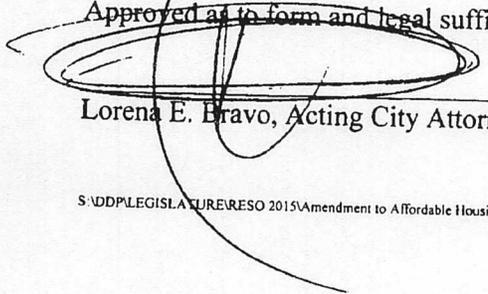
Attest:

Approved on this 14 day of December, 2015.

  
Marbelys L. Fatjo, City Clerk

  
Mayor Carlos Hernandez

Approved as to form and legal sufficiency:

  
Lorena E. Bravo, Acting City Attorney

Resolution was adopted by a (7-0) unanimous vote with Councilmembers, Caragol, Cue-Fuente, Garcia-Martinez, Hernandez, Gonzalez, Lozano and Casals-Muñoz voting "Yes".



**City of Hialeah**  
**NOTICE OF PUBLIC HEARING**  
Affordable Housing Advisory Committee

The City of Hialeah announces a public hearing to which all interested parties are invited.

**DATE AND TIME:** Tuesday, January 12, 2016 at 2:00 p.m.

**PLACE:** City of Hialeah, Council Chamber  
501 Palm Avenue 3<sup>rd</sup> Floor, Hialeah, Florida

**PURPOSE:** To obtain public comments on the local housing incentives strategies as part of the SHIP Local Housing Assistance Plan for the City of Hialeah for which covers the period from May 2, 2016–May 2, 2019. Interested persons may obtain copy of the incentive strategies by calling the: Department of Grants and Human Services at (305) 883-5888.

All comments received will become part of the 2016 Incentive Review and Recommendation Report.



**Ciudad de Hialeah**  
**AVISO DE AUDIENCIA PUBLICA**  
**Comité Consejero para Viviendas**  
**Asequibles**

La Ciudad de Hialeah les anuncia que habrá una audiencia a la cual todas las personas interesadas están invitadas.

**DIA Y HORA:** Martes, Enero 12, 2016 a las 2:00 p.m..

**LUGAR:** Ciudad de Hialeah, Cámara de Consejo  
501 Palm Avenue, 3er Piso, Hialeah, Florida

**PROPOSITO:** Para obtener la opinion publica en las estrategias locales de incentivos de vivienda como parte del Plan de Asistencia de Vivienda Local SHIP para la Ciudad de Hialeah que cubre el periodo de Mayo 2, 2016 a Mayo 2, 2019. Las personas interesadas pueden obtener copia de las estrategias de incentivos llamando al: Departamento de Becas y Servicios Humanos, (305) 883-5888.

Todas las opinions recibidas pasarán a formar parte del Reporte 2016 de Revisiones y Recomendaciones de Incentivos.



## City of Hialeah

### NOTICE OF PUBLIC HEARING

Affordable Housing Advisory Committee

The City of Hialeah announces a public hearing to which all interested parties are invited.

**DATE AND TIME:** Wednesday, February 17, 2016 at 2:00 p.m.

**PLACE:** City of Hialeah, Council Chamber  
501 Palm Avenue 3<sup>rd</sup> Floor, Hialeah, Florida

**PURPOSE:** For the Affordable Housing Advisory Committee's (AHAC), finalization of the AHAC Recommendation report and obtain public comments on the local housing incentives strategies as part of the SHIP Local Housing Assistance Plan for the City of Hialeah for which covers the period from May 2, 2016–May 2, 2019. Interested persons may obtain copy of the incentive strategies by calling the: Department of Grants and Human Services at (305) 883-5888.

All comments received will become part of the 2016 Incentive Review and Recommendation Report.



**Ciudad de Hialeah**  
**AVISO DE AUDIENCIA PUBLICA**  
**Comité Consejero para Viviendas**  
**Asequibles**

La Ciudad de Hialeah les anuncia que habrá una audiencia a la cual todas las personas interesadas están invitadas.

**DIA Y HORA:** Miércoles, Febrero 17, 2016 a las 2:00 p.m..

**LUGAR:** Ciudad de Hialeah, Cámara de Consejo  
501 Palm Avenue, 3er Piso, Hialeah, Florida

**PROPOSITO:** Para el Comité Consejero de Viviendas Asequibles, la finalización del reporte de recomendaciones del Comité Consejero de Viviendas Asequibles y obtener la opinión pública en las estrategias locales de incentivos de viviendas como parte del Plan de Asistencia de Vivienda Local SHIP para la Ciudad de Hialeah el cual cubre el periodo de Mayo 2, 2016 a Mayo 2, 2019. Las personas interesadas pueden obtener copia de las estrategias de incentivos llamando al: Departamento de Becas y Servicios Humanos, (305) 883-5888.

Todas las opiniones recibidas pasarán a formar parte del Reporte 2016 de Revisiones y Recomendaciones de Incentivos.