



State Housing Initiatives Partnership (SHIP) Annual Performance Report (APR)

The SHIP Program was established in accordance with Section 420.907-9079, Florida Statutes and Chapter 67-37.007 Florida Administrative Code, for the purpose of meeting the housing needs of the extremely low, 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.

A performance report is submitted yearly to the Florida Housing Finance Corporation to report on the use of SHIP funds during the previous three years. The 2013-2014 APR covers the following program years:

- July 1, 2011 - June 30, 2012 (closeout year)
- July 1, 2012 - June 30, 2013 (interim year 1)
- July 1, 2013 - June 30, 2014 (interim year 2)

This report draft is provided by the Neighborhood Services Division, Housing Section and is available for public review at the Community Development Department at City Hall, Neighborhood Services Division at 1104 Martin L. King, Jr. Avenue, both public libraries, and the City's website at <http://www.lakelandgov.net/commdev/Housing.aspx> through September 4, 2014. Written public comments shall identify the author by name, address, and interest affected. Comments should be addressed to Annie L. Gibson, Housing Programs Coordinator, Neighborhood Services Division, 1104 Martin L. King, Jr. Avenue, Lakeland, FL 33805.

SHIP Annual Performance Report

Report on 2011-2012
(Closeout year)

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
2	Rehabilitation	\$111,716.83	3				
Homeownership Totals:		\$111,716.83	3				

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
Rental Totals:							

Subtotals: \$111,716.83 3

Additional Use of Funds

Use	Expended	Encumbered	Unencumbered
Administrative	\$9,589.90		
Homeownership Counseling			
Admin From Program Income	\$1,337.25		
Admin From Disaster Funds			

Totals:	\$122,643.98	3	\$.00	\$.00
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Total Revenue (Actual and/or Anticipated) for Local SHIP Trust Fund

Source of Funds	Amount
State Annual Distribution	\$95,899.00
Program Income (Interest)	\$26,744.98
Program Income (Payments)	
Recaptured Funds	
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$.00
Total:	\$122,643.98

*** Carry Forward to Next Year: \$.00**

NOTE: This carry forward amount will only be accurate when all revenue amounts and all expended, encumbered and unencumbered amounts have been added to Form 1

Rental Unit Information

Description	Eff.	1 Bed	2 Bed	3 Bed	4 Bed
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Recap of Funding Sources for Units Produced ("Leveraging")

Source of Funds Produced through June 30th for Units	Amount of Funds Expended to Date	% of Total Value
SHIP Funds Expended	\$111,716.83	78.20%
Public Moneys Expended	\$31,149.63	21.80%
Private Funds Expended		.00%
Owner Contribution		.00%
Total Value of All Units	\$142,866.46	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$111,716.83	\$95,899.00	116.49%	65%
Construction / Rehabilitation	\$111,716.83	\$95,899.00	116.49%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds Expended	SHIP Funds Encumbered	SHIP Funds Unencumbered	Total of SHIP Funds	Total Available Funds % *
Extremely Low	\$11,720.07			\$11,720.07	9.56%
Very Low	\$40,289.17			\$40,289.17	32.85%
Low	\$59,707.59			\$59,707.59	48.68%
Moderate				\$.00	.00%
Totals:	\$111,716.83	\$.00	\$.00	\$111,716.83	91.09%

Project Funding for Expended Funds Only

Income Category	Total Funds Mortgages, Loans & DPL's	Mortgages, Loans & DPL Unit #s	Total Funds SHIP Grants	SHIP Grant Unit #s	Total SHIP Funds Expended	Total # Units
Extremely Low	\$11,720.07	1	\$.00	0	\$11,720.07	1
Very Low	\$39,281.77	1	\$1,007.40	0	\$40,289.17	1
Low	\$59,338.09	1	\$369.50	0	\$59,707.59	1
Moderate					\$.00	0
Totals:	\$110,339.93	3	\$1,376.90	0	\$111,716.83	3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Total
Rehabilitation	Lakeland	1	1	1		3
Totals:		1	1	1		3

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Rehabilitation	Lakeland				3	3
Totals:					3	3

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Rehabilitation	Lakeland	2	1		3
Totals:		2	1		3

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Rehabilitation	Lakeland		3					3
Totals:			3					3

Special Needs (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Devel. Disabled	Home-less	Elderly	Special Needs	Special Needs	Total
Rehabilitation	Lakeland							0
Totals:								0

Special Target Groups for Funds Expended (i.e. teachers, nurses, law enforcement, fire fighters, etc.) Set Aside

Description	Special Target Group	Expended Funds	Total # of Expended Units
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Status of Incentive Strategies

Incentive Strategy:

The City's Affordable Housing Incentive Plan was adopted on December 6, 1993.

Adopting Ordinance or Resolution Number or identify local policy:

Ordinance #3510 adopted the Lakeland Affordable Housing

Implementation Schedule (Date):

The Incentive Plan was implemented on March 7, 1994. Implementation is an on-going process.

Has the plan or strategy been implemented? If no, describe the steps that will be taken to implement the plan:

Requirements for the SHIP Program were met by instituting the Affordable Housing Advisory Committee (AHAC) to facilitate the development of the Affordable Housing Incentive Plan. The incentives developed created a series of goals and activities that encourage affordable housing development and infill housing development for very low, low, and moderate-income families. A variety of incentives are available to facilitate the development of affordable housing. These incentives include, but are not limited to, an expedited permitting process for affordable housing developers, a variety of density levels, reserving infrastructure, reduction of parking and setbacks, and modification of streets and curbs.

Flexibility in lot sizes and building setbacks is presently available through the City's Planned Unit Development (PUD) zoning process. Special Public Interest Zoning (SPI) may be created to permit redevelopment in certain targeted areas of the City. This SPI includes modifications to zoning district regulations. When an affordable housing project requires zoning changes, the developer is assisted to accelerate the process to maintain development schedules. Special attention is given to keep the project on schedule.

Of the incentives, one of the most popular is the impact fee reimbursement. In previous years, the average reimbursement for each single-family home was \$3,148.89. Modifications were made to the Incentive Plan starting September 1997, which included a reimbursement/waiver of all impact fees for the Parker Street Neighborhood and the Paul A. Diggs Neighborhood. Additional modifications to the incentive plan to facilitate the development of affordable housing occurred June 7, 1999.

For the current year, there is one (1) unit that qualifies for waiver of impact fees and those fees are being held in reserve.

In past years, the City's local contribution on housing credits has been in the form of waived or reimbursed City impact fees. No cash contributions are made to a development. Waivers or reimbursements of County impact fees must be secured directly from Polk County.

The City continues to provide direction and assistance to rental developments that provide affordable housing. The City of Lakeland provided special provisions which included planning, zoning, utility availability, and CPS Consistency form completion to multi-family developers.

Status of Strategy - (is the strategy functioning as intended, i.e. are the time frames being met, etc.):

Since the implementation of Affordable Housing Incentive Plan in March of 1994, eighteen developers have responded to the Impact Fee Reimbursement incentive. The various other incentives are available when requested by the developer. Each incentive application is reviewed with the individual developer through the Affordable Housing Review Committee (AHRC). In the pre-application workshop the incentives are reviewed and addressed one by one.

Support Services

The Keystone Challenge Fund, Inc. coordinates Home Ownership Education classes every month. Keystone is a nonprofit consortium of local lenders that work with the City to provide financing for the Affordable Housing Program. The table below indicates the number of class attendees by year.

Year Number of Attendees

1995 159
1996 353
1997 293
1998 514
1999 252
2000 251
2001 222
2002 295
2003 225
2004 177
2005 760
2006 1106
2007 381
2008 946
2009 1268
2010 1001
2011 800
2012 702
2013 730
Total 10,435

Keystone also provides post home ownership counseling services on a monthly basis. These services include explanation of documents, loan payment procedures, escrow procedures, homestead exemption procedures, credit counseling assistance, foreclosure prevention and information about updated Fair Housing regulations and the Fair Housing Complaint process. There were 108 prospective homebuyers who attended the Spanish classes.

Housing rehabilitation clients receive a home maintenance book called "Keeping Your Home Secure by Managing Your Risk" and instructions from the Housing Section staff regarding upkeep and warranty information. Each year CDBG Public Services and General Fund grants are given to various nonprofit agencies to support local low income neighborhoods with services and programs. A spreadsheet outlining these grants is attached.

Lakeland Housing Authority (LHA) was awarded a grant called the 21st Century Community Learning Center (21st CCLC) from the State Department of Education. This initiative was a key component of the "No Child Left Behind" Act. It provided tutorial services, academic enrichment activities, and drug and violence prevention programs. The 21st Century grant ended effective July 31, 2014. LHA is researching new options to replace the grant.

LHA was also awarded funds for Family and Elderly Models of ROSS (Resident Opportunities for Social Services) offering other programs such as self-sufficiency, job training, and supportive services to the elderly and disabled public housing residents. The Housing Section signed on the consistency of LHA Consolidated Plan for submission to HUD.

And LHA was awarded a federal grant to assist area low income residents to the path of self sufficiency. The grant will assist in hiring a second coordinator for a program meant to guide low income residents to lives without government assistance. Lakeland is the only housing authority in Polk County to receive a portion of the \$2.1 million distributed statewide. Nationwide, the HUD grants total \$49.3 million.

LHA is the designated administrator of the Veterans Affairs Supportive Housing (VASH) program vouchers. The housing agency currently has 60 vouchers. All 60 vouchers are assisting Polk's homeless veterans. Besides housing assistance, veterans and their families qualify for up to five years of services. That means assistance with training and finding jobs and applying for educational benefits through the GI Bill.

NSD signed on the consistency of LHA Consolidated Plan for submission to HUD. And NSD Manager has written support letters for LHA for the nationwide program of YOUTHBUILD.

Downtown Lakeland currently has a Community Redevelopment Area (CRA) in which impact fees are waived and tax increment funds are reinvested in the area to promote redevelopment. The Downtown CRA, which is governed by the Lakeland Downtown Development Authority (LDDA), has been extremely successful in bringing new businesses downtown, preserving historic structures, facilitating new development, and generally promoting downtown as an exciting place to work and shop.

Downtown Lakeland real estate activity in the 2012-13 fiscal years was a huge success for office buildings over 20,000 SF. Although there was leasing activity in retail and small office buildings, the big story for Downtown was the leasing of medium to large previously vacant space in large office buildings. Most important, some of the largest spaces leased have been vacant for many years.

Due to the successes of the Downtown CRA, in 1999, the City Commission adopted a resolution which created two additional Community Redevelopment Areas. One was south of Downtown called the Dixieland Community Redevelopment Area, and the other is north of Downtown and is known as the Mid-Town Community Redevelopment Area.

The Dixieland CRA is similar to Downtown, in that it includes predominantly commercial properties. In 2013, Dixieland CRA offered the commercial property owners development incentives. The two incentives were Design Assistance Program and the Façade Improvement Matching Grant. Several businesses in the community took advantage of the incentives.

Mid-Town includes some of the most heavily-traveled commercial corridors in the City. As a result, impact fees on new development in this area will not be waived with the understanding that the tax increment should be sufficient to entice private development.

The Mid-Town Redevelopment Area is the largest of Lakeland's redevelopment districts, covering nearly 4,500 acres. It includes thirteen neighborhoods and part of this area encompasses a section of the City that ranks high on the priority needs table for housing rehabilitation and affordable housing in the City's five year Consolidated Plan.

The City developed a plan for the Mid-Town Redevelopment District with efforts to revitalize the areas of the central city, Parker Street Neighborhood and the Northwest Neighborhoods. Mid-Town CRA has developed a Parker Street Conceptual Development Plan which is intended to facilitate the stabilization of targeted portion of the neighborhood by capitalizing on its central location and existing urban character. The plan uses infill development with new construction as well as rehabilitation of existing structures as the physical basis for neighborhood stabilization.

Since 2007, the Lakeland Community Redevelopment Agency (LCRA) has worked in partnership with a number of municipal departments and local non-profit organizations like Parker Street, Habitat for Humanity, and Keystone Challenge Fund, to develop new and rehabilitated housing units in the Parker Street Neighborhood. Neighborhood Services Division (NSD) has redeveloped and sold several homes in the neighborhood with Neighborhood Stabilization Funds. The redevelopment efforts in Parker Street neighborhood has led to the concept where people will choose to live and raise their families. In addition, the former Wesley memorial United Methodist Church property was sold by LCRA to Parker Street Ministries in early 2012, under the conditions stipulated in these lease agreement. The property, which underwent a \$1 million dollar rehabilitation courtesy of local donors, continues to be a central hub of activity and stability for children and families in the neighborhood. In 2011, the Mid-Town CRA Advisory Board proposed some goals for the Northwest Neighborhoods of Paul A. Diggs and Webster Park South. The goals included stabilizing the properties that have the most potential to the most harm and create the most benefit to the neighborhood; create an environment around the Dream Center; coordinate the activities and services of the local community centers and housing complexes to eliminate duplication and to stretch resources; and connect the public amenities through safe pedestrian, bike and transit facilities.

The most significant move towards the achievement of these goals was the decision to engage in negotiations to purchase Lincoln Square Apartments, a 120 unit functionally obsolete multifamily property in the midst of these two neighborhoods. This property was the subject of a bankruptcy and foreclosure and had a history of crime, code enforcement and other issues which negatively impacted the immediate community.

The U.S. Environmental Protection Agency allocated funds to Central Florida Regional Planning Council to clean up the Lincoln

Other Accomplishments

The Community Development Department continues to follow the City Commission adopted Neighborhood Improvement Strategic Plan. This plan emphasizes a neighborhood-oriented approach to city improvement recognizing that neighborhoods are the essential "building blocks" of cities. Administered by the Planning Division, the Lakeland Neighborhoods Program focuses improvement efforts on specific neighborhoods following written plans developed in cooperation with the residents. It is a "holistic" and coordinated approach that emphasizes how the different functions of city government combine to produce a quality living environment in a small geographic area, rather than considering each departmental function independently. The likelihood of turning around a neighborhood that is "on the brink" and the willingness of the residents to organize and assist in implementing their own plan helps prioritize staff time and resources. The first neighborhoods targeted under the program were the North Lake Wire Neighborhood and the Westgate/Central Avenue Neighborhoods. A third neighborhood, the Parker Street Neighborhood was in the planning process; but the Community Development Department has decided to focus on a sector planning process. The Department has divided the City into nine planning sectors. This sector planning concentrates on such issues as: making near and long term land use decisions, forming redevelopment and improvement strategies and identifying capital improvement needs. Sector plans are being developed resulting in a plan created from a broader planning perspective. The Planning Staff has begun to concentrate on Sector 8: Southwest Lakeland.

In October 2004, the City implemented the Urban Homesteading Program. Twenty-five (25) City owned lots with marketable title were publicized for sale to households for \$1,000 provided that an owner occupied single family unit would be constructed. The City holds a deferred payment lien for ten years for the difference between the appraised value and the \$1,000 sales price. To date, thirty five (35) lots have been sold to interested homesteaders. Preference is given to homeowners displaced by road projects or other redevelopment efforts. Lakeland Habitat has utilized this program to build units in the past. The Neighborhood Services Division has plans to add more lots to the Urban Homesteading inventory as marketable title is acquired.

Each year the City of Lakeland works with the Polk County Continuum of Care (COC) to apply for McKinney-Vento Act Funds. The Homeless Coalition of Polk County is the lead agency on the application for these funds. The application for the 2014 cycle is normally due in the fall. Funding announcements are made in December of each year. The City holds a position on the executive board committee, works with each applicant, and reviews and edits the COC application. For application year 2014, the City of Lakeland's General Fund program supplied funds for the Coalition's office administration. The City's Housing staff works closely with the Homeless Coalition in making application for several state homeless assistance grants targeted to the Continuum of Care tri-county catchment area.

Home purchase assistance classes are advertised by Keystone Challenge via website in addition to flyers which are distributed locally and in specific areas of high concentration of low income residents. Brochures relating to various affordable housing services are distributed regularly, including Fair Housing, program availability, and resources.

With the CDBG public services and City General Funds community service grants, approximately twenty seven organizations received assistance this year. Additionally, the City has General Funds that are contributed to cultural organizations such as Polk Theatre, Polk Museum, and the Lakeland Symphony, which benefit all residents of the greater Lakeland area.

In November 2008, the City adopted regulations to amend the Land Development Regulations for the creation of Accessory Dwelling Units (ADUs) as one solution to the shortage of affordable housing. An accessory dwelling unit is a separate, additional dwelling unit ancillary to the principal use of given property, typically a single family home. Housing Section staff will continue its involvement in the City's planning efforts to ensure that affordable housing remains a key concern.

The City made application to HUD with a substantial amendment to its 2008-2009 Action Plan and was awarded Neighborhood Stabilization Program (NSP) funds of \$2,005,781 in March, 2009. The City utilized the funds to purchase foreclosed homes and will resell to income qualified households. Twenty one properties were purchased. Fourteen NSP homes have been sold. The first NSP home was sold to a Lakeland Habitat for Humanity client.

In February, 2011, the City made application to HUD with as a substantial amendment to its 2010 Action Plan and was awarded Neighborhood Stabilization Program 3 funds of \$1,303,139. The City will concentrate its effort on three of the areas selected in its NSP 1 program to purchase foreclosed homes, rehabilitate or reconstruction and resell to income qualified clients. Ten homes have been purchased under NSP3. Eight have been sold.

The Lakeland Community Redevelopment Agency works cooperatively with the Neighborhood Services Division, LCRA reimburses the cost of impact fees for eligible affordable single family housing units created in Mid-Town area.

In addition, Mid-Town CRA worked in partnership with Lakeland Habitat for Humanity, Keystone Challenge and the Neighborhood Services Division (thru the Neighborhood Stabilization Program) in the Parker Street Target Area. Properties purchased and cleared by LCRA were conveyed to Lakeland Habitat for the purpose of construction of new owner-occupied housing. Three new homes were constructed with volunteer labor and sponsored by local community members.

The Mid-Town CRA Advisory Board researched the Paul A. Diggs and Webster Park south neighborhoods as potential targets for a "Parker Street Model Block" neighborhood stabilization strategy. This would include targeted property acquisition and the encouragement of low and moderate income homeownership.

Availability for Public Inspection and Comments

The SHIP APR was made available for public inspection August 21st through September 4th, 2014 at City Hall, Coleman Bush Building and at both branches of the Lakeland Public Library. It was advertised as available for Public Comment on August 21st, 2014 in The Ledger, a local publication of general circulation and is posted on the City of Lakeland's website. (See copy attached.)

No public comments have been received.

Default and Foreclosure

Mortgage Foreclosures

A. Very low income households in foreclosure: **0**

B. Low income households in foreclosure: **0**

C. Moderate households in foreclosure: **0**

Loans Life-to-date: **23**

Mortgage Defaults

A. Very low income households in default: **0**

B. Low income households in default: **0**
 C. Moderate households in default: **0**
 Loans Life-to-date: **0**

Welfare to Work Programs

This question is not applicable to the current City of Lakeland Affordable Housing program. Its' Housing programs are administered by the City.

Strategies and Production Costs

Strategy	Average Cost
Rehabilitation	\$37,238.94

Expended Funds

Total Unit Count: **3** Total Expended Amount: **\$111,717.00**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	Unit Counted
Rehabilitation	Louis Fuller	1111 W 12th St	Lakeland	33805	\$40,289.17	<input type="checkbox"/>
Rehabilitation	Suzanne Bowers	834 W 13th St	Lakeland	33805	\$11,720.07	<input type="checkbox"/>
Rehabilitation	Delores Jones	1111 W 9th St	Lakeland	33805	\$59,707.59	<input type="checkbox"/>

Administrative Expenditures

Administrative Expenses FY 2011-2012
 Computer \$2,844.64
 Office Supplies/Postage/Membership 634.12
 Training/Travel 1,222.06
 Advertising 488.63
 Utility Services 1,520.25
 Payroll 4,217.45
 TOTAL \$10,927.15

Sub Recipients and Consultants

Name	Business Type	Strategy Covered	Responsibility	Amount
Keystone Challenge Fund, Inc	Non Profit Agency	Home Purchase Assistance	Home Education/ Application Processing	\$5,713.02

Program Income

Program Income Funds	
Loan Repayment:	\$21,171.95
Refinance:	\$100.00
Foreclosure:	
Sale of Property:	
Interest Earned:	\$4,473.03
Other (Sold):	\$1,000.00
Total:	\$26,744.98

Explanation of Recaptured funds

Description	Amount
Total:	\$0.00

Lakeland 2011 Closeout

SHIP Annual Performance Report

Report on 2012-2013
(Interim year 1)

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
3	Rehabilitation	\$32,066.77	1				
Homeownership Totals:		\$32,066.77	1				

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
Rental Totals:							

Subtotals: \$32,066.77 1

Additional Use of Funds

Use	Expended	Encumbered	Unencumbered
Administrative	\$3,840.40	\$0.00	\$0.00
Homeownership Counseling			
Admin From Program Income			
Admin From Disaster Funds			

Totals:	\$35,907.17	1	\$0.00	\$0.00
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Total Revenue (Actual and/or Anticipated) for Local SHIP Trust Fund

Source of Funds	Amount
State Annual Distribution	\$38,404.00
Program Income (Interest)	-\$2,496.83
Program Income (Payments)	\$0.00
Recaptured Funds	
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$0.00
Total:	\$35,907.17

*** Carry Forward to Next Year: \$0.00**

NOTE: This carry forward amount will only be accurate when all revenue amounts and all expended, encumbered and unencumbered amounts have been added to Form 1

Rental Unit Information

Description	Eff.	1 Bed	2 Bed	3 Bed	4 Bed
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Recap of Funding Sources for Units Produced ("Leveraging")

Source of Funds Produced through June 30th for Units	Amount of Funds Expended to Date	% of Total Value
SHIP Funds Expended	\$32,066.77	49.09%
Public Moneys Expended	\$33,260.45	50.91%
Private Funds Expended		.00%
Owner Contribution		.00%
Total Value of All Units	\$65,327.22	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$32,066.77	\$38,404.00	83.50%	65%
Construction / Rehabilitation	\$32,066.77	\$38,404.00	83.50%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds Expended	SHIP Funds Encumbered	SHIP Funds Unencumbered	Total of SHIP Funds	Total Available Funds % *
Extremely Low	\$32,066.77	\$0.00	\$0.00	\$32,066.77	89.30%
Very Low				\$0.00	.00%
Low				\$0.00	.00%
Moderate				\$0.00	.00%
Totals:	\$32,066.77	\$0.00	\$0.00	\$32,066.77	89.30%

Project Funding for Expended Funds Only

Income Category	Total Funds Mortgages, Loans & DPL's	Mortgages, Loans & DPL Unit #s	Total Funds SHIP Grants	SHIP Grant Unit #s	Total SHIP Funds Expended	Total # Units
Extremely Low					\$0.00	0
Very Low	\$32,066.77	1	\$0.00	0	\$32,066.77	1
Low					\$0.00	0
Moderate					\$0.00	0
Totals:	\$32,066.77	1	\$0.00	0	\$32,066.77	1

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Total
Rehabilitation	Lakeland		1			1
Totals:			1			1

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Rehabilitation	Lakeland				1	1
Totals:					1	1

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Rehabilitation	Lakeland	1			1
Totals:		1			1

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Rehabilitation	Lakeland		1					1
Totals:			1					1

Special Needs (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Devel. Disabled	Home-less	Elderly	Special Needs	Special Needs	Total
Rehabilitation	Lakeland							0
Totals:								0

Special Target Groups for Funds Expended (i.e. teachers, nurses, law enforcement, fire fighters, etc.) Set Aside

Description	Special Target Group	Expended Funds	Total # of Expended Units
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SHIP Annual Performance Report

Report on 2013-2014
(Interim year 2)

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
3	Rehabilitation			\$116,430.74	2	\$43,812.03	2
2	Home Purchase					\$48,000.00	2
Homeownership Totals:				\$116,430.74	2	\$91,812.03	4

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
Rental Totals:							
Subtotals:				\$116,430.74	2	\$91,812.03	4

Additional Use of Funds

Use	Expended	Encumbered	Unencumbered
Administrative	\$193.30	\$4,339.70	
Homeownership Counseling			
Admin From Program Income			
Admin From Disaster Funds			

Totals:	\$193.30	\$120,770.44	2	\$91,812.03	4
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Total Revenue (Actual and/or Anticipated) for Local SHIP Trust Fund

Source of Funds	Amount
State Annual Distribution	\$151,117.00
Program Income (Interest)	-\$1.68
Program Income (Payments)	\$61,660.45
Recaptured Funds	
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$0.00
Total:	\$212,775.77

* Carry Forward to Next Year: \$.00

NOTE: This carry forward amount will only be accurate when all revenue amounts and all expended, encumbered and unencumbered amounts have been added to Form 1

Rental Unit Information

Description	Eff.	1 Bed	2 Bed	3 Bed	4 Bed
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Recap of Funding Sources for Units Produced ("Leveraging")

Source of Funds Produced through June 30th for Units	Amount of Funds Expended to Date	% of Total Value
SHIP Funds Expended		
Public Moneys Expended		NaN
Private Funds Expended		NaN
Owner Contribution		NaN
Total Value of All Units	\$.00	NaN

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$98,226.05	\$151,117.00	65.00%	65%
Construction / Rehabilitation	\$113,337.75	\$151,117.00	75.00%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds Expended	SHIP Funds Encumbered	SHIP Funds Unencumbered	Total of SHIP Funds	Total Available Funds % *
Extremely Low		\$116,430.74	\$43,812.03	\$160,242.77	75.31%
Very Low				\$.00	.00%
Low				\$.00	.00%
Moderate			\$48,000.00	\$48,000.00	22.56%
Totals:	\$.00	\$116,430.74	\$91,812.03	\$208,242.77	97.87%

Project Funding for Expended Funds Only

Income Category	Total Funds Mortgages, Loans & DPL's	Mortgages, Loans & DPL Unit #s	Total Funds SHIP Grants	SHIP Grant Unit #s	Total SHIP Funds Expended	Total # Units
Extremely Low					\$.00	0
Very Low					\$.00	0
Low					\$.00	0
Moderate					\$.00	0
Totals:	\$.00	0	\$.00	0	\$.00	0

SHIP Annual Performance Report

ATTACHMENTS

- Public Notice of Report for Review
- Impact Fee Waivers
- Down Payment Assistance
through Keystone Challenge Fund Inc.
- Status of Incentive Strategies

PUBLIC NOTICE

The City of Lakeland prepared its Annual Performance Reports for the State Housing Initiatives Partnership (SHIP) program. These reports contain information on the status of all SHIP funded projects completed before June 30, 2014. Included are: SHIP Close-out Report for 2011-2012, and Interim Reports for 2012-2013 and 2013-2014. The Annual Performance Reports shall be submitted (mailed) to the Florida Housing Finance Corporation (FHFC) in Tallahassee, Florida, on September 10, 2014, to be received by the FHFC on or before September 15, 2014.

The Annual Performance Reports are available for review at the Community Development Department at City Hall, 228 S. Massachusetts Avenue, and at the Neighborhood Services Division, Housing Section at 1104 Martin Luther King Jr. Avenue, where interested parties may obtain a free copy or receive information about the reports. Reports are also available, for review only, at both public libraries and on the City's web site at www.lakelandgov.net/commdev/housing.aspx.

Anyone wishing to comment on the reports must do so prior to September 4, 2014. Written public comments shall identify the author by name, address, and interest affected. Comments should be addressed to Annie L. Gibson, Housing Programs Coordinator, Neighborhood Services Division, Housing Section, 1104 Martin Luther King Jr. Avenue, Lakeland, FL 33805 and to the Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida, 32301-1329.



LEGAL AD: (1 column by 3 inches with black border)
To be published one time, on Thursday, August 21, 2014 in a section of the paper other than legal ads.

AFFIDAVIT OF PUBLICATION REQUESTED

**CITY OF LAKELAND
IMPACT FEE INCENTIVE PROGRAM**

	PROGRAM YEAR	# OF SINGLE FAMILY UNITS	REIMBURSEMENTS	
	1998	17	\$43,899.00	
	1999	23	88,878.00	
	2000	28	108,247.00	
	2001	21	72,264.00	
	2002	11	41,316.00	
	2003	8	25,755.00	
	2004	8	20,265.00	
	2005	9	34,436.00	
	2006	5	14,072.00	
	2007	5	21,714.00	
	2008	5	17,584.00	
	2009	7	35,429.00	
	2010	3	24,026.00	
	2011	7	28,340.00	
	2012	10	28,340.00	
	TOTAL	167		\$604,565.00

DEVELOPERS		# OF MULTI UNITS	WAIVERS	
LCA	1998	220	\$474,474.00	
TRINITY PRESBYTERIAN	2003	70	109,487.00	
CAMBRIDGE COVE II	2005	80	93,520.00	
CYPRESS LAKE APARTMENT	2005	92	107,548.00	
ST. LUKE'S APARTMENTS	2005	150	175,350.00	
TALBOT HOUSE	2006	20	28,840.00	
	TOTAL			\$989,219.00

			CREDITS	
LAKELAND HOUSING AUTHORITY	2002	380	\$	216,600.00
				\$216,600.00

TOTAL		1179		\$1,810,384.00
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Keystone

HOME | HOMEBUYER EDUCATION | CLASSES_EN_ESPANOL | HOMEBUYERS | LENDERS | CONTACT US

HOMEBUYER EDUCATION CLASSES

Keystone offers Homebuyer Education classes as part of our services to new homebuyers.

The classes are designed to prepare you for the process of buying your home and are a requirement to receive assistance.

Current Class Schedule

August 2014

Saturday, August 2, 2014

9:00 am - 3:30 pm

Bartow Civic Center

2250 S. Floral Ave., Bartow

September 2014

Saturday, September 20, 2014

9:00 am - 3:30 pm

Bartow Civic Center

2250 S. Floral Ave., Bartow

The class will provide you information on:

- The pros and cons of homeownership
- How to manage your finances to afford a home
- How to qualify for mortgage financing
- Preparing a mortgage application
- Resolving credit problems
- Working with Realtors and sellers
- Maintaining your home after purchase

Classes are free but advance registration is required. Class size is limited and they do fill up quickly so register early. To register call (863) 682-1025 ext 7 or fill out the form below. Classes are held each month and are six hours. Please do not bring children to class. Evening classes require attendance both nights.

Registration Material Request Form

Please register me for the class on:

Saturday August 2, 2014

Saturday September 20, 2014

*Indicates a required field.

First Name: *

Last Name: *

List all names of those attending the class

Others attending:

To receive assistance, all buyers who will be named on the property deed must attend the class.

You will receive a certificate after completing the

class.

If you have already attended an approved Homebuyer Education Class, you do not need to go again!

Address: *

City: * State: FL *Zip: *

E-Mail:

Phone: *

* First select your household size from 1-8. Then select your corresponding income from the same row.

Household Size	Gross Annual Income Less Than	Gross Annual Income Between	Gross Annual Income Between
<input type="radio"/> 1	<input type="radio"/> \$17,650	<input type="radio"/> \$17,651 and \$28,250	<input type="radio"/> \$28,251 and \$42,350
<input type="radio"/> 2	<input type="radio"/> \$20,200	<input type="radio"/> \$20,201 and \$32,250	<input type="radio"/> \$32,251 and \$48,400
<input type="radio"/> 3	<input type="radio"/> \$22,700	<input type="radio"/> \$22,701 and \$36,300	<input type="radio"/> \$36,301 and \$54,450
<input type="radio"/> 4	<input type="radio"/> \$25,200	<input type="radio"/> \$25,201 and \$40,300	<input type="radio"/> \$40,301 and \$60,500
<input type="radio"/> 5	<input type="radio"/> \$27,250	<input type="radio"/> \$27,251 and \$43,550	<input type="radio"/> \$43,551 and \$65,300
<input type="radio"/> 6	<input type="radio"/> \$29,250	<input type="radio"/> \$29,251 and \$46,750	<input type="radio"/> \$46,751 and \$70,150
<input type="radio"/> 7	<input type="radio"/> \$32,250	<input type="radio"/> \$32,251 and \$50,000	<input type="radio"/> \$50,001 and \$75,000
<input type="radio"/> 8	<input type="radio"/> \$33,300	<input type="radio"/> \$33,301 and \$53,200	<input type="radio"/> \$53,201 and \$79,850

IMPORTANT*** Please make sure that the household size and income you selected above are on the same row. If so, click on the submit button below. If you have input the required information, a confirmation page will display.

To receive assistance, all buyers who will be named on the property deed must attend the class.

You will receive a certificate after completing the class.

If you have already attended an approved Homebuyer Education Class, you do not need to go again!



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webmaster@keystonechallenge.org

NOTE: INFORMATION REGARDING FUNDS AVAILABILITY POSTED ON THIS SITE IS SUBJECT TO CHANGE WITHOUT NOTICE.

Section 420.9075
 City of Lakeland, Florida

Status of Incentive Strategies

A. Incentive Strategy	B. Adopting Ordinance	C. Implementation Schedule (Date)	D. Has the Plan Been Implemented?	E. Status of Strategy
Definition of Affordable Housing	#3510	March 7, 1994	Yes	Functioning as intended.
Affordable Housing Expedited Permitting Process	#3510	March 7, 1994	Yes	Functioning as intended, builders and developers of affordable housing fill out a pre-application worksheet and participate in pre-design meetings to facilitate use of incentives. Time frames are being met. 24 - 48 hour turn around time depending on type of development. Providing that the building plans and permit request contain all necessary information upon submission and the proper building/impact fees have been paid (or appropriately waived or set up for reimbursement), the building clerk shall flag the plans with a GREEN DOT. This green dot will draw attention of the plan examiners to the fact that the plans are to be treated as priority before non-affordable housing or commercial development and handled in an expeditious manner, resulting in the early issuance of a building permit. "Development permit" includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government.
Increased Density Levels	#3510	March 7, 1994	Yes	Land Development Regulations (LDR) provide for wide variety of densities for both single and multi-family development. Planned Unit Development (PUD) zoning may also be used. PUD is very flexible zoning and the regulations allow for increased densities in exchange for the provisions of public amenities.

Section 420.9075
 City of Lakeland, Florida

A. Incentive Strategy	B. Adopting Ordinance	C. Implementation Schedule (Date)	D. Has the Plan Been Implemented?	E. Status of Strategy
Zero Lot Line Zoning	#3510	March 7, 1994	Yes	Considered through the use of Planned Unit Development (PUD) zoning process.
Transfer of Development Rights as a Financing Mechanism	#3510	March 7, 1994	No	Used in larger Agricultural Regions. Per Affordable Housing Advisory Committee (AHAC) not recommended for the Incentive Plan.
Reservation of Infrastructure	#3510	March 7, 1994	Yes	The Affordable Housing Advisory Committee (AHRC) recommends three percent (3%) of roadway capacity is reserved for affordable housing developments in incentive target zones. If water and wastewater plant exceeds 90% of permitted capacity, the City will reserve capacity.
Reduction of Parking and Setback Requirements may also be available in PUD and SPI (Special Public Interest).	#3510	March 7, 1994	Yes	Part of the incentive application reviewed by the Affordable Housing Review committee (AHRC)
Modification of Sidewalk, Street, Curb, Gutters, and Storm Drainage Systems Requirements. May also be available in PUD & SPI (Special Public Interest)...	#3510	March 7, 1994	Yes	Affordable Housing Review Committee (AHRC) recommended the modification of sidewalk, street, curb, gutter and storm drainage requirements be requested by the developer as part of the application for incentives.

Section 420.9075
 City of Lakeland, Florida

A. Incentive Strategy	B. Adopting Ordinance	C. Implementation Schedule (Date)	D. Has the Plan Been Implemented?	E. Status of Strategy
Modification of Impact Fee Requirements	#3510	March 7, 1994	Yes	Eighteen developers have responded to the Impact Fee Reimbursement Incentive as of Sept. 2007. The Community Development Department will utilize the community-wide Housing Strategy to assist in decisions such as housing credit support to be considered by the City.
Utility Deposits	#3510	March 7, 1994	Yes	Available to the Affordable Housing recipient, utility deposits may be collected through a series of payments.
City Owned Properties Suitable for Affordable Housing	Incentive Plan Adopted Dec. 6, 1993.	Implementing Ordinance March 7, 1994	Yes	Researching properties to clear titles. Available properties list is provided on request. The City has cleared title to 20 lots for the Hope VI project; but in 2006 LHA determined not to do single family infill as part of Hope VI. The 20 lots will be used in the Urban Homesteading program or other redevelopment efforts. The City continues to quiet title to lots suitable for affordable housing. The City established an Urban Homesteading Program in October 2004.
Approval and Monitoring of Affordable Housing Developments	#3510	March 7, 1994	Yes	Established the Affordable Housing Advisory Committee (AHAC). The AHAC meets on a quarterly basis to review proposed City policies and ordinances that significantly impact the cost of housing. If some incentives involve modifications to ordinances, variances, or other actions by the City Commission or other City boards or committees, the AHAC shall make reports and recommendations to the appropriate board, committee, or Commission having legal authority to consider such modifications.

Section 420.9075
 City of Lakeland, Florida

A. Incentive Strategy	B. Adopting Ordinance	C. Implementation Schedule (Date)	D. Has the Plan Been Implemented?	E. Status of Strategy
Affordable Housing Incentive Target Areas	#3510	March 7, 1994	Yes	A proposal to waive all impact fees in twelve target neighborhoods was approved by the City Commission on Oct. 4, 1999. On September 15, 1997 the City Commission approved waiving all impact fees in the Paul A. Diggs and Parker Street Neighborhoods. Additional incentives of 25%, (moderate income), 50% (low income), and 75% (very low income) are provided for in all other areas of the City. Qualifying multi-family and single family developments may be reimbursed for impact fees of up to 75% outside the target areas.
Plan Implementation	Ordinance #3404 Resolution 3550, Section 4 - Established the Affordable Housing Advisory Committee	Dec. 21, 1992	Yes	Application and Checklist for Incentive Requests has been developed and is being used to date. The AHAC Committee meets quarterly to review the established policies and procedures, and ordinances. Other topics are reviewed such as Fair Housing and the three CRA area's programs.

Section 420.9075
 City of Lakeland, Florida

Certification Requirement	Effective Date	Procedure Implemented	Cost of the Implementation
Florida Housing Finance Corporation	July 1, 2003	All department heads received notice of requirements to review impacts and track increased costs to housing and any procedure changes that may impact the cost of housing. Increases to housing were tracked and tabulated for the Regulatory Certification page for APR	Dollar Amount of Increase
	July 1, 2003 – June 30, 2004		A total increase of \$59.50 in permit fees per (\$100,000 of construction value) house was noted for newly constructed homes as well as rehabilitated homes.
	July 1, 2004 – June 30, 2005	*This increase was instituted by Polk County.	A total increase of \$1,472 in impact fees per single family residence. \$1,146 - Transportation * 245 - Parks & Recreation 32 - Fire Protection 49 - Law Enforcement
	July 1, 2005 – June 30, 2006		A total increase of \$121.25 in permit fees per (\$100,000 of construction value) house was noted for newly constructed homes as well as rehabilitated homes. A total increase of \$1,043 in impact fees per single family residence. \$720 - Water & Wastewater 244 - Parks & Recreation 48 - Law Enforcement 31 - Fire Protection
	July 1, 2006 – June 30, 2007	No Increase cost of Housing	-0-

Section 420.9075
City of Lakeland, Florida

Certification Requirement	Effective Date	Procedure Implemented	Cost of the Implementation
	July 1, 2007 – June 30, 2008		A total increase of \$2,235 in impact fees per single family residence. \$1,674 - Parks & Recreation 397 - Law Enforcement 164 - Fire Protection
	July 1, 2008 – June 30, 2009		A total increase of \$156 in impact fees per single family residence. \$129 - Parks & Recreation 17 – Law Enforcement 10 – Fire Protection
		Decrease cost of Housing	A total decrease of \$1,352 in impact fees per single family residence. The City adopted a revised transportation impact fee ordinance that adopted as the total Transportation impact fee collected by the City the same fee as adopted by Polk County.
	July 1, 2009 – June 30, 2010	No Increase cost of Housing	-0-
	July 1, 2010 – June 30, 2011		A total increase of \$5,131.00 in impact fees per single family residence. \$4,895 - Transportation 436 - Wastewater (200) - Water
	July 1, 2011 – June 30, 2012	No Increase cost of Housing	-0-
	July 1, 2012 – June 30, 2013	No Increase cost of Housing	-0-
	July 1, 2013 – June 30, 2014	No Increase cost of Housing	-0-