

Martin County, Florida

SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP)

2017-2018, 2018-2019 and 2019-2020

Modified – July 24, 2018

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I. Program Details:

A. Name of the participating local government: Martin County

Is there an Interlocal Agreement: Yes _____ No X

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: 2017-2018, 2018-2019 and 2019-2020

D. Governance: The SHIP Program is established in accordance with Section 420.907-9079, Florida Statutes and Chapter 67-37, Florida Administrative Code. Cities and Counties must be in compliance with these applicable statutes, rules and any additional requirements as established through the Legislative process.

E. Local Housing Partnership: The SHIP Program encourages building active partnerships between government, lending institutions, builders and developers, not-for-profit and community based housing providers and service organizations, providers of professional services related to affordable housing, advocates for low-income persons, real estate professionals, persons or entities that can provide housing or support services and lead agencies of the local continuums of care.

F. Leveraging: The Plan is intended to increase the availability of affordable residential units by combining local resources and cost saving measures into a local housing partnership and using public and private funds to reduce the cost of housing. SHIP funds may be leveraged with or used to supplement other Florida Housing Finance Corporation programs and to provide local match to obtain federal housing grants or programs.

G. Public Input: Public input was solicited through face to face meetings with housing providers, social service providers and local lenders and neighborhood associations. Public input was solicited through the local newspaper in the advertising of the Local Housing Assistance Plan and the Notice of Funding Availability.

H. Advertising and Outreach: SHIP funding availability shall be advertised in a newspaper of general circulation and periodicals serving ethnic and diverse neighborhoods, at least 30 days before the beginning of the application period. If no funding is available due to a waiting list, no notice of funding availability is required.

I. Waiting List/Priorities: A waiting list will be established when there are eligible applicants for strategies that no longer have funding available. Those households on the



waiting list will be notified of their status. Applicants will be maintained in an order that is consistent with the time applications were submitted as well as any established funding priorities as described in this plan.

The following priorities for funding described/listed here apply to all strategies unless otherwise stated in the strategy: Applicants must purchase, rehabilitate, build or rent a unit within Martin County. All applicants must be credit-worthy. This is defined as follows:

- a. Any bankruptcy must be discharged and at least eight (8) months must have passed and the applicant must have a six (6) month history of timely payments on at least two (2) obligations.
 - b. All judgments must be paid off.
 - c. No property taxes or other county assessments may be in arrears. This does not include payments that do not have to be paid immediately.
 - d. All medical collections and debts will be excused.
 - e. Any default of payment more than 36 months old will be excused.
 - f. If default of payment, collectively, is less than \$5,000 (including collections), they will be permitted.
 - g. The Housing Manager can review individual credit situations and waive these requirements. This may be done in cases where applicant is making an effort to pay back the default or has worked out an agreement with a counseling agency, such as Consumer Credit Counseling Services. Inc.
- 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.



“Affordable” means that monthly rents or mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the households as indicated in Sections 420.9071, F.S. However, it is not the intent to limit an individual household’s ability to devote more than 30% of its income for housing, and housing for which a household devotes more than 30% of its income shall be deemed Affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30% benchmark and in the case of rental housing does not exceed those rental limits adjusted for bedroom size.

- N. Welfare Transition Program: Should an eligible sponsor be used, a qualification system and selection criteria for applications for Awards to eligible sponsors shall be developed, which includes a description that demonstrates how eligible sponsors that employ personnel from the Welfare Transition Program will be given preference in the selection process.
- O. Monitoring and First Right of Refusal: In the case of rental housing, the staff and any entity that has administrative authority for implementing the local housing assistance plan assisting rental developments shall annually monitor and determine tenant eligibility or, to the extent another governmental entity provides periodic monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility. However, any loan or grant in the original amount of \$10,000 or less shall not be subject to these annual monitoring and determination of tenant eligibility requirements. Tenant eligibility will be monitored annually for no less than 15 years or the term of assistance whichever is longer unless as specified above. Eligible sponsors that offer rental housing for sale before 15 years or that have remaining mortgages funded under this program must give a first right of refusal to eligible nonprofit organizations for purchase at the current market value for continued occupancy by eligible persons.
- P. Administrative Budget: A line-item budget of proposed Administrative Expenditures is attached as Exhibit A. Martin County 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(19), and eligible municipalities receiving a local housing distribution of up to \$350,000 may use up to 10 percent of program income for administrative costs.” The applicable local jurisdiction has adopted the above findings in the resolution attached as Exhibit E.



- Q. Program Administration: Administration of the local housing assistance plan will be wholly performed and maintained by the Health & Human Services Program of Martin County and a contracted provider, i.e.; Guardian Community Resource Management, Inc.

A third party entity or consultant will be contracted for part of the administration of the program. The name of the current contracted entity is: Guardian Community Resource Management, Inc. The administrative duties they will provide are: Annual Reports, Project Management of Rehab work, Verification of down payment.

- R. Project Delivery Costs: In addition to the Administrative cost listed above, the County will charge project delivery cost to cover inspections, bid reviews, construction oversight, work write up/cost estimate, final inspections, review of closing documents performed by non-county employees for rehabilitation and down payment projects. The fee shall be a reasonable cost for these services. Project Delivery costs shall be in the form of a grant to the borrower.
- S. Essential Service Personnel Definition: Definition in accordance with Rule Chapter 67-37.002(8) F.A.C. and Chapter 67-37.005 (10), F.A.C. and Section 420.9075(3), FS. "Essential Services Personnel" is defined as educators, police and fire personnel, health care personnel and all building trade personnel.
- T. Describe efforts to incorporate Green Building and Energy Saving products and processes: Martin County will encourage innovative design, green building principles, storm resistant construction and other elements that reduce long term costs relating to maintenance, utilities or insurance in its construction related strategies. The most current Florida Green Building Coalition checklist of green features appropriate for the type dwelling shall be used as a list of options for including affordable green features. For example: Refrigerators, water heaters, exterior doors and windows, all lighting fixtures and ceiling fans that are replaced or installed shall be Energy Star rated.
- U. Describe efforts to meet the 20% Special Needs set-aside: Advertising, working with our community partners: The 20% set-aside will be met through all strategies, specifically Owner Occupied Rehabilitation Strategy to provide the sustainability for occupants These efforts will be accomplished through outreach with various community and faith-based organizations.
- V. Describe efforts to reduce homelessness: Martin County is a member of the Executive Board of Directors of the local continuum of care, Treasure Coast Homeless Services Council (TCHSC) and works in collaboration with the group. Martin County provides \$25,000 annually to TCHSC for contract services in writing homeless prevention grants for Martin County residents.
- W. Additional Provisions:
1. Appeals /Complaints: (See the County's Grievance Policy)
Health & Human Services Manager who serves as the Program Administrator (PA) is authorized by the County to make all determinations of eligibility for assistance and



level of assistance, scheduling of rehabilitation, demolition and relocation, and contract management. Citizens and/or contractors shall direct complaints to the PA. Complaints shall be considered valid when provided in writing within a period not to exceed ten (10) calendar days of occurrence. Responses to complaints shall be issued in writing. The County's Citizens Complaint and Grievance policy, Citizen Participation Plan, and Fair Housing Ordinance shall be adhered to in addressing all complaints. A complainant not satisfied with the PA's response shall present the matter in writing to the County Administrator. In accordance with the complaint procedures set forth in the County's SHIP policy and procedures; further action on any complaint shall be governed by County SHIP Policy, including the Citizen Participation and Grievance Procedures. Appeals shall be made in accordance with Martin County SHIP Policy and Procedure.

2. Bidding of approved rehabilitation cases shall be conducted by SHIP Program staff. Homeowners shall be afforded the opportunity to review the list of eligible, pre-approved contractors at or around the time the SHIP home qualification inspection takes place. Homeowners may request the addition of contractors to participate in the bidding process. Home owner-requested contractors are required to submit the SHIP contractor application; those found to be qualified and subsequently approved by the SHIP Administrative Team shall be added to the list of pre-approved bidders and deemed eligible to bid on current and future projects. Home owners shall have the opportunity to review all contractor bid submissions prior to final SHIP Program project award recommendation. Home owners shall have an opportunity to remove any contractor(s) from the list of participating bidders for their individually approved project. Home owners are required to justify, in writing, removal requests of any participating contractor(s) from the bid submission award tabulation. Home owners unsatisfied with the bid amounts received for their approved project may request re-bid on their project and are restricted to a one time/single re-bid per project.

The Program Administrator will endeavor to ensure program participation by qualified minority contractors.

- X. In an attempt to best serve the public and accomplish all pledged SHIP activity goals from previous funding allocation years, all unencumbered funding from previous SHIP allocation years (15/16, 16/17) shall be governed hereafter by this current (2017-2020) LHAP. As such, all administrative rules, procedures and governing regulations found within this (2017-2020) LHAP shall be deemed as the governing language for any and all unencumbered (15/16, 16/17) SHIP Funding.
- Y. SHIP funding is not eligible for Mobile Homes unless allowed under each individual strategy.
- Z. In an attempt to best serve program participants and Martin County residents as a whole, regarding issues of health and safety, when sewer and/or water services are available to the home hook-up but the home is not attached, a portion of the recipient's award is required to be utilized for the cost of attaching the home to the available service(s).

AA.



Section II. LHAP Strategies:

<i>A. Owner Occupied Rehabilitation</i>	<i>03</i>
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- a. Summary of Strategy: The primary objective of this strategy is to eliminate code violations and substandard housing conditions including health and safety issues. At a minimum, the repairs must provide decent, safe, and sanitary residential units that are designed to the standards of Chapter 553, Florida Statutes, Section 8 Housing Quality Standards, Florida Residential Building Code and applicable local building codes.
- b. Fiscal Years Covered: 2017-2018, 2018-2019 and 2019-2020
- c. Income Categories to be served: Extremely Low, Very Low, Low & Moderate
- d. Maximum award: ~~\$40,000~~ **\$45,000 including granted Project Delivery costs.**
- e. Terms:
 - 1. Repayment loan/deferred loan/grant: Deferred Loan secured by a note and mortgage.
 - 2. Interest Rate: 0 %
 - 3. Years in loan term: 20 years maximum, dependent upon amount of award.
One year term for each \$2,000 in award funds.
 - 4. Forgiveness: reduces \$2,000 for every year of the loan.
 - 5. Repayment: N/A
 - 6. Default: The mortgage will be recaptured upon any of the following events occurring prior to the end of the term: The property ceases to be the primary residence of the recipients, as evidenced by homestead exemption. Sale and/or transfer of title to the property. Upon the death of all SHIP program recipients, the sale/transfer of the property to an income eligible heir is allowed. However, all other conditions of the mortgage must be met. Refinance of the first mortgage with cash out on the assisted property is not allowed for any reason. If a reverse mortgage is desired, the SHIP mortgage must first be paid off.
- f. Recipient Selection Criteria: First qualified, first served, preference shall be given in the following order:
 - 1. Special needs populations.
 - 2. Extremely low income individuals.



3. Very low income individuals
 4. Low income-individuals.
 5. Projects located within any of the County's established Community Redevelopment areas (CRA's) that will leverage SHIP funds with any other Federal, State, or local government funding or grant expended in the CRA.
- g. Sponsor/Developer Selection Criteria: N/A
- h. Additional Information: Reverse Mortgages are not permitted with this strategy.
1. Reverse Mortgages are not permitted with this strategy.
 2. When sewer and/or water services are available to the home and the home is not attached, a portion of the recipient's award is required to be utilized for the cost of attaching the home to the available service(s).

<i>B. Emergency Repair</i>	6
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- a. Summary of Strategy: This strategy provides grant funds (no repayment required) for weatherization or emergency repairs, or immediate minor repairs. The eligible repairs will be of the same scope listed under the rehabilitation strategy. Health and Safety eligible repairs will be given expedited handling by staff to ameliorate the emergent nature of the situation. This strategy is also intended to assist in the payment of impact fees and special property improvements. Additional grant funds can also be combined with the SHIP funds.
- b. Fiscal Years Covered: 2017-2018, 2018-2019 and 2019-2020
- c. Income Categories to be served: Extremely Low, Very Low, Low & Moderate
- d. Maximum award: ~~\$20,000~~ **\$25,000 including granted Project Delivery costs.**
- e. Terms:
1. Repayment loan/deferred loan/grant: Grant
 2. Interest Rate: 0%
 3. Years in loan term: N/A
 4. Forgiveness: N/A
 5. Repayment: N/A
 6. Default: N/A
- f. Recipient Selection Criteria: First qualified, first served, preference shall be given in the following order:
1. Special Needs Population.
 2. Extremely Low income individuals.
 3. Very Low income individuals.
 4. Low Income Individuals.



5. Projects located within any of the County's established Community Redevelopment areas (CRA's) that will leverage SHIP funds with any other Federal, State, or local government funding or grant expended in the CRA.

- g. Sponsor/Developer Selection Criteria: N/A
- h. Additional Information: N/A

<i>C. Purchase Assistance without Rehab</i>	2
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- a. Summary of Strategy: Down payment and closing cost assistance is made available to First Time Homebuyers, defined as having not owned their own home within the preceding three (3) years and who meet program criteria/income guidelines. The majority of new homes being built in Martin County are not within the price range of the identified income groups. Homes in the 90% Average Area Purchase Price range may be made more accessible to eligible SHIP applicants by subsidizing down payment, closing and other acquisition costs.
- b. Fiscal Years Covered: 2017-2018, 2018-2019 and 2019-2020
- c. Income Categories to be served: Extremely Low, Very Low, Low & Moderate
- d. Maximum award: ~~\$50,000.00~~ **\$55,000.00** Extremely Low, Very Low, and Low, ~~\$30,000.00~~ **\$35,000** Moderate **including granted Project Delivery costs.**
- e. Terms:
 - 1. Repayment loan/deferred loan/grant: Deferred loan secured by a note and mortgage.
 - 2. Interest Rate: 0%
 - 3. Years in loan term: 15 years
 - 4. Forgiveness: Reduction of 1/3 at the end of every 5 years.
 - 5. Repayment: N/A
 - 6. Default: The mortgage will be recaptured upon any of the following events occurring prior to the end of the term: The property ceases to be the primary residence of the recipients, as evidenced by homestead exemption. Sale and/or transfer of title to the property. Upon the death of all SHIP program recipients, the sale/transfer of the property to an income eligible heir is allowed. However, all other conditions of the mortgage must be met. Refinance of the first mortgage with cash out on the assisted property is not allowed for any reason. In cases of a reverse mortgage the SHIP mortgage must be paid off.



- f. Recipient Selection Criteria: First qualified, first served, preference shall be given in the following order:
1. Special Needs Population.
 2. Extremely Low income individuals.
 3. Very Low income individuals.
 4. Low Income Individuals.
 5. Projects located within any of the County's established Community Redevelopment areas (CRA's) that will leverage SHIP funds with any other Federal, State, or local government funding or grant expended in the CRA.
- g. Sponsor/Developer Selection Criteria: N/A
- h. Additional Information: All awarded applicants must qualify for a mortgage, attend and complete a Homebuyer Education Course.

<i>D. Sewer and Drinking Water Hookup</i>	8
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- a. Summary of Strategy: This strategy allows the County to assist income eligible persons pay the fees required to hook up their residences to available sewer and/or drinking water service.
- b. Fiscal Years Covered: 2017-2018, 2018-2019 and 2019-2020
- c. Income Categories to be served: Extremely Low, Very Low, Low
- d. Maximum award: ~~\$18,000.00~~ **\$23,000.00 including granted Project Delivery costs.**
- e. Terms:
1. Repayment loan/deferred loan/grant: Grant
 2. Interest Rate: N/A
 3. Years in loan term: N/A
 4. Forgiveness: N/A
 5. Repayment: N/A
 6. Default: N/A
- f. Recipient Selection Criteria: First qualified, first served, preference shall be given in the following order:
1. Special Needs Population.
 2. Extremely Low income individuals.
 3. Very Low income individuals.
 4. Low Income Individuals.



5. Projects located within any of the County's established Community Redevelopment areas (CRA's) that will leverage SHIP funds with any other Federal, State, or local government funding or grant expended in the CRA.

- g. Sponsor/Developer Selection Criteria: N/A
- h. Additional Information: N/A

<i>E. Disaster Repair/Mitigation</i>	5
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- a. Summary of Strategy: This strategy is established in cases of a Federal or State declared disaster by Executive Order. Procedures and guidelines will follow those of the Rehabilitation Strategy or Rental Assistance/Eviction Prevention.
- b. Fiscal Years Covered: 2017-2018, 2018-2019 and 2019-2020
- c. Income Categories to be served: Extremely Low, Very Low, Low, Moderate
- d. Maximum award: ~~\$40,000.00~~ 45,000 for Rehabilitation or a maximum of \$12,576.00 for Rental Assistance/Eviction Prevention **including granted Project Delivery costs.**
- e. Terms:
 - 1. Repayment loan/deferred loan/grant: Deferred loan secured by a mortgage and note for Rehabilitation. Grant basis for Rental Assistance/Eviction Prevention.
 - 2. Interest Rate: 0%
 - 3. Years in loan term: 20 years maximum, dependent upon amount of award. One year term for each \$2,000 for every year of loan.
 - 4. Forgiveness: reduces \$2,000 for every year of the loan.
 - 5. Repayment: N/A
 - 6. Default: The mortgage will be recaptured upon any of the following events occurring prior to the end of the term: The property ceases to be the primary residence of the recipients, as evidenced by homestead exemption. Sale and/or transfer of title to the property. Upon the death of all SHIP program recipients, the sale/transfer of the property to an income eligible heir is allowed. However, all other conditions of the mortgage must be met. Refinance of the first mortgage with cash out on the assisted property is not allowed for any reason. If a reverse mortgage is desired, the SHIP mortgage must first be paid off.



- f. Recipient Selection Criteria: First qualified, first served, preference shall be given in the following order:
1. Special Needs Population.
 2. Extremely Low income individuals.
 3. Very Low income individuals.
 4. Low Income Individuals.
 5. Projects located within any of the County's established Community Redevelopment areas (CRA's) that will leverage SHIP funds with any other Federal, State, or local government funding or grant expended in the CRA.
- g. Sponsor/Developer Selection Criteria: N/A
- h. Additional Information:
1. When sewer and/or water services are available but the home is not attached, a portion of the recipient's award is required to be utilized for the cost of attaching the home to the available service(s).

<i>F. Rental Assistance/Eviction Prevention</i>	<i>13</i>
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- a. Summary of Strategy: This strategy enables the County to assist income eligible persons in rental housing in need with: (1) Security and utility deposit assistance; (2) rental eviction prevention for up to 6 months; and (3) a rent subsidy program for households with 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. The period of rental assistance may not exceed 12 months for any eligible household.
- b. Fiscal Years Covered: 2017-2018, 2018-2019 and 2019-2020
- c. Income Categories to be served: Extremely Low, Very low, Low. Rental Subsidy available to only Extremely Low and Very Low.
- d. Maximum award: \$12,576.00
- e. Terms:
7. Repayment loan/deferred loan/grant: Grant
 8. Interest Rate: N/A
 9. Years in loan term: N/A
 10. Forgiveness: N/A
 11. Repayment: N/A
 12. Default: N/A



- f. Recipient Selection Criteria: First qualified, first served, preference shall be given in the following order:
 - 1. Special Needs Population.
 - 2. Homeless Population.
 - 3. Extremely Low income individuals.
 - 4. Very Low income individuals.
 - 5. Low Income Individuals.
- g. Sponsor/Developer Selection Criteria: N/A
- h. Additional Information: Mobile Homes are allowed in this strategy.

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.

Implementation: Martin County has expedited review and accelerated permitting for affordable housing units in place. The expedited affordable housing review provisions of Article 10, of the County's Land Development Regulations; Section 10.12.F, implements this policy. The Health & Human Services Program has the oversight responsibility for implementation of this provision and works with other departments and affordable housing providers to insure seamless implementation of the process. The County also provides for the deferment of impact fees until a Certificate of Occupancy (CO) for all affordable housing units within the development has been issued. This deferment may be applied for up to fifteen (15) years.

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.

Implementation: Martin County Development Review Team which reviews all Development applications and Land Development Code/Comprehensive Plan amendments in its Growth Management Department. Martin County has an active Affordable Housing Advisory Committee (AHAC), which provides recommendations to the Board of County Commissioners on issues that affect affordable housing.

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

Implementation: When Martin County receives a request for Impact Fee Deferral, which is



authorized under Article 6.10.13 of the County's Growth Management Policy, a completed summary of the pertinent information is detailed on the Impact Fee Deferral Request Information form.

Prior to the application for a building permit, buyers of very low and low income housing may apply for a loan from the County for 100 percent of the impact fees assessed on very low and low income housing as that term is defined in the Martin County Comprehensive Growth Management Plan. Repayment is due upon sale or transfer of the effected property, or at the end of 15years, whichever occurs first, unless the County chooses to allow refinancing of the loan if the affected housing continues to meet the County's definition of very low or low income housing. Deferral requests are subject to approval by the County Administrator.

D. Name of the Strategy: **Flexible Densities**

Implementation: The County currently has Density bonus under Policy 6.1D.7., Martin County Comprehensive Growth Management Plan, which may allow, in High Density areas under Policy 4.13A.7(5), Martin County Comprehensive Growth Management Plan, 15 units instead of 10 and, in Moderate density areas under Policy 4.13A.7(4) Martin County Comprehensive Growth Management Plan, 10 units versus 8 units per acre.

E. Name of the Strategy: **Reservation of Infrastructure Capacity**

Implementation: The County Land Development Regulations address reservation of water and wastewater capacity. Per the sections below:

Sec. 4.184: Monthly charge or rate for water service; connection charge; service availability charge; capital facility charge; distribution line charge; service charges.

4.184(A): Any user of the services of the waterworks system shall pay a monthly charge or rate for water service as provided for by resolution.

4.184(B): There shall be a connection charge, a capital facility charge, a distribution line charge, a service availability charge, a monthly fire sprinkler service charge, special service charges, and a monthly service charge at the rates provided for by resolution.

4.184(C): When charges are due.

1. The capital facility charge is due when water service to a property has been approved by the County.
2. The connection charge shall be due when the request for connection is made.
3. A service availability charge (SAC) is due monthly after water service has been approved by the County. Where the County has constructed and financed a water system pursuant to F.S. ch.153, all owners of vacant buildable lots shall pay the applicable minimum reserve availability charge.
4. Special service charges are due whenever special services are provided to the customer.



5. The distribution line charge is due when water service to a property has been approved by the County. Where the distribution lines have been installed by a developer or an applicant at no cost to the County, the distribution line charge shall be waived.

And:

Sec. 4.266: Monthly charges or rates for sewer service; service availability charge (SAC); capital facility charge (CFC); special service charges.

4.266(A): All users of the services of the wastewater system shall pay the charges or rates for service as provided for by resolution of the Board of County Commissioners.

4.266(B): There shall be a capital facility charge, a service availability charge, wastewater service charges, and special service charges as provided for by resolution.

4.266(C): When charges are due.

1. The capital facility charge (CFC) is due when wastewater service to a property has been approved by the County.
2. A service availability charge (SAC) is due monthly after wastewater service has been approved by the County.
3. A wastewater service charge is due monthly when customer has received wastewater service.
4. Special service charges are due whenever special services are provided to the customer.

G. Name of the Strategy: **Parking and Setback Requirements**

Implementation: Parking and setback requirements are the same for all housing as determined by individual zoning districts.

H. Name of the Strategy: **Modification of Street Requirements**

Implementation: The Martin County Land Development Regulations provides that the Board of County Commissioners may grant a variance to allow less right of way when the plats were recorded prior to 1972 (Art. 4, Div. 19, Section 4.843.B., LDR). The Land Development Regulations also provide that “Variances from the minimum ROW widths for the purposes of developing a traditional neighborhood street design or within community redevelopment areas (CRA) may be granted pursuant to [section 4.847.](#)”

I. Name of the Strategy: **Public Land Inventory**

Implementation: The most current list of eligible properties (in keeping with F.S. 125.379) was presented to the Board of County Commissioners on February 23, 2016.

IV. EXHIBITS:



- A. Administrative Budget for each fiscal year covered in the Plan.
- B. Timeline for Estimated Encumbrance and Expenditure.
- C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the plan.
- D. Signed LHAP Certification.
- E. Signed, dated, witnessed or attested adopting resolution.
- F. Ordinance: (If changed from the original creating ordinance).
- G. Interlocal Agreement.
- H. Other Documents Incorporated by Reference.