



CITY OF TAMARAC
REGULAR CITY COMMISSION MEETING
City Hall - Commission Chambers
February 27, 2013

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

INTRODUCTION

1. PROCLAMATIONS AND PRESENTATIONS:

a. February Employee Service Awards

Presentation by Mayor Beth Talabisco of employee service awards:

5 - Year Awards:

Christine Cajuste, Controller, Finance
Vanelicer Holstein, Customer Service Representative 1, Finance
Frank Zickar, Planning & Zoning Manager, Community Development
Moses Pineda, Service Worker 1, Public Services
Gabriela Gencyigit, Customer Service Representative/Cashier, Parks & Recreation

10 - Year Award:

Michelle Zimmer, Recreation Superintendent, Parks & Recreation

15 - Year Award:

Bambi Dietz, Firefighter Paramedic, Fire Rescue

20 - Year Award:

Nancy Flores, Office Specialist, Community Development

25 - Year Awards:

Richard Cravero, Captain Paramedic, Fire Rescue
John Gaul, Driver Engineer Paramedic, Fire Rescue
William Hughes, Firefighter EMT, Fire Rescue
Philip Mordente, Driver Engineer Paramedic, Fire Rescue
Duane Pierce, Lieutenant Paramedic, Fire Rescue
Steven Ward, Driver Engineer Paramedic, Fire Rescue

2. CITY COMMISSION REPORTS

a. Commissioner Bushnell

b. Commissioner Atkins Grad

c. Commissioner Glasser

d. Vice Mayor Dressler

e. Mayor Talabisco

3. CITY ATTORNEY REPORT

4. CITY MANAGER REPORT

a. Investment Report - December 2012

Investment Report - December 2012

5. PUBLIC PARTICIPATION

Any member of the public may speak to any issue that is not agendaized for public hearing at this meeting. Speakers will be limited to three minutes during this item and at public hearings. There will be a thirty (30) minute aggregate time limit for this item, and speakers are encouraged to sign up in advance with the City Clerk prior to their participation.

When an issue has been designated as quasi-judicial, public remarks shall only be heard during a quasi-judicial hearing that has been properly noticed for that matter.

ANNOUNCEMENT OF TIME ALLOCATIONS-MOTIONS TO TABLE

The Chair at this time will announce those items that have been given a specific time to be heard, and will entertain motions from the Commission members to table those items that require research. The Commission may agendaize by majority consent matters of an urgent nature which have come to the Commission's attention after publication.

6. CONSENT AGENDA

Items listed under Consent Agenda are viewed to be routine and the recommendation will be enacted by ONE MOTION in the form listed below. If discussion is desired, then, in accordance with Resolution 2003-15, Sec. 4.5, the item(s) will be removed from the Consent Agenda and will be considered separately.

a. Approval of the February 13, 2013 Regular Commission Meeting Minutes

Approval of the February 13, 2013 Regular Commission Meeting Minutes

b. TR12306 - Agreement with Broward County accepting the Broward County Tree Preservation Trust Fund Grant in an amount up to \$57,613

A Resolution of the City Commission of the city of Tamarac, Florida, accepting the Broward County Tree Preservation Trust Fund Grant in an amount up to \$57,613; authorizing the appropriate City Officials to execute an Agreement between the city of Tamarac and Broward County for the Tree Preservation Grant Funds; authorizing budget amendments as needed for proper accounting purposes; providing for conflicts; providing for severability; and providing for an effective date.

c. TR12277- Police Pension Board Fifth Member Appointment

A Resolution of the City Commission of the City of Tamarac, Florida, confirming the appointment of Ron Holt as a Trustee of the Police Pension Board to serve a two-year term ending February 27, 2015 or until new appointments are made; providing for conflicts; providing for severability; and providing an effective date.

d. TR12308 - Wastewater Main Rehabilitation Inflow & Infiltration Project - SAK Construction

A Resolution of the City Commission of the City of Tamarac, Florida, authorizing the appropriate City Officials to accept and execute the Agreement Amendment #1, exercising a single year renewal option between the City of Tamarac and SAK Construction, LLC, utilizing Choice Facility Partners (CFP) Contract #10/039MP-01 for an amount not to exceed \$1,600,000.00 for the FY13 Wastewater Main Rehabilitation Inflow and Infiltration Project; authorizing the appropriate City Officials to administer the contract; providing for conflicts; providing for severability; and providing for an effective date.

7. REGULAR AGENDA

a. TR12309 - Project Monodose for a Qualified Target Industry Tax Refund

A Resolution of the City Commission of the City of Tamarac, Florida, recommending approval of Project Monodose for a Qualified Target Industry Tax Refund; recommending Project Monodose as a Qualified Target Industry Business pursuant to Section 288.106, Florida statutes; committing the City to payment of a percentage of the Qualified Target Industry Tax Refund as a local match as required by State Statute; authorizing City Officials to provide a local match or local financial support for the Qualified Target Industry Tax Refund in the form of cash; providing for conflicts; providing for severability; and providing for an effective date.

8. ORDINANCE(S) - FIRST READING

a. TO2272 - Amending Chapter 24 entitled "Telecommunications Towers and Antennas"

Motion to adopt an Ordinance of the City Commission of the City of Tamarac, Florida; **on first reading** amending Article IX, Chapter 24 entitled "Telecommunications Towers and Antennas" of the Code of Ordinances of the City of Tamarac, Florida, as amended, and to regulate personal wireless service facilities in the public rights-of-way; containing a repealer provision, a severability clause, and providing for an effective date.

9. PUBLIC HEARING(S)

a. TR12307 - NSP3 Third Amendment to FY 2010/11 Action Plan

A Resolution of the City Commission of the City of Tamarac, Florida, amending the Community Development Block Grant ("CDBG") Program, fiscal year 2010/11 Annual Action Plan tenth program year to provide for a revision of the target areas to include the areas depicted in exhibits "G through J" which are attached hereto; providing for conflicts; providing for severability; providing for an effective date.

b. TR12300 - Approval of FY 2013-2015 LHAP

A Resolution of the City Commission of the City of Tamarac, Florida approving the Local Housing Assistance Plan as required by the State Housing Initiatives Partnership Program Act, sub-sections 420.907-420.9079, Florida Statutes; and rule chapter 67-37, Florida administrative code; authorizing and directing the Mayor to execute any necessary documents and certifications needed by the state; authorizing the submission of the Local Housing Assistance Plan for review and approval by the Florida Housing Finance Corporation; authorizing the appropriate City officials to accept the State of Florida's State Housing Initiatives Partnership (SHIP) Program budget by accepting the fiscal year 2013, 2014, and 2015 allocations of the program funds to be utilized according to the City's Local Housing Assistance Plan and housing delivery goals chart; that the appropriate City officials are hereby authorized to appropriate said funds including any and all subsequent budgetary transfers to be in accordance with proper accounting standards; providing for conflict; providing for severability; and providing an effective date.

10. ORDINANCE(S) - SECOND READING

11. QUASI-JUDICIAL HEARING(S)

12. OTHER

The City Commission may consider and act upon such other business as may come before it. In the event this agenda must be revised, such revised copies will be available to the public at the City Commission meeting.

Pursuant to Chapter 286.0105, Florida Statutes, if a person decides to appeal any decision made by the City Commission with respect to any matter considered at such meeting or hearing, he may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is based.

The City of Tamarac complies with the provisions of the Americans with Disabilities Act. If you are a disabled person requiring any accommodations or assistance, please notify the City Clerk's Office at (954)-597-3505 of such need at least 48 hours (2 days) in advance. Additionally, if you are hearing or speech impaired and need

assistance, you may contact the Florida Relay Service at either of the following numbers: 1-800-955-8770 or 1-800-955-8771.

A handwritten signature in blue ink, reading "Patricia Teufel". The signature is written in a cursive style with a large initial "P" and a long, sweeping underline.

Patricia Teufel, CMC
Interim City Clerk



Title - February Employee Service Awards

Presentation by Mayor Beth Talabisco of employee service awards:

5 - Year Awards:

Christine Cajuste, Controller, Finance
Vanelicer Holstein, Customer Service Representative 1, Finance
Frank Zickar, Planning & Zoning Manager, Community Development
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Duane Pierce, Lieutenant Paramedic, Fire Rescue
Steven Ward, Driver Engineer Paramedic, Fire Rescue

ATTACHMENTS:

Name:

 [February Service Awards.pdf](#)

Description:

February Employee Service Awards

CITY OF TAMARAC
INTEROFFICE MEMORANDUM
HUMAN RESOURCES DEPARTMENT

TO: City Clerk

DATE: February 6, 2013

FROM: Benefits Specialist

**RE: Employee Service Awards –
February 27, 2013 Commission Meeting**

The following is a list of employees to be recognized at the City Commission Meeting scheduled for February 27, 2013.

SERVICE AWARDS

Employee Name	Job Title	Department	Length of Service
Christine Cajuste	Controller	Finance	5 yrs
Vanelicer Holstein	Customer Service Representative I	Finance	5 yrs
Frank Zickar	Planning and Zoning Manager	Community Development	5 yrs
Moses Pineda	Service Worker I	Public Services	5 yrs
Gabriela Gencyigit	Customer Service Representative/Cashier	Parks and Recreation	5 yrs
Michelle Zimmer	Recreation Superintendent	Parks and Recreation	10 yrs
Bambi Dietz	Firefighter Paramedic	Fire Rescue	15 yrs
Nancy Flores	Office Specialist	Community Development	20 yrs
Richard Cravero	Captain Paramedic	Fire Rescue	25 yrs
John Gaul	Driver Engineer Paramedic	Fire Rescue	25 yrs
William Hughes	Firefighter EMT	Fire Rescue	25 yrs
Philip Mordente	Driver Engineer Paramedic	Fire Rescue	25 yrs
Duane Pierce	Lieutenant Paramedic	Fire Rescue	25 yrs
Steven Ward	Driver Engineer Paramedic	Fire Rescue	25 yrs

Please feel free to call me if you have any questions.



Nora Carles

cc: Human Resources Director
Assistant City Clerk



Title - Investment Report - December 2012

Investment Report - December 2012

ATTACHMENTS:

Name:

 [Dec - Investment Report.pdf](#)

Description:

Investment Report - December 2012

CITY OF TAMARAC
INTEROFFICE MEMORANDUM
FINANCIAL SERVICES
ADMINISTRATION DIVISION

TO: Michael C. Cernech
City Manager

DATE: January 10, 2013

FROM: Mark Mason 
Financial Services Director

RE: Investment Report:
December 2012

Recommendation:

The following report on the City's investments is scheduled for presentation to the Investment Advisory Committee.

Issue:

This report provides an update of the City's investment activity for the month of December 2012. Tamarac's Code, Section 6-29 "Investment Reports", provides that: "The Finance Director shall prepare a written report of the City's investments at least on a monthly basis. The report shall be presented and explained to the City Commission at a regular or special meeting."

Background:

The Financial Services staff reviews the City's cash positions on a daily basis and invests funds as cash flow, investment needs, and interest rates dictate. Operating funds are invested according to cash flow needs with surplus funds invested in securities of varying maturities. No single investment is invested longer than a maturity of sixty (60) months, and the average duration of Tamarac's investment portfolio is targeted to be less than thirty-six (36) months.

Investment Portfolio Weighted Yield:

The total Operations & Reserve investment portfolio weighted average yield for the month of December was 0.33%. The managed portion of the portfolio had a weighted average yield of 0.83%, while the cash portion of the portfolio had a weighted average yield of .21%.

The Series 2005 Capital Improvement Revenue Bond proceeds portfolio weighted average yield for the month of December was 0.10%.

The combined weighted average yield of *all* portfolios for the month of December was 0.32%.

Investment Strategy:

The City's interest-bearing checking account at TD Bank holds funds needed to pay its weekly obligations. Funds held for short-term liquidity needs are invested in the Wells Fargo fund, TD Bank, the AIM Treasury money market fund and the FLSAFE Local Government Investment Pool. Based on the cash flow model and short-term

investment strategy, the target amount for liquidity purposes is at least \$15 million. Funds not needed for liquidity purposes are used to purchase longer-term securities. Total liquidity in the Operations and Reserve Portfolio held in the SBA, FLSAFE, Wells Fargo, AIM account and at TD Bank on December 31, 2012 was \$87,658,875 of which a nominal \$82 was retained in the SBA. The Series 2005 Capital Improvement Revenue Bond proceeds portfolio had \$4,114,965 in FLSAFE.

Investment Activity – December 2012

Investment Maturities/Calls/Sold:

No securities matured, were called, or sold in December.

Investment Purchases:

No securities were purchased in December.

Investment News (Source: Julie Hughes, Portfolio Manager, Davidson Fixed Income Management)

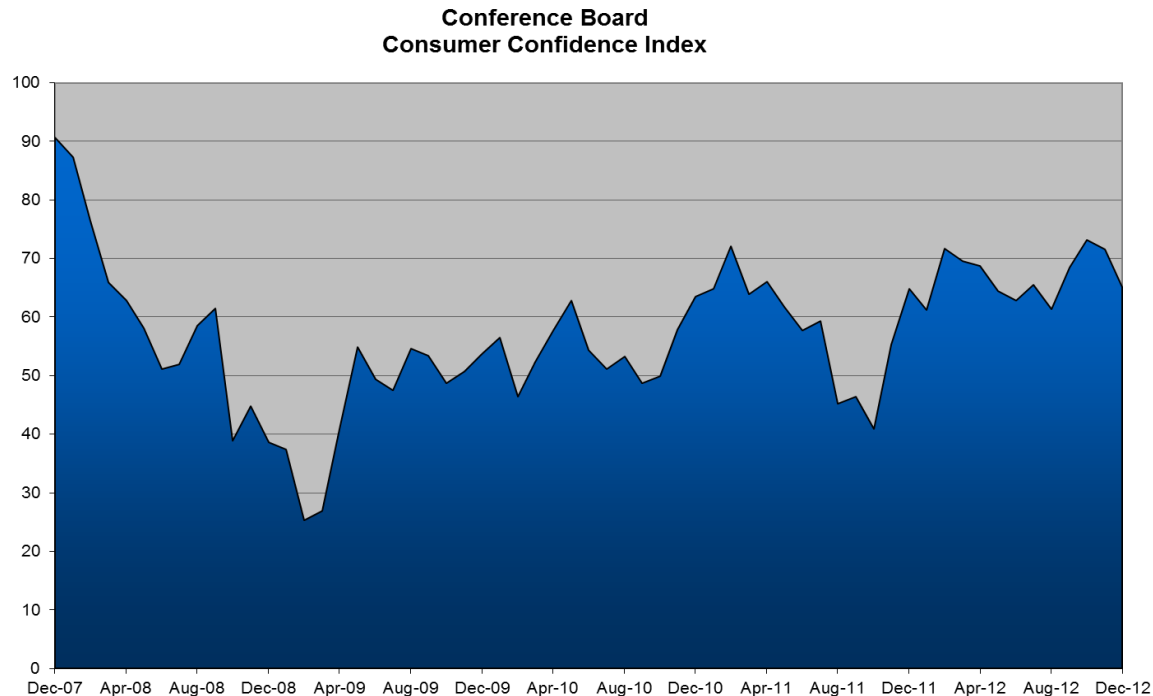
Back from the Edge of the Precipice

The most significant market driver in December was the looming fiscal cliff. Investors exercised caution throughout the month, driving a rally in the Treasury market and declines in equities. The House and the Senate reached an agreement to avoid the fiscal cliff at the eleventh hour, sending stock prices soaring and a steepening of the Treasury curve.

In summary, the agreement included: a two-month postponement of the start of the sequester (\$1.2 trillion in automatic spending cuts over 10 years); permanent extension of Bush-era tax cuts for income below \$400K per individual/\$450K per family, with income above that level taxed at 39.6%; tax increase on capital gains and dividends over that income threshold; expiration of payroll tax cut; permanent fix for the alternative minimum tax; personal exemption and itemized deduction caps; increase in estate tax rates; extension of unemployment insurance benefits for one year; extension of certain tax credits; avoidance of Medicare payment cuts to doctors. The estimated impact on 2013 GDP is approximately -1%. Moody's has indicated that the agreement has not accomplished enough deficit reduction, and ratings are still at risk for a downgrade.

Toward the end of the month, the U.S. government reached the \$16.4 trillion debt limit. SLGS purchases were suspended after December 28th. Treasury Secretary Geithner indicated that the Treasury would resort to "extraordinary measures" to prevent defaulting on U.S. debt. The Treasury can operate with such measures for approximately two months to keep debt under the ceiling, but then Congress will need to approve a debt increase. Raising the debt ceiling remains a key point for ongoing budget negotiations.

Fiscal cliff fears drove consumer confidence to a low for the year as the Conference Board's index fell six points to 65.1. The entire decline was attributable to negative expectations for the economy, job growth, and personal income growth. The University of Michigan survey also fell from 74.5 to a five-month low of 72.9.



FOMC – More QE and New Approach to Rate Guidance

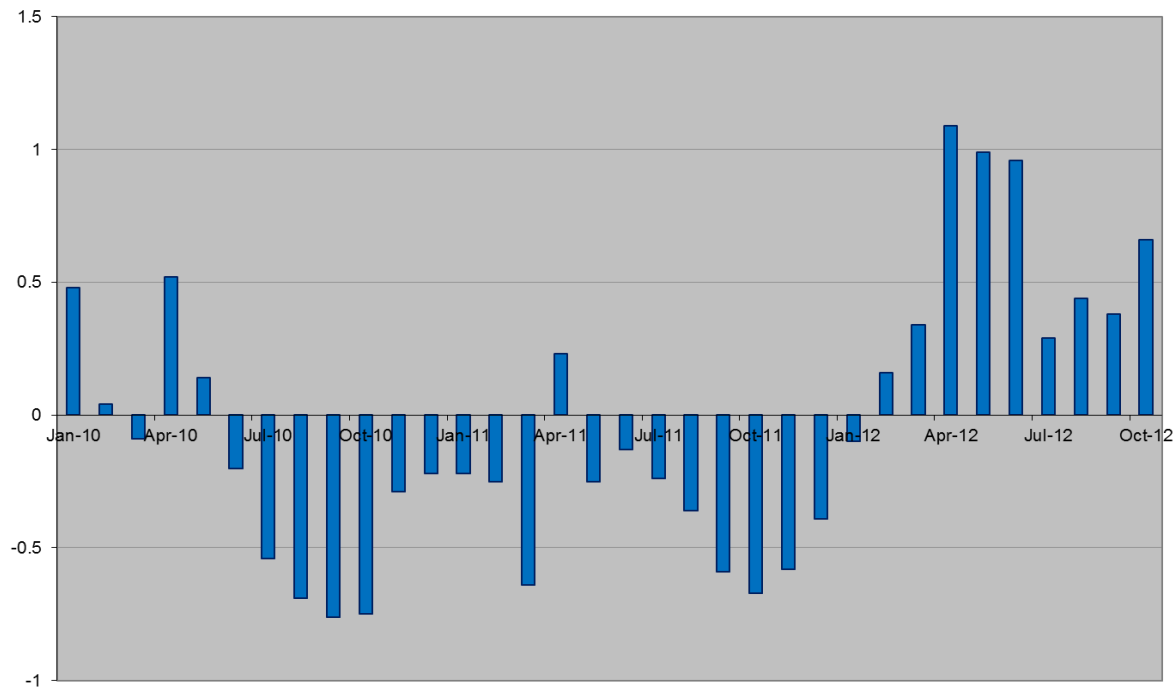
At the latest FOMC meeting, the Fed announced monthly purchases of \$45 billion of Treasuries and \$40 billion of mortgage-backed securities upon the conclusion of Operation Twist at the end of the year. The Fed will target about the same net average duration for purchases as the current maturity extension program. The FOMC minutes reflected a divergence of committee members regarding how long purchases would continue. Additionally, the Fed adopted quantitative economic measures for rate guidance to replace the traditional calendar-based approach. The FOMC will keep the policy rate near zero until the unemployment rate falls below 6.5% and inflation rises above 2.5%. Forecasts for these benchmarks remain consistent with the mid-2015 prior guidance. The FOMC acted more rapidly than expected, driving a steepening of the Treasury curve.

Housing Rebound

The housing market continued to rebound last month. Home prices climbed in October by the most in over two years. The Case-Shiller Index rose 4.3% year-over-year and .66% month-over-month, for its ninth straight increase with 17 of 20 cities posting

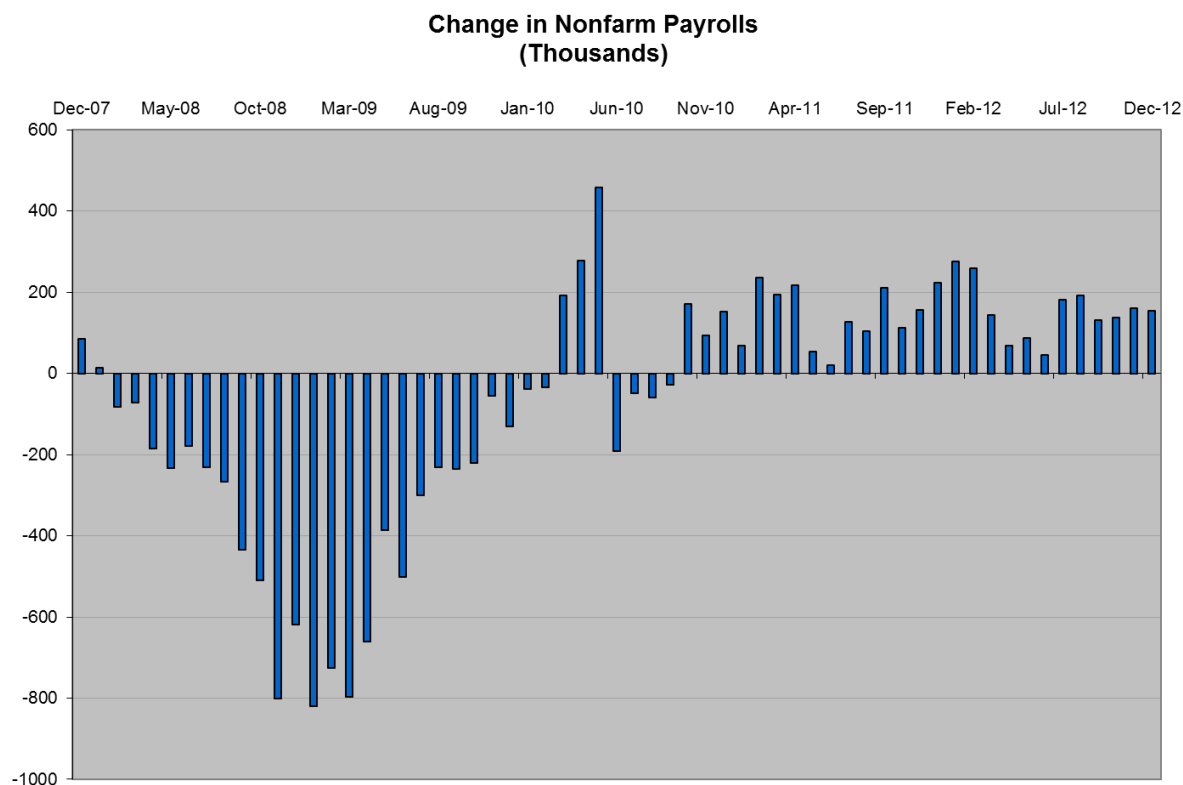
gains. New home sales rose 4.4% for the month to a 377K annual rate, posting the highest level in over two years. Existing home sales rose 5.9% in November to a three-year high of 5.04 million units annualized. Historically low mortgage rates and declining foreclosures and distressed sales helped to stabilize prices and attract buyers. Inventories fell to 4.8 months' supply; however, significant shadow inventories remain.

S&P/Case Shiller Composite-20 City Home Price Index MoM%



Stabilizing Employment

The December employment report came in about as expected with a gain of 155,000 in nonfarm payrolls and a slight upward revision to November payrolls to 161,000. Private payrolls added 168,000 jobs, and manufacturing added 25,000. Construction hiring rose 30,000, largely driven by Hurricane Sandy rebuilding. In the household survey, the unemployment rate ticked up slightly to 7.8%.



Market Impact

As the fiscal cliff dominated market sentiment for the month, the Treasury curve rallied, and then steepened toward year end as Washington reached an agreement. The benchmark 2-year Treasury yield remained flat at .25%, the 5-year rose 10 basis points to .72%, the 10-year soared 14 basis points to 1.76%, and the 30-year increased 14 basis points to 2.95%. Equities fell on worries over potential tax increases, and then surged upon the fiscal cliff deal. The Dow finished the month up 0.6%, NASDAQ increased 0.3% for the month, and the S&P rose 0.7% for the month after posting its largest year-end session gain in over 30 years.

Rate Outlook

Our outlook for a Fed tightening has not changed from last month. We believe there is a strong likelihood that the Fed will maintain its target rate for overnight loans through 2015, as significant headwinds still exist to achieving the dual unemployment and inflation mandate. Given the extended timeframe for exceptionally low rates, we recommend maintaining and extending portfolio durations.

Short-Term Recommendation

Our short-term recommendations remain consistent with last month's. Due to the economic headwinds and the FOMC's position, we recommend incrementally extending the portfolio's weighted average maturity. We believe there is opportunity to increase holdings in the federal agency/GSE sector, as this asset class is currently underweighted in the portfolio. Reasonable spread to Treasuries can be realized in the

2.5 to 4 year maturity range, while maintaining an extremely high degree of safety and liquidity in the portfolio. We recommend replacing maturing positions and increasing holdings in this sector while marginally extending the weighted average maturity. Although our strategic recommendation remains the same, we suggest timing any purchases carefully, potentially after some resolution is reached regarding fiscal policy. Market conditions will likely improve once some uncertainty has been resolved over the next couple of months, and the curve may steepen, providing opportunity to realize greater yields. Due to FOMC purchases and the downsizing of federal agencies, supply may become an issue; therefore, we recommend investing in agency/GSE securities relatively early in 2013.

Additionally, we recommend maintaining a \$13 - \$15 million diversified ladder of high quality corporate securities. This allocation is close to but comfortably under the investment policy limits for this asset class. The spread in high quality corporates is healthier than most fixed income asset classes currently; therefore, we suggest maintaining this level of investment in the portfolio. We also suggest adding high quality municipal securities to the portfolio as appropriate supply becomes available. Spread is also relatively attractive in this asset class, although supply and block sizes are limited.

Medium-Term Recommendation

In the medium-term, we will continue to evaluate the portfolio's optimal weighted average maturity and duration given changing economic and fiscal conditions. We will continue to evaluate asset classes and allocations based on spreads and relative market value, while maintaining the priorities of safety and liquidity.

CITY OF TAMARAC
FINANCIAL MARKETS AND ACTIVITY
December-12

	<u>October</u>	<u>November</u>	<u>December</u>	<u>Three Month Average Yields/Earnings</u>
<u>INVESTMENT YIELDS</u>				
City Investment Portfolio	0.33%	0.32%	0.32%	0.32%
Wells Fargo	0.02%	0.02%	0.02%	0.02%
FLSAFE Local Gov't Invest. Pool	0.10%	0.10%	0.10%	0.10%
TD Bank	0.30%	0.30%	0.30%	0.30%
SBA Investment Account	0.32%	0.28%	0.25%	0.28%
AIM ST INV TREASURY	0.02%	0.02%	0.02%	0.02%
<u>INVESTMENT EARNINGS</u>				
City Investment Portfolio	\$35,493	\$33,826	\$34,076	\$34,465
Wachovia Government Advantage	9	9	11	10
TD Bank	6,760	6,473	10,809	8,014
FLSAFE Investment	3,102	3,000	3,101	3,068
SBA Investment Account	0	0	0	0
AIM ST INV TREASURY	<u>33</u>	<u>37</u>	<u>43</u>	<u>38</u>
TOTAL MONTHLY EARNINGS	<u>\$45,397</u>	<u>\$43,345</u>	<u>\$48,040</u>	<u>\$45,594</u>
<u>General Market Rates *</u>				
Dow Jones Industrial Average	13,097	13,026	13,104	13,075
NASDAQ	2,977	3,010	3,020	3,002
Federal Funds Rate (Effective)	0.18%	0.16%	0.09%	0.14%
Prime Rate	3.25%	3.25%	3.25%	3.25%
3-Month LIBOR	0.31%	0.31%	0.31%	0.31%
<u>Treasuries *</u>				
3 Month	0.11%	0.08%	0.04%	0.08%
6 Month	0.16%	0.13%	0.11%	0.13%
2 Year	0.28%	0.25%	0.25%	0.26%
5 Year	0.72%	0.62%	0.72%	0.69%
10 Year	1.69%	1.62%	1.76%	1.69%
30 Year	2.86%	2.81%	2.95%	2.87%
<u>Economic Indicators *</u>				
Crude Oil - Spot	\$86.24	\$88.91	\$91.82	\$88.99
Retail Sales-Overall	-0.30%	0.30%		0.00%
Retail Sales-Ex autos	0.00%	0.00%		0.00%
Consumer Price Index-Overall	0.10%	-0.30%		-0.07%
Consumer Price Index-Core	0.20%	0.10%		0.10%
Housing Starts (in millions)	0.888	0.861		0.583
Producer Price Index-Overall	-0.20%	-0.80%		-0.33%
Producer Price Index-Core	-0.20%	0.10%		-0.03%

SOME INDICATORS ARE REVISED FROM INITIAL RELEASE

* Sources: Bloomberg Financial Markets

CITY OF TAMARAC
SCHEDULE OF INVESTMENTS
FOR THE MONTH ENDED DEC 2012

MATURITY DATE	SETTLEMENT DATE	YIELD	NEXT CALL DATE	TYPE OF INVESTMENT	PURCHASE PRICE	PAR VALUE	MARKET VALUE	MV % OF PORTFOLIO
TREASURER'S FUND 801								
Short Term Cash Investments								
Demand	Daily	0.250		SBA	82.35	82.35	82.35	0.00%
Demand	Daily	0.020		AIM Treasury MMF	2,317,385.25	2,317,385.25	2,317,385.25	2.15%
Demand	Daily	0.100		FLSAFE	32,895,916.55	32,895,916.55	32,895,916.55	30.57%
Demand	Daily	0.100		FLSAFE	1,023,129.17	1,023,129.17	1,023,129.17	0.95%
Demand	Daily	0.300		TD Bank	50,680,073.53	50,680,073.53	50,680,073.53	47.10%
Demand	Daily	0.020		Wells Fargo	742,288.48	742,288.48	742,288.48	0.69%
Total Short Term Investments					\$87,658,875.33	\$87,658,875.33	\$87,658,875.33	81.47%
QPD Certificates of Deposit								
09/18/13	09/18/12	0.203		Bank of America CD	1,546,000.00	1,546,000.00	1,546,000.00	1.44%
Total QPD Certificates of Deposit					\$1,546,000.00	\$1,546,000.00	\$1,546,000.00	1.44%
Government Agencies								
04/29/14	09/08/11	0.501		FHLMC	1,533,375.00	1,500,000.00	1,522,302.00	1.41%
09/22/14	09/08/11	0.589		FHLMC	1,004,840.00	1,000,000.00	1,008,198.00	0.94%
03/23/15	09/08/11	0.761		FNMA	517,245.00	500,000.00	515,085.00	0.48%
09/25/15	09/25/12	0.500	09/25/13	FHLMC (Callable-NC1yr1X)	1,000,000.00	1,000,000.00	1,001,390.00	0.93%
03/18/16	09/18/12	0.609	09/18/13	FNMA (Callable-Qtrly)	999,700.00	1,000,000.00	1,001,853.00	0.93%
Total Government Agencies					\$5,055,160.00	\$5,000,000.00	\$5,048,828.00	4.69%
Corporate Coupon Securities								
01/08/13	02/14/11	1.491		Gen Elec Cap CRP	\$599,285.70	\$585,000.00	\$585,165.56	0.54%
01/28/13	03/28/11	1.458		WestPac SEC NZ	\$1,021,020.00	\$1,000,000.00	\$1,001,549.00	0.93%
02/15/13	05/25/11	0.805		US BANCORP	\$1,022,530.00	\$1,000,000.00	\$1,002,047.00	0.93%
04/10/13	06/22/11	1.220		Met Life Global	\$1,069,296.25	\$1,000,000.00	\$1,012,523.00	0.94%
04/10/13	03/27/12	0.613		Met Life Global	\$1,569,795.00	\$1,500,000.00	\$1,518,784.50	1.41%
09/16/13	02/21/12	0.894		Gen Elec Cap CRP	\$1,015,250.00	\$1,000,000.00	\$1,009,862.00	0.94%
09/30/13	09/09/11	1.225		JPMORGAN CHASE	\$1,008,600.00	\$1,000,000.00	\$1,008,285.00	0.94%
01/07/14	06/18/12	1.060		Gen Elec Cap CRP	\$1,015,970.00	\$1,000,000.00	\$1,016,412.00	0.94%
06/01/14	11/17/11	1.700		JPMORGAN CHASE	\$1,073,000.00	\$1,000,000.00	\$1,053,605.00	0.98%
11/20/14	11/19/12	0.488		US BANCORP	\$1,047,520.00	\$1,000,000.00	\$1,041,478.00	0.97%
01/09/15	10/12/12	0.778		Gen Elec Cap CRP	\$1,030,430.00	\$1,000,000.00	\$1,027,135.00	0.97%
06/29/15	09/13/12	0.879		Met Life Global	\$1,022,600.00	\$1,000,000.00	\$1,020,788.00	0.95%
09/15/15	09/14/12	0.825		American Express Credit Co	\$1,056,980.00	\$1,000,000.00	\$1,048,382.00	0.95%
Total Corporate Coupon Securities					\$13,552,276.95	\$13,085,000.00	\$13,346,016.06	12.40%
Cash and Managed Portfolio					\$107,812,312.28	\$107,289,875.33	\$107,599,719.39	99.99%

Bond Proceeds Investments (Series 2005)

CITY OF TAMARAC
SCHEDULE OF INVESTMENTS
FOR THE MONTH ENDED DEC 2012

MATURITY DATE	SETTLEMENT DATE	YIELD	NEXT CALL DATE	TYPE OF INVESTMENT	PURCHASE PRICE	PAR VALUE	MARKET VALUE	MV % OF PORTFOLIO
Demand	Various	0.100		FLSAFE	4,114,965.00	4,114,965.00	4,114,965.00	100.00%
Series 2005 Portfolio					\$4,114,965.00	\$4,114,965.00	\$4,114,965.00	100.00%
Total Bond, Note & Operational & Reserve Funds					\$111,927,277.28	\$111,404,840.33	\$111,714,684.39	

City of Tamarac Series 2005 Bond Project Fund Account

Reports for the period: 12/01/2012 – 12/31/2012

City of Tamarac
7525 NW 88th Ave
Tamarac, FL 33321-2401

We urge you to compare the information contained in this periodic statement with the account statement(s) that you receive directly from the custodian that holds your account(s). Please notify us immediately if you identify any discrepancies or have any questions.

1



Davidson
Fixed Income Management

REGISTERED INVESTMENT ADVISER

City of Tamarac

2005 Bond Project Fund Account Review – December 2012



Davidson
Fixed Income Management
REGISTERED INVESTMENT ADVISER

- Appointed Investment Advisor: April 2003
- City of Tamarac: Mark Mason, Financial Services Director
- Davidson Fixed Income Management Account Managers: Julie Hughes, Glenn Scott
- Investment Objectives:
 - Safety: Investments will place the highest priority on the safety of principal.
 - Liquidity: Investments shall remain sufficiently liquid to ensure sufficient cash flows for current operational needs.
 - Yield: Investments will be managed to optimize investment income after the requirements for safety and liquidity have been met.

Performance Information (10/01/2012 – 12/31/2012)

	<u>2005 Bond Fund</u> ¹	<u>S&P LGIP</u> ²	<u>ML 1-3 Yr</u> ³
BV Return (Yield) ²	0.10%	0.10%	0.28%

1. BV Rate of Return (Income) = Earned Interest +/- Realized Gain/Loss +/- Amortization.

2. Source Bloomberg (LGIP30D Index).

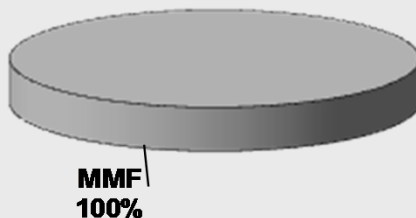
3. Merrill Lynch Index reflects an average of the month-end yield only, and is not a total return performance calculation.

Past performance of the City of Tamarac portfolio does not guarantee future results.

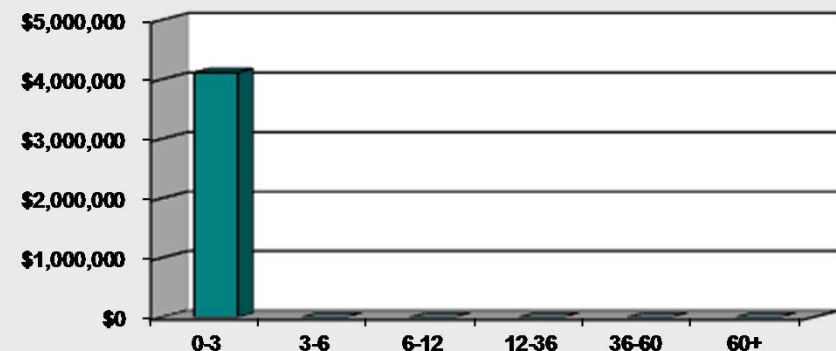
Portfolio Characteristics 12/31/2012

Par Value:	\$	-
Market Value:	\$	-
Book Value:	\$	-
Liquid Balances:	\$	4,114,965
Weighted Avg YTM/YTC:		0.10%
Weighted Avg Maturity/Call:		1 Day

Portfolio Diversification



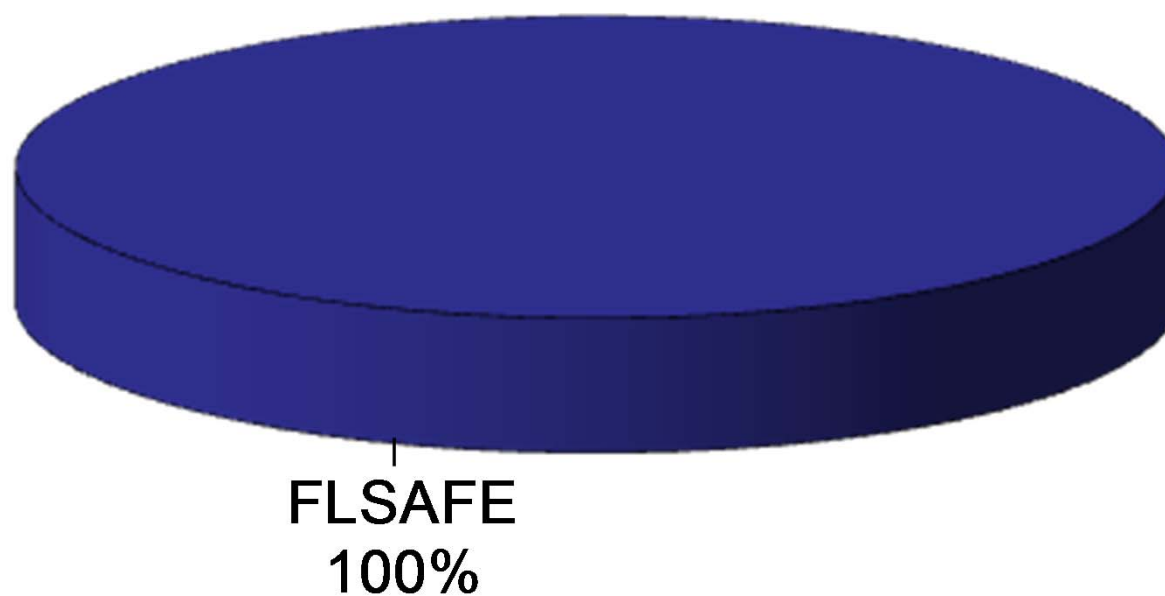
Maturity Distribution



City of Tamarac - 2005 Bond Project Fund Holdings Diversification – December 2012



Davidson
Fixed Income Management
REGISTERED INVESTMENT ADVISER





Series 2005 Bond Fund
Portfolio Management
Portfolio Summary
December 31, 2012

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM/C 360 Equiv.	YTM/C 365 Equiv.
Managed Pool Accounts	4,114,965.00	4,114,965.00	4,114,965.00	100.00	1	1	0.099	0.100
Investments	4,114,965.00	4,114,965.00	4,114,965.00	100.00%	1	1	0.099	0.100
Total Earnings	December 31	Month Ending						
Current Year		335.41						

Mark Mason, Financial Services Director

**Series 2005 Bond Fund
Portfolio Management
Portfolio Details - Investments
December 31, 2012**

Page 2

CUSIP	Investment #	Issuer	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	S&P	YTM/C 365	Days to Maturity	Maturity Date
Managed Pool Accounts											
SYSTMC0010	TMC0010	FLSAFE		4,114,965.00	4,114,965.00	4,114,965.00	0.100	AAAM	0.100	1	
SYSTMC02	TMC02	TD BANK		0.00	0.00	0.00	0.300		0.300	1	
Subtotal and Average				4,114,965.00	4,114,965.00	4,114,965.00			0.100	1	
Total and Average				4,114,965.00	4,114,965.00	4,114,965.00			0.100	1	

Data Updated: FUNDSNAP: 01/09/2013 12:59

Run Date: 01/09/2013 - 12:59

Portfolio TMRC

AP

PM (PRF_PM2) SymRept 6.42



Series 2005 Bond Fund
Realized Gains and Losses
Sorted By Maturity/Sale/Call Date
Sales/Calls/Maturities: December 1, 2012 - December 31, 2012

Investment #	Inv.	Purchase	Par Value	Sale Date	Days Held							
Issuer	Type	Date	Current Rate	Maturity Date	Term	Book Value	Maturity/Sale Proceeds	Realized Gain/Loss	Total Earnings	Total Net Earnings	Total Yield	365
No Sales or Maturities			0.00		0	0.00	0.00	0.00	0.00	0.00		



Series 2005 Bond Fund
Received Interest
Sorted by Issuer
Received December 1, 2012 - December 31, 2012

Issuer	CUSIP	Investment #	Security Type	Par Value	Current Rate	Interest	
						Date Received	Amount Received
Cash Accounts							
FLSAFE	SYSTM0010	TMC0010	LA1	4,114,965.00	0.100	12/01/2012	324.62
						Subtotal	324.62
						Total	324.62



Series 2005 Bond Fund
Accrued Interest
Sorted by Fund - Fund
December 1, 2012 - December 31, 2012

CUSIP	Investment #	Security Type	Par Value	Maturity Date	Current Rate	* Beginning Accrued Interest	Adjusted Acc'd Int. at Purchase During Period	Interest Earned	Interest Received	* Ending Accrued Interest
Series 2005 Bond Fund										
SYSTMC0010	TMC0010	LA1	4,114,965.00		0.100	324.62	0.00	335.41	324.62	335.41
		Subtotal	4,114,965.00			324.62	0.00	335.41	324.62	335.41
		Total	4,114,965.00			324.62	0.00	335.41	324.62	335.41

* Beginning Accrued may not include investments that redeemed in the previous month that had outstanding accrued interest.



Series 2005 Bond Fund
Interest Earnings
Sorted by Fund - Fund
December 1, 2012 - December 31, 2012
Yield on Average Book Value

CUSIP	Investment #	Fund	Issuer	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings		
										Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: Series 2005 Bond Fund												
SYSTMC0010	TMC0010	200	FLSAFE	4,114,965.00	4,114,965.00	4,114,965.00		0.100	0.096	335.41	0.00	335.41
			Subtotal	4,114,965.00	4,114,965.00	4,114,965.00			0.096	335.41	0.00	335.41
			Total	4,114,965.00	4,114,965.00	4,114,965.00			0.096	335.41	0.00	335.41

**Series 2005 Bond Fund
Portfolio Management
Interest Earnings Summary
December 31, 2012**

Page 3

	December 31 Month Ending	Fiscal Year To Date
CD/Coupon/Discount Investments:		
Interest Collected	0.00	0.00
Plus Accrued Interest at End of Period	0.00	0.00
Less Accrued Interest at Beginning of Period	(0.00)	(0.00)
Less Accrued Interest at Purchase During Period	(0.00)	(0.00)
	<hr/>	<hr/>
Interest Earned during Period	0.00	0.00
Adjusted by Premiums and Discounts	0.00	0.00
Adjusted by Capital Gains or Losses	0.00	0.00
	<hr/>	<hr/>
Earnings during Periods	0.00	0.00
Pass Through Securities:		
Interest Collected	0.00	0.00
Plus Accrued Interest at End of Period	0.00	0.00
Less Accrued Interest at Beginning of Period	(0.00)	(0.00)
Less Accrued Interest at Purchase During Period	(0.00)	(0.00)
	<hr/>	<hr/>
Interest Earned during Period	0.00	0.00
Adjusted by Premiums and Discounts	0.00	0.00
Adjusted by Capital Gains or Losses	0.00	0.00
	<hr/>	<hr/>
Earnings during Periods	0.00	0.00
Cash/Checking Accounts:		
Interest Collected	324.62	3,998.88
Plus Accrued Interest at End of Period	339.43	339.43
Less Accrued Interest at Beginning of Period	(328.64)	(263.97)
	<hr/>	<hr/>
Interest Earned during Period	335.41	4,074.34
Total Interest Earned during Period		
	335.41	4,074.34
Total Adjustments from Premiums and Discounts		
	0.00	0.00
Total Capital Gains or Losses		
	0.00	0.00
Total Earnings during Period		
	335.41	4,074.34



Series 2005 Bond Fund
GASB 40 Report
Sorted by Fund
Through 12/31/2012

Security ID	Investment #	Issuer	Par Value	Book Value	Market Value	Reported Value	S&P	Moody's	% of Portfolio	Current Yield	Days to Maturity	Maturity Date	Modified Duration
Series 2005 Bond Fund													
SYSTM0010	TMC0010	FLSAFE	4,114,965.00	4,114,965.00	4,114,965.00	4,114,965.00	AAAM		100.00	0.100	1		0.000
Subtotal			4,114,965.00	4,114,965.00	4,114,965.00	4,114,965.00			100.00	0.100	1		0.000
Report Total			4,114,965.00	4,114,965.00	4,114,965.00	4,114,965.00			100.00	0.100	1		0.00000

City of Tamarac Cash Portfolio

Reports for the period: 12/01/2012 – 12/31/2012

City of Tamarac
7525 NW 88th Ave
Tamarac, FL 33321-2401

We urge you to compare the information contained in this periodic statement with the account statement(s) that you receive directly from the custodian that holds your account(s). Please notify us immediately if you identify any discrepancies or have any questions.



Davidson
Fixed Income Management

REGISTERED INVESTMENT ADVISER

City of Tamarac – Cash Portfolio

Account Review – December 2012



Davidson
Fixed Income Management
REGISTERED INVESTMENT ADVISER

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 - Liquidity: Investments shall remain sufficiently liquid to ensure sufficient cash flows for current operational needs.
 - Yield: Investments will be managed to optimize investment income after the requirements for safety and liquidity have been met.

Performance Information (10/01/2012 – 12/31/2012)

	<u>Tamarac - Cash¹</u>	<u>S&P LGIP²</u>
BV Return (Yield) ²	0.18%	0.10%

1. BV Rate of Return (Income) = Earned Interest +/- Realized Gain/Loss +/- Amortization.

2. Source Bloomberg (LGIP30D Index).

Past performance of the City of Tamarac portfolio does not guarantee future results.

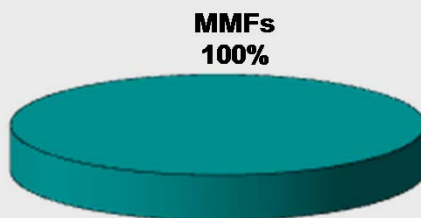
Portfolio Characteristics 12/31/2012

Liquid Balances: \$ 87,658,875

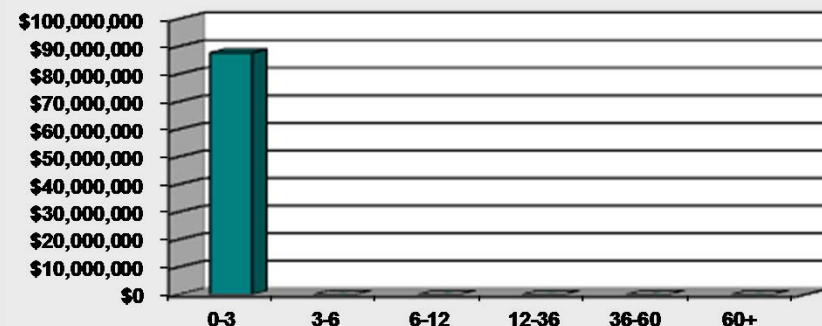
Weighted Avg YTM/YTC: 0.21%

Weighted Avg Maturity/Call: 1 Day

Portfolio Diversification



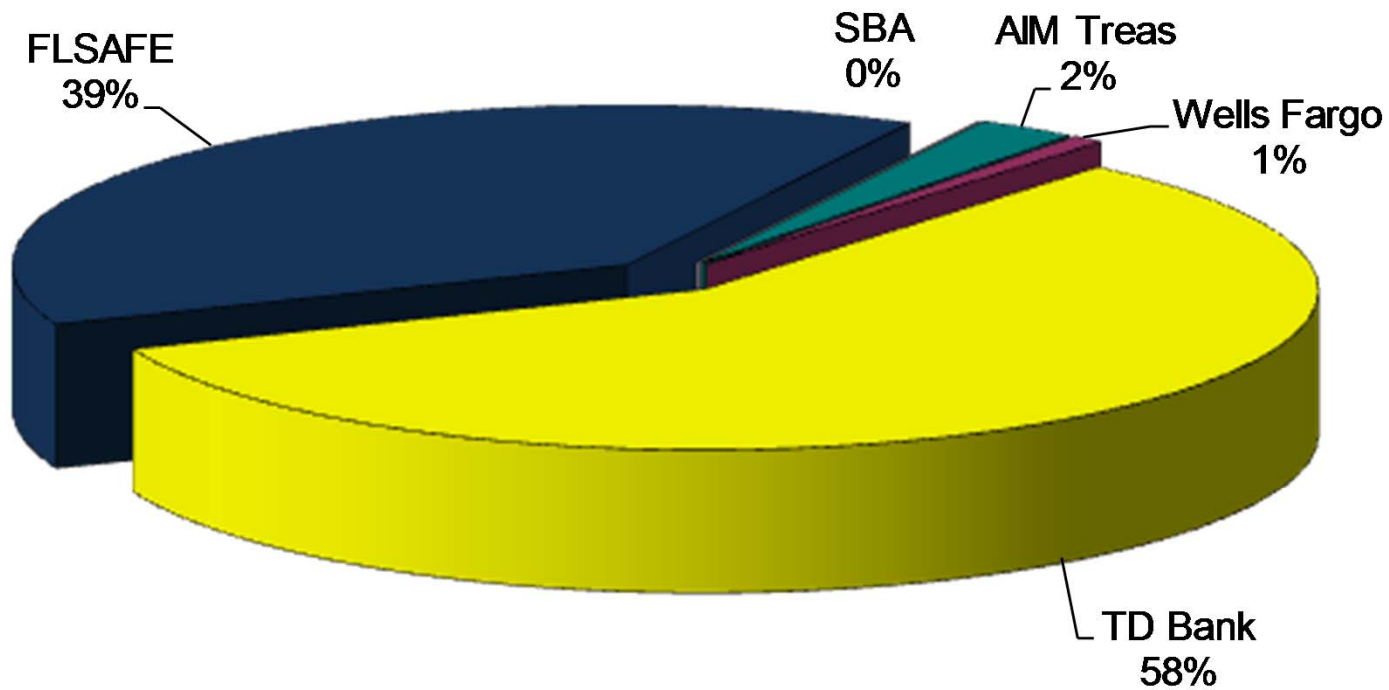
Maturity Distribution



City of Tamarac – Cash Portfolio Holdings Diversification – December 2012



Davidson
Fixed Income Management
REGISTERED INVESTMENT ADVISER





Tamarac - Cash Portfolio
Portfolio Management
Portfolio Summary
December 31, 2012

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM/C 360 Equiv.	YTM/C 365 Equiv.
Managed Pool Accounts	87,658,875.33	87,658,875.33	87,658,875.33	100.00	1	1	0.210	0.213
Investments	87,658,875.33	87,658,875.33	87,658,875.33	100.00%	1	1	0.210	0.213
Total Earnings	December 31	Month Ending						
Current Year		13,624.08						

Mark Mason, Financial Services Director

Tamarac - Cash Portfolio
Portfolio Management
Portfolio Details - Investments
December 31, 2012

Page 2

CUSIP	Investment #	Issuer	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	S&P	YTM/C 365	Days to Maturity	Maturity Date
Managed Pool Accounts											
SYSTMC0020	TMC0020	AIM ST INV TREASURY		2,317,385.25	2,317,385.25	2,317,385.25	0.020		0.020	1	
SYSTMC0014	TMC0014	FLSAFE		1,023,129.17	1,023,129.17	1,023,129.17	0.100	AAAM	0.100	1	
SYSTMC0015	TMC0015	FLSAFE		32,895,916.55	32,895,916.55	32,895,916.55	0.100	AAAM	0.100	1	
SYSTMC00140	TMC00140	FLORIDA SBA		82.35	82.35	82.35	0.250		0.250	1	
SYSTMC01	TMC01	TD BANK		50,680,073.53	50,680,073.53	50,680,073.53	0.300		0.300	1	
SYSTMC00150	TMC00150	Wells Fargo		742,288.48	742,288.48	742,288.48	0.020		0.020	1	
Subtotal and Average				87,658,875.33	87,658,875.33	87,658,875.33			0.213	1	
Total and Average				87,658,875.33	87,658,875.33	87,658,875.33			0.213	1	

Data Updated: FUNDSNAP: 01/09/2013 13:16

Run Date: 01/09/2013 - 13:16

Portfolio TMRC

AP

PM (PRF_PM2) SymRept 6.42



Tamarac - Cash Portfolio
Realized Gains and Losses
Sorted By Maturity/Sale/Call Date
Sales/Calls/Maturities: December 1, 2012 - December 31, 2012

Investment #	Inv.	Purchase	Par Value	Sale Date	Days Held							
Issuer	Type	Date	Current Rate	Maturity Date	Term	Book Value	Maturity/Sale Proceeds	Realized Gain/Loss	Total Earnings	Total Net Earnings	Total Yield	365
No Sales or Maturities			0.00		0	0.00	0.00	0.00	0.00	0.00		



Tamarac - Cash Portfolio
Received Interest
Sorted by Issuer
Received December 1, 2012 - December 31, 2012

Issuer	CUSIP	Investment #	Security Type	Par Value	Current Rate	Interest	
						Date Received	Amount Received
Cash Accounts							
AIM ST INV TREASURY	SYSTMC0020	TMC0020	LA1	2,308,885.25	0.020	12/03/2012	43.25
						Subtotal	43.25
FLSAFE	SYSTMC0014	TMC0014	LA1	1,022,710.36	0.100	12/01/2012	80.68
	SYSTMC0015	TMC0015	LA1	32,893,234.74	0.100	12/01/2012	2,595.00
						Subtotal	2,675.68
FLORIDA SBA	SYSTMC00140	TMC00140	LA1	82.33	0.250	12/01/2012	0.02
						Subtotal	0.02
TD BANK	SYSTMC01	TMC01	LA1	50,680,073.53	0.300	12/01/2012	6,473.27
						Subtotal	6,473.27
Wells Fargo	SYSTMC00150	TMC00150	LA1	742,288.48	0.020	12/01/2012	9.03
						Subtotal	9.03
Total						9,201.25	



Tamarac - Cash Portfolio
Accrued Interest
Sorted by Fund - Fund
December 1, 2012 - December 31, 2012

CUSIP	Investment #	Security Type	Par Value	Maturity Date	Current Rate	* Beginning Accrued Interest	Adjusted Acc'd Int. at Purchase During Period	Interest Earned	Interest Received	* Ending Accrued Interest
Tamarac - Cash Portfolio										
SYSTM0020	TMC0020	LA1	2,317,385.25		0.020	43.25	0.00	39.20	43.25	39.20
SYSTM0014	TMC0014	LA1	1,023,129.17		0.100	80.68	0.00	83.40	80.68	83.40
SYSTM0015	TMC0015	LA1	32,895,916.55		0.100	2,595.00	0.00	2,681.81	2,595.00	2,681.81
SYSTM00140	TMC00140	LA1	82.35		0.250	0.02	0.00	0.02	0.02	0.02
SYSTM001	TMC001	LA1	50,680,073.53		0.300	6,473.27	0.00	10,808.88	6,473.27	10,808.88
SYSTM00150	TMC00150	LA1	742,288.48		0.020	9.03	0.00	10.77	9.03	10.77
		Subtotal	87,658,875.33			9,201.25	0.00	13,624.08	9,201.25	13,624.08
		Total	87,658,875.33			9,201.25	0.00	13,624.08	9,201.25	13,624.08

* Beginning Accrued may not include investments that redeemed in the previous month that had outstanding accrued interest.



Tamarac - Cash Portfolio
Interest Earnings
Sorted by Fund - Fund
December 1, 2012 - December 31, 2012
Yield on Average Book Value

CUSIP	Investment #	Fund	Issuer	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings		
										Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: Tamarac - Cash Portfolio												
SYSTM00140	TMC00140	150	FLSBA	82.35	82.33	82.33		0.250	0.286	0.02	0.00	0.02
SYSTM0014	TMC0014	150	FLSAFE	1,023,129.17	1,022,710.36	1,022,723.87		0.100	0.096	83.40	0.00	83.40
SYSTM0015	TMC0015	150	FLSAFE	32,895,916.55	32,893,234.74	32,893,321.25		0.100	0.096	2,681.81	0.00	2,681.81
SYSTM0020	TMC0020	150	AIMT	2,317,385.25	2,285,499.65	2,307,617.93		0.020	0.020	39.20	0.00	39.20
SYSTM001	TMC01	150	TDBK	50,680,073.53	28,518,725.34	40,671,722.73		0.300	0.313	10,808.88	0.00	10,808.88
SYSTM00150	TMC00150	150	WFB	742,288.48	625,861.65	689,708.62		0.020	0.018	10.77	0.00	10.77
Subtotal				87,658,875.33	65,346,114.07	77,585,176.73			0.207	13,624.08	0.00	13,624.08
Total				87,658,875.33	65,346,114.07	77,585,176.73			0.207	13,624.08	0.00	13,624.08

**Tamarac - Cash Portfolio
Portfolio Management
Interest Earnings Summary
December 31, 2012**

Page 3

	December 31 Month Ending	Fiscal Year To Date
CD/Coupon/Discount Investments:		
Interest Collected	0.00	0.00
Plus Accrued Interest at End of Period	0.00	0.00
Less Accrued Interest at Beginning of Period	(0.00)	(0.00)
Less Accrued Interest at Purchase During Period	(0.00)	(0.00)
	<hr/>	<hr/>
Interest Earned during Period	0.00	0.00
Adjusted by Premiums and Discounts	0.00	0.00
Adjusted by Capital Gains or Losses	0.00	0.00
	<hr/>	<hr/>
Earnings during Periods	0.00	0.00
Pass Through Securities:		
Interest Collected	0.00	0.00
Plus Accrued Interest at End of Period	0.00	0.00
Less Accrued Interest at Beginning of Period	(0.00)	(0.00)
Less Accrued Interest at Purchase During Period	(0.00)	(0.00)
	<hr/>	<hr/>
Interest Earned during Period	0.00	0.00
Adjusted by Premiums and Discounts	0.00	0.00
Adjusted by Capital Gains or Losses	0.00	0.00
	<hr/>	<hr/>
Earnings during Periods	0.00	0.00
Cash/Checking Accounts:		
Interest Collected	9,201.25	144,770.47
Plus Accrued Interest at End of Period	13,624.08	13,624.08
Less Accrued Interest at Beginning of Period	(9,201.25)	(11,571.36)
	<hr/>	<hr/>
Interest Earned during Period	13,624.08	146,823.19
Total Interest Earned during Period		
	13,624.08	146,823.19
Total Adjustments from Premiums and Discounts		
	0.00	0.00
Total Capital Gains or Losses		
	0.00	0.00
Total Earnings during Period		
	13,624.08	146,823.19



Tamarac - Cash Portfolio
GASB 40 Report
Sorted by Fund
Through 12/31/2012

Security ID	Investment #	Issuer	Par Value	Book Value	Market Value	Reported Value	S&P	Moody's	% of Portfolio	Current Yield	Days to Maturity	Maturity Date	Modified Duration
Tamarac - Cash Portfolio													
SYSTM0014	TMC0014	FLSAFE	1,023,129.17	1,023,129.17	1,023,129.17	1,023,129.17	AAAM		1.17	0.100	1		0.000
SYSTM0015	TMC0015	FLSAFE	32,895,916.55	32,895,916.55	32,895,916.55	32,895,916.55	AAAM		37.53	0.100	1		0.000
SYSTM00140	TMC00140	FLORIDA SBA	82.35	82.35	82.35	82.35			0.00	0.250	1		0.000
SYSTM001	TMC001	TD BANK	50,680,073.53	50,680,073.53	50,680,073.53	50,680,073.53			57.82	0.300	1		0.000
SYSTM00020	TMC0020	AIM ST INV TREASURY	2,317,385.25	2,317,385.25	2,317,385.25	2,317,385.25			2.64	0.020	1		0.000
SYSTM00150	TMC00150	Wells Fargo	742,288.48	742,288.48	742,288.48	742,288.48			0.85	0.020	1		0.000
Subtotal			87,658,875.33	87,658,875.33	87,658,875.33	87,658,875.33			100.01	0.213	1		0.000
Report Total			87,658,875.33	87,658,875.33	87,658,875.33	87,658,875.33			100.01	0.213	1		0.00000

City of Tamarac Managed Portfolio

Reports for the period: 12/01/2012 – 12/31/2012

City of Tamarac
7525 NW 88th Ave
Tamarac, FL 33321-2401

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Davidson
Fixed Income Management
REGISTERED INVESTMENT ADVISER

City of Tamarac – Managed Portfolio

Account Review – December 2012



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 - Yield: Investments will be managed to optimize investment income after the requirements for safety and liquidity have been met.

Performance Information (10/01/2012 – 12/31/2012)

	<u>Tamarac - Mgd Portfolio</u> ¹	<u>ML 1-3 Yr</u> ³
BV Return (Yield) ²	0.78%	0.28%

1. Performance numbers are net of advisory fees.

2. BV Rate of Return (Income) = Earned Interest +/- Realized Gain/Loss +/- Amortization.

3. Merrill Lynch Index reflects an average of the month-end yield only, and is not a total return performance calculation.

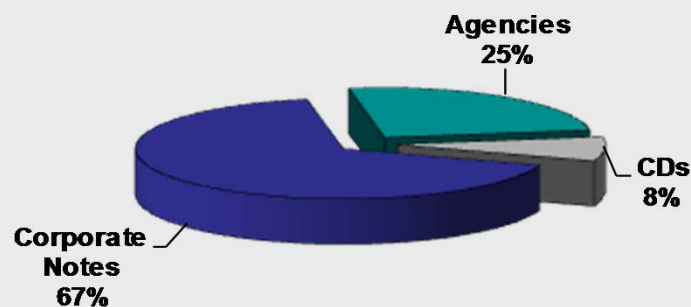
Past performance of the City of Tamarac portfolio does not guarantee future results.

Portfolio Characteristics 12/31/2012

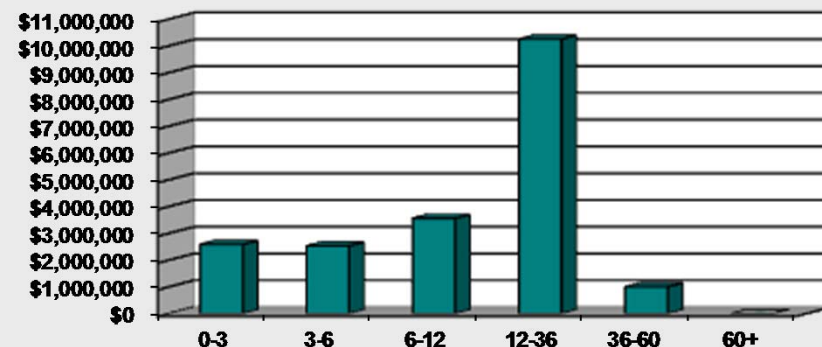
Par Value:	\$ 19,631,000
Market Value:	\$ 19,940,844
Book Value:	\$ 19,897,722

Weighted Avg YTM/YTC:	0.83%
Weighted Avg Maturity/Call:	16 Months

Portfolio Diversification



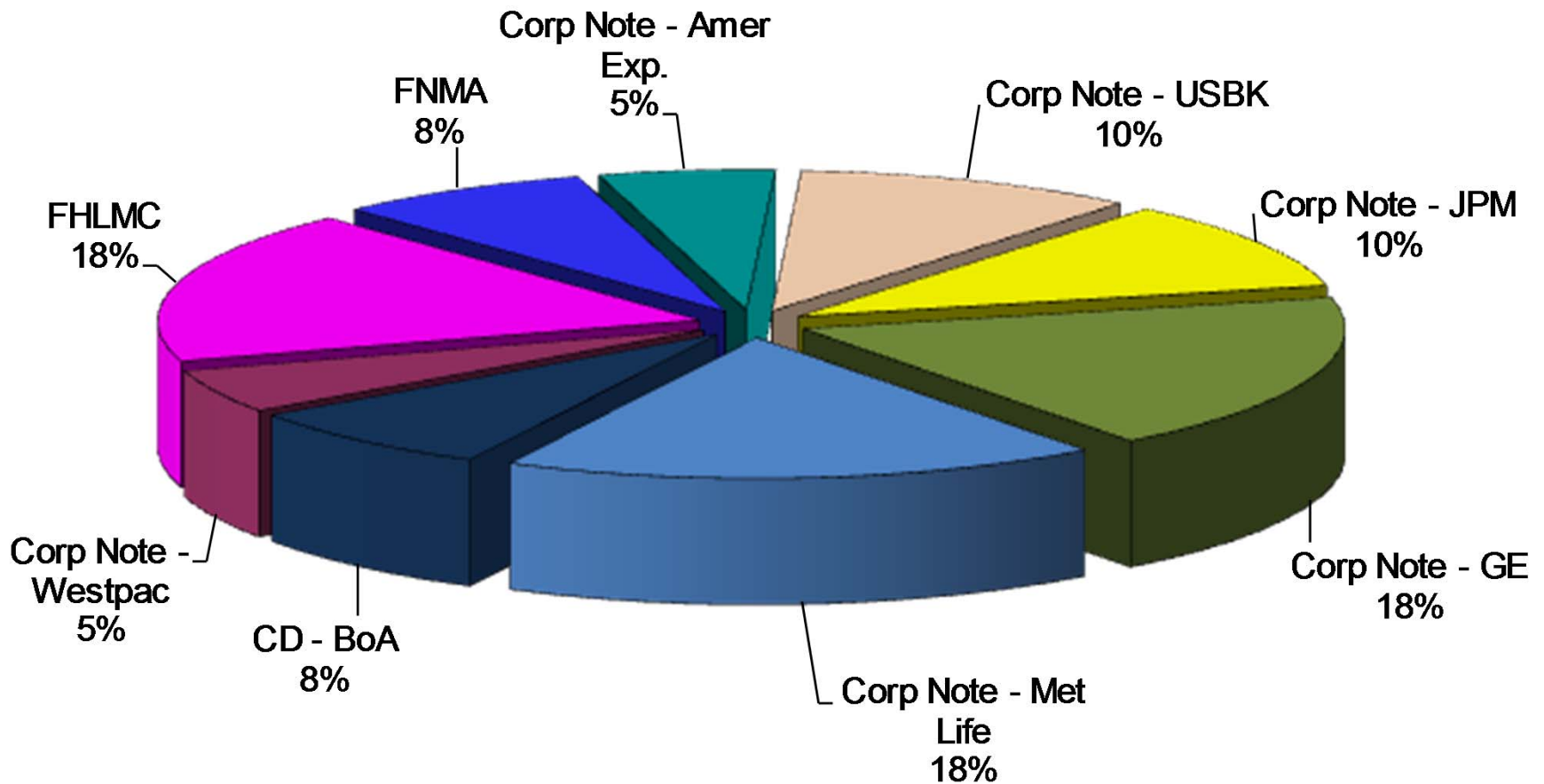
Maturity Distribution



City of Tamarac – Managed Portfolio Holdings Diversification – December 2012



Davidson
Fixed Income Management
REGISTERED INVESTMENT ADVISER





Tamarac - Managed Portfolio
Portfolio Management
Portfolio Summary
December 31, 2012

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM/C 360 Equiv.	YTM/C 365 Equiv.
Certificates of Deposit - Bank	1,546,000.00	1,546,000.00	1,546,000.00	7.77	365	260	0.200	0.203
Federal Agency Coupon Securities	5,000,000.00	5,048,828.00	5,030,094.59	25.28	1,115	785	0.558	0.566
Corporate Coupon Securities	13,085,000.00	13,346,016.06	13,321,627.29	66.95	722	391	0.988	1.002
Investments	19,631,000.00	19,940,844.06	19,897,721.88	100.00%	794	481	0.818	0.830
Cash and Accrued Interest								
Accrued Interest at Purchase		5,554.17	5,554.17					
Subtotal		5,554.17	5,554.17					
Total Cash and Investments	19,631,000.00	19,946,398.23	19,903,276.05		794	481	0.818	0.830
Total Earnings								
	December 31	Month Ending						
Current Year		13,830.45						

Mark Mason, Financial Services Director

Tamarac - Managed Portfolio
Portfolio Management
Portfolio Details - Investments
December 31, 2012

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CUSIP	Investment #	Issuer	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	S&P	YTM/C 365	Days to Maturity	Maturity Date
Certificates of Deposit - Bank											
SYSTMC1100	TMC1100	BANK OF AMERICA	09/18/2012	1,546,000.00	1,546,000.00	1,546,000.00	0.200		0.203	260	09/18/2013
Subtotal and Average				1,546,000.00	1,546,000.00	1,546,000.00			0.203	260	
Federal Agency Coupon Securities											
3134G2CL4	TMC1030	FHLMC	09/08/2011	1,500,000.00	1,522,302.00	1,516,775.24	1.350	AA+	0.501	483	04/29/2014
3134G2WG3	TMC1040	FHLMC	09/08/2011	1,000,000.00	1,008,198.00	1,002,747.39	0.750	AA+	0.589	629	09/22/2014
3136FPGF8	TMC1035	FNMA	09/08/2011	500,000.00	515,085.00	510,847.44	1.750	AA+	0.761	811	03/23/2015
3134G3L24	TMC1095	FHLMC (Callable - NC1yr 1X)	09/25/2012	1,000,000.00	1,001,390.00	1,000,000.00	0.500	AA+	0.500	997	09/25/2015
3135G0PA5	TMC1090	FNMA (Callable - Qtrly)	09/18/2012	1,000,000.00	1,001,853.00	999,724.52	0.600	AA+	0.609	1,172	03/18/2016
Subtotal and Average				5,000,000.00	5,048,828.00	5,030,094.59			0.566	785	
Corporate Coupon Securities											
36962G4H4	TMC0980	GEN ELEC CAP CRP	02/14/2011	585,000.00	585,165.56	585,146.20	2.800	AA+	1.491	7	01/08/2013
9612EAAD7	TMC1005	WESTPAC SEC NZ	03/28/2011	1,000,000.00	1,001,549.00	1,000,859.91	2.625	AA-	1.458	27	01/28/2013
91159HGS3	TMC1010	US BANCORP	05/25/2011	1,000,000.00	1,002,047.00	1,001,598.90	2.125	A+	0.805	45	02/15/2013
592179JG1	TMC1015	MET LIFE GLOBAL	06/22/2011	1,000,000.00	1,012,523.00	1,010,586.93	5.125	AA-	1.220	99	04/10/2013
592179JG1	TMC1070	MET LIFE GLOBAL	03/27/2012	1,500,000.00	1,518,784.50	1,518,524.68	5.125	AA-	0.613	99	04/10/2013
36962G4Q4	TMC1065	GEN ELEC CAP CRP	02/21/2012	1,000,000.00	1,009,862.00	1,006,882.74	1.875	AA+	0.894	258	09/16/2013
46623EJD2	TMC1025	JPMORGAN CHASE	09/09/2011	1,000,000.00	1,008,285.00	1,003,122.00	1.650	A	1.225	272	09/30/2013
36962G4X9	TMC1075	GEN ELEC CAP CRP	06/18/2012	1,000,000.00	1,016,412.00	1,010,456.21	2.100	AA+	1.060	371	01/07/2014
46625HHN3	TMC1060	JPMORGAN CHASE	11/17/2011	1,000,000.00	1,053,605.00	1,040,733.04	4.650	A	1.700	516	06/01/2014
91159HGT1	TMC1110	US BANCORP	11/19/2012	1,000,000.00	1,041,478.00	1,044,751.84	2.875	A+	0.488	688	11/20/2014
36962G5M2	TMC1105	GEN ELEC CAP CRP	10/12/2012	1,000,000.00	1,027,135.00	1,027,451.10	2.150	AA+	0.778	738	01/09/2015
59217GAV1	TMC1080	MET LIFE GLOBAL	09/13/2012	1,000,000.00	1,020,788.00	1,020,173.76	1.700	AA-	0.879	909	06/29/2015
0258M0DA4	TMC1085	AMER EXPRESS CREDIT CO	09/14/2012	1,000,000.00	1,048,382.00	1,051,339.98	2.750	A-	0.825	987	09/15/2015
Subtotal and Average				13,085,000.00	13,346,016.06	13,321,627.29			1.002	391	
Total and Average				19,631,000.00	19,940,844.06	19,897,721.88			0.830	481	

Data Updated: FUNDSNAP: 01/09/2013 13:29

Run Date: 01/09/2013 - 13:29

Portfolio TMRC

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Tamarac - Managed Portfolio
Realized Gains and Losses
Sorted By Maturity/Sale/Call Date
Sales/Calls/Maturities: December 1, 2012 - December 31, 2012

Investment #	Inv.	Purchase	Par Value	Sale Date	Days Held							
Issuer	Type	Date	Current Rate	Maturity Date	Term	Book Value	Maturity/Sale Proceeds	Realized Gain/Loss	Total Earnings	Total Net Earnings	Total Yield	365
No Sales or Maturities			0.00		0	0.00	0.00	0.00	0.00	0.00		



Tamarac - Managed Portfolio
Received Interest
Sorted by Issuer
Received December 1, 2012 - December 31, 2012

Issuer	CUSIP	Investment #	Security Type	Par Value	Current Rate	Interest				
						Date Due	Date Received	Amount Due	Amount Received	Variance
JPMORGAN CHASE	46625HHN3	TMC1060	MC1	1,000,000.00	4.650	12/01/2012	12/01/2012	23,250.00	23,250.00	-
							Subtotal	23,250.00	23,250.00	
MET LIFE GLOBAL	59217GAV1	TMC1080	MC1	1,000,000.00	1.700	12/29/2012	12/29/2012	8,500.00	8,500.00	-
							Subtotal	8,500.00	8,500.00	
Total								31,750.00	31,750.00	
Total Cash Overpayment								0.00		
Total Cash Shortfall								0.00		



Tamarac - Managed Portfolio
Accrued Interest
Sorted by Fund - Fund
December 1, 2012 - December 31, 2012

CUSIP	Investment #	Security Type	Par Value	Maturity Date	Current Rate	* Beginning Accrued Interest	Adjusted Acc'd Int. at Purchase During Period	Interest Earned	Interest Received	* Ending Accrued Interest
Tamarac - Managed Portfolio										
0258M0DA4	TMC1085	MC1	1,000,000.00	09/15/2015	2.750	5,805.56	0.00	2,291.66	0.00	8,097.22
SYSTM1100	TMC1100	BCD	1,546,000.00	09/18/2013	0.200	635.58	0.00	266.25	0.00	901.83
3134G2CL4	TMC1030	FAC	1,500,000.00	04/29/2014	1.350	1,800.00	0.00	1,687.50	0.00	3,487.50
3134G2WG3	TMC1040	FAC	1,000,000.00	09/22/2014	0.750	1,437.50	0.00	625.00	0.00	2,062.50
3134G3L24	TMC1095	FAC	1,000,000.00	09/25/2015	0.500	916.67	0.00	416.66	0.00	1,333.33
3136FPGF8	TMC1035	FAC	500,000.00	03/23/2015	1.750	1,652.78	0.00	729.16	0.00	2,381.94
3135G0PA5	TMC1090	FAC	1,000,000.00	03/18/2016	0.600	1,216.67	0.00	500.00	0.00	1,716.67
36962G4H4	TMC0980	MC1	585,000.00	01/08/2013	2.800	6,506.50	0.00	1,365.00	0.00	7,871.50
36962G4Q4	TMC1065	MC1	1,000,000.00	09/16/2013	1.875	3,906.25	0.00	1,562.50	0.00	5,468.75
36962G4X9	TMC1075	MC1	1,000,000.00	01/07/2014	2.100	8,400.00	0.00	1,750.00	0.00	10,150.00
36962G5M2	TMC1105	MC1	1,000,000.00	01/09/2015	2.150	2,926.39	0.00	1,791.66	0.00	4,718.05
46623EJD2	TMC1025	MC1	1,000,000.00	09/30/2013	1.650	2,795.83	0.00	1,375.00	0.00	4,170.83
46625HHN3	TMC1060	MC1	1,000,000.00	06/01/2014	4.650	23,250.00	0.00	3,875.00	23,250.00	3,875.00
592179JG1	TMC1015	MC1	1,000,000.00	04/10/2013	5.125	7,260.42	0.00	4,270.83	0.00	11,531.25
592179JG1	TMC1070	MC1	1,500,000.00	04/10/2013	5.125	10,890.63	0.00	6,406.25	0.00	17,296.88
59217GAV1	TMC1080	MC1	1,000,000.00	06/29/2015	1.700	3,683.34	0.00	1,416.66	5,005.56	94.44
91159HGS3	TMC1010	MC1	1,000,000.00	02/15/2013	2.125	6,256.94	0.00	1,770.84	0.00	8,027.78
91159HGT1	TMC1110	MC1	1,000,000.00	11/20/2014	2.875	878.47	0.00	2,395.84	0.00	3,274.31
9612EAAD7	TMC1005	MC1	1,000,000.00	01/28/2013	2.625	8,968.75	0.00	2,187.50	0.00	11,156.25
Subtotal			19,631,000.00			99,188.28	0.00	36,683.31	28,255.56	107,616.03
Total			19,631,000.00			99,188.28	0.00	36,683.31	28,255.56	107,616.03

* Beginning Accrued may not include investments that redeemed in the previous month that had outstanding accrued interest.



Tamarac - Managed Portfolio
Interest Earnings
Sorted by Fund - Fund
December 1, 2012 - December 31, 2012
Yield on Average Book Value

											Adjusted Interest Earnings		
CUSIP	Investment #	Fund	Issuer	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings	
Fund: Tamarac - Managed Portfolio													
3134G2CL4	TMC1030	100	FHLMC	1,500,000.00	1,517,828.08	1,517,267.69	04/29/2014	1.350	0.493	1,687.50	-1,052.84	634.66	
3134G2WG3	TMC1040	100	FHLMC	1,000,000.00	1,002,880.11	1,002,809.47	09/22/2014	0.750	0.578	625.00	-132.72	492.28	
3136FPGF8	TMC1035	100	FNMA	500,000.00	511,253.21	511,037.24	03/23/2015	1.750	0.745	729.16	-405.77	323.39	
3135G0PA5	TMC1090	100	FNMACQ	1,000,000.00	999,717.38	999,721.18	03/18/2016	0.600	0.597	500.00	7.14	507.14	
3134G3L24	TMC1095	100	FHLMC1	1,000,000.00	1,000,000.00	1,000,000.00	09/25/2015	0.500	0.491	416.66	0.00	416.66	
SYSTM1100	TMC1100	100	BOA	1,546,000.00	1,546,000.00	1,546,000.00	09/18/2013	0.200	0.203	266.25	0.00	266.25	
36962G4H4	TMC0980	100	GE	585,000.00	585,772.76	585,439.27	01/08/2013	2.800	1.485	1,365.00	-626.56	738.44	
36962G5M2	TMC1105	100	GE	1,000,000.00	1,028,582.33	1,027,980.22	01/09/2015	2.150	0.756	1,791.66	-1,131.23	660.43	
36962G4X9	TMC1075	100	GE	1,000,000.00	1,011,313.27	1,010,857.09	01/07/2014	2.100	1.040	1,750.00	-857.06	892.94	
36962G4Q4	TMC1065	100	GE	1,000,000.00	1,007,692.48	1,007,261.49	09/16/2013	1.875	0.880	1,562.50	-809.74	752.76	
46625HHN3	TMC1060	100	JPM	1,000,000.00	1,043,129.10	1,041,853.78	06/01/2014	4.650	1.671	3,875.00	-2,396.06	1,478.94	
46623EJD2	TMC1025	100	JPM	1,000,000.00	1,003,470.18	1,003,285.23	09/30/2013	1.650	1.205	1,375.00	-348.18	1,026.82	
59217GAV1	TMC1080	100	MET	1,000,000.00	1,020,847.71	1,020,489.00	06/29/2015	1.700	0.857	1,416.66	-673.95	742.71	
592179JG1	TMC1070	100	MET	1,500,000.00	1,524,138.22	1,521,150.37	04/10/2013	5.125	0.614	6,406.25	-5,613.54	792.71	
592179JG1	TMC1015	100	MET	1,000,000.00	1,013,795.09	1,012,087.52	04/10/2013	5.125	1.236	4,270.83	-3,208.16	1,062.67	
9612EAAD7	TMC1005	100	WESTPA	1,000,000.00	1,001,815.36	1,001,306.82	01/28/2013	2.625	1.449	2,187.50	-955.45	1,232.05	
91159HGT1	TMC1110	100	USB	1,000,000.00	1,046,729.10	1,045,676.69	11/20/2014	2.875	0.471	2,395.84	-1,977.26	418.58	
91159HGS3	TMC1010	100	USB	1,000,000.00	1,002,689.06	1,002,108.82	02/15/2013	2.125	0.800	1,770.84	-1,090.16	680.68	
0258M0DA4	TMC1085	100	APX	1,000,000.00	1,052,921.30	1,052,079.63	09/15/2015	2.750	0.795	2,291.66	-1,581.32	710.34	
Subtotal				19,631,000.00	19,920,574.74	19,908,411.49	0.818			36,683.31	-22,852.86	13,830.45	
Total				19,631,000.00	19,920,574.74	19,908,411.49	0.818			36,683.31	-22,852.86	13,830.45	

Tamarac - Managed Portfolio
Portfolio Management
Interest Earnings Summary
December 31, 2012

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	December 31 Month Ending	Fiscal Year To Date
CD/Coupon/Discount Investments:		
Interest Collected	28,255.56	546,641.11
Plus Accrued Interest at End of Period	183,226.24	183,226.24
Less Accrued Interest at Beginning of Period	(174,798.49)	(211,968.75)
Less Accrued Interest at Purchase During Period	(0.00)	(0.00)
Interest Earned during Period	36,683.31	517,898.60
Adjusted by Premiums and Discounts	-22,852.86	-326,752.20
Adjusted by Capital Gains or Losses	0.00	0.00
Earnings during Periods	13,830.45	191,146.40
Pass Through Securities:		
Interest Collected	0.00	0.00
Plus Accrued Interest at End of Period	0.00	0.00
Less Accrued Interest at Beginning of Period	(0.00)	(0.00)
Less Accrued Interest at Purchase During Period	(0.00)	(0.00)
Interest Earned during Period	0.00	0.00
Adjusted by Premiums and Discounts	0.00	0.00
Adjusted by Capital Gains or Losses	0.00	0.00
Earnings during Periods	0.00	0.00
Cash/Checking Accounts:		
Interest Collected	0.00	0.00
Plus Accrued Interest at End of Period	0.00	0.00
Less Accrued Interest at Beginning of Period	(0.00)	(0.00)
Interest Earned during Period	0.00	0.00
Total Interest Earned during Period	36,683.31	517,898.60
Total Adjustments from Premiums and Discounts	-22,852.86	-326,752.20
Total Capital Gains or Losses	0.00	0.00
Total Earnings during Period	13,830.45	191,146.40



Tamarac - Managed Portfolio
Amortization Schedule
December 1, 2012 - December 31, 2012
Sorted By Fund - Fund

Investment #		Maturity Date	Beginning Par Value				Amounts Amortized			
Issuer	Fund	Amort. Date	Current Rate	Purchase Principal	Original Premium or Discount	Ending Book Value	And Unamortized As of 12/01/2012	Amount Amortized This Period	Amt Amortized Through 12/31/2012	Amount Unamortized Through 12/31/2012
Tamarac - Managed Portfolio										
TMC1085	100	09/15/2015	1,000,000.00	1,056,980.00	56,980.00	1,051,339.98	-4,058.70	-1,581.32	-5,640.02	51,339.98
AMER EXPRESS CREDIT CO			2.750				52,921.30			
TMC1030	100	04/29/2014	1,500,000.00	1,533,375.00	33,375.00	1,516,775.24	-15,546.92	-1,052.84	-16,599.76	16,775.24
FHLMC			1.350				17,828.08			
TMC1040	100	09/22/2014	1,000,000.00	1,004,840.00	4,840.00	1,002,747.39	-1,959.89	-132.72	-2,092.61	2,747.39
FHLMC			0.750				2,880.11			
TMC1035	100	03/23/2015	500,000.00	517,245.00	17,245.00	510,847.44	-5,991.79	-405.77	-6,397.56	10,847.44
FNMA			1.750				11,253.21			
TMC1090	100	03/18/2016	1,000,000.00	999,700.00	-300.00	999,724.52	17.38	7.14	24.52	-275.48
FNMA (Callable - Qtrly)			0.600				-282.62			
TMC0980	100	01/08/2013	585,000.00	599,285.70	14,285.70	585,146.20	-13,512.94	-626.56	-14,139.50	146.20
GEN ELEC CAP CRP			2.800				772.76			
TMC1065	100	09/16/2013	1,000,000.00	1,015,250.00	15,250.00	1,006,882.74	-7,557.52	-809.74	-8,367.26	6,882.74
GEN ELEC CAP CRP			1.875				7,692.48			
TMC1075	100	01/07/2014	1,000,000.00	1,015,970.00	15,970.00	1,010,456.21	-4,656.73	-857.06	-5,513.79	10,456.21
GEN ELEC CAP CRP			2.100				11,313.27			
TMC1105	100	01/09/2015	1,000,000.00	1,030,430.00	30,430.00	1,027,451.10	-1,847.67	-1,131.23	-2,978.90	27,451.10
GEN ELEC CAP CRP			2.150				28,582.33			
TMC1025	100	09/30/2013	1,000,000.00	1,008,600.00	8,600.00	1,003,122.00	-5,129.82	-348.18	-5,478.00	3,122.00
JPMORGAN CHASE			1.650				3,470.18			
TMC1060	100	06/01/2014	1,000,000.00	1,073,000.00	73,000.00	1,040,733.04	-29,870.90	-2,396.06	-32,266.96	40,733.04
JPMORGAN CHASE			4.650				43,129.10			
TMC1015	100	04/10/2013	1,000,000.00	1,069,296.25	69,296.25	1,010,586.93	-55,501.16	-3,208.16	-58,709.32	10,586.93
MET LIFE GLOBAL			5.125				13,795.09			
TMC1070	100	04/10/2013	1,500,000.00	1,569,795.00	69,795.00	1,518,524.68	-45,656.78	-5,613.54	-51,270.32	18,524.68
MET LIFE GLOBAL			5.125				24,138.22			
TMC1080	100	06/29/2015	1,000,000.00	1,022,600.00	22,600.00	1,020,173.76	-1,752.29	-673.95	-2,426.24	20,173.76
MET LIFE GLOBAL			1.700				20,847.71			
TMC1010	100	02/15/2013	1,000,000.00	1,022,530.00	22,530.00	1,001,598.90	-19,840.94	-1,090.16	-20,931.10	1,598.90
US BANCORP			2.125				2,689.06			
TMC1110	100	11/20/2014	1,000,000.00	1,047,520.00	47,520.00	1,044,751.84	-790.90	-1,977.26	-2,768.16	44,751.84
US BANCORP			2.875				46,729.10			
TMC1005	100	01/28/2013	1,000,000.00	1,021,020.00	21,020.00	1,000,859.91	-19,204.64	-955.45	-20,160.09	859.91
WESTPAC SEC NZ			2.625				1,815.36			

Data Updated: FUNDSNAP: 01/09/2013 13:29

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No fiscal year history available

Portfolio TMRC

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Tamarac - Managed Portfolio
Amortization Schedule
December 1, 2012 - December 31, 2012

Page 2

Investment #	Maturity Date	Beginning Par Value				Amounts Amortized				
Issuer	Fund	Amort. Date	Current Rate	Purchase Principal	Original Premium or Discount	Ending Book Value	And Unamortized As of 12/01/2012	Amount Amortized This Period	Amt Amortized Through 12/31/2012	Amount Unamortized Through 12/31/2012
Subtotal				17,607,436.95	522,436.95	17,351,721.88	-232,862.21 289,574.74	-22,852.86	-255,715.07	266,721.88
Total				17,607,436.95	522,436.95	17,351,721.88	-232,862.21 289,574.74	-22,852.86	-255,715.07	266,721.88

Data Updated: FUNDSNAP: 01/09/2013 13:29

Run Date: 01/09/2013 - 13:29

No fiscal year history available

Portfolio TMRC

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AS (PRF_ASW) SymRept 6.42

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Tamarac - Managed Portfolio
GASB 40 Report
Sorted by Fund
Through 12/31/2012

Security ID	Investment #	Issuer	Par Value	Book Value	Market Value	Reported Value	S&P	Moody's	% of Portfolio	Current Yield	Days to Maturity	Maturity Date	Modified Duration
Tamarac - Managed Portfolio													
36962G4H4	TMC0980	GEN ELEC CAP CRP	585,000.00	585,146.20	585,165.56	585,165.56	AA+	A1	2.94	2.743	7	01/08/2013	0.019
9612EAAD7	TMC1005	WESTPAC SEC NZ	1,000,000.00	1,000,859.91	1,001,549.00	1,001,549.00	AA-	Aa3	5.02	2.312	27	01/28/2013	0.073
91159HGS3	TMC1010	US BANCORP	1,000,000.00	1,001,598.90	1,002,047.00	1,002,047.00	A+	Aa3	5.03	1.712	45	02/15/2013	0.123
592179JG1	TMC1015	MET LIFE GLOBAL	1,000,000.00	1,010,586.93	1,012,523.00	1,012,523.00	AA-	Aa3	5.08	2.588	99	04/10/2013	0.271
592179JG1	TMC1070	MET LIFE GLOBAL	1,500,000.00	1,518,524.68	1,518,784.50	1,518,784.50	AA-	Aa3	7.62	2.588	99	04/10/2013	0.271
36962G4Q4	TMC1065	GEN ELEC CAP CRP	1,000,000.00	1,006,882.74	1,009,862.00	1,009,862.00	AA+	A1	5.06	0.479	258	09/16/2013	0.701
SYSTMC1100	TMC1100	BANK OF AMERICA	1,546,000.00	1,546,000.00	1,546,000.00	1,546,000.00			7.75	0.200	260	09/18/2013	0.712 †
46623EJD2	TMC1025	JPMORGAN CHASE	1,000,000.00	1,003,122.00	1,008,285.00	1,008,285.00	A	Aa3	5.06	0.538	272	09/30/2013	0.741
36962G4X9	TMC1075	GEN ELEC CAP CRP	1,000,000.00	1,010,456.21	1,016,412.00	1,016,412.00	AA+	A1	5.10	0.480	371	01/07/2014	0.999
3134G2CL4	TMC1030	FHLMC	1,500,000.00	1,516,775.24	1,522,302.00	1,522,302.00	AA+	Aaa	7.63	0.228	483	04/29/2014	1.316
46625HHN3	TMC1060	JPMORGAN CHASE	1,000,000.00	1,040,733.04	1,053,605.00	1,053,605.00	A	Aa3	5.28	0.836	516	06/01/2014	1.377
3134G2WG3	TMC1040	FHLMC	1,000,000.00	1,002,747.39	1,008,198.00	1,008,198.00	AA+	Aaa	5.06	0.273	629	09/22/2014	1.711
91159HGT1	TMC1110	US BANCORP	1,000,000.00	1,044,751.84	1,041,478.00	1,041,478.00	A+	Aa3	5.22	0.659	688	11/20/2014	1.839
36962G5M2	TMC1105	GEN ELEC CAP CRP	1,000,000.00	1,027,451.10	1,027,135.00	1,027,135.00	AA+	A1	5.15	0.795	738	01/09/2015	1.962
3136FPGF8	TMC1035	FNMA	500,000.00	510,847.44	515,085.00	515,085.00	AA+	Aaa	2.58	0.389	811	03/23/2015	2.181
59217GAV1	TMC1080	MET LIFE GLOBAL	1,000,000.00	1,020,173.76	1,020,788.00	1,020,788.00	AA-	Aa3	5.12	0.856	909	06/29/2015	2.443
0258M0DA4	TMC1085	AMER EXPRESS CREDIT CO	1,000,000.00	1,051,339.98	1,048,382.00	1,048,382.00	A-	A2	5.26	0.935	987	09/15/2015	2.596
3134G3L24	TMC1095	FHLMC (Callable - NC1yr 1X)	1,000,000.00	1,000,000.00	1,001,390.00	1,001,390.00	AA+	Aaa	5.02	0.449	997	09/25/2015	2.708
3135G0PA5	TMC1090	FNMA (Callable - Qtrly)	1,000,000.00	999,724.52	1,001,853.00	1,001,853.00	AA+	Aaa	5.02	0.542	1,172	03/18/2016	3.173
Subtotal			19,631,000.00	19,897,721.88	19,940,844.06	19,940,844.06			100.00	1.007	480		1.294 †
Report Total			19,631,000.00	19,897,721.88	19,940,844.06	19,940,844.06			100.00	1.007	481		1.29411 †

† = Duration can not be calculated on these investments due to incomplete Market price data.

City of Tamarac Total Portfolio

Reports for the period: 12/01/2012 – 12/31/2012

City of Tamarac
7525 NW 88th Ave
Tamarac, FL 33321-2401

We urge you to compare the information contained in this periodic statement with the account statement(s) that you receive directly from the custodian that holds your account(s). Please notify us immediately if you identify any discrepancies or have any questions.



Davidson
Fixed Income Management

REGISTERED INVESTMENT ADVISER

City of Tamarac – Total Portfolio

Portfolio Characteristics – December 2012



Davidson
Fixed Income Management
REGISTERED INVESTMENT ADVISER

Portfolio Characteristics 12/31/2012

Par Value: \$ 19,631,000

Market Value: \$ 19,940,844

Book Value: \$ 19,897,722

Liquid Balances: \$ 87,658,875

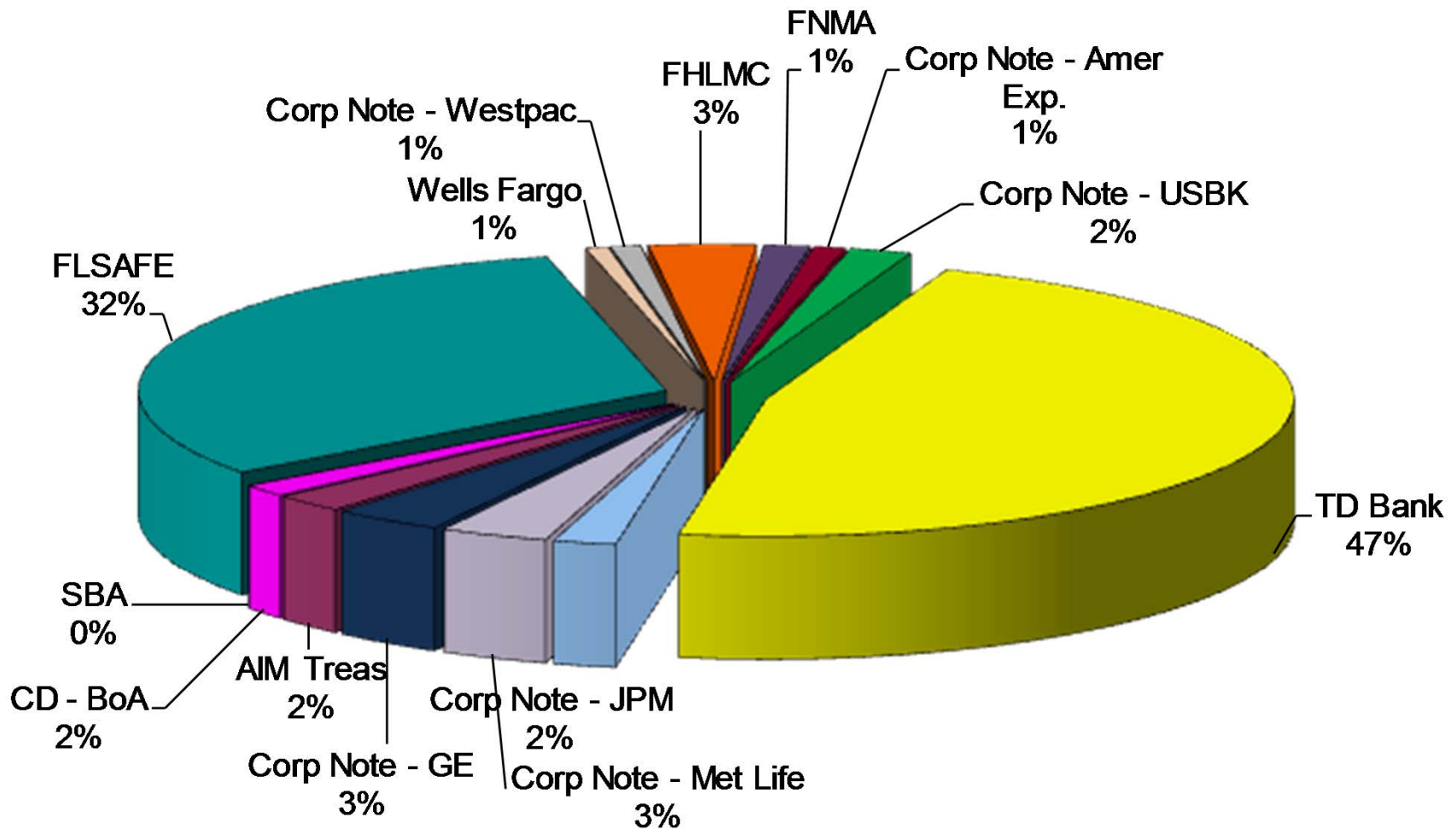
Weighted Avg YTM/YTC: 0.33%

Weighted Avg Maturity/Call: 90 Days

City of Tamarac – Total Portfolio Holdings Diversification – December 2012



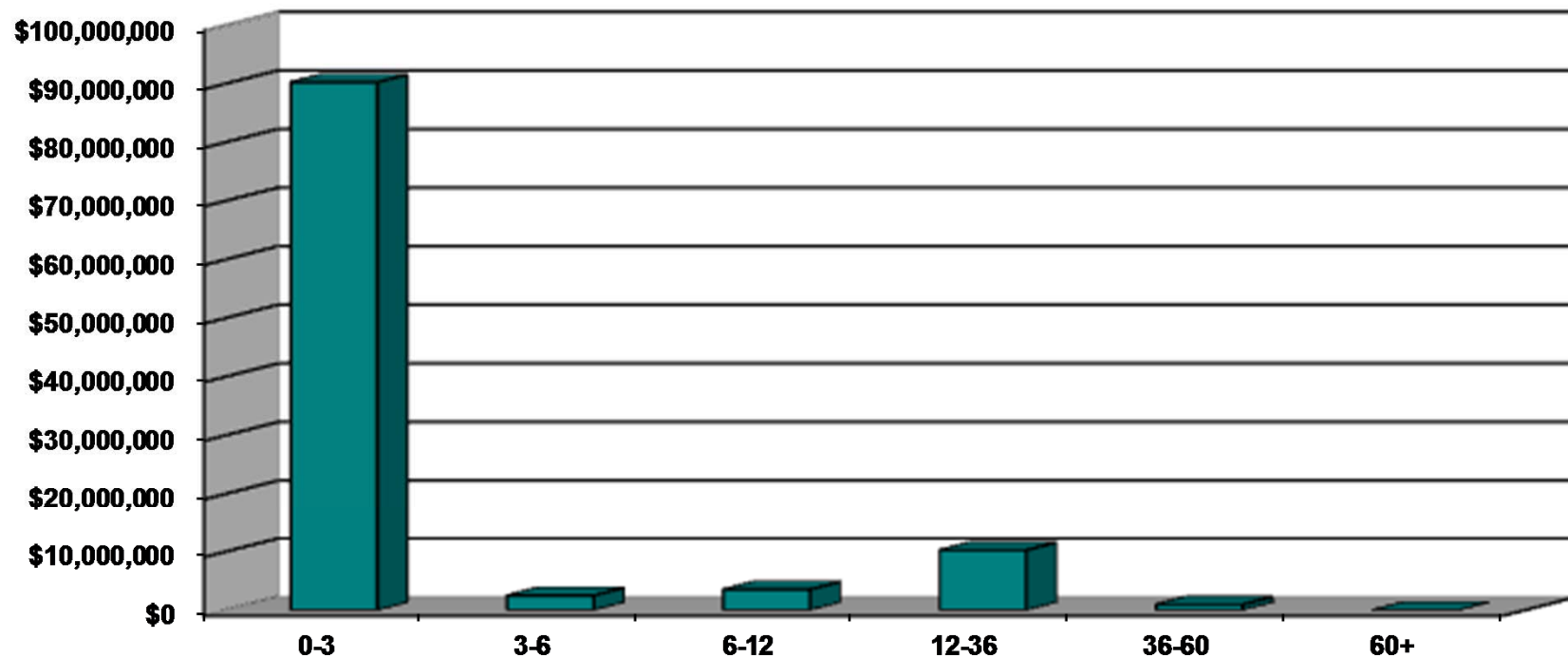
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Fixed Income Management
REGISTERED INVESTMENT ADVISER



City of Tamarac – Total Portfolio Maturity Distribution – December 2012



Davidson
Fixed Income Management
REGISTERED INVESTMENT ADVISER





Inv Details Merged Cash & Mgd
Portfolio Management
Portfolio Summary
December 31, 2012

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM/C 360 Equiv.	YTM/C 365 Equiv.
Managed Pool Accounts	87,658,875.33	87,658,875.33	87,658,875.33	81.50	1	1	0.210	0.213
Certificates of Deposit - Bank	1,546,000.00	1,546,000.00	1,546,000.00	1.44	365	260	0.200	0.203
Federal Agency Coupon Securities	5,000,000.00	5,048,828.00	5,030,094.59	4.68	1,115	785	0.558	0.566
Corporate Coupon Securities	13,085,000.00	13,346,016.06	13,321,627.29	12.39	722	391	0.988	1.002
Investments	107,289,875.33	107,599,719.39	107,556,597.21	100.00%	148	90	0.322	0.327
Cash and Accrued Interest								
Accrued Interest at Purchase		5,554.17	5,554.17					
Subtotal		5,554.17	5,554.17					
Total Cash and Investments	107,289,875.33	107,605,273.56	107,562,151.38		148	90	0.322	0.327
Total Earnings								
	December 31	Month Ending						
Current Year		27,454.53						

Mark Mason, Financial Services Director

**Inv Details Merged Cash & Mgd
Portfolio Management
Portfolio Details - Investments
December 31, 2012**

Page 2

CUSIP	Investment #	Issuer	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	S&P	YTM/C 365	Days to Maturity	Maturity Date
Managed Pool Accounts											
SYSTM0020	TMC0020	AIM ST INV TREASURY		2,317,385.25	2,317,385.25	2,317,385.25	0.020		0.020	1	
SYSTM0014	TMC0014	FLSAFE		1,023,129.17	1,023,129.17	1,023,129.17	0.100	AAAM	0.100	1	
SYSTM0015	TMC0015	FLSAFE		32,895,916.55	32,895,916.55	32,895,916.55	0.100	AAAM	0.100	1	
SYSTM00140	TMC00140	FLORIDA SBA		82.35	82.35	82.35	0.250		0.250	1	
SYSTM001	TMC001	TD BANK		50,680,073.53	50,680,073.53	50,680,073.53	0.300		0.300	1	
SYSTM00150	TMC00150	Wells Fargo		742,288.48	742,288.48	742,288.48	0.020		0.020	1	
Subtotal and Average				87,658,875.33	87,658,875.33	87,658,875.33			0.213	1	
Certificates of Deposit - Bank											
SYSTM1100	TMC1100	BANK OF AMERICA	09/18/2012	1,546,000.00	1,546,000.00	1,546,000.00	0.200		0.203	260	09/18/2013
Subtotal and Average				1,546,000.00	1,546,000.00	1,546,000.00			0.203	260	
Federal Agency Coupon Securities											
3134G2CL4	TMC1030	FHLMC	09/08/2011	1,500,000.00	1,522,302.00	1,516,775.24	1.350	AA+	0.501	483	04/29/2014
3134G2WG3	TMC1040	FHLMC	09/08/2011	1,000,000.00	1,008,198.00	1,002,747.39	0.750	AA+	0.589	629	09/22/2014
3136FPGF8	TMC1035	FNMA	09/08/2011	500,000.00	515,085.00	510,847.44	1.750	AA+	0.761	811	03/23/2015
3134G3L24	TMC1095	FHLMC (Callable - NC1yr 1X)	09/25/2012	1,000,000.00	1,001,390.00	1,000,000.00	0.500	AA+	0.500	997	09/25/2015
3135G0PA5	TMC1090	FNMA (Callable - Qtrly)	09/18/2012	1,000,000.00	1,001,853.00	999,724.52	0.600	AA+	0.609	1,172	03/18/2016
Subtotal and Average				5,000,000.00	5,048,828.00	5,030,094.59			0.566	785	
Corporate Coupon Securities											
36962G4H4	TMC0980	GEN ELEC CAP CRP	02/14/2011	585,000.00	585,165.56	585,146.20	2.800	AA+	1.491	7	01/08/2013
9612EAAD7	TMC1005	WESTPAC SEC NZ	03/28/2011	1,000,000.00	1,001,549.00	1,000,859.91	2.625	AA-	1.458	27	01/28/2013
91159HGS3	TMC1010	US BANCORP	05/25/2011	1,000,000.00	1,002,047.00	1,001,598.90	2.125	A+	0.805	45	02/15/2013
592179JG1	TMC1015	MET LIFE GLOBAL	06/22/2011	1,000,000.00	1,012,523.00	1,010,586.93	5.125	AA-	1.220	99	04/10/2013
592179JG1	TMC1070	MET LIFE GLOBAL	03/27/2012	1,500,000.00	1,518,784.50	1,518,524.68	5.125	AA-	0.613	99	04/10/2013
36962G4Q4	TMC1065	GEN ELEC CAP CRP	02/21/2012	1,000,000.00	1,009,862.00	1,006,882.74	1.875	AA+	0.894	258	09/16/2013
46623EJD2	TMC1025	JPMORGAN CHASE	09/09/2011	1,000,000.00	1,008,285.00	1,003,122.00	1.650	A	1.225	272	09/30/2013
36962G4X9	TMC1075	GEN ELEC CAP CRP	06/18/2012	1,000,000.00	1,016,412.00	1,010,456.21	2.100	AA+	1.060	371	01/07/2014
46625HHN3	TMC1060	JPMORGAN CHASE	11/17/2011	1,000,000.00	1,053,605.00	1,040,733.04	4.650	A	1.700	516	06/01/2014
91159HGT1	TMC1110	US BANCORP	11/19/2012	1,000,000.00	1,041,478.00	1,044,751.84	2.875	A+	0.488	688	11/20/2014
36962G5M2	TMC1105	GEN ELEC CAP CRP	10/12/2012	1,000,000.00	1,027,135.00	1,027,451.10	2.150	AA+	0.778	738	01/09/2015
59217GAV1	TMC1080	MET LIFE GLOBAL	09/13/2012	1,000,000.00	1,020,788.00	1,020,173.76	1.700	AA-	0.879	909	06/29/2015
0258M0DA4	TMC1085	AMER EXPRESS CREDIT CO	09/14/2012	1,000,000.00	1,048,382.00	1,051,339.98	2.750	A-	0.825	987	09/15/2015
Subtotal and Average				13,085,000.00	13,346,016.06	13,321,627.29			1.002	391	

Data Updated: SET_IM: 01/09/2013 13:38

Run Date: 01/09/2013 - 13:38

Portfolio TMRC

AP

PM (PRF_PM2) SymRept 6.42

**Inv Details Merged Cash & Mgd
Portfolio Management
Portfolio Details - Investments
December 31, 2012**

Page 3

CUSIP	Investment #	Issuer	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	S&P	YTM/C 365	Days to Maturity	Maturity Date
Total and Average				107,289,875.33	107,599,719.39	107,556,597.21			0.327	90	



Title - TR12309 - Project Monodose for a Qualified Target Industry Tax Refund

A Resolution of the City Commission of the City of Tamarac, Florida, recommending approval of Project Monodose for a Qualified Target Industry Tax Refund; recommending Project Monodose as a Qualified Target Industry Business pursuant to Section 288.106, Florida statutes; committing the City to payment of a percentage of the Qualified Target Industry Tax Refund as a local match as required by State Statute; authorizing City Officials to provide a local match or local financial support for the Qualified Target Industry Tax Refund in the form of cash; providing for conflicts; providing for severability; and providing for an effective date.

ATTACHMENTS:

Name:

Description:

- 📎 [Project Monodose Memo.pdf](#)
- 📎 [TR12309 - Backup exempt.docx](#)

TR12309 - Memo
TR12309 Backup

CITY OF TAMARAC
INTEROFFICE MEMORANDUM (13-02-001M)
COMMUNITY DEVELOPMENT

TO: Michael C. Cernech,
City Manager

DATE: February 4, 2013

THRU: Jennifer K. Bramley,
Director of Community Development

FROM: Ana Zeinieh,
Economic Development Manager

RE: TR # 12309, Providing for
Qualified Target Industry Tax
(QTI) refund for new job
creation through Project
Monodose

Recommendation: The Economic Development Manager recommends passage of this Resolution to allow the appropriate City officials to provide economic development reimbursement for the creation of 100 new permanent jobs and a \$50 million capital investment within the City of Tamarac.

Issue: A Venezuelan based pharmaceutical manufacturing company wishes to locate their new manufacturing facilities in the Commerce Park. This relocation will create one hundred (100) new jobs over a three year period and a \$50 MM capital investment. The Greater Fort Lauderdale Alliance is coordinating the project through Enterprise Florida and Broward County for reimbursement for the Qualified Target Industry Tax Incentive. The City will be responsible for a 10% match along with the County for 10%, 80% of the funding will come from Enterprise Florida. The City must take affirmative action for further consideration by the County and Enterprise Florida.

Background: Qualified Target Industry Tax Refund (QTI) is an incentives program designed to encourage the creation of high skill jobs and encourage the growth of corporate headquarters and other targeted industries. The program helps to diversify Florida's economy by enabling the state to effectively compete for higher-wage jobs.

QTI tax refunds are paid over a four-year period, at minimum, following creation and maintenance of net, new high-wage Florida jobs and payment of taxes. In order for a company to receive any tax refund via the program, it must meet all performance conditions. High-value job creation and wages are stringently verified before any refunds are paid. Participation in the QTI program requires that new jobs be paid an average annual wage of at least 115 percent of the prevailing local or statewide wage.

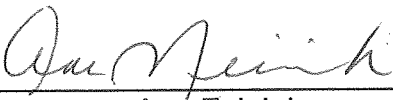
Project Monodose has decided to expand its operations to a new market given Venezuela's current political, social and economic crisis. They have considered other Florida locations as well as Atlanta, Georgia. The company plans to manufacture Rx, OTC, Medical Foods and Nutraceutical products monitored by the FDA.

Project Monodose will create one hundred (100) new permanent jobs over a three year period. The average salary of these jobs is \$49,555. The capital investment will total \$50 million which will include the purchase of the building, machinery and equipment.

The Project Overview calls for 100 jobs to be added in calendar year 2013, 35 jobs in 2014, and 35 jobs in 2015. The 115% threshold allows for a maximum reimbursement of \$3,000 per job plus a \$2,000 per job bonus for being a high impact industry, or a total of \$500,000 for the 100 proposed new jobs. Enterprise Florida will be responsible for 80% of the total, or \$400,000. The City of Tamarac will be responsible for 10%, or \$50,000 and Broward County will be responsible for other 10%, or \$50,000. Payout will be phased over 3 years per job growth phase. The total of 100 jobs will be phased in over 3 years. Payout will be phased over a total of 6 years. (Attachment III). Reimbursements will be paid on new jobs created and only those jobs at the physical location listed on the application.

City support of this initiative is consistent with the City's Strategic Plan, Goal 2- a *"Healthy Financial Environment"*.

Fiscal Impact: A total of \$50,000 to be paid over 6 years based upon audited results documenting new jobs created at appropriate salary levels. Funds will be paid from the Economic Development Reserve Fund one year in arrears to allow for the necessary audit procedures.



Ana Zeinieh,
Economic Development Manager

Attachments:

- Resolution
- General Project Overview
- Letter of Support from the Greater Fort Lauderdale Alliance (to be provided)
- Pay out Breakdown (to be provided)

TR12309 – Project Monodose for a Qualified Target Industry Tax Refund

All remaining backup material is exempt from
Florida public records pursuant to Florida Law – F.S.
288.075



Title - TO2272 - Amending Chapter 24 entitled "Telecommunications Towers and Antennas"

Motion to adopt an Ordinance of the City Commission of the City of Tamarac, Florida; **on first reading** amending Article IX, Chapter 24 entitled "Telecommunications Towers and Antennas" of the Code of Ordinances of the City of Tamarac, Florida, as amended, and to regulate personal wireless service facilities in the public rights-of-way; containing a repealer provision, a severability clause, and providing for an effective date.

ATTACHMENTS:

Name:

Description:

 [TO 2272 Telecommunications Chpt 24 - Memodocx.docx](#)

TO 2272 - Cover Memo

 [TO 2272 \(Personal Wireless Facilities\)\(2-14-13\).docx](#)

TO 2272 - Ordinance

**CITY OF TAMARAC
INTEROFFICE MEMORANDUM
CITY MANAGER'S OFFICE**

TO: Michael C. Cernech, City Manager DATE: February 20, 2013

**FROM: Diane Phillips, Assistant City
Manager**

**RE: TO 2272 / Telecommunications
Towers and Antennas**

Recommendation:

Place Temporary Ordinance 2272 recommending revisions to Article IX Chapter 24 "Telecommunications Towers and Antennas" on the February 27, 2013 Commission Agenda for consideration.

Issue:

Revisions to the existing ordinance governing installation of Telecommunications infrastructure to address Distributed Antenna Systems (DAS).

Background:

While the City's telecommunications ordinance addresses citation of traditional telecommunications towers, it does not address DAS which is newer technology. Unlike traditional cell towers which may be as high as 200 feet, DAS uses a smaller cell solution that enables carriers to "boost" their signal. Presently, the City Code limits the installation of cell towers to certain commercial areas and precludes installation of towers within 250 feet of any residential area, absent a special exception. Crown Castle, provides infrastructure for use/ lease by the various carriers, and registered as a telecommunications service provider in accordance with the existing code in June of 2012. In August, permits were requested for installation of one utility pole with attached antenna and associated equipment, and for fiber optics within the public right of way (ROW) in front of houses within the Sunflower subdivision. Given that existing code does not accommodate the installation of cell towers within residential areas, City staff met with representatives for Crown Castle in an attempt to better understand the full scope of services they provide, and their infrastructure needs. During that meeting representatives advised that while they had submitted an application for one pole, they had existing plans to install at four additional residential ROW locations within the City. Alternative locations, as well as the potential to co-locate antennas on existing FPL poles, thereby negating the need to install additional poles, were discussed. Crown Castle representatives concluded that none of the alternatives discussed were viable. The City ultimately denied the permits, given that a special exception would be required for consideration.

On December, 18, 2012 the City Manager issued a zoning in progress order, prohibiting issuance of permits for wireless facilities in residential areas of the City for a period of 90 days. In doing so he noted that as internet usage has increased, service providers are seeking new ways to augment signal strength and increase capacity. Given this, a comprehensive determination is required as to whether existing land use and zoning regulations applying to the citing of telecommunications towers and antennas within public rights of way and residential areas area appropriate.

In the intervening period, City staff has worked with the City Attorney's office and outside telecommunications counsel to draft an ordinance that would preserve the aesthetics of the neighborhoods while protecting the health and safety of the public.

The resultant proposed revisions to Article IX, Chapter 24 "Telecommunications Towers and Antennas" are summarized as follows;

The Proposed Ordinance:

- Revises Sec. 24-700, the "Intent and Purpose" section of Article IX (the Telecommunications Towers and Antennas Article) of the City's Zoning Code, to specify that the provisions of the Article are intended to distinguish between and apply separately to telecommunications towers and personal wireless service facilities.
- Revises Sec. 24-701, the "Definitions" section of Article IX, to provide a definition of the term "personal wireless service facilities" that is consistent with state and federal law, and to include the types of facilities used in a Distributed Antenna System network like the one proposed by Crown Castle NG.
- Creates in Article IX a new Sec. 24-707 concerning personal wireless service facilities in the public rights-of-way. Key provisions of the new section:
 - Provide certain "minimum standards" that apply to personal wireless service facilities in the ROW, including:
 - § A requirement that an application for placement of wireless service facilities in the ROW be approved by the Building Department, the Public Services Department and the Department of Community Development;
 - § A requirement that, because certain personal wireless service facilities are necessarily installed above-ground, a minor development site plan be submitted to the planning division for site development plan approval notwithstanding that applications for use of the ROW do not typically require site plan approval;
 - § Potential waiver of site plan requirements if the applicant proposes a stealth personal wireless service facility that emulates structures existing in adjacent areas of the ROW;
 - § A requirement that City staff determine within 20 days of submittal whether an application is complete, and grant or deny an application within 90 days of a completed filing. These time frames are required under state law, and fall within similar "shot clock" rules adopted by the FCC;
 - § A requirement that, unless a special exception is granted, a new personal wireless service antenna must be collocated or installed as a "stealth"

- free-standing facility similar in character to power and light poles already installed near the proposed site;
 - § A requirement that a licensed engineer competent in the relevant disciplines must certify that the personal wireless service facilities to be installed in the ROW meet applicable electric, building and safety codes, and design and construction standards. The engineer's statement must also describe the facility's capacity to permit multiple users and provide examples of the number and type of antennae the structure can accommodate. A facility that will exceed its loading capacity will not be permitted in the ROW; and
 - § A limitation on the exterior dimensions of a personal wireless facility other than a pole or tower of no more than 24 cubic feet.
- Provide certain height, setback and related location requirements for personal wireless facilities located in the ROW, including:
 - § A requirement that personal wireless service facilities not exceed the height of existing poles in the ROW within 100 feet from the proposed facility. If no such existing pole is present, the facility may not exceed 50 feet;
 - § A requirement that personal wireless facilities are subject to the setbacks provided for particular underlying zoning districts, except that no such facility shall be permitted in the ROW within 50-feet of a principal residential structure.
 - § A cooperative process between the City and the applicant for determining an appropriate location for the proposed facility if the setback restrictions result in an actual or effective prohibition of the applicant's service to a residential area from outside that area. This cooperative process is the same as that set forth in s. 365.172(12)(b)3., Florida Statutes. The cooperative determination must, to the extent possible, be consistent with the purposes of the City's Land Development Code, and there will be a preference for collocation and the use of stealth structures.
- Provide certain requirements with respect to new antennas in the ROW, including:
 - § A requirement that the applicant submit a depiction of the proposed antenna's stealth features. Compliance with the Code's definition of "stealth facility" must be determined by staff. The Director of Community Development may require, to the extent possible, that stealth measures be used to match the antenna to existing fixtures in the ROW.
 - § A prohibition against the use of certain lights on a proposed antenna unless required by state or federal laws or rules;

- § A requirement that the height or location of an exterior mounted antenna not interfere with the use of the ROW;
 - § A requirement that the antenna installed in the ROW not exceed the height of the pole to which it is attached, that it be mounted no more than 4 inches from the pole, and that no exterior loop cable is installed;
 - § A requirement that the Director of Community Development determine that the proposed dimensions of an antenna are required by existing technology, as certified by a licensed engineer competent in the relevant disciplines.
 - § A requirement that a distance of at least 1,000 feet be maintained between antenna sites, and that no more than 5 antenna sites occur within a 1-square-mile area, to minimize the visual impacts caused by proliferation or clustering of antenna sites.
 - § A cooperative process between the City and the applicant for determining an appropriate location for the proposed antenna if the distance restrictions result in an actual or effective prohibition of the applicant's service to a residential area from outside that area. This cooperative process is the same as that set forth in s. 365.172(12)(b)3., Florida Statutes. The cooperative determination must, to the extent possible, accommodate the City's preference for collocation on existing sites or on the use of existing capacity. Where collocation or use of existing capacity is not possible, stealth facilities must be used and sited in a location that is consistent, to the extent possible, with the purposes of the City's Land Development Code.
- Provide various other requirements or conditions of approval, including:
 - § Compliance with FCC radio frequency emissions standards;
 - § The use of walls, fencing or landscape as a buffer consistent with other buffers used in the ROW, if determined by the Director of Community Development to be necessary;
 - § A prohibition against the above-ground placement of cabinets or equipment in the ROW unless approved by the City Engineer as to safety and approved as a special exception;
 - § A prohibition against the use of generators in the ROW except in the case of emergency and with prior approval of the City Engineer;
 - § Requirements related to decommissioning or abandoning personal wireless service facilities in the ROW;
 - § A prohibition against posting signs or advertising on personal wireless service facilities in the ROW;
 - § A requirement that an applicant provided a statement by a licensed qualified engineer certifying that the construction and use of the facilities will not interfere with public safety communications or the usual and

customary transmission and reception of communication service enjoyed by adjacent properties;

- § A requirement that inspections by a licensed engineer competent in the relevant disciplines evaluating the structural and electrical integrity of personal wireless service facilities be conducted, and that every two years, the owner or operator of such facilities certify the structural and electrical integrity of the facilities. Any facility lacking structural or electrical integrity may be ordered repaired or removed by the building department;
- § A requirement that replacements or modifications to personal wireless service facilities that result in a change of size type and appearance that is readily discernible at ground-level from surrounding properties be approved as a special exception. This standard is taken from s. 365.172(12)(e), Florida Statutes.

Fiscal Impact

The proposed ordinance has no direct budgetary impact.

CITY OF TAMARAC, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA; AMENDING ARTICLE IX, CHAPTER 24 ENTITLED "TELECOMMUNICATIONS TOWERS AND ANTENNAS" OF THE CODE OF ORDINANCES OF THE CITY OF TAMARAC, FLORIDA, AS AMENDED, AND TO REGULATE PERSONAL WIRELESS SERVICE FACILITIES IN THE PUBLIC RIGHTS-OF-WAY; CONTAINING A REPEALER PROVISION, A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, to promote the public health, safety, aesthetics, and general welfare, the City of Tamarac has a substantial and significant public interest in maintaining and protecting its public-rights of way in a non-discriminatory manner, and requiring that individuals and entities seeking permits to conduct any type of excavation, construction or other activity therein do so in a safe, expeditious, and professional manner; and

WHEREAS, the Emergency Communications Number E911 Act, Chapter 365, Florida Statutes, (the "Act") addresses, *inter alia*, local governments' regulation of the placement, construction or modification of wireless communications facilities; and

WHEREAS, Section 337.401 *et seq*, Florida Statutes, addresses, *inter alia*, the authority of municipalities to regulate the placement and maintenance of communications facilities in the public rights-of-way; and

WHEREAS, the City Code provisions regulating telecommunications towers and antennas need to be updated to expressly address current practices utilizing personal wireless service facilities in the public rights-of-way and to protect the public interest by protecting, preserving and maintaining the health, safety and welfare of the users of the public rights-of-way, while also protecting, preserving and maintaining the aesthetic character of areas where such rights-of-way exist, and this ordinance achieves such purpose; and

WHEREAS, the City Clerk has provided at least ten days advance notice prior to first reading of this Ordinance to the Secretary of State.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF TAMARAC, FLORIDA, THAT:

SECTION 1. The recitals and findings contained in the Preamble to this Ordinance are adopted by reference and incorporated as if fully set forth in this Section.

SECTION 2. Sec. 24-700. – Intent and purpose, is hereby amended as follows:

The regulations and requirements of this article are intended to:

- (1) Promote the health, safety and general welfare of the citizens by regulating the siting of telecommunications towers and personal wireless service facilities;
- (2) Provide for the appropriate location and development of telecommunications towers, personal wireless service facilities and antennas within the city;
- (3) Minimize adverse visual effects of telecommunications towers, personal wireless service facilities and antennas through careful design, siting, landscape screening and innovative camouflaging techniques;
- (4) Avoid potential damage to adjacent properties from tower or facility failure through engineering and careful siting of tower structures and personal wireless service facilities;
- (5) Protect residential areas and land uses from potential adverse impacts of telecommunications towers, personal wireless service facilities and antennas by maximizing use of any new or existing telecommunications towers through shared use, i.e., co-location, to reduce the number of towers or structures used in connection with personal wireless service facilities that are needed.

SECTION 3. Sec. 24-701, Definitions, is hereby amended as follows¹:

Personal wireless services means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services, and shall include “wireless service” as defined in Section 365.172, Florida Statutes, as well as “personal wireless services” defined in 47 USC §332(c)(7)(C)(i), as they may be amended.

Personal wireless service facilities means facilities for the provision of personal wireless services, and shall include all of those “wireless communications facilities” as defined in Section 365.172, Florida Statutes, as it may be amended, that are not telecommunications towers as defined in this section.

¹ Language underlined in sections 2 and 3 is to be added. Language in said sections with a strikethrough is to be deleted.

Public rights-of-way has the same meaning as provided in Section 5.6-3 of the City Code.

SECTION 4. There is hereby created a new Section 24-707 to provide as follows:

Section 24-707. Personal wireless service facilities in the public rights-of-way.

(a) Minimum standards. Personal wireless service facilities in the public rights-of-way must meet the following minimum standards:

(1) Required approvals. No application for placement of wireless service facilities in the public right-of-way shall be permitted without approval of the building department, the public services department and the department of community development.

(2) Site plan. Prior to the issuance of a building permit by the building department or an engineering permit by the public services department, a site plan for a minor development shall be presented for approval to the planning division, department of community development. Notwithstanding that site plan approval is not otherwise required for use of the public rights-of-way, due to the necessity of above ground installation or placement of certain personal wireless service facilities, each application for such facilities in the public rights-of-way shall include all requirements for site development plan approval as required by section 10-47 of the Land Development Code. The director of community development may waive all or some of requirements of section 10-47 of the Land Development Code for a stealth facility which is designed to emulate existing structures or fixtures already within the public rights-of-way adjacent to the site.

(3) Completeness review; time limitation. The City shall grant or deny a properly completed application for personal wireless service facilities in the public rights-of-way no later than 90 business days after the date the application is determined be properly completed. An application is deemed submitted or resubmitted on the date the application is received by the planning division. The planning division shall notify the applicant within twenty (20) business days after the date the application is initially submitted or additional information resubmitted, whether the application is properly completed in compliance with the City's requirements. If the application is not completed in compliance with the City's requirements, the planning division shall so notify the applicant in writing indicating with specificity any deficiencies which, if cured, make the application properly

completed. Upon resubmission of information to cure the stated deficiencies, the planning division shall notify the applicant, in writing, no later than 20 business days after the additional information is submitted, of any remaining deficiencies that must be cured. If a specified deficiency is not properly cured when the applicant resubmits its application to comply with the notice of deficiencies, the planning division may continue to request the information until such time as the specified deficiency is cured, or may establish a reasonable time frame within which the required information to cure the application deficiency is to be provided. If the curative information is not provided within such time frame, the application will be considered withdrawn or closed.

(4) *Stealth facilities.* When collocation of an antenna associated with personal wireless service facilities is not possible, a free standing stealth facility similar in appearance and construction to existing power or light poles in the public rights-of-way in terms of height, color and material shall be utilized; however, another facility type may be utilized if approved as a special exception.

(5) *Statement.* A statement shall be submitted, prepared by a professional registered engineer licensed to practice in the state, which through rational engineering analysis certifies that the personal wireless service facilities located in the public rights-of-way comply with applicable standards as set forth in the Florida Building Code, latest edition, the State of Florida Department of Transportation, Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, and any associated regulations including all electrical codes; and describes the proposed personal wireless service facilities' capacity to permit multiple users, including an example of the number and type of antennas or other attachments it can accommodate. Any registered and licensed engineer performing the required analysis shall also certify that he or she is competent in the engineering disciplines necessary to determine and certify compliance with the specified standards, or that the analysis has been performed by a competent engineer under his or her direction or supervision. No personal wireless service facility which exceeds its loading capacity, or which causes any pole or structure to exceed its loading capacity, shall be permitted in the public rights of way.

(6) *Dimensional Limits.* No permit or order shall be granted authorizing the placement, construction or modification in the public rights of way of a personal wireless communications facility, other than a pole or tower, having exterior dimensions greater than four feet (4') high, by three feet (3') long, by two feet (2') wide, or having a total volume exceeding twenty

four cubic feet (24 ft³). A power or light pole shall not be considered a personal wireless communications facility merely because a personal wireless communications facility has been installed on or attached to such pole.

(b) Height/setbacks and related location requirements.

(1) The height of a personal wireless service facility in the public rights-of-way shall not exceed the height of existing poles within one-hundred feet of such proposed facility in the public rights-of-way, or if no such existing poles are present within one-hundred feet of such proposed facility, such facility shall not exceed a height of fifty (50) feet. Height shall be measured from the crown of the road of the nearest public street.

(2) Except as otherwise provided herein, personal wireless service facilities in the public rights-of-way shall conform to the setbacks established for the underlying zoning district.

(3) Personal wireless service facilities in the public rights-of-way which are above ground shall not be permitted within fifty (50) feet of any principal residential structure. In the event a provider of wireless service, as defined in section 365.172(3), Florida Statutes, demonstrates to the satisfaction of the director of community development that application of this paragraph results in an actual or effective prohibition of wireless service to a residential area or zone from outside the residential area or zone, the applicant and the director of community development shall cooperate to determine an appropriate location and design for such proposed above ground facility. In any such cooperative determination there shall be a preference for collocation with existing personal wireless service facilities or other utility facilities. Where facilities cannot be collocated, there shall be a preference for the use of free standing stealth-type structures associated with the proposed personal wireless service facilities which are consistent, to the extent possible, with the purposes of the Land Development Code as that code is defined in Sec. 10.327. The director of community development may require a statement, prepared by a professional registered engineer licensed to practice in the state, that the proposed location is needed by a wireless service provider to close a significant gap in its service to that area. Any registered and licensed engineer preparing any such statement shall also certify that he or she is competent in the engineering discipline or disciplines necessary to make the required determination, or that the determination has been made by a competent engineer under his or her direction or supervision. The

applicant shall reimburse the reasonable costs incurred by the City for this cooperative determination.

(c) Antennas

(1) Each application shall contain a rendering or photograph of the proposed antenna which depicts its aesthetic features including, but not limited to, the use of colors and screening devices. The application shall be subject to administrative approval determining consistency with the definition of a stealth facility as defined in Sec. 24-701 of the Zoning Code. The director of community development may require, to the extent possible, that stealth antennas be utilized to match existing fixtures in the public rights-of-way.

(2) No signals, lights, or illumination shall be permitted on an antenna, except as required by applicable state or federal laws or rules.

(3) Exterior mounted antennas shall only be permitted at a height and location that will not interfere with use of the public rights-of-way.

(4) No exterior antenna in the public right-of-way shall exceed the height of the pole to which it is attached. No antenna shall be mounted more than four inches (4") from the pole to which it is attached. No exterior loop cable shall be installed on any personal wireless service facilities located in the public rights-of-way.

(5) *Antenna dimensions.* Antenna dimensions shall be approved by the director of community development as required by existing technology. The director of community development may require a statement, prepared by a professional registered engineer licensed to practice in the state, to certify the need for the required dimensions. Any registered and licensed engineer preparing any such statement shall also certify that he or she is competent in the engineering discipline or disciplines necessary to make the required determination, or that the determination has been made by a competent engineer under his or her direction or supervision.

(6) *Distance between antenna locations/number of antenna locations within a specified area.* To minimize the adverse visual impacts associated with the proliferation and clustering of antenna and associated above ground personal wireless service facilities, no antenna site in the public rights-of-way shall be located within one thousand feet (1,000') of any other such antenna site or telecommunications tower. Further, no more than five (5) antenna sites may be located within an area of one (1) square mile. In the event a provider of wireless service, as defined in section 365.172(3), Florida Statutes, demonstrates to the satisfaction of the director of community development that application of this paragraph

results in an actual or effective prohibition of wireless service to a residential area or zone from outside the residential area or zone, the applicant and the director of community development shall cooperate to determine an appropriate location and design for such proposed above ground facility. In any such cooperative determination there shall be a preference for collocation with existing personal wireless service facilities or other utility facilities, or for use of unused capacity on existing personal wireless service facilities. Where facilities cannot be collocated and no such unused capacity exists, there shall be a preference for the use of free standing stealth-type structures associated with the proposed personal wireless service facilities which are consistent, to the extent possible, with the purposes of the Land Development Code as that code is defined in Sec. 10.327. The director of community development may require a statement, prepared by a professional registered engineer licensed to practice in the state, that the proposed location is needed by a wireless service provider to close a significant gap in its service to that area. Any registered and licensed engineer preparing any such statement shall also certify that he or she is competent in the engineering discipline or disciplines necessary to make the required determination, or that the determination has been made by a competent engineer under his or her direction or supervision. The applicant shall reimburse the reasonable costs incurred by the City for this cooperative determination.

(d) Approval required from other governmental agencies and owners. Each application for the location of a personal wireless service facility in the public rights-of-way may be required to include written approval, or a statement of no objection, from federal or state agencies that regulate siting, design, and construction of such facilities, or have jurisdiction over the public rights-of-way. An existing facility in the public rights-of-way shall only be utilized in a manner consistent with the City Code and with the written permission of the facility owner.

(e) FCC emissions standards. All personal wireless service facilities in the public rights-of-way shall comply with current radio frequency emissions standards of the Federal Communications Commission.

(f) Buffering.

(1) The director of community development, as condition of approval, may require the use of a fence or wall as a buffer, which fence or wall is

consistent in design and function with fencing or walls currently used in the public Rights-of-Way around any personal wireless service facilities.

(2) The director of community development, as a condition of approval, may require the use of landscaping as a buffer, which landscaping is consistent with the landscaping otherwise located in the public rights-of-way. Additional landscaping may be required if deemed necessary to buffer adjacent properties. The director of community development may require landscaping in excess of the requirements of the city code to enhance compatibility with adjacent residential and nonresidential land uses.

(g) Equipment. Unless approved by the city engineer with respect to safety within the public rights-of-way, and by special exception, no equipment or equipment cabinets associated with the personal wireless service facilities shall be located above ground in the public rights-of-way or in a location that, in the determination of the City engineer, will interfere with the use of the public rights-of-way. The location in the public rights-of-way of any equipment associated with personal wireless service facilities shall be subject to the approval of the City engineer. The City engineer may require a statement, prepared by a professional registered engineer licensed to practice in the state, to certify the need for the proposed equipment and location. Any registered and licensed engineer preparing any such statement shall also certify that he or she is competent in the engineering discipline or disciplines necessary to make the required determination, or that the determination has been made by a competent engineer under his or her direction or supervision. No generators may be placed or utilized in connection with personal wireless service facilities in the public rights-of-way, except in the case of emergency and approved in advance by the City engineer.

(h) Removal of personal wireless service facilities in the public rights-of-way and restoration of the public rights-of-way.

(1) All abandoned or unused personal wireless service facilities in the public rights-of-way shall be removed by the owner/operator within ninety (90) days of the cessation of use. A personal wireless service facility in the public rights-of-way shall be considered abandoned if use has been discontinued for one hundred eighty (180) consecutive days. Personal wireless service facilities in the public rights-of-way being utilized for other purposes, including but not limited to light standards and power poles, may be exempt from this provision where superseded by the requirements of county, state or federal regulatory agencies.

(2) Upon the removal of any personal wireless service facilities from the public rights-of-way, such public rights-of-way shall be completely restored to the satisfaction of the City engineer at the cost of the owner or operator of the personal wireless service facilities in the public rights-of-way. The City engineer shall require a bond or other fund sufficient to secure the restoration of the public rights-of-way.

(i) Signs and advertising. The use of any portion of a personal wireless service facility in the public rights-of-way for the posting of signs or for advertising purposes, including the display of company name, banners, streamers, etc., is be strictly prohibited.

(j) Non-interference. Each application to allow construction of personal wireless service facilities in the public rights-of-way shall include a statement prepared by a registered radio audio frequency (RAF) engineer that the construction and use of the facilities will not interfere with public safety communications or the usual and customary transmission or reception of communications service enjoyed by adjacent residential and nonresidential properties. A statement shall be prepared by a registered engineer identifying any interference that may result from the proposed construction and use of such facility.

(k) Inspections.

(1) Owners or operators of personal wireless service facilities in the public rights-of-way shall ensure that the City's building department has current contact information for such owner or its authorized representative.

(2) The owner or operator of a personal wireless service facility in the public rights-of-way shall submit a report to the city's building department, certifying structural and electrical integrity at least once every two (2) years.

(3) Inspections evaluating the structural and electrical integrity of the facilities shall be conducted by an engineer licensed to practice in the state. The results of such inspections shall be provided to the building department along with certification that the engineer or engineers conducting such inspections are competent in the engineering discipline or disciplines necessary to evaluate the structural and electrical integrity of the facilities, or that the evaluation has been made by a competent engineer or engineers under his or her direction or supervision. Any personal wireless service facilities in the public rights-of-way found in such inspection or otherwise determined to be lacking structural or electrical

integrity shall be repaired or removed as required by the building department.

(4) The building department may conduct periodic inspections of personal wireless service facilities in the public rights-of-way to ensure structural and electrical integrity. The owner or operator of personal wireless service facilities in the public rights-of-way may be required to have more frequent inspections of a particular facility should there be reason to believe that the structural and electrical integrity of said facility is jeopardized.

(m) Modifications or replacements. Modification or replacement of personal wireless service facilities and equipment in the public rights-of-way shall be subject to approval of the City's building department. If such modification or replacement would, as reasonably determined by the City, result in the facility or equipment being readily discernibly different in size, type, and appearance when viewed from ground level from surrounding properties, such modification shall require approval as a special exception.

(n) Reservation of Rights.

(1) The City does not waive any rights under applicable law with respect to management of its public rights-of-way. The City shall require that owners and users of personal wireless service facilities in the public rights-of-way pay the maximum compensation to the City. The City reserves the right to enforce all applicable city code provisions with respect to personal wireless service facilities in the public rights-of-way.

(2) The City does not warrant or make any representations that the public rights-of-way are available, suitable or appropriate for the construction, placement, maintenance or use of personal wireless service facilities.

(3) The City's approval of an application for the construction, placement, or modification of a personal wireless service facilities in the public rights-of-way shall not create any rights in such facilities' ability to be maintained or utilized in the public rights-of-way for any particular period of time or any rights that are inconsistent with the City Code.

(4) The City reserves the right to abandon any public rights-of-way, notwithstanding the presence of any personal wireless service facilities in the public rights-of-way that have been approved by the City and the City shall have no liability or responsibility to the owner, operator, or users of such personal wireless service facilities in the public rights-of-way.

(5) The City reserves the right to require the relocation or removal of any personal wireless service facilities in the public rights-of-way consistent with its authority under applicable law. The City shall have no liability or

responsibility to the owner, operator or users of the personal wireless service facilities in the public rights-of-way.

(6) The City shall have no responsibility or liability for damage to or interference with the use or maintenance of personal wireless service facilities in the public rights-of-way by any third party.

~~Secs. 24-707—24-799. — Reserved~~

Secs. 24-708—24-799. - Reserved

SECTION 5. Conflicts. That all ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

SECTION 6. Savings. All fees and other dollar amounts owed to the City under any contract, Agreement, or other provisions of the City Code as of the effective date of this Ordinance, whether known or unknown, shall not be affected by the adoption of this Ordinance and the City expressly reserves its rights with respect to such amounts.

SECTION 7. Severability. It is declared to be the intent of the City Commission of the City of Tamarac, Florida, that if any section, subsection, sentence, clause, or provision of this Ordinance shall be declared invalid, the remainder of the this Ordinance shall be construed as not having contained said section, subsection, sentence, clause, or provisions and shall not be affected by such holding.

SECTION 8. Inclusion in Code. It is the intent of the City Commission of the City of Tamarac that the provisions of this Ordinance shall become and be made a part of the City Code of Ordinances, and that the sections of this Ordinance may be renumbered or re-lettered and the word “ordinance” may be changed to “section,” “article,” “regulation,” or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 9. Effective Date. This Ordinance shall become effective immediately upon the date of its adoption by the City Commission.

PASSED, FIRST READING this ____ day of _____, 2013.

PASSED, SECOND READING this ____ day of _____, 2013.

ATTEST:

BY: _____
MAYOR BETH TALABISCO

PAT TUEFEL, CMC,
INTERIM CITY CLERK

RECORD OF COMMISSION VOTE: 1ST Reading

MAYOR TALABISCO	_____
DIST 1: COMM BUSHNELL	_____
DIST 2: COMM ATKINS-GRAD	_____
DIST 3: COMM GLASSER	_____
DIST 4: V/M DRESSLER	_____

I HEREBY CERTIFY that
I have approved this
ORDINANCE as to form:

RECORD OF COMMISSION VOTE: 2ND Reading

MAYOR TALABISCO	_____
DIST 1: COMM BUSHNELL	_____
DIST 2: COMM. ATKINS-GRAD	_____
DIST 3: COMM GLASSER	_____
DIST 4: V/M DRESSLER	_____

SAMUEL S. GOREN
CITY ATTORNEY







Title - TR12307 - NSP3 Third Amendment to FY 2010/11 Action Plan

A Resolution of the City Commission of the City of Tamarac, Florida, amending the Community Development Block Grant ("CDBG") Program, fiscal year 2010/11 Annual Action Plan tenth program year to provide for a revision of the target areas to include the areas depicted in exhibits "G through J" which are attached hereto; providing for conflicts; providing for severability; providing for an effective date.

ATTACHMENTS:

Name:

Description:

 TEMP RESO #12307- 3rd Amend-REvised target areas-Staff report.doc	Staff Report
 TEMP RESO #12307-Third Amend-Target Area Revisions-RESO.doc	Resolution
 NSP3 Application-Action Plan Substantial Amendment-3rd Amendment.docx	FY 2010/2011 Action Plan-Third Amendment
 NSP3-Exhibit G.pdf	New Exhibit- Exhibit G-Mainlands Section 10 Map
 NSP3-Exhibit H.pdf	New Exhibit-Exhibit H-Mainlands Section 10 Planning Data
 NSP3-Exhibit I.pdf	New Exhibit -Exhibit I Tamarac Lakes Section 1 Map
 NSP3-Exhibit J.pdf	New Exhibit-Exhibit J Tamarac Lakes Section 1 Planning Data

CITY OF TAMARAC
INTEROFFICE MEMORANDUM (13-01-003M)
COMMUNITY DEVELOPMENT

TO: Michael C. Cernech,
City Manager

DATE: 24 January 2013

FROM: Jennifer K. Bramley, Director of
Community Development

RE: NSP3 Third Amendment
Revising "Areas of Greatest
Need"
Temp. Reso. # 12307
Case #03-MI-13

Recommendation: The Director of Community Development recommends the Mayor and the City Commission approve the third amendment to the Neighborhood Stabilization Program –Round 3 Action Plan funded through the U.S. Department of Housing & Urban Development (HUD) Fiscal Year 2010/2011 Community Development Block Grant (CDBG) program to revise the "areas of greatest need" for the acquisition, rehabilitation and disposition of NSP3 eligible properties.

Issue: In the City's original NSP3 Action Plan, three "areas of greatest need" were identified to carry out the approved NSP3 activities. The original areas were Sunflower, Mainland's 7 and Tamarac Lakes North. The "areas of greatest need" were determined by identifying communities with a high number of foreclosures, sub-prime loans, as well as a high number of properties with code violations. Now that we are moving out of the Sunflower community having completed four properties, and have run updated data, Mainland's 7 and Tamarac Lakes North no longer have the same need as back in 2010. Staff is recommending eliminating Tamarac Lakes North and Mainland's 7 and adding Mainland's 10 and Tamarac Lakes Section 1. These two communities were also identified to be a part of Code Compliance's new program, Operation N.I.P It. Staff from the Housing Division and Code Compliance Division have met with the homeowners association of both communities informing them of the NSP3 and NIP It programs, and have been met with great enthusiasm and cooperation.

Background: The City Commission approved the NSP3 Action Plan in February 2011 and HUD issued the Grant Agreements effective March 9, 2011. A first amendment revising the "areas of greatest need" was approved in September 2011. The second amendment allowing the City to offer down payment assistance in the form of a soft-second mortgage was approved in March of 2012. The deadline to expend NSP3 funds is March 2014.

Fiscal Impact: The Neighborhood Stabilization Program-Round 3 (NSP3) funds in the amount of \$1,427,857 are allocated by the federal government on a reimbursement basis. As such these grant funds will not impact the City's general fund. This agenda item is consistent with the City's Strategic Plan Goal #5; Vibrant Community.

Jennifer K. Bramley
Director of Community Development

JKB/ab

Attachments: Temporary Resolution #12307
FY 2010/2011 Annual Action Plan NSP3 Third Amendment

CITY OF TAMARAC, FLORIDA

RESOLUTION NO. R-2013_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, AMENDING THE COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”) PROGRAM, FISCAL YEAR 2010/11 ANNUAL ACTION PLAN TENTH PROGRAM YEAR TO PROVIDE FOR A REVISION OF THE TARGET AREAS TO INCLUDE THE AREAS DEPICTED IN EXHIBITS “G THROUGH J” WHICH ARE ATTACHED HERETO; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tamarac (“City”) is a Community Development Block Grant (“CDBG”) entitlement community; and

WHEREAS, on February 23, 2011, the City Commission approved Resolution No. R-2011-22, which approved the First Substantial Amendment to the CDBG Program Fiscal Year 2010/11 Annual Action Plan Tenth Program Year (“Action Plan”) for the use of the funds allocated to the City for the Neighborhood Stabilization Program Round 3 (“NSP-3”); and

WHEREAS, on March 14, 2012, the City Commission approved Resolution No. R-2012-42, which approved the Second Substantial Amendment to the CDBG Program Fiscal Year 2010/11 Annual Action Plan Tenth Program Year (“Action Plan”) for the use of the funds allocated to the City for the Neighborhood Stabilization Program Round 3 (“NSP-3”); and

WHEREAS, pursuant to the NSP-3 guidelines, the City is permitted to expend NSP-3 funds within the “areas of greatest need” as defined in the Action Plan; and

WHEREAS, the City Commission desires to amend the Action Plan in order to adjust the boundaries of the “areas of greatest need” in order to include other properties that would be eligible to receive funds pursuant to the NSP-3 guidelines; and

WHEREAS, a copy of the amended “areas of greatest need” is attached hereto as Exhibits “G through J”, and incorporated herein by reference; and

WHEREAS, the City Commission deems it to be in the best interest of the citizens and residents of the City of Tamarac to approve the amendment to the boundaries of the “areas of greatest need” as provided in the City’s Action Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA THAT:

SECTION 1. The foregoing "WHEREAS" clauses are true and correct and hereby ratified and confirmed by the City Commission. All exhibits attached hereto are hereby incorporated herein.

SECTION 2. The City Commission of the City of Tamarac, Florida, hereby approves the amendment to the CDBG Program Fiscal Year 2010/11 Annual Action Plan Tenth Program Year in order to amend the boundaries of the “areas of greatest need”, as depicted in Exhibits “G through J” to this Resolution, in order to provide for authorized expenditures in conformance with NSP-3 guidelines.

SECTION 3. The appropriate City officials are authorized and directed to execute the necessary documents to comply with this Resolution.

SECTION 4. All Resolutions or parts of Resolutions in conflict herewith, shall be and are hereby repealed insofar as there is conflict or inconsistency.

SECTION 5. If any clause, section or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered eliminated and shall in no way affect the validity of the remaining portions of this Resolution.

SECTION 6. This Resolution shall become effective immediately upon its passage and adoption by the City Commission.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA THIS _____ DAY OF _____, 2013.

ATTEST: BY: _____
MAYOR BETH TALABISCO

PAT TEUFEL
INTERIM CITY CLERK

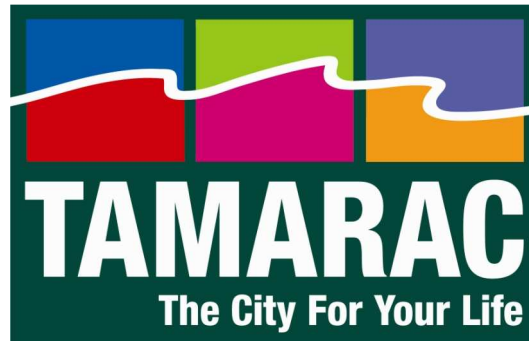
RECORD OF COMMISSION VOTE

MAYOR TALABISCO _____
DIST 1: COMM. BUSHNELL _____
DIST 2: COMM. ATKINS GRAD _____
DIST 3: COMM. GLASSER _____
DIST 4: V/M DRESSLER _____

I HEREBY CERTIFY that I
Have approved this
RESOLUTION as to form.

SAMUEL S. GOREN
CITY ATTORNEY

CITY OF TAMARAC



FY 2010/2011 Annual Action Plan Substantial Amendment

**Neighborhood Stabilization Program 3 under
the Dodd-Frank Wall Street Reform and Consumer Protection
Act**

through the

U.S. Department of Housing and Urban Development (HUD)

**Prepared by:
City of Tamarac
Community Development Department
Housing Division
7525 NW 88th Avenue
Tamarac, FL 33321
www.tamarac.org**

**Action Plan Submitted - February 2011
1st Amendment - September 2011
Technical Amendment - January 2012
2nd Amendment - March 2012
3rd Amendment – February 2013**

Neighborhood Stabilization Program 3 Application

\$1,427,857.00

CITY OF TAMARAC, FLORIDA

7525 NW 88 Avenue

Tamarac, FL 33321

(954) 597-3510

Website: www.tamarac.org

City Manager:

Michael C. Cernech

Mayor Beth Talabisco

Vice Mayor Harry Dressler

Commissioner Pamela Bushnell

Commissioner Patricia Atkins-Grad

Commissioner Diane Glasser

Email Address	angelab@tamarac.org
Phone Number	954-597-3539
Mailing Address	7525 NW 88 Avenue, Room 206 , Tamarac, FL 33321

Areas of Greatest Need

Map Submission

The map generated at the HUD NSP3 Mapping Tool for Preparing Action Plan website is included as an attachment.

Data Sources Used to Determine Areas of Greatest Need

Describe the data sources used to determine the areas of greatest need.

Response:

The City of Tamarac's Community Development Department, Housing Division utilized the following data sources to assist with determining the areas of greatest need:

- ✓ NSP3 HUD User GIS Information by Census Tract
- ✓ NSP3 Mapping Tool
- ✓ HMDA Data by Census Tract
- ✓ CoreLogic Software
- ✓ South Florida Block Shopper Website
- ✓ Trulia.com
- ✓ Realtytrac.com
- ✓ The City's Foreclosure Registration Program list

Each data source was used to confirm where the areas of greatest need fell by layering the data and assessing income, mortgage, delinquencies and other pertinent data. In many cases, property addresses were duplicated across the different data sources and areas of concentration of distressed neighborhoods become easier to identify. GIS Mapping provided visual confirmation of concentration areas where NSP3 eligible properties were located.

Data from CoreLogic (December 2010) identified over 3,200 properties that were in some stage of foreclosure city-wide. Additionally, over 800 properties within the City had outstanding Code violations and the overall condition of certain neighborhoods further confirmed that layering the data made for better decision making in identifying the areas of greatest need. The Code Compliance Division recently implemented a lien amnesty program which will be advertised and promoted more intensely within the areas of greatest need. With this, even properties not assisted with NSP3 funds will have an opportunity to bring their properties up to Code and improving the appearance of their home as well as the neighborhood they live in further fostering the neighborhood stabilization theme.

According to HUD User's GIS Information by Census Tract data, all twelve census tracts within the City had a "need score" of 19 or higher exceeding the state's minimum need score of 17, with 20 being the highest score possible. Four of the census tracts had a delinquency rate of over 20%. However, since NSP3 requires an even smaller target area than that of NSP1, staff was tasked with gathering additional data that would allow the City to reduce the areas of greatest need to 2-3 neighborhoods. Additionally, the Dodd-Frank Act strongly encourages grantees to define the areas of greatest need small enough that the NSP3 investment impacts approximately 20% of the areas defined.

NSP3 funds will be utilized to acquire, rehabilitate and re-sell eligible properties within the areas of greatest need which are listed below. Staff will attempt to focus on one area of greatest need at a time with its initial allocation, and move to the other areas with program income as it is generated at the re-sale stage. The City of Tamarac's initial allocation will allow for assistance at approximately 6-10 properties. This number will depend on factors such: cost of acquisition, the discount offered by the seller, and

severity of distress and rehabilitation costs required prior to re-sale.

MARKET CONDITIONS - DATA:

TRULIA.COM According to trulia.com, a real estate website recommended by HUD for the purpose of gathering NSP3 market information, the following information was available to evaluate the City's market conditions:

The data from trulia.com represents sales between September - November 2010.

Average Listing Price: \$111,844.00

Median Sales Price: \$ 62,500.00 Based on 416 home sales between Sept.-Nov. 2010
Decrease of 32.1% compared to same period last yr.

Average Price Per sqft: \$ 61.00 Decrease of 47.4% compared to same period last yr.

REALTYTRAC.COM

Another website utilized to gather market conditions was RealtyTrac.com. The following data was provided:

Foreclosure Status Distribution:

Pre-Foreclosures = 28% of total properties in some stage of foreclosure.

Auction = 38% of total properties in some stage of foreclosure.

Bank Owned = 34% of total properties in some stage of foreclosure.

"Highest Availability"

Estimated Market Value -Properties between \$100-\$200K.

Foreclosures by Square Footage - Properties with less than 1,000 sqft.

Foreclosures by Number of Bedrooms - Properties with 2 bedrooms.

A Geographical Comparison by Realtytrac.com comparing County, State and National figures shows that Broward County has 40% of its units foreclosed upon compared to the State of Florida at 37% and the Nation of 20%.

According to RealtyTrac.com, the average difference between average sales price and average foreclosure sales price is \$48,464.00.

This information is consistent to what the City of Tamarac experienced under its NSP1 program. The following averages were experienced under the City's NSP1, as of September 2010:

Average Contract Price: \$111,914.00

Average Home Rehabilitation Amount: \$ 37,925.52

NSP3 HUD User GIS Information by Tamarac Census Tract

Census Tract	Need Score	State Minimum	04-07 HMDA Mtgs	Deliq %	USPS Resid. Addresses	USPS 90+ Days Vacant	USPS Resid. Addresses No Stat
204.06	20	17	1713	21.90%	2999	161	0

204.09	19	17	1355	16.30%	5306	191	1
204.10	19	17	1831	16.70%	5669	195	28
204.11	20	17	1505	18.50%	2922	45	0
502.02	20	17	2202	19.80%	4549	177	36
503.05	20	17	1884	20.40%	3920	155	11
601.05	20	17	1705	21.90%	3300	84	10
601.06	20	17	2207	23.00%	4380	245	24
601.07	20	17	711	19.30%	1790	83	2
601.09	19	17	745	17.20%	1469	31	1
601.11	19	17	1633	16.50%	3125	60	1
601.12	20	17	1880	19.00%	3896	192	1

Since smaller areas of greatest need were encouraged, staff broke down the same data provided at the census tract level to smaller "areas of greatest need" at the neighborhood level.

Determination of Areas of Greatest Need and Applicable Tiers

Describe how the areas of greatest need were established and whether a tiered approach is being utilized to determine the distribution of funding.

NSP3 Areas of Greatest Need Data 3rd Amendment-January 2013-Revised Target Areas			
Area Name	Sunflower	Tamarac Lakes Section 1	Mainland's Section 10

Need Score	20	20	20
State Minimum	17	17	17
Total Housing Units	151	105	268
# of Units to make 20% Impact	30	21	53.6
Persons Less than 120% AMI	55.1%	67.4%	68.2%
Persons Less than 80% AMI	28.8%	33.5%	42.1%
04-07 HMDA Mtgs	37	55	145
Deliq % (90 + days)	21.9%	19.8%	21.9%
USPS Resid. Addresses	158	114	280
USPS 90+ Days Vacant	8	4	7
USPS Resid. Addresses No Stat	1	1	1
Census Tract	204.06	502.02	601.05

Definitions and Descriptions

Definitions

Term	Definition
Blighted Structure	<p>A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare.</p> <p>Properties identified for demolition will meet one or more of the following criteria as a blighted structure:</p> <ol style="list-style-type: none"> 1. Building Deterioration 2. Site Deterioration or site deficiencies 3. Unsanitary and unsafe conditions and incompatible uses 4. Six or more ownership parcels per block 5. Buildings greater than 40 years of age

	6. Presence of closed/vacant buildings 7. Presence of vacant lots 8. Buildings in violation of property maintenance code violations 9. Presence of buildings scheduled for demolition
Affordable Rents	Those requiring not more than 30 percent of an income cut-off defined in relation to Low-Moderate Area Median Income (AMI).

Descriptions

Term	Definition
Long-Term Affordability	<p>Under its NSP3 Program the City will follow HOME Affordability Terms for its soft-second in the form of a Deed Restriction. For any down payment assistance offered utilizing SHIP or HOME funds the City will implement the affordability terms associated with that program. With extensive affordability time frames, recipients are encouraged to remain in their property to keep from repaying the loan. Should the property change ownership during the affordability terms, the City would recapture the balance due allowing the funds to go back into the program and assist another homebuyer.</p> <p>Should leveraging be utilized for Down Payment Assistance or closing costs, the affordability terms described within that funding sources agreement will be implemented. If HOME funds are utilized, HOME Affordability terms will be applied.</p>
Housing Rehabilitation Standards	<p>All housing rehabilitation work will follow Broward County Housing Standards, and Florida Building Code as well as City Code.</p> <p>Home Rehabilitation work specifications include such health and safety items as, roof repair and replacement, repair to exterior walls and stucco, repair or replacement of unsafe electrical, plumbing and mechanical systems, removal of lead and asbestos, and installation of impact resistant windows or storm shutters. All replacement of appliances will incorporate the installation of energy star rated systems where applicable.</p>
Soft Second Mortgage 2nd Amendment – March 2012	A second mortgage with payments that are forgiven, deferred, or subsidized in some fashion, generally until resale of the mortgaged property.

Low-Income Targeting

Low-Income Set-Aside Amount

Enter the low-income set-aside percentage in the first field. The field for total funds set aside will populate based on the percentage entered in the first field and the total NSP3 grant.

Identify the estimated amount of funds appropriated or otherwise made available under the NSP3

to be used to provide housing for individuals or families whose incomes do not exceed 50 percent of area median income.

Response:

Total low-income set-aside **percentage** (must be no less than 25 percent): 25.00%

Total funds set aside for low-income individuals = ~~\$325,000.00~~ **January 2012**-\$357,000.00

Meeting Low-Income Target

Provide a summary that describes the manner in which the low-income targeting goals will be met.

Response:

The City will conduct an Open Enrollment to collect applications from families/households interested in the program. Applications will identify household income, family size, first mortgage maximum, and other factors necessary to determine their housing needs.

The City may supplement families/households under the 50% AMI level by offering Second Mortgages utilizing other funding sources such as SHIP or HOME, or providing a soft-second. A second mortgage provided by the City will reduce the first mortgage loan amount, helping to lower the households monthly housing payment. Part of the City's eligibility requirement is that front end ratios may not exceed 35% of a households monthly income. This 35% front-end ratio consists of mortgage principal, taxes, insurance and any homeowners association fees, if applicable.

Under NSP1, the City utilized the Financing Mechanisms activity and provided Down Payment Assistance to income eligible buyers. During the course of the two Open Enrollments, the City took in over 300 applications, all pre-qualified with a lender. Of the 300, over 250 were certified as income eligible and given 30-90 days to secure a contract on a home. Of the 250 applicants several unforeseen circumstances arose such as; job loss, the addition or reduction in the number of household members, health and medical changes as well as credit challenges. The City assisted 53 households in the purchase of a new home.

Of the 53 households assisted under NSP1 16, or 30%, were below 50% AMI.

Acquisition and Relocation

Demolition or Conversion of LMI Units

Does the grantee intend to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 80% of area median income)?	No
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If yes, fill in the table below.

Question	Number of Units
The number of low- and moderate-income dwelling units—i.e., ≤ 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.	N/A
The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., ≤ 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).	N/A
The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.	N/A

Public Comment

Citizen Participation Plan

Briefly describe how the grantee followed its citizen participation plan regarding this proposed substantial amendment or abbreviated plan.

Response:

As required by the Wall Street Reform and Consumer Protection Act of 2010 (Dodd-Frank Act), the U.S. Department of Housing and Urban Development and the City's Citizen Participation Plan (available upon request), a 15 day Public Review period was held from February 8, 2011 to February 22, 2011. No comments were received during the 15 day public review period.

A Public Hearing was opened during the February 23, 2011 City Commission meeting. No comments were received during the public hearing.

In addition to the Public Review period and Public Hearing, staff created an NSP3 Focus Group which consisted of eight local professionals with expertise in affordable housing, lending and real estate. The Focus Group met on January 13, 2011 and discussed the various requirements as well as obstacles the City needs to consider when preparing its NSP3 Action Plan. Input/ideas generated from the Focus Group were:

- The City should evaluate the financial situation of the Homeowners Association when buying in areas with an HOA to be sure the HOA is stable.
- The City may want to offer penalties or incentives to home rehabilitation contractors with regard to the timeliness of completing the rehabilitation work to reduce the length of time the City owns the property resulting in additional carrying costs.
- Look into the Home Path program to see if it works with the City's NSP3 Program.
- Down Payment Assistance will be necessary for many buyers, even if just for the closing costs, therefore, the City needs to make funds available from its HOME or SHIP funds.
- Keep local lenders and realtors informed as to Open Enrollment dates and deadlines to allow them to assist with finding buyers or offering mortgages that compliment the program.

Presentations to the Mayor and City Commission, as well as the City's Executive Team were also conducted to generate input.

The City's Housing and Neighborhood Programs Manager met with a local non-profit agency currently administering the NSP1 and NSP2 funds for other local municipalities to discuss the City's Plan and options. The discussion included administrative capacity as well as activity design. Due to the high dollar amount associated with "developer fees", the City chose to retain the NSP3 Program in-house as it did under NSP1.

1st Amendment-September 2011.

A Public Notice was published Sept 4, 2011 notifying the public that the City will be revising the "areas of greatest need". A Public Hearing was held September 14, 2011 during the City Commission meeting. No public comments were received.

2nd Amendment – March 2012

A Public Notice was published February 26, 2012 notifying the public that the City will be adding the Financing Mechanism activity for down payment assistance in the form of a soft second mortgage. A Public Hearing was held March 14, 2012 during the City Commission meeting. No public comments were received.

3rd Amendment – February 2013

A Public Notice was published February 3, 2013 notifying the public that the City will be modifying the "Areas of Greatest Need". A Public Hearing was held February 27, 2013 during the City Commission meeting. No public comments were received.

NSP Information by Activity

Enter each activity name and fill in the corresponding information. If you have fewer than seven activities, please delete any extra activity fields. (For example, if you have three activities, you should delete the tables labeled “Activity Number 4,” “Activity Number 5,” “Activity Number 6,” and “Activity Number 7.” If you are unsure how to delete a table, see the instructions [above](#).

The field labeled “Total Budget for Activity” will populate based on the figures entered in the fields above it.

Consult the [NSP3 Program Design Guidebook](#) for guidance on completing the “Performance Measures” component of the activity tables below.

Activity Number 1	
Activity Name	Single Family Acquisition, Rehabilitation and Re-sale - LH25
Uses	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input type="checkbox"/> Eligible Use E: Redevelopment
CDBG Activity or Activities	24CFR 570.201(a) and (b), 570.202 (a)1
National Objective	Low-Income Housing to Meet 25% Set-Aside (LH25)
Activity Description	<p>Activity Description: The City will acquire single-family, NSP eligible residential properties located in the designated areas of greatest need for the purpose of rehabilitation and re-sale to income eligible homebuyers. All properties will be brought up to code, ensure health and safety within the property and improve the properties energy efficiency prior to re-sale.</p> <p>Affordability restrictions will be placed on each property in the form of either a deferred loan as a result of down payment assistance (second mortgage with recapture terms) or a soft-second, in the form of a deed restriction on the property. The terms for continued affordability will depend on the amount of assistance provided, however, at a minimum the City will implement its terms based on the HOME Programs affordability periods.</p> <p>All contractors and consultants have participated in local contractor training informing them of the City's vicinity hiring preference and Section 3 hiring if possible. In this economy many of the City's contractors have been reducing their crews, however, will implement these programs if applicable. Additionally, proper purchasing procedures have been followed with regard to consultants, general contractors or other professionals required to carry out NSP3 activities.</p> <p>Market Factors: Although the City utilized several data sources to locate “current” eligible properties to identify the areas of greatest need, the constantly changing influx and sale of foreclosures will alter the data from one month to another. The</p>

	<p>City will continually run data reports identifying the “current” eligible properties to ensure there is still high volume in the defined areas.</p> <p>Capacity: The City’s Housing Division successfully administered its NSP1 Program in-house and intends to do the same under NSP3. With a smaller allocation and longer expenditure deadlines, the City does not anticipate a problem meeting the requirements and obligations of NSP3. In addition to the Housing staff, partnerships within the agency and outside have been formed to ensure a successful NSP3 Program.</p> <p>Program Income: Program Income generated from the sale of a property will be allocated back into the activity to assist with another property. Once the Program Income becomes too minimal to assist with a property, it will be combined with Program Income generated from Activity 2, or the City will seek guidance from HUD as to how to utilize the remaining funds.</p>										
Location Description	<p>This activity will be carried out in the areas of greatest need as follows:</p> <p>1) Sunflower 2) 3rd Amendment - Mainlands 10 3) 3rd Amendment - Tamarac Lakes Section 1</p>										
Budget	Source of Funding	Dollar Amount									
	NSP3	\$\$\$25,000.00 Jan. 2012-\$357,000									
	(Other funding source)	\$0.00									
	(Other funding source)	\$0.00									
Total Budget for Activity		\$325,000.00 Jan. 2012-\$357,000.00									
Performance Measures	<p>Utilizing our experience under NSP1, the average investment per property (acquisition, rehabilitation, and direct costs) was approximately \$120,000.00.</p> <p>Expected number of units with initial allocation: THREE UNITS</p> <p>Upon receipt of program income from the re-sale of the initial properties, additional properties will be assisted.</p> <p>The goal of this activity is to increase property values, decrease the number of abandoned and foreclosed properties within the designated target areas as well as build wealth through homeownership for the City’s NSP3 homebuyers.</p> <p>The following chart shows the City’s expected goals, outputs and outcomes:</p> <table border="1"> <thead> <tr> <th><u>Goal</u></th><th><u>Output</u></th><th><u>Outcome</u></th></tr> </thead> <tbody> <tr> <td>Attract new homeowners to the City</td><td>A minimum of 3 properties Acquired/Rehabilitated and Re-Sold to income eligible homebuyers</td><td>Increased level of homeownership</td></tr> <tr> <td>Improve property values</td><td>Increase average sales price</td><td>Increased assessed valuations</td></tr> </tbody> </table>		<u>Goal</u>	<u>Output</u>	<u>Outcome</u>	Attract new homeowners to the City	A minimum of 3 properties Acquired/Rehabilitated and Re-Sold to income eligible homebuyers	Increased level of homeownership	Improve property values	Increase average sales price	Increased assessed valuations
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	Decrease number of abandoned/foreclosed properties in designated target areas	A minimum of 3 Properties no longer vacant	Stabilization of Neighborhood
Projected Start Date	4/1/2011 (Or, date of execution of agreements with HUD)		
Projected End Date	3/31/13		
Responsible Organization	Name	City of Tamarac, FL	
	Location	7525 NW 88 Ave, Tamarac, FL 33321	
	Administrator Contact Info	Angela Bauldree 954-597-3539	

Activity Number 2	
Activity Name	Single Family Acquisition, Rehabilitation and Re-sale - LMMI
Use	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input type="checkbox"/> Eligible Use E: Redevelopment
CDBG Activity or Activities	24CFR 570.201(a) and (b), 570.202 (a)1
National Objective	Low Moderate Middle Income Housing (LMMH)
Activity Description	<p>Activity Description: The City will acquire single-family, NSP eligible residential properties located in the designated areas of greatest need for the purpose of rehabilitation and re-sale to income eligible homebuyers. All properties will be brought up to code, ensure health and safety within the property and improve the properties energy efficiency prior to re-sale.</p> <p>Affordability restrictions will be placed on each property in the form of either a deferred loan as a result of down payment assistance (second mortgage with recapture terms) or a soft-second, in the form of a deed restriction on the property. The terms for continued affordability will depend on the amount of assistance provided, however, at a minimum the City will implement its terms based on the HOME Programs affordability periods.</p> <p>All contractors and consultants have participated in local contractor training informing them of the City's vicinity hiring preference and Section 3 hiring if possible. In this economy many of the City's contractors have been reducing their crews, however, will implement these programs if applicable. Additionally, proper purchasing procedures have been followed with regard to consultants, general contractors or other professionals required to carry out NSP3 activities.</p> <p>Market Factors: Although the City utilized several data sources to locate "current" eligible properties to identify the areas of greatest need, the constantly changing influx and sale of foreclosures will alter the data from one month to another. The City will continually run data reports identifying the "current" eligible properties to ensure there is still high volume in the defined areas.</p>

	<p>Capacity: The City's Housing Division successfully administered its NSP1 Program in-house and intends to do the same under NSP3. With a smaller allocation and longer expenditure deadlines, the City does not anticipate a problem meeting the requirements and obligations of NSP3. In addition to the Housing staff, partnerships within the agency and outside have been formed to ensure a successful NSP3 Program.</p> <p>Program Income: Program Income generated from the sale of a property will be allocated back into the activity to assist with another property. Once the Program Income becomes too minimal to assist with a property, it will be combined with Program Income generated from Activity 2, or staff will seek guidance from HUD as to how to utilize the remaining funds.</p>													
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Budget	Source of Funding	Dollar Amount												
	NSP3	\$960,072.00 Jan. 2012-\$928,072												
	(Other funding source)	\$0.00												
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Total Budget for Activity		\$960,072.00 Jan. 2012-\$928,072.00												
Performance Measures	<p>Utilizing our experience under NSP1, the average investment per property (acquisition, rehabilitation, and direct costs) was approximately \$120,000.00.</p> <p>Expected number of units with initial allocation: SIX UNITS</p> <p>Upon receipt of program income from the re-sale of the initial properties, additional properties will be assisted.</p> <p>The goal of this activity is to increase property values, decrease the number of abandoned and foreclosed properties within the designated target areas as well as build wealth through homeownership for the City's NSP3 homebuyers.</p> <p>The following chart shows the City's expected goals, outputs and outcomes:</p> <table> <tr> <th><u>Goal</u></th><th><u>Output</u></th><th><u>Outcome</u></th></tr> <tr> <td>Attract new homeowners to the City</td><td>6-8 properties Acquired/Rehabilitated and Re-Sold to income eligible homebuyers</td><td>Increased level of homeownership</td></tr> <tr> <td>Improve property values</td><td>Increase average sales price</td><td>Increased assessed valuations</td></tr> <tr> <td>Decrease number of abandoned/foreclosed properties in designated target areas</td><td>6-8 Properties no longer vacant</td><td>Stabilization of Neighborhood</td></tr> </table>		<u>Goal</u>	<u>Output</u>	<u>Outcome</u>	Attract new homeowners to the City	6-8 properties Acquired/Rehabilitated and Re-Sold to income eligible homebuyers	Increased level of homeownership	Improve property values	Increase average sales price	Increased assessed valuations	Decrease number of abandoned/foreclosed properties in designated target areas	6-8 Properties no longer vacant	Stabilization of Neighborhood
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Projected End Date	3/31/2013	
Responsible Organization	Name	City of Tamarac
	Location	7525 NW 88 Avenue, Tamarac, FL 33321
	Administrator Contact Info	Angela Bauldree, 954-597-3539

Activity Number 3 – 2 nd Amendment March 2012																																	
Activity Name	Down Payment Assistance /Soft Second Mortgage																																
Uses	Select all that apply: <input checked="" type="checkbox"/> Eligible Use A: Financing Mechanisms <input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input type="checkbox"/> Eligible Use E: Redevelopment																																
CDBG Activity or Activities	24 CFR 570.201(a)																																
National Objective	Low-Moderate-Middle Income Assistance (LMMI)																																
Activity Description	<p>Activity Description: This activity is to assist homebuyers with the purchase of a City owned foreclosed property. The financial assistance will be in the form of a soft-second subsidy assistance to bridge the gap between the first mortgage ability and purchase price. The front end mortgage ratio should not exceed 30% of a household's income.</p> <p>Total assistance amounts and recapture terms are as follows:</p> <table border="1"> <thead> <tr> <th><u>50% AMI and below</u></th> <th><u>51% - 80% AMI</u></th> <th><u>81% - 120% AMI</u></th> </tr> </thead> <tbody> <tr> <td>Up to 60% of Purchase Price</td> <td>Up to 40% of Purchase Price</td> <td>Up to 25% of Purchase Price</td> </tr> <tr> <td><u>Deferred Loan-30 Years Total</u></td> <td><u>Deferred Loan-30 Years Total</u></td> <td><u>Deferred Loan-20 Years Total</u></td> </tr> <tr> <td>Years 1 – 5</td> <td>Years 1 – 5</td> <td>Years 1 – 5</td> </tr> <tr> <td>Not Prorated</td> <td>Not Prorated</td> <td>Not Prorated</td> </tr> <tr> <td>10% Shared Equity</td> <td>10% Shared Equity</td> <td>10% Shared Equity</td> </tr> <tr> <td>Years 6 – 10</td> <td>Years 6 – 10</td> <td>Years 6 – 10</td> </tr> <tr> <td>Not Prorated</td> <td>Not Prorated</td> <td>Not Prorated</td> </tr> <tr> <td>5% Shared Equity</td> <td>5% Shared Equity</td> <td>5% Shared Equity</td> </tr> <tr> <td>Years 11- 30</td> <td>Years 11- 30</td> <td>Years 11- 20</td> </tr> </tbody> </table>			<u>50% AMI and below</u>	<u>51% - 80% AMI</u>	<u>81% - 120% AMI</u>	Up to 60% of Purchase Price	Up to 40% of Purchase Price	Up to 25% of Purchase Price	<u>Deferred Loan-30 Years Total</u>	<u>Deferred Loan-30 Years Total</u>	<u>Deferred Loan-20 Years Total</u>	Years 1 – 5	Years 1 – 5	Years 1 – 5	Not Prorated	Not Prorated	Not Prorated	10% Shared Equity	10% Shared Equity	10% Shared Equity	Years 6 – 10	Years 6 – 10	Years 6 – 10	Not Prorated	Not Prorated	Not Prorated	5% Shared Equity	5% Shared Equity	5% Shared Equity	Years 11- 30	Years 11- 30	Years 11- 20
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Years 11- 30	Years 11- 30	Years 11- 20																															

	Prorated down 5% each year	Prorated down 5% each year	Prorated down 10% each year
	<p>Housing Counseling services will be contracted out to HUD approved Counseling agencies to meet the 8-hour required training for each homebuyer.</p> <p>The City may conduct Housing Seminars to homebuyers after the eligibility process to educate them on the program, home buying process, lending guidelines, and any other home buying related activities.</p> <p>Due to the fact this program will be available to City employees, Housing staff will ensure proper procedural adherence to the Department of Housing and Urban Development's Conflict of Interest regulation 24 CFR 570.611. All employee applications seeking assistance under the NSP program will be forwarded to the local Miami HUD Field Office requesting an "exception" on a case-by-case basis approving said employee for assistance.</p> <p>Market Factors: The City will utilize comparable sales, appraisals, after-rehabilitation values and other means necessary to determine the fair and reasonable sales price. Consideration as to costs associated with the acquisition and rehabilitation of each property may also be factored into the sales price.</p> <p>Capacity: The City's Housing Division successfully administered its NSP1 Program in-house and intends to do the same under NSP3. With a smaller allocation and longer expenditure deadlines, the City does not anticipate a problem meeting the requirements and obligations of NSP3. In addition to the Housing staff, partnerships within the agency and outside have been formed to ensure a successful NSP3 Program.</p> <p>Program Income: Program Income generated from the sale of a property will be allocated back into the activity to assist with another property. Once the Program Income becomes too minimal to assist with a property, it will be combined with Program Income generated from Activity 3, or the City will seek guidance from HUD as to how to utilize the remaining funds.</p>		
Location Description	<p>This activity will be carried out in the areas of greatest need as follows:</p> <p>1) Sunflower 2) 3rd Amendment - Mainlands 10 3) 3rd Amendment - Tamarac Lakes Section 1</p>		
Budget	Source of Funding	Dollar Amount	
	NSP3	\$\$0.00	
	(Other funding source)	\$\$0.00	
	(Other funding source)	\$\$0.00	
Total Budget for Activity			\$\$0.00
Performance Measures	<p>Down payment assistance will be determined based on the applicant's income, first mortgage ability and gap financing necessary.</p> <p>Assistance will be available for each of the properties acquired by the City available for re-sale.</p>		

Projected Start Date	03/14/2012	
Projected End Date	09/09/2014	
Responsible Organization	Name	City of Tamarac, FL
	Location	7525 NW 88 Ave, Tamarac, FL 33321
	Administrator Contact Info	Angela Bauldree 954-597-3539

NSP3 PROGRAM BUDGET RECAP

Allocation:	\$	1,427,857.00	
Estimated Program Income	\$	900,000.00	To be allocated to an activity or program administration as received.
			3 rd Amendment-Feb 2013

Activity

Single-Family Acquisition/Rehabilitation/Re-Sale - LH25	\$	357,000.00
Single Family Acquisition/Rehabilitation/Re-Sale - LMMI	\$	928,072.00
Program Administration	\$	142,785.00
Financing Mechanism	\$	0.00

NSP3 AMENDMENTS

1st Amendment – September 2011

This amendment revised “areas of greatest need” within the Sunflower community to allow for an expanded area to identify eligible properties. Consideration of HUD’s impact preference will remain a factor when selecting properties for acquisition.

Technical Amendment – January 2012

This technical amendment did not require Commission or public review; it was administrative in nature to correct the activity budget to accurately reflect the 25% set-aside requirement for LH25 activities. Staff had deducted the 10% Administrative allowance prior to calculating the 25% required for LH25. The corrected budget was changed in DRGR January 2012 and changed accordingly on the Action Plan.

2nd Amendment – March 2012

This amendment was to add the Financing Mechanisms activity to allow for down payment assistance in the form of a soft second mortgage to income eligible buyers for City owned foreclosures.

3rd Amendment – February 2013

This amendment was to modify the “areas of greatest need” to better reflect the current market conditions as well as updated foreclosure data. Tamarac Lakes North and Mainland’s 7 were eliminated and Tamarac Lakes Section 1 and Mainland’s 10 were added. Additionally, estimated program income of \$900,000 was added to the Action Plan to allow for the receipt and allocation of program income at the time of disposition of NSP3 acquired properties.

Certifications

Certifications for State and Entitlement Communities

(1) **Affirmatively furthering fair housing.** The jurisdiction certifies that it will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard.

(2) **Anti-displacement and relocation plan.** The applicant certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan.

(3) **Anti-lobbying.** The jurisdiction must submit a certification with regard to compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.

(4) **Authority of jurisdiction.** The jurisdiction certifies that the consolidated plan or abbreviated plan, as applicable, is authorized under state and local law (as applicable) and that the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.

(5) **Consistency with plan.** The jurisdiction certifies that the housing activities to be undertaken with NSP funds are consistent with its consolidated plan or abbreviated plan, as applicable.

(6) **Acquisition and relocation.** The jurisdiction certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the notice for the NSP program published by HUD.

(7) **Section 3.** The jurisdiction certifies that it will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.

(8) **Citizen participation.** The jurisdiction certifies that it is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.

(9) **Following a plan.** The jurisdiction certifies it is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD. [Only States and entitlement jurisdictions use this certification.]

(10) **Use of funds.** The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

(11) **The jurisdiction certifies:**

- a. that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income; and
- b. The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an

assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.

- (12) **Excessive force.** The jurisdiction certifies that it has adopted and is enforcing:
- a. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and
 - b. A policy of enforcing applicable state and local laws against physically barring entrance to, or exit from, a facility or location that is the subject of such nonviolent civil rights demonstrations within its jurisdiction.

The City does not have its own Police Department, however, does contract with Broward Sheriff's Office for services covering any police activity needed, including excessive force.

(13) **Compliance with anti-discrimination laws.** The jurisdiction certifies that the NSP grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

(14) **Compliance with lead-based paint procedures.** The jurisdiction certifies that its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.

(15) **Compliance with laws.** The jurisdiction certifies that it will comply with applicable laws.

(16) **Vicinity hiring.** The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

(17) **Development of affordable rental housing.** The jurisdiction certifies that it will abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

Michael C. Cernech,
City Manager

Date

Appendix: NSP3 Action Plan Contents Checklist

The checklist below is an optional tool for NSP3 grantees to help to ensure that all required elements of the NSP3 Substantial Amendment or the Abbreviated Plan are submitted to HUD. This checklist only includes the minimum required elements that must be included in the NSP3 Action Plan and grantees may want to add additional details. This document must be protected, as described above, in order to use the checkboxes in this checklist.

1. NSP3 Grantee Information

	Yes
Did you include the Program Administrator's name, address, phone, and email address?	<input checked="" type="checkbox"/>

2. Areas of Greatest Need

	Yes
Does the narrative description describe how funds will give priority emphasis to areas of greatest need?	<input checked="" type="checkbox"/>
Does the narrative description specifically address how the funds will give priority emphasis to those areas:	
• With the highest percentage of home foreclosures?	<input checked="" type="checkbox"/>
• With the highest percentage of homes financed by subprime mortgage related loan?; and	<input checked="" type="checkbox"/>
• Identified by the grantee as likely to face a significant rise in the rate of home foreclosures?	<input checked="" type="checkbox"/>
Did you create the area of greatest needs map at http://www.huduser.org/NSP/NSP3.html ?	<input checked="" type="checkbox"/>
Did you include the map as an attachment to your Action Plan?	<input checked="" type="checkbox"/>
<i>ONLY Applicable for States:</i> Did you include the needs of all entitlement communities in the State?	<input type="checkbox"/> N/A

3. Definitions and Descriptions

	Yes
Are the following definitions and topics included in your substantial amendment?:	
• Blighted structure in context of state or local law,	<input checked="" type="checkbox"/>
• Affordable rents,	<input checked="" type="checkbox"/>
• Ensuring long term affordability for all NSP funded housing projects,	<input checked="" type="checkbox"/>
• Applicable housing rehabilitation standards for NSP	<input checked="" type="checkbox"/>

funded projects	<input checked="" type="checkbox"/>
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4. Low-Income Targeting

	Yes
Did you identify the estimated amount of funds appropriated to provide housing that meets the low-income set aside target?	<input checked="" type="checkbox"/>
Did you provide a summary describing how your jurisdiction will meet its low-income set aside goals?	<input checked="" type="checkbox"/>

5. Acquisition & Relocation

	Yes
For all acquisitions that will result in displacement did you specify: The City will not purchase occupied properties.	
• The planned activity,	<input type="checkbox"/> N/A
• The number of units that will result in displacement,	<input type="checkbox"/> N/A
• The manner in which the grantee will comply with URA for those residents?	<input type="checkbox"/> N/A

6. Public Comment

	Yes
Did you provide your draft of the NSP3 substantial amendment for a minimum of 15 days for public comment?	<input checked="" type="checkbox"/>
Did you include the public comments you received on the NSP3 substantial amendment in your plan?	<input checked="" type="checkbox"/>

7. NSP Information by Activity

	Check all that apply
Did you include a description of all eligible NSP3 activities you plan to implement with your NSP3 award?	<input checked="" type="checkbox"/>
For each eligible NSP3 activity you plan to implement did you include:	
• Eligible use or uses?	<input checked="" type="checkbox"/>
• Correlated eligible CDBG activity or activities?	<input checked="" type="checkbox"/>
• Associated national objective?	<input checked="" type="checkbox"/>
• How the activity will address local market conditions?	<input checked="" type="checkbox"/>
• Range of interest rates (if any)?	<input type="checkbox"/> N/A

• Duration or term of assistance?	<input checked="" type="checkbox"/>
• Tenure of beneficiaries (e.g. rental or homeowner)?	<input checked="" type="checkbox"/>
• If the activity produces housing, how the design of the activity will ensure continued affordability?	<input checked="" type="checkbox"/>
• How you will, to the maximum extent possible, provide for vicinity hiring?	<input checked="" type="checkbox"/>
• Procedures used to create affordable rental housing preferences?	<input type="checkbox"/> N/A
• Areas of greatest need addressed by the activity or activities?	<input checked="" type="checkbox"/>
• Amount of funds budgeted for the activity?	<input checked="" type="checkbox"/>
• Appropriate performance measures for the activity (e.g. units of housing to be acquired, rehabilitated, or demolished for the income levels represented in DRGR) ?	<input checked="" type="checkbox"/>
• Expected start and end dates of the activity?	<input checked="" type="checkbox"/>
• Name and location of the entity that will carry out the activity?	<input checked="" type="checkbox"/>

8. Certifications

	Yes
Did you sign and submit the certification form applicable to your jurisdiction?	<input checked="" type="checkbox"/>

9. Additional Documentation

	Yes
Did you include a signed SF-424?	<input checked="" type="checkbox"/>

Project Name : Mainland's 10

Block Group	Neighborhood Housing Units	Block Group Housing Units	Block Group Score	State Min	USPS HMDA
120119275670675060105U1	268	951	20	17	995 514

Total Neighborhood Housing Units: 268

Neighborhood NSP3 Score: 20.00

State Minimum Threshold NSP3 Score: 17

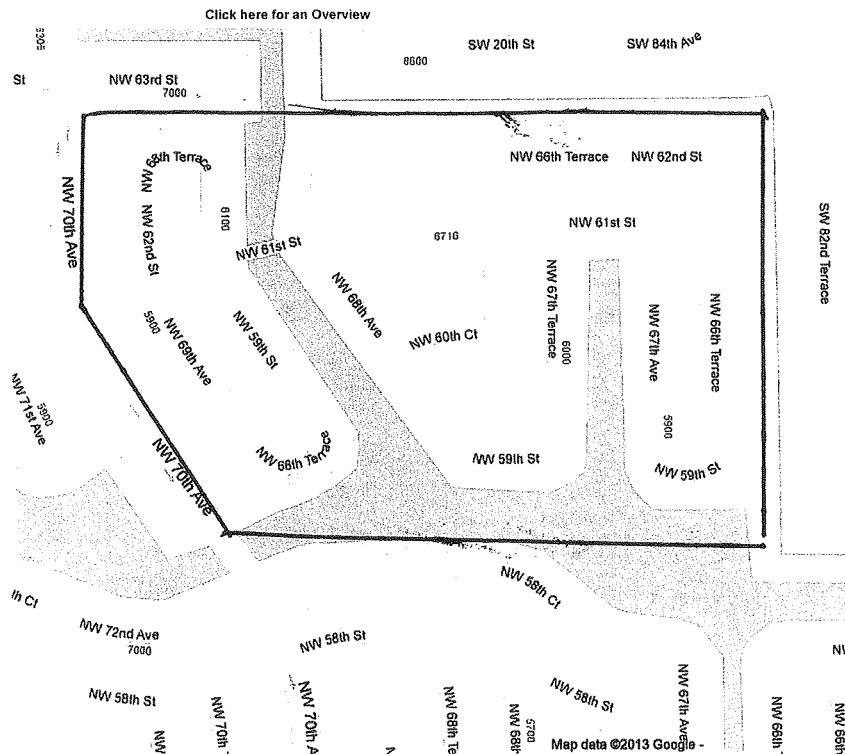
Tract Number	12011060105
Tract NSP3 Need Score	20
State Minimum Qualifying NSP3 Score	17
HMDA Mortgages 2004 to 2007	1705
Estimated Delinquent Mortgages (%)	21.9
Total USPS Residential Addresses	3300
USPS Residential Addresses Vacant 90+ days	84
USPS Residential Addresses NoStat	10

NSP3 Options

17 Current Zoom Level

☐ Show Tracts Outline (Zoom 11+)

The NSP3 mapping tool now provides a summary NSP3 score for all projects drawn. Click on "View Projects", which will list all of the projects (target areas) that have data calculated. It shows the NSP3 score for each target area along with the total estimated housing units in that area. At the bottom of the list is a sum of all housing units in all target areas and the NSP3 score for all target areas drawn. Grantees are advised to know their state minimum and if the summary score is less than the state minimum the grantee should delete, add, or revise target areas. Note that if you delete or add, the tool only recalculates after you close the "View Projects" box and reopen it. HUD also advises grantees to think carefully about the size of their target areas in total. If those target areas have a very large number of total housing units relative to the dollars available, HUD will likely ask that the grantee reduce the number and/or size of their target areas.



You have logged in successfully.

Mainland's 10

Neighborhood ID: 3060485

NSP3 Planning Data

Grantee ID: 1230060E

Grantee State: FL

Grantee Name: TAMARAC

Grantee Address: 7525 NW 88 Avenue Tamarac FL 33321

Grantee Email: angelab@tamarac.org

Neighborhood Name: Mainlands 10

Date: 2013-01-22 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 268

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 68.2

Percent Persons Less than 80% AMI: 42.1

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 280

Residential Addresses Vacant 90 or more days (USPS, March 2010): 7

Residential Addresses NoStat (USPS, March 2010): 1

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 145

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 37

Percent of Housing Units 90 or more days delinquent or in foreclosure: 21.9

Number of Foreclosure Starts in past year: 19

Number of Housing Units Real Estate Owned July 2009 to June 2010: 6

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 4

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -41.5

Place (if place over 20,000) or county unemployment rate June 2005*: 4

Place (if place over 20,000) or county unemployment rate June 2010*: 11.9

*Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-80.246201 26.201076 -80.240085 26.201115 -80.239913 26.197900 -80.244763 26.197822 -80.245943 26.199421

Blocks Comprising Target Neighborhood

120110601051000, 120110601051016, 120110601051015, 120110601051017, 120110601051999,
120110601051031, 120110601051030, 120110601051029, 120110601051028, 120110601051027,
120110601051026,

Project Name : Tamarac Lakes Sec 1

Block Group	Neighborhood Housing Units	Block Group Housing Units	Block Group Score	State Min	USPS	HMDA
120119109870675050202U2	105	247	20	17	267	129

Total Neighborhood Housing Units: 105

Neighborhood NSP3 Score: 20.00

State Minimum Threshold NSP3 Score: 17

Tract Number	12011050202
Tract NSP3 Need Score	20
State Minimum Qualifying NSP3 Score	17
HMDA Mortgages 2004 to 2007	2202
Estimated Delinquent Mortgages (%)	19.8
Total USPS Residential Addresses	4549
USPS Residential Addresses Vacant 90+ days	177
USPS Residential Addresses NoStat	36

[Click here for an Overview](#)

NSP3 Options
18 Current Zoom Level
☐ Show Tracts Outline (Zoom 11+)

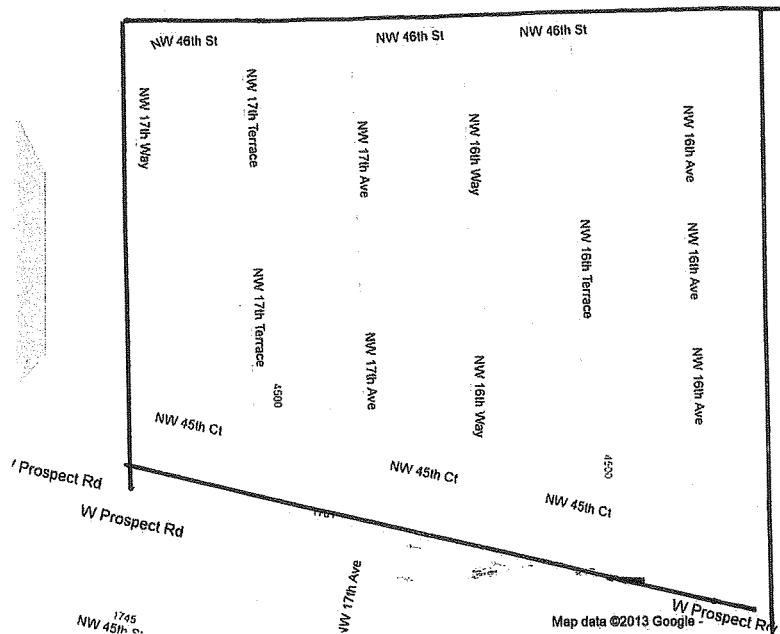
DRAW
FINISH

VIEW DATA

VIEW PROJECTS

[METHODOLOGY](#) [INSTRUCTIONS](#)

The NSP3 mapping tool now provides a summary NSP3 score for all projects drawn. Click on "View Projects", which will list all of the projects (target areas) that have data calculated. It shows the NSP3 score for each target area along with the total estimated housing units in that area. At the bottom of the list is a sum of all housing units in all target areas and the NSP3 score for all target areas drawn. Grantees are advised to know their state minimum and if the summary score is less than the state minimum the grantee should delete, add, or revise target areas. Note that if you delete or add, the tool only recalculates after you close the "View Projects" box and reopen it. HUD also advises grantees to think carefully about the size of their target areas in total. If those target areas have a very large number of total housing units relative to the dollars available, HUD will likely ask that the grantee reduce the number and/or size of their target areas.



You have logged in successfully.

*Tamarac Lakes
Section 1*

EXHIBIT I

Neighborhood ID: 1965423

NSP3 Planning Data

Grantee ID: 1230060E

Grantee State: FL

Grantee Name: TAMARAC

Grantee Address: 7525 NW 88 Avenue Tamarac FL 33321

Grantee Email: angelab@tamarac.org

Neighborhood Name: Tamarac Lakes Sec 1

Date: 2013-01-22 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 105

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 67.4

Percent Persons Less than 80% AMI: 33.5

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 114

Residential Addresses Vacant 90 or more days (USPS, March 2010): 4

Residential Addresses NoStat (USPS, March 2010): 1

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 55

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 34.7

Percent of Housing Units 90 or more days delinquent or in foreclosure: 19.8

Number of Foreclosure Starts in past year: 6

Number of Housing Units Real Estate Owned July 2009 to June 2010: 2

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 1

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -41.5

Place (if place over 20,000) or county unemployment rate June 2005*: 4

Place (if place over 20,000) or county unemployment rate June 2010*: 11.9

*Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-80.165852 26.184508 -80.165777 26.182679 -80.162945 26.182034 -80.163041 26.184604

Blocks Comprising Target Neighborhood

120110502022023, 120110502022022, 120110502022021, 120110502022020,



Title - TR12300 - Approval of FY 2013-2015 LHAP

A Resolution of the City Commission of the City of Tamarac, Florida approving the Local Housing Assistance Plan as required by the State Housing Initiatives Partnership Program Act, sub-sections 420.907-420.9079, Florida Statutes; and rule chapter 67-37, Florida administrative code; authorizing and directing the Mayor to execute any necessary documents and certifications needed by the state; authorizing the submission of the Local Housing Assistance Plan for review and approval by the Florida Housing Finance Corporation; authorizing the appropriate City officials to accept the State of Florida's State Housing Initiatives Partnership (SHIP) Program budget by accepting the fiscal year 2013, 2014, and 2015 allocations of the program funds to be utilized according to the City's Local Housing Assistance Plan and housing delivery goals chart; that the appropriate City officials are hereby authorized to appropriate said funds including any and all subsequent budgetary transfers to be in accordance with proper accounting standards; providing for conflict; providing for severability; and providing an effective date.

ATTACHMENTS:

Name:

- 📎 [TEMP RESO# 12151 Commission-Staff Report-LHAP.doc](#)
- 📎 [TEMP RESO# 12300 \(3 Year LHAP\)-Resolution-Exhibit E.doc](#)
- 📎 [LHAP 2013-2015.doc](#)
- 📎 [Exhibit A ADMINISTRATION BUDGET.xls](#)
- 📎 [Exhibit B Timeline.xls](#)
- 📎 [Exhibit CHousing Delivery Goals Chart 2013-2015.xls](#)
- 📎 [Exhibit D Certifications.doc](#)
- 📎 [Exhibit F Info Sheet.doc](#)

Description:

- Staff Report
- Exhibit E (Resolution)
- Local Housing Assistance Plan FY 2013-2015
- Exhibit A
- Exhibit B
- Exhibit C
- Exhibit D
- Exhibit F

**CITY OF TAMARAC
INTEROFFICE MEMORANDUM (13-01-001M)
COMMUNITY DEVELOPMENT**

TO: Michael C. Cernech, City Manager DATE: January 10, 2013

**FROM: Jennifer K. Bramley, Director
Community Development**

**RE: Approval of FY 2013-2015 Local
Housing Assistance Plan (LHAP)
Case No. 2-MI-13 – Temp Reso # 12300**

Recommendation: The Director of Community Development submits the following recommendations to the Mayor and City Commission for approval of the Local Housing Assistance Plan (LHAP) for the State's Fiscal Years 2013-2014, 2014-2015, 2015-2016.

Issue: As an entitlement municipality in the State Housing Initiative Partnership (SHIP) Program, the City is required to develop and adopt by resolution the Local Housing Assistance Plan (LHAP) every three years.

Background: The Mayor and City Commission approved the last LHAP covering the period from July 1, 2010 through June 30, 2013 in April 2010. The 2010-2012 LHAP outlined the City's affordable housing priorities and how it will utilize the SHIP funds to meet these needs. Every three years the City is required to adopt an LHAP that specifically states how the SHIP allocation will meet the needs of the City's residents. The LHAP identifies strategies to assist extremely low-income, very low-income, low-income, and moderate-income households in acquiring and maintaining safe, affordable housing. The plan includes a budget for each of the three years, and maximum loan allocations by strategy.

The strategies being proposed as part of the FY 2013-2015 LHAP are as follows:

- Purchase Assistance,
- Home Rehabilitation
- Disaster Mitigation/Relief

This activity would only be activated in the event of a major catastrophe declared by the Governor.

The maximum loan amounts depend on the activity type as described in "Exhibit C" of the Local Housing Assistance Plan. All assistance is protected by a ten year recapture period and loan documents. The allocation amounts identified for the 2013-2015 fiscal years are based on the latest distribution of SHIP funds in FY 2011.

All assistance is protected by a ten year recapture period. The allocation amounts identified for the 2013-2015 fiscal years are based on the projects provide by the Florida Housing Coalition should the program be funded. However, SHIP Funds have not been allocated since 2009. The Planning Board reviewed and approved the recommendations for the FY 2013/14 – FY 2015/16 LHAP during their February 6, 2013 meeting.

Fiscal Impact: The anticipated allocation of \$ 46,121.00 will be added to the biennial budget and may be amended should the allocation change. There is no negative fiscal impact from this program.

This agenda item is consistent with the City's Strategic Plan Goal #5; Safe and Vibrant Community.

Jennifer K. Bramley

Attachments:

- Resolution
- FY 2013-2015 Local Housing Assistance Plan (LHAP) with Exhibits

CITY OF TAMARAC, FLORIDA

RESOLUTION NO. R-2013-__

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA APPROVING THE LOCAL HOUSING ASSISTANCE PLAN AS REQUIRED BY THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM ACT, SUBSECTIONS 420.907-420.9079, FLORIDA STATUTES; AND RULE CHAPTER 67-37, FLORIDA ADMINISTRATIVE CODE; AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE ANY NECESSARY DOCUMENTS AND CERTIFICATIONS NEEDED BY THE STATE; AUTHORIZING THE SUBMISSION OF THE LOCAL HOUSING ASSISTANCE PLAN FOR REVIEW AND APPROVAL BY THE FLORIDA HOUSING FINANCE CORPORATION; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO ACCEPT THE STATE OF FLORIDA'S STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM BUDGET BY ACCEPTING THE FISCAL YEAR 2013, 2014, and 2015 ALLOCATIONS OF THE PROGRAM FUNDS TO BE UTILIZED ACCORDING TO THE CITY'S LOCAL HOUSING ASSISTANCE PLAN AND HOUSING DELIVERY GOALS CHART; THAT THE APPROPRIATE CITY OFFICIALS ARE HEREBY AUTHORIZED TO APPROPRIATE SAID FUNDS INCLUDING ANY AND ALL SUBSEQUENT BUDGETARY TRANSFERS TO BE IN ACCORDANCE WITH PROPER ACCOUNTING STANDARDS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the State of Florida enacted the William E. Sadowski Affordable Housing Act, Chapter 92-317 of Florida Sessions Laws, allocating a portion of documentary stamp taxes on deeds to local governments for the development and maintenance of affordable housing; and

WHEREAS, the State Housing Initiatives Partnership (SHIP) Act, ss. 420.907-420.9079, Florida Statutes (1992), and Rule Chapter 67-37, Florida Administrative Code, requires local governments to develop a one- to three-year Local Housing Assistance Plan

outlining how funds will be used; and

WHEREAS, the SHIP Act requires local governments to establish the maximum SHIP funds allowable for each strategy; and

WHEREAS, the SHIP Act further requires local governments to establish an average area purchase price for new and existing housing benefiting from awards made pursuant to the Act; The methodology and purchase prices used are defined in the attached Local Housing Assistance Plan; and

WHEREAS, as required by *Chapter 67-37.005(6)(f)3, F.A.C.*, it is found that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan. The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5% of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(17), and eligible municipalities receiving a local housing distribution of up to \$350,000 may use up to 10 percent of program income for administrative costs.

WHEREAS, the Community Development Department has prepared a three-year Local Housing Assistance Plan for submission to the Florida Housing Finance Corporation; and

WHEREAS, the City Commission finds that it is in the best interest of the public for the City of Tamarac to submit the Local Housing Assistance Plan for review and approval so as to qualify for said documentary stamp tax funds; and

WHEREAS, the City Commission of the City of Tamarac, Florida deems it to be in the best interests of the citizens and residents of the City of Tamarac to accept the State of Florida's State Housing Initiatives Partnership (SHIP) Program budget by accepting the Fiscal Year 2013, 2014, and 2015 allocations of the Program funds to be utilized according to the City's Local Housing Assistance Plan and Housing Delivery Goals Chart.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA THAT:

Section 1: The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution.

Section 2: The City Commission of the City of Tamarac hereby approves the Local Housing Assistance Plan, as attached and incorporated hereto for submission to the Florida Housing Finance Corporation as required by ss. 420.907-420-9079, Florida Statutes, for fiscal years 2013 through 2015.

Section 3: That the appropriate City Officials accept the State of Florida's State Housing Initiatives Partnership (SHIP) Program budget by accepting the FY 2013, 2014, and 2015 allocations of Program funds to be utilized according to the City's Local Housing Assistance Plan and Housing Delivery Goals Chart. In addition, the appropriate City Officials are hereby authorized to appropriate said funds, including any and all subsequent budgetary transfers to be in accordance with proper accounting standards.

Section 4: The Mayor, or in her absence, the Vice-Mayor, is hereby designated and 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 term and conditions of said program.

Section 5: All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 6: If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7: This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA THIS _____ DAY OF _____, 2013.

CITY OF TAMARAC, FLORIDA

BETH TALABISCO, MAYOR

ATTEST:

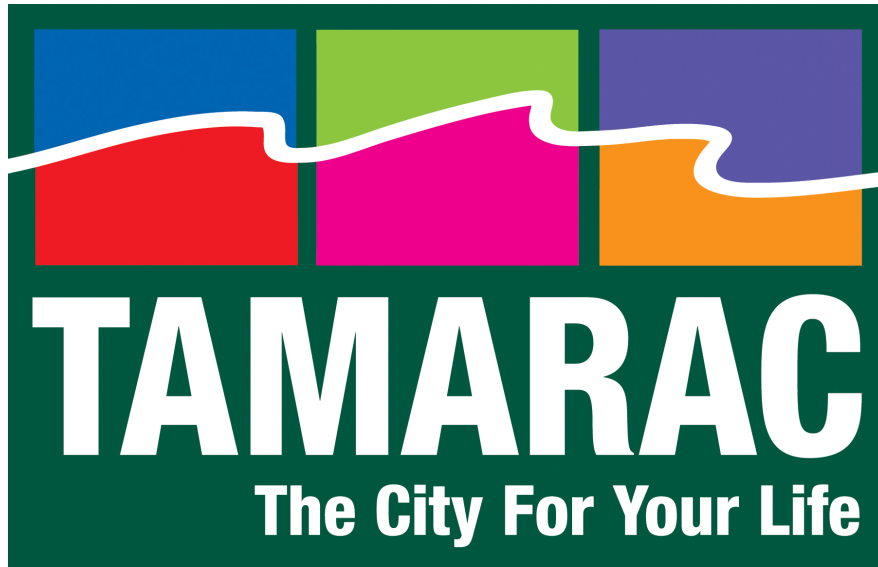
B. TALABISCO _____
H. DRESSLER _____
P. BUSHNELL _____
P. ATKINS-GRAD _____
D. GLASSER _____

PAT TEUFEL, CMC
INTERIM CITY CLERK

I HEREBY CERTIFY that I
have approved this
RESOLUTION as to form.

CITY ATTORNEY

CITY OF TAMARAC



STATE HOUSING INITIATIVE PARTNERSHIP PROGRAM LOCAL HOUSING ASSISTANCE PLAN (LHAP)

FISCAL YEARS COVERED

FY 2013-2014, FY 2014-2015, FY 2015-2016

Submitted March 2013
City of Tamarac
Community Development Department
Housing Division
7525 NW 88 Avenue
Tamarac, FL 33321

Mayor and City Commission

Mayor Beth Talabisco
Vice-Mayor Harry Dressler
Commissioner Pamela Bushnell
Commission Patricia Atkins-Grad
Commissioner Diane Glasser

City Manager Michael C. Cernech

Our Vision

The City of Tamarac, Our Community of Choice-Leading the nation in quality of life through safe neighborhoods, a vibrant community, exceptional customer service and recognized excellence.

Our Mission

We “Committed to Excellence...Always”
It is our job to foster and create an environment that:
Responds to the Customer
Creates and Innovates
Works as a Team
Achieves Results
Makes a Difference

Our Values

As stewards of the public trust, we value:
Vision
Integrity
Efficiency
Quality Service

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SECTION I. PROGRAM DESCRIPTION:

A. Name of the participating local government and Interlocal if Applicable:

City of Tamarac, Florida

Interlocal: Yes _____ No X _____

Name of participating local government(s) in the Interlocal Agreement; Not applicable

B. Purpose of the program:

Creation of the Plan is for the purpose of meeting the housing needs of the very low, low and moderate income households, to expand production of and preserve affordable housing, to further the housing element of the local government comprehensive plan specific to affordable housing.

The City's LHAP is an extension of its Strategic Plan. The strategies recommended and approved will be in direct correlation with the purpose and intent of the City's housing element and long term housing goals. The primary purpose of the program is to provide decent, affordable housing, eliminate substandard living and preserve the City's affordable housing stock.

C. Fiscal years covered by the Plan:

2013-2014

2014-2015

2015-2016

D. Governance:

The SHIP Program is established in accordance with Section 420.907-9079, Florida Statutes and Chapter 67-37 Florida Administrative Code. The SHIP Program does further the housing element of the local government Comprehensive Plan. **Cities and Counties must be in compliance with these applicable statutes and rules.**

The City of Tamarac is in compliance with these statutes and rules.

E. Local Housing Partnership

SHIP Program encourages building active partnerships between government, lenders, builders and developers, real estate professionals, advocates for low-income persons and community groups.

The City of Tamarac's 2013-2015 LHAP represents a cooperative effort between

the City of Tamarac, Broward County, lenders, developers, construction contractors and non-profit organizations to produce, acquire and rehabilitate affordable housing. The partnerships ensure the program is effective by combining resources whenever possible.

Strategies such as Home Rehabilitation, Down Payment Assistance, and others also represent a partnership between the City and its residents.

F. Leveraging:

The Plans are 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.

The City of Tamarac leverages funds from federal programs such as: Community Development Block Grant (CDBG), Home Investment Partnership (HOME), and other grant funding sources whenever possible as funds are available.

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.

The City of Tamarac will issue two (2) public notices during the preparation of the FY 2013-2015 LHAP. One public notice will be issued for the Planning & Zoning Board's Monthly meeting which staff presents is recommended activities and the other will be during the City Commission meeting which the LHAP is to be approved. The City Commission meeting will also be advertised as a Public Hearing.

H. Advertising and Outreach

The county or eligible municipality or its administrative representative shall advertise the notice of funding availability 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.

The Notice of Funding Availability will be published as required above.

I. Discrimination:

In accordance with the provisions of ss.760.20-760.37, it is unlawful to

discriminate on the basis of race, creed, religion, color, age, sex, marital status, familial status, national origin, or handicap in the award application process for eligible housing.

The City is a supporter of Fair Housing and participates in local events to further the awareness. All Housing program applications contain the following statement:

Fair Housing Act

Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents of legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap (disability).

J. 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 and Transportation

As part of the Down Payment Assistance strategy, applicants are required to attend an 8-hour Pre-Purchase Housing Counseling course to better educate them on the nuances of homeownership, better budgeting techniques, maintaining a good credit standing, how to avoid sub-prime lending and other useful topics.

K. 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:

☐ Independent Study (copy attached)

☒ U.S. Treasury Department

☐ Local HFA Numbers

The purchase price limit for new and existing homes is shown on the Housing Delivery Goals Charts. This amount is \$329,268.60

L. Income Limits, Rent Limits and Affordability:

The Income and Rent Limits used in the SHIP Program are updated annually from the Department of Housing and Urban Development and distributed by Florida Housing Finance Corporation. 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.

As part of the City's Financing Guidelines associated with the Down Payment Assistance strategy, applicants may not purchase properties in which their monthly housing expenses would exceed 32% of their monthly income. This amount consists of their first mortgage, insurance and taxes.

M. Welfare Transition Program:

Should a eligible sponsor be used, the city/county has developed a qualification system and selection criteria for applications for Awards to eligible sponsors, 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.

The City of Tamarac does not utilize sponsors.

N. Monitoring and First Right of Refusal:

In the case of rental housing, the staff or 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 for at least annually for 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.

The City of Tamarac does not have any rental strategies as part of this 2013-2015 LHAP.

O. Administrative Budget:

A detailed listing including line-item budget of proposed Administrative

Expenditures is attached as Exhibit A. These are presented on an annual basis for each State fiscal year submitted.

The City of Tamarac finds that the moneys deposited in the local housing assistance trust fund shall be used to administer and implement the local housing assistance plan based on Florida Statutes listed below.

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% 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 attached resolution, Exhibit E.

P. Program Administration:

Administration of the local housing assistance plan is the responsibility of the applicable city/county. Should a third party entity or consultant contract for all of part of the administrative or other functions of the program provide in detail the duties, qualification and selection criteria.

Program Administration of the SHIP program is handled in-house by City staff. No third party entity will carry out any administrative duties. The City will not exceed its 10% allowable amount for program administration.

Q. Essential Service Personnel:

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.

Essential Service Personnel as evaluated and determined by the City of Tamarac include, but are not limited to: Fire fighters, police officers, educators, health care professionals, skilled building tradesman, and emergency management personnel, and other job

categories required to meet the needs of the community depending on need and/or emergency.

R. Section 420.9075(3)(d), F.S.:

Requires counties and eligible municipalities to describe initiatives in their local housing assistance plans that encourage or require innovative design, green building principles, storm resistant construction or other elements that reduce long term costs relating to maintenance, utilities or insurance. Provide a brief description as required:

The City of Tamarac promotes green building principles in its Home Rehabilitation strategy by installing energy efficient (energy star rated) appliances. Additionally, through its Storm Shutter strategy, the City protects its residents from the potential dangers of severe weather. These strategies also lend themselves to reducing costs and improving the properties insurance ratings.

SECTION II. LHAP HOUSING STRATEGIES:

NOTES:

- Include a separate strategy for Disaster Mitigation
- In the event preference is given to Essential Service Personnel, plan text must so state pursuant to Chapter 67-37.005, F.A.C.
- Strategy titles shall be consistent throughout local government plans. These titles must be used consistently throughout plan text and the Housing Delivery Goals Charts. Acceptable strategy titles include but are not limited to: Housing Rehabilitation, Impact Fee Assistance, Purchase Assistance Existing with or without Rehabilitation, Purchase Assistance New Construction, Sweat Equity, Replacement Housing, and Disaster Relief.
- Plan text must include initiatives in the local housing assistance plan identifying current and emerging green building and design techniques and explain how these techniques are to be integrated into its housing strategies both for sustainability and promote greater affordability as required in Section 420.9075(3)(d), F.S.
- Plan text shall develop and include in the Local Housing Assistance Plan assistance to those having special housing needs as noted in Section 420.9075(1)(a), F.S.

Provide Description:

A. Name of the Strategy: Down Payment Assistance (with or without Home Rehabilitation)

a. Summary of the Strategy:

The Purchase Assistance Program assists eligible first-time homebuyers with a deferred loan to be applied towards down payment or closing costs, for the purchase of eligible housing, including, a single-family home,

- townhouse, condominium, or villa.
- b. Fiscal Years Covered:
2013-2014
2014-2015
2015-2016
- c. Income Categories to be served:
This strategy serves the following household income categories: extremely low-income (ELI), very low-income (VLI), low-income (LI), and moderate-income (MOD).
- d. Maximum award is noted on the Housing Delivery Goals Charts:
Maximum award for ELI, VLI, and LI income households is \$40,000.00
Maximum award for MOD income households is \$30,000.00
- e. Terms of the award; Recapture and Default. Include pay back terms in the event of default (failure to make required payments on a loan secured by a first mortgage which leads to foreclosure and/or loss of property ownership).

Deferred loan secured by a lien against the property for a period of ten (10) years with zero (0) percent interest with a principal reduction of twenty (20) percent beginning in year six. At the end of the tenth year, the loan is forgiven. The pro-rated repayment is due upon the sale or transfer of the property or if cash equity is taken out within the ten (10) year loan term

The City's loan documents provide that the obligation for repayment shall continue for the entire recapture terms even in the event of the death of the homeowner. The obligation to repay funds during the recapture period in the event of the sale of the property, or due to failure to comply with the obligations as stated in the loan document shall transfer to any heir or beneficiary of the deceased property owner.

The sale, transfer of ownership of the Property, refinancing of the Property with a cash payment to the Owner-Occupant, or the Owner-Occupant's vacation of the property as a primary residence during the ten (10) year term of the Agreement shall constitute a default. The prorated amount of the principal balance of the Deferred Payment Loan that is remaining to be paid at the time of the default shall be payable, in full, to the City of Tamarac SHIP program.

- f. Recipient Selection Criteria:
 - i. Eligible applicants will be served on a first-come, first-ready basis within households income groups with priority given to those with special needs; as defined in 67-37.002(13), F.A.C.
 - ii. Program participant must complete a home ownership counseling program prior to loan closing.
 - iii. Participants must not own any other property used for residential purposes.
 - iv. Participant must be a first-time homebuyer. A first-time homebuyer is defined as not having owned a home with the past three years, a single parent with children under the age of eighteen (18) who has recently been divorced and displaced, a displaced victim of domestic abuse, or a person displaced as a result of government action.
 - v. The purchase price of the home may not exceed the maximum sales price allowed in the SHIP program as updated each year.
 - vi. The participant must contribute a minimum of one (1) percent of the purchase price (including prepaids) towards the purchase of the home.
 - vii. Purchase Assistance funds cannot be utilized when the seller of the property provides financing for the mortgage.

- g. Sponsor Selection Criteria and duties, if applicable:
 Include qualification system and selection criteria for applications for Awards to eligible sponsors.

 No sponsor will be utilized for this strategy. All work will be provided by in-house staff of the City of Tamarac.

- h. Additional Information:
 - i. The lender may not charge more than 2 points for loan origination fees.
 - ii. Interest rates must be fixed for the term of the loan.

LEVERAGING: The City does not leverage other grant funds for this LHAP strategy.

B. Name of the Strategy: Home Rehabilitation

- a. Summary of the Strategy:
 Housing Rehabilitation is designed to provide loans for the purpose of improving or maintaining owner-occupied housing through home repair, renovation, or weatherization. Eligible home rehabilitation activities may

include:

a(1). Home Repair: Assistance available to ELI, VLI, LI and MOD income households to correct health or safety issues, bring the property up to local or state building code. Maximum award is \$30,000.

a(2). Roof Replacement/Repair: Assistance available to ELI, VLI, LI and MOD income households only for repair or replacement of roof. Maximum award is \$15,000.

a(3). Storm Shutter/Impact Window: Assistance to ELI, VLI, LI and MOD income households for the installation of storm shutters or impact resistant windows. Determination of storm shutter vs. impact resistant windows will be made by staff based on factors such as disability or health related factors and elderly. Maximum award is \$7,500.

a(4). Emergency Repairs: Assistance available to ELI, VLI, LI and MOD income households in the event the City is low on funds under home rehabilitation, and it has been determined that an emergency exists, staff may provide funds to address the emergency issue only. Applicant may return at a later date when funds become available to apply for home rehabilitation funds if it is determined additional health, safety, building or code violations exist at the property. Maximum award is \$10,000.

b. Fiscal Years Covered:

2013-2014

2014-2015

2015-2016

c. Households by income limits to be served:

This strategy serves the following household income categories: extremely low-income (ELI), very low-income (VLI), low-income (LI), and moderate-income (MOD).

d. Maximum award by activity is noted on the Housing Delivery Goals Chart as Home Rehabilitation which may not exceed \$30,000.

e. Terms of Payment, Recapture and Default.

All activities under the Home Rehabilitation strategy have the following terms:

Deferred loan secured by a lien against the property for a period of ten (10) years with zero (0) percent interest with a principal reduction of twenty (20) percent beginning in year six. At the end of the tenth year, the loan is forgiven. The pro-rated repayment is due upon the sale or transfer of the property or if cash equity is

taken out within the ten (10) year loan term.

The City's loan documents provide that the obligation for repayment shall continue for the entire recapture terms even in the event of the death of the homeowner. The obligation to repay funds during the recapture period in the event of the sale of the property, or due to failure to comply with the obligations as stated in the loan document shall transfer to any heir or beneficiary of the deceased property owner.

The sale, transfer of ownership of the Property, refinancing of the Property with a cash payment to the Owner-Occupant, or the Owner-Occupant's vacation of the property as a primary residence during the ten (10) year term of the Agreement shall constitute a default. The prorated amount of the principal balance of the Deferred Payment Loan that is remaining to be paid at the time of the default shall be payable, in full, to the City of Tamarac SHIP program.

f. Recipient Selection Criteria:

- i. Eligible homeowners will be selected on a first-come, first-ready basis, within income groups from all eligible applicants. Special needs eligible applicants; as defined in 67-37.002(13), F.A.C., will be given first priority by household income in the following order: extremely low-income, very low-income, low-income, and moderate-income households.
- ii. Property must be owner-occupied.
- iii. Verification of ownership, income, and other income qualifying verifications will be conducted to determine eligibility.

g. Sponsor Selection Criteria:

No sponsor will be utilized for this strategy. All work will be provided by in-house staff of the City of Tamarac.

h. Additional Information:

- i. Eligible contractors will be selected through a bid process to perform repairs under this strategy. The selection will be based on experience, past performance, and financial stability. Preference will be given to eligible contractors that employ personnel from Welfare Transition Programs.
- ii. The homes must not be in violation of any housing codes after rehabilitation.

LEVERAGING: The City may leverage other grant funds; such as HOME

and CDBG, for this LHAP strategy.

C. Name of the Strategy: DISASTER MITIGATION/RELIEF

a. Summary of the Strategy:

To provide emergency repairs to ELI, VLI, LI and MOD-income households following a natural disaster as declared by an executive order issued by the President of the United States or the Governor of the State of Florida. In the event of a disaster, any unencumbered funds will be used to address the needs of those affected by the disaster.

Funds may be used for items such as, but not limited to, purchase of emergency supplies for eligible households to weatherproof damaged homes, interim repairs to avoid further damage, tree and debris removal required to make the housing unit habitable, post disaster assistance with non-insured repairs, and soft costs required to process assistance applications. This strategy will only be implemented in the event of a natural disaster using funds that have not yet been encumbered.

b. Fiscal Years Covered:

2013-2014

2014-2015

2015-2016

c. Households by income limits to be served:

This strategy serves the following household income categories: extremely low-income (ELI), very low-income (VLI), low-income (LI), and moderate-income (MOD).

d. Maximum award is as follows and is noted on the Housing Delivery Goals Charts.

Maximum Award is \$30,000.

e. Terms, Recapture and Default.

Deferred loan secured by a lien against the property for a period of ten (10) years with zero (0) percent interest with a principal reduction of twenty (20) percent beginning in year six. At the end of the tenth year, the loan is forgiven. The pro-rated repayment is due upon the sale or transfer of the property or if cash equity is taken out within the ten (10) year loan term.

The City's loan documents provide that the obligation for repayment shall continue for the entire recapture terms even in the event of the death of the homeowner. The obligation to repay funds during the recapture period in the event of the sale of the property, or due to failure to comply with the obligations as stated in the loan document shall transfer to any heir or

beneficiary of the deceased property owner.

The sale, transfer of ownership of the Property, refinancing of the Property with a cash payment to the Owner-Occupant, or the Owner-Occupant's vacation of the property as a primary residence during the ten (10) year term of the Agreement shall constitute a default. The prorated amount of the principal balance of the Deferred Payment Loan that is remaining to be paid at the time of the default shall be payable, in full, to the City of Tamarac SHIP program.

f. Recipient Selection Criteria:

- i. Eligible homeowners will be selected on a first-come, first-ready basis, within income groups from all eligible applicants. Special needs eligible applicants; as defined in 67-37.002(13), F.A.C., will be given first priority by household income level in the following order: extremely low-income, very low-income, low-income, and moderate-income levels.
- ii. Property must be owner-occupied.
- iii. Verification of ownership, income, and other income qualifying verifications will be conducted to determine eligibility.

g. Sponsor Selection Criteria:

No sponsor will be utilized for this strategy. All work will be provided by in-house staff of the City of Tamarac.

h. Additional Information:

Priority to be given to special needs groups including, but not limited to the elderly and disabled.

LEVERAGING: The City may leverage other grant funds; such as HOME and CDBG, for this LHAP strategy

Due to recent limitations, reductions in funding, or in the absence of SHIP funding, some or all of the activities listed above may not be available during any of the three years contained in this Local Housing Assistance Plan.

SECTION III. LHAP INCENTIVE STRATEGIES

In addition to Strategy A and Strategy B, include all adopted incentives with the policies and procedures used daily for implementation as provided in Section 420.9076, F.S.:

Affordable Housing Advisory Committee

The City's Affordable Housing Advisory Committee met during 2012 to prepare its Annual Report as required by the SHIP Program. The committee was well represented by the various

affordable housing partners as well as member and residents of the community. The AHAC discussed all eleven incentives. Improvements were made to the three existing incentive strategies in a large effort to improve services, resources and partnerships. The 2012 report was submitted on time and will continue to be discussed and improved upon as needed.

A. Name of Strategy 1: Expedited Permitting

- a. Permits as defined in s. 163.3164(7) and (8) for affordable housing projects are expedited to a greater degree than other projects.
- b. The City expedites the processing of affordable housing permits through a pre-application conference and screening.
- c. Affordable housing projects are identified by sales price consistent with the SHIP program's housing value limits.
- d. The Building and Community Development Departments have employees that serve as liaisons with developers of affordable housing to assist in the permit process. *All stamped "Expedited" permits are processed through one central designee to route accordingly.*
- e. Affordable housing projects are stamped "Expedited".

B. Name of Strategy 2: On-going Review Process

- a. The City has developed a process to consider the impact of policies, procedures, ordinances, regulations, or plan revisions on affordable housing and housing costs prior to adoption by the City Commission.
- b. The City employs a public participation process with the City Commission and other advisory groups and committees to consider impacts of decisions on affordable housing and housing costs.
- c. The City Commission meets twice per month during which the public's input is sought on issues that have an impact on the cost of housing.
- d. All housing assistance programs are available via website for residents to obtain qualifying information as well as applications when programs are open.
- e. A member from the Housing staff will attend at least one training session per year relevant to the programs administered by the City.
- f. Program of Policy audit findings will result in an immediate review of the policy in question for revisions or necessary changes.

C. Name of Strategy 3: Zero Lot Line Development

- a. The City allows zero lot line development.
- b. Zero lot lines maximize available land for affordable housing and helps maintain affordable housing costs within the City.

SECTION IV. EXHIBITS LIST:

- A. Administrative Budget for each fiscal year covered in the Plan. Exhibit A.
- B. Timeline for 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: Completed HDGC for each fiscal year is attached as Exhibit C.
- D. Certification Page:
Signed Certification is attached as Exhibit D.
- E. Adopting Resolution:
Original signed, dated, witnessed or attested adopting resolution is attached as Exhibit E.
- F. Program Information Sheet:
Completed program information sheet is attached as Exhibit F.
- G. Ordinance:
If changed from the original ordinance, a copy is attached as Exhibit G.
No change, Exhibit G not applicable.
- H. Interlocal Agreement:
A copy of the Interlocal Agreement if applicable is attached as Exhibit H.
No Interlocal Agreement, Exhibit H not applicable.

Exhibit A

Exhibit A Admin Budget

Title: LHAP 2013-2015

No. 001

Proposed Annual Allocation: \$46,121.00

67-37.005(1), F.A.C.

Admin = 10% \$4,612.00

Effective Date: 11/09

Fiscal Year 2013-2014

Salaries and Benefits	\$	4,000.00
Office Supplies and Equipment	\$	500.00
Travel Perdiem Workshops, etc		
Advertising	\$	112.00
	\$	4,612.00

Fiscal Year 2014-2015

Salaries and Benefits	\$	4,000.00
Office Supplies and Equipment	\$	500.00
Travel Perdiem Workshops, etc		
Advertising	\$	112.00
	\$	4,612.00

Fiscal Year 2015-2016

Salaries and Benefits	\$	4,000.00
Office Supplies and Equipment	\$	500.00
Travel Perdiem Workshops, etc		
Advertising	\$	112.00
	\$	4,612.00

Based on a distribution of: \$46,121.00

TIMETABLE FOR STATE FISCAL YEAR: 2013-2015

Exhibit B

Name of Local Government: CITY OF TAMARAC, FLORIDA

Program Activities	YEAR	2013 - 2014												2014 - 2015												2015 - 2016											
	Month	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6
Advertise Availability of Funds		X												X												X											
Application Period(On-Going)			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Start Program Year		X												X												X											
Annual Report					X										X												X										
Mid-Year Review/Adjustments						X									X												X										
End-Year Review/Adjustments												X												X												X	
Encumbrance Deadline												X												X												X	
Expenditure Deadline																								X												X	
Final Program Review												X												X												X	

Directions: Type in the applicable years across the top line.
 List Program Activities down left hand side. Type in an "X"
 on applicable activity line under month and year the activity will be initiated or completed.
 At a minimum the following activities should be included:

- 1) Advertise availability of funds and application period
- 2) Encumbrance of funds (12 months following end of State Fiscal Year)
- 3) Expenditure of funds (24 months following end of State Fiscal Year).
- 4) Submit Annual Report to FHFC (September 15th)

TIMETABLE FOR STATE FISCAL YEAR

Name of Local Government:

Program Activities	Year																																															
	Month	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12					
Advertise Availability of Funds		x																																														
Application Period(On-Going)			x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	X	X	X	X	X	X																								
Start Program Year		x																																														
Annual Report																x												x														x						
Mid-Year Review/Adjustments							x																																									
End-Year Review/Adjustments												x												x																		x						
Encumbrance Deadline																								x																								
Expenditure Deadline																																													x			
Final Program Review																																													x			

Directions: Type in the applicable years across the top line.
List Program Activities down left hand side. Type in an "X"
on applicable activity line under month and year the activity will be initiated or completed.
At a minimum the following activities should be included:

- 1) Advertise availability of funds and application period
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- 3) Expenditure of funds (24 months following end of State Fiscal Year).
- 4) Submit Annual Report to FHFC (September 15th)

TIMETABLE FOR STATE FISCAL YEAR

Name of Local Government:

Program Activities	Year																																															
	Month	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12					
Advertise Availability of Funds		x																																														
Application Period(On-Going)			x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x																							
Start Program Year		x																																														
Annual Report															x													x														x						
Mid-Year Review/Adjustments							x																																									
End-Year Review/Adjustments												x												x																		x						
Encumbrance Deadline																								x																								
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Directions: Type in the applicable years across the top line.
List Program Activities down left hand side. Type in an "X"
on applicable activity line under month and year the activity will be initiated or completed.
At a minimum the following activities should be included:

- 1) Advertise availability of funds and application period
- 2) Encumbrance of funds (12 months following end of State Fiscal Year)
- 3) Expenditure of funds (24 months following end of State Fiscal Year).
- 4) Submit Annual Report to FHFC (September 15th)

FLORIDA HOUSING FINANCE CORPORATION										Please check applicable box, & if Amendment, enter number			
HOUSING DELIVERY GOALS CHART										New Plan:	X		
STRATEGIES FOR THE LOCAL HOUSING ASSISTANCE PLAN FOR STATE FISCAL YEAR: 2013/14										Amendment:			
							Fiscal Yr. Closeout:						
Name of Local Government:							Available Funds:	\$46,121.00		67-37.005(5)(d) F.A.C.			
							A	B	C	D	E	F	
HOME OWNERSHIP STRATEGIES	VLI Units	Max. SHIP Award	LI Units	Max. SHIP Award	MI Units	Max. SHIP Award	New Construction SHIP Dollars	Rehab/Repair SHIP Dollars	Without Construction SHIP Dollars	Total SHIP Dollars	Total Percentage	Total Units	
Residential Rehabilitation													
Home Repair	1	\$30,000	1	\$30,000	0	\$30,000	\$0.00	\$31,509.00	\$0.00	\$31,509.00	68.32%	2	
Roof Repair	0	\$15,000	0	\$15,000	0	\$15,000	\$0.00		\$0.00	\$0.00	0.00%	0	
Storm Shutter/Impact Windows	0	\$7,500	0	\$7,500	0	\$7,500	\$0.00		\$0.00	\$0.00	0.00%	0	
Emergcnry Repair	1	\$10,000	0	\$10,000	0	\$10,000	\$0.00	\$10,000.00	\$0.00	\$10,000.00	21.68%	1	
Purchase Assistance	0	\$40,000	0	\$40,000	0	\$30,000	\$0.00		\$0.00	\$0.00	0.00%	0	
Disaster Mitigation/Relief		\$30,000		\$30,000		\$30,000				\$0.00	0.00%	0	
Subtotal 1 (Home Ownership)	2	\$25,000.00	1	\$16,509.00	0	\$0.00	\$0.00	\$41,509.00	\$0.00	\$41,509.00	90.00%	3	
RENTAL STRATEGIES	VLI Units	Max. SHIP Award	LI Units	Max. SHIP Award	MI Units	Max. SHIP Award	New Construction SHIP Dollars	Rehab/Repair SHIP Dollars	Without Construction SHIP Dollars	Total SHIP Dollars	Total Percentage	Total Units	
										\$0.00	0.00%	0	
										\$0.00	0.00%	0	
										\$0.00	0.00%	0	
										\$0.00	0.00%	0	
										\$0.00	0.00%	0	
Subtotal 2 (Non-Home Ownership)	0		0		0		\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0	
Administration Fees										\$4,612.00	10.00%		
Admin. From Program Income											0.00%		
Home Ownership Counseling											0.00%		
GRAND TOTAL	2		1		0		\$0.00	\$41,509.00	\$0.00	\$46,121.00	100.00%	3	
Add Subtotals 1 & 2, plus all Admin. & HO Counseling													
Percentage Construction/Rehab										Calculate Constr./Rehab Percent. by adding Grand Total Columns A&B, then divide by Annual Allocation Amt.			
										90%			
Maximum Allowable													
Purchase Price:							New	\$329,268.60	Existing	\$329,268.60			
Allocation Breakdown		Amount		%		Projected Program Income:		\$0.00		Max Amount Program Income For Admin:		\$0.00	
Very-Low Income		\$25,000.00		54.2%		Projected Recaptured Funds:		\$0.00					
Low Income		\$16,509.00		35.8%		Distribution:		\$46,121.00					
Moderate Income		\$0.00		0.0%		Total Available Funds:		\$46,121.00					
TOTAL		\$41,509.00		90.0%						67-37.005(5)(d) F.A.C.			

FLORIDA HOUSING FINANCE CORPORATION										Please check applicable box, & if Amendment, enter number		
HOUSING DELIVERY GOALS CHART										New Plan:	X	
STRATEGIES FOR THE LOCAL HOUSING ASSISTANCE PLAN FOR STATE FISCAL YEAR: 2015/16										Amendment:		
										Fiscal Yr. Closeout:		
Name of Local Government:							Available Funds:	\$46,121.00			67-37.005(5)(d) F.A.C.	
							A	B	C	D	E	F
HOME OWNERSHIP STRATEGIES	VLI Units	Max. SHIP Award	LI Units	Max. SHIP Award	MI Units	Max. SHIP Award	New Construction SHIP Dollars	Rehab/Repair SHIP Dollars	Without Construction SHIP Dollars	Total SHIP Dollars	Total Percentage	Total Units
Residential Rehabilitation												
Home Repair	1	\$30,000	1	\$30,000	0	\$30,000	\$0.00	\$31,509.00	\$0.00	\$31,509.00	68.32%	2
Roof Repair	0	\$15,000	0	\$15,000	0	\$15,000	\$0.00		\$0.00	\$0.00	0.00%	0
Storm Shutter/Impact Windows	0	\$7,500	0	\$7,500	0	\$7,500	\$0.00		\$0.00	\$0.00	0.00%	0
Emergcnry Repair	1	\$10,000	0	\$10,000	0	\$10,000	\$0.00	\$10,000.00	\$0.00	\$10,000.00	21.68%	1
Purchase Assistance	0	\$40,000	0	\$40,000	0	\$30,000	\$0.00		\$0.00	\$0.00	0.00%	0
Disaster Mitigation/Relief		\$30,000		\$30,000		\$30,000				\$0.00	0.00%	0
Subtotal 1 (Home Ownership)	2	\$25,000.00	1	\$16,509.00	0	\$0.00	\$0.00	\$41,509.00	\$0.00	\$41,509.00	90.00%	3
RENTAL STRATEGIES	VLI Units	Max. SHIP Award	LI Units	Max. SHIP Award	MI Units	Max. SHIP Award	New Construction SHIP Dollars	Rehab/Repair SHIP Dollars	Without Construction SHIP Dollars	Total SHIP Dollars	Total Percentage	Total Units
										\$0.00	0.00%	0
										\$0.00	0.00%	0
										\$0.00	0.00%	0
										\$0.00	0.00%	0
										\$0.00	0.00%	0
Subtotal 2 (Non-Home Ownership)	0		0		0		\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0
Administration Fees										\$4,612.00	10.00%	
Admin. From Program Income											0.00%	
Home Ownership Counseling											0.00%	
GRAND TOTAL												
Add Subtotals 1 & 2, plus all Admin. & HO Counseling	2		1		0		\$0.00	\$41,509.00	\$0.00	\$46,121.00	100.00%	3
Percentage Construction/Rehab	Calculate Constr./Rehab Percent. by adding Grand Total Columns A&B, then divide by Annual Allocation Amt.									90%		
Maximum Allowable												
Purchase Price:							New	\$329,268.60	Existing	\$329,268.60		
Allocation Breakdown	Amount	%					Projected Program Income:	\$0.00	Max Amount Program Income For Admin:	\$0.00		
Very-Low Income	\$25,000.00	54.2%					Projected Recaptured Funds:	\$0.00				
Low Income	\$16,509.00	35.8%					Distribution:	\$46,121.00				
Moderate Income	\$0.00	0.0%					Total Available Funds:	\$46,121.00				
TOTAL	\$41,509.00	90.0%								67-37.005(5)(d) F.A.C.		

Exhibit D

**CERTIFICATION TO
FLORIDA HOUSING FINANCE CORPORATION**

Name of Local Government: City of Tamarac, Florida

- (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 of the plan.
- (7) The Local Housing Assistance Plan shall provide for the expenditure of SHIP 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 government's audited financial statements, copies of the audits will be forwarded to the Corporation as soon as available.

Exhibit D

- (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

Mayor Beth Flansbaum-Talabisco

Witness

Michael C. Cernech, City Manager

Date

OR

Attest:
(Seal)

Exhibit F

STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM
INFORMATION SHEET

LOCAL GOVERNMENT: City of Tamarac, Florida

CHIEF ELECTED OFFICIAL (Mayor, Chairman, etc.): Mayor Pamela Bushnell

ADDRESS: 7525 NW 88 Avenue, Tamarac, FL 33321

SHIP ADMINISTRATOR: Angela Bauldree, Housing and Neighborhood Programs Manager

ADDRESS: 7525 NW 88 Avenue Tamarac, FL 33321

TELEPHONE: (954) 597-3539 FAX: (954) 597-3544

EMAIL ADDRESS: angela.bauldree@tamarac.org

ADDITIONAL SHIP CONTACTS: Jennifer K. Bramley, Director of Community Development

ADDRESS: 7525 NW 88 Avenue Tamarac, FL 33321

EMAIL ADDRESS: jennifer.bramley@tamarac.org

INTERLOCAL AGREEMENT: YES/NO (IF yes, list other participants in the inter-local agreement):

NO

The following information must be furnished to the Corporation before any funds can be disbursed.

LOCAL GOVERNMENT EMPLOYER FEDERAL ID NUMBER: 59-1039552

MAIL DISBURSEMENT TO: Angela Bauldree, Housing and Neighborhood Programs Manager

ADDRESS: 7525 NW 88 Avenue Tamarac, FL 33321

OR: IF YOUR FUNDS ARE ELECTRONICALLY TRANSFERRED PLEASE COMPLETE THE ATTACHED FORM:

XX NO CHANGE FROM PREVIOUS ELECTRONIC FORM SUBMITTED.

Provide any additional updates the Corporation should be aware of in the space below:

Please return this form to: SHIP PROGRAM MANAGER, FHFC 227 N. BRONOUGH ST, STE 5000
TALLAHASSEE, FL 32301 Fax: (850)488-9809