



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#25-0834

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Rickell Williams, City Manager

DATE: November 18, 2025

TITLE: Resolution Approving the Acceptance of 2025-2026 State Housing Initiatives Partnership (SHIP) Funds in the amount of \$1,321,921; Authorize the Use of Program Income; Approve the Allocation of SHIP Funds for Administrative Costs - **(Commission Districts 1, 2, 3 and 4)**

Recommendation

Staff recommends the City Commission approve a resolution accepting State Housing Initiatives Partnership (SHIP) funds in the amount of \$1,321,921 as shown in Exhibit 1 and allow the use of ten percent (10%) of these funds for administrative costs along with five percent (5%) of any program income (PI) earned. The estimated PI is \$50,000. Staff further recommends that the City Commission authorize the City Manager to execute all documents associated with the acceptance of the SHIP 2025-2026 award.

Background

On August 7, 2025, the Florida Housing Finance Corporation (FHFC) notified the City of Fort Lauderdale of the 2025-2026 SHIP funding allocation of \$1,321,921 plus estimated PI in the amount of \$50,000, totaling \$1,371,921. The 2025-2026 SHIP funds and estimated PI will be used to address the Housing Strategies listed in Section II of the approved 2025- 2028 Local Housing Assistance Plan (LHAP), included as Exhibit 4. All 2025-2026 SHIP funds are required to be encumbered no later than June 30, 2027, and must be expended by June 30, 2028.

SHIP funds may be used for a wide range of affordable housing activities. Eligible uses include emergency repairs, new construction, and rehabilitation, as well as providing direct assistance for down payment assistance/mortgage assistance and closing costs. Funds can also cover specific project-related expenses such as impact fees, construction costs and gap financing, or be used for the acquisition of property for the development of affordable housing. Furthermore, SHIP funds support tenant assistance (rent and deposits), serve as matching dollars for federal housing grants and programs, and fund homeownership counseling.

The use of SHIP funds is governed by strict program set-aside requirements to ensure maximum impact for those who need it most. Specifically, a minimum of sixty-five percent

(65%) of the funds must be spent on eligible homeownership activities, and a minimum of seventy-five percent (75%) must be spent on eligible construction activities. Income targeting is also mandated: at least thirty percent (30%) of the funds must be reserved for very-low-income households (up to fifty percent (50%) of the Area Median Income (AMI), and an additional thirty percent (30%) must be reserved for low-income households (up to eighty percent (80%) of AMI). The remaining funds may be reserved for households up to one hundred forty percent (140%) of AMI. Finally, no more than ten percent (10%) of the total SHIP funds may be used for administrative expenses.

Florida Administrative Code 67-37.005, Local Housing Assistant Plans (LHAP), requires the City to advertise a notice of funding availability of SHIP funds at least thirty (30) days before the beginning of the application period in a newspaper of general circulation and periodicals serving ethnically and racially diverse populations unless a waiting list of applicants exists that will exhaust all allocated funding. To comply with this requirement, the notice listed in Exhibit 2 will be advertised.

The Affordable Housing Advisory Committee (AHAC) and City staff recommend the following housing allocation for the SHIP funding for the 2025-2026 allocation (Exhibit 3).

Strategy	Funding
Administration	\$131,921.00
Emergency Repair	\$300,000.00
Owner Occupied Rehabilitation	\$510,000.00
New Construction for Homeownership	\$200,000.00
Purchase Assistance without Rehabilitation	\$90,000.00
Rental Assistance for Elderly	\$60,000.00
Rapid Re-Housing	\$30,000.00

Resource Impact

This action will result in a positive impact to the City in the amount of \$1,321,921 in SHIP funding and projected PI of \$50,000, for a total of \$1,371,921. The program funding was appropriated on the Consolidated Budget Amendment (CAM #25-0931), presented on November 4, 2025.

Source:

<i>Funds available as of October 1, 2025</i>					
ACCOUNT NUMBER	COST CENTER NAME	CHARACTER CODE/ ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-130-9300-559-335-501-26SHREV	SHIP FY 25-26 Program Revenue	Intergovernmental Revenue/ SHIP FY2025-2026	N/A	N/A	\$1,321,921
10-130-9300-559-369-900-	SHIP FY 25-26 Program	Miscellaneous Revenue/ Other	N/A	N/A	\$50,000

26SHPI	Income	Miscellaneous Revenue			
			APPROPRIATION TOTAL ►		\$1,371,921

Use:

ACCOUNT NUMBER	COST CENTER NAME	CHARACTER CODE/ ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-130-9300-559-80-8001-26SHADM	SHIP FY25-26 Administration	Grant Service/ Program Funds	N/A	N/A	\$131,921
10-130-9300-559-80-8001-26SHER	SHIP FY25-26 Emergency Repair	Grant Service/ Program Funds	N/A	N/A	\$300,000
10-130-9300-559-80-8001-26SHOOR	SHIP FY25-26 Owner Occupied Rehabilitation	Grant Service/ Program Funds	N/A	N/A	\$510,000
10-130-9300-559-80-8001-26SHNC	SHIP FY25-26 New Construction for Homeownership	Grant Service/ Program Funds	N/A	N/A	\$200,000
10-130-9300-559-80-8001-26SHPA	SHIP FY25-26 Purchase Assistance (no Rehab)	Grant Service/ Program Funds	N/A	N/A	\$90,000
10-130-9300-559-80-8001-26SHERA	SHIP FY25-26 Rental Assistance for Elderly	Grant Service/ Program Funds	N/A	N/A	\$60,000
10-130-9300-559-80-8001-26SHRR	SHIP FY25-26 Rapid Rehousing	Grant Service/ Program Funds	N/A	N/A	\$30,000
10-130-9300-559-80-8045-26SHPI	SHIP FY25-26 Program Income	Grant Service/ Program Funds - Income all Years	N/A	N/A	\$50,000
			APPROPRIATION TOTAL ►		\$1,371,921

Strategic Connections

This item is a FY 2026 Commission Priority, advancing the Bolster Thriving Communities initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Housing Focus Area, Goal 2: Enable housing options for all income levels.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Community*.

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Housing Element
 - Goal 1: The Comprehensive Plan shall support the provision of adequate sites for future housing, including affordable workforce housing, housing for low-income, very low-income, and moderate-income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities.
 - Goal 2: Be a community of strong, beautiful, and healthy neighborhoods.

Attachments

Exhibit 1 – SHIP Funding Allocation for 2025-2026

Exhibit 2 – SHIP Notice of Funding Availability for 2025-2026

Exhibit 3 – AHAC September 8, 2025, Meeting Minutes

Exhibit 4 – 2025-2028 Local Housing Assistance Plan

Exhibit 5 – Resolution

Prepared by: Olivette Carter, Assistant Manager, Community Services Department

Department Director: Porshia L. Garcia, Community Services Department