



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

#25-0299

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

FROM: Susan Grant, Acting City Manager

DATE: March 18, 2025

TITLE: Resolution Approving the 2025-2028 State Housing Initiatives Partnership (SHIP) Local Housing Assistance Plan (LHAP) - **(Commission Districts 1, 2, 3 and 4)**

Recommendation

Staff recommends the City Commission adopt a resolution approving the City of Fort Lauderdale's proposed 2025-2028 State Housing Initiatives Partnership (SHIP) program Local Housing Assistance Plan (LHAP), allowing ten percent of the funding award and eligible program income to be used for program administration including staff salaries, and authorizing the City Manager to execute all documents and take any action associated with this program.

Background

Section 420.9075, Florida Statutes (2021), requires the City of Fort Lauderdale as a participant in the SHIP program to develop and implement a three-year plan to make affordable residential units available to persons of very-low income, low income, and moderate income as well as to persons who have special housing needs, including, but not limited to, homeless individuals, the elderly, migrant farmworkers, and persons with disabilities with annual income of not more than 140 percent of the area median income as determined by the United States Department of Housing and Urban Development (HUD).

The current LHAP will expire on June 30, 2025, and the new LHAP is effective July 1, 2025. To become effective, the LHAP needs to be submitted to the Florida Housing Finance Corporation (FHFC) by May 2, 2025. The proposed LHAP has been submitted to the FHFC for a pre-review, and staff has made all FHFC recommended revisions. Once the LHAP is approved by the City Commission, the final LHAP and Resolution will be resubmitted to FHFC.

The strategies in the LHAP are intended to increase the availability of affordable residential units by combining local resources and cost-saving measures into a local housing partnership as well as using private and public funds to reduce the cost of housing.

The LHAP includes ten (10) housing strategies which are as follows:

1. Owner-Occupied Rehabilitation
2. Emergency Housing Repair
3. Purchase Assistance without Rehab
4. Rental Assistance for the Elderly
5. Demolition/Reconstruction
6. Rental Development
7. New Construction for Home Ownership
8. Disaster Repair
9. Rapid Re-Housing
10. Foreclosure Prevention Strategy

In accordance with Section 420.9075(7), Florida Statutes (2021), the cost of administering the local housing assistance plan may not exceed the five (5) percent limitation on administrative costs, unless its governing body finds, by resolution, that five (5) percent of the local housing distribution plus five (5) percent of the program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan. However, the cost of administering the program may not exceed ten (10) percent of the local housing distribution plus five (5) percent of the program income deposited into the trust fund.

Resource Impact

There is no fiscal impact associated with the item.

Strategic Connections

This item is a FY 2025 Commission Priority, advancing the Homelessness Initiatives 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, 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 – 2025-2028 LHAP

Exhibit 2 – Certification to Florida Housing Finance Corporation

Exhibit 3 – Resolution

Prepared by: Avis Wilkinson, Assistant Manager, Housing & Community Development & SHIP Administrator

Acting Department Director: Alfred G. Battle Jr., Development Services Department