Florida Housing Finance Corporation

City of Cape Coral

SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP)

2025-2026, 2026-2027, 2027-2028

Technical Revision #1 Foreclosure Prevention June 2025

Technical Revision #2 Assets/Developer Fee August 2025

Amendment #1 – Manufactured Housing/HOME DPA September 2026

Florida Housing Finance Corporation

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

G. Interlocal Agreement	

I. Program Details:

A. LG(s)

Name of Local Government	City of Cape Coral
Does this LHAP contain an interlocal agreement?	No
If yes, name of other local government(s)	

B. Purpose of the program:

- To meet the housing needs of the very low, low and moderate-income households;
- To expand production of and preserve affordable housing; and
- To further the housing element of the local government comprehensive plan specific to affordable housing.

C. Fiscal years covered by the Plan: 2025-2026, 2026-2027, 2027-2028

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

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

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

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

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

I. Waiting List/Priorities: A waiting list will be established when there are eligible applicants for strategies that

no longer have funding available. Those households on the waiting list will be notified of their status. Applicants will be maintained in an order that is consistent with the time completed applications were submitted as well as any established funding priorities as described in this plan.

The following priorities for funding (very low income, Special Needs, etc.) described/listed here apply to all strategies unless otherwise stated in an individual strategy in Section II:

a. Special Needs Households
b. After Special Needs Set-asides are met:
Very-low
Low
Moderate

J. Discrimination: In accordance with the provisions of ss.760.20-760.37, it is unlawful to discriminate on the basis of race, color, religion, sex, national origin, age, handicap, or marital status in the award application process for eligible housing.

K. Support Services and Counseling: Support services are available from various sources. Available support services may include, but are not limited to: Homeownership Counseling (Pre and Post), Credit Counseling, Tenant Counseling, Foreclosure Counseling and Transportation.

L. Purchase Price Limits: The sales price or value of new or existing eligible housing may not exceed 90% of the average area purchase price in the statistical area in which the eligible housing is located. Such average area purchase price may be that calculated for any 12-month period beginning not earlier than the fourth calendar year prior to the year in which the award occurs. The sales price of new and existing units, which can be lower but may not exceed 90% of the average area purchase price established by the U.S. Treasury Department or as described above.

The methodology used is:

U.S. Treasury Department	x
Local HFA Numbers	

M. Income Limits, Rent Limits and Affordability: The Income and Rent Limits used in the SHIP Program are updated annually by the Department of Housing and Urban Development and posted at www.floridahousing.org.

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

N. Welfare Transition Program: Should an eligible sponsor be used, a qualification system and selection criteria

for applications for Awards to eligible sponsors shall be developed, which includes a description that demonstrates how eligible sponsors that employ personnel from the Welfare Transition Program will be given preference in the selection process.

O. Monitoring and First Right of Refusal: In the case of rental housing, the staff and any entity that has administrative authority for implementing the local housing assistance plan assisting rental developments shall annually monitor and determine tenant eligibility or, to the extent another governmental entity provides periodic monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility. However, any loan or grant in the original amount of $10,000 or less shall not be subject to these annual monitoring and determination of tenant eligibility requirements. Tenant eligibility will be monitored annually for no less than 15 years or the term of assistance whichever is longer unless as specified above. Eligible sponsors that offer rental housing for sale before 15 years or that have remaining mortgages funded under this program must give a first right of refusal to eligible nonprofit organizations for purchase at the current market value for continued occupancy by eligible persons.

P. Administrative Budget: A line-item budget is attached as Exhibit A. The city/county finds that the moneys deposited in the local housing assistance trust fund are necessary to administer and implement the local housing assistance plan.

Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, states: *"A county or an eligible municipality may not exceed the 5 percent limitation on administrative costs, unless its governing body finds, by resolution, that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan."*

Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, further states: "*The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5 percent of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(19), and eligible municipalities receiving a local housing distribution of up to $350,000 may use up to 10 percent of program income for administrative costs." The applicable local jurisdiction has adopted the above findings in the resolution attached as Exhibit E.*

Q. Program Administration: Administration of the local housing assistance plan will be performed by:

Entity	Duties	Admin. Fee Percentage
Local Government	City of Cape Coral	10%
Third Party Entity/Sub-recipient		0%

R. First-time Homebuyer Definition: For any strategies designed for first-time homebuyers, the following definition will apply: *An individual who has had no ownership in a principal residence during the 3-year period ending on the date of purchase of the property. This includes a spouse (if either meets the above test, they are considered first-time homebuyers). A single parent who has only owned a home with a former spouse while married. An individual who is a displaced homemaker and has only owned with a spouse. An individual who*

has only owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations. An individual who has only owned a property that was not in compliance with state, local or model building codes and which cannot be brought into compliance for less than the cost of constructing a permanent structure.

S. **Project Delivery Costs:** Project delivery costs will be charged for the following strategies and may not exceed 10% of the total project cost: Owner Occupied Rehabilitation, Emergency Repair.

T. Essential Service Personnel Definition (ESP): The City of Cape Coral defines essential service personnel as: any household earning 120 percent area median income (AMI) or below and, employed in the education system, city of county government, medical and health services, public safety (first responders) and skilled building trades.

U. Describe efforts to incorporate Green Building and Energy Saving products and processes: The City of Cape Coral will encourage green building requirements in the building specifications for all new construction and rehabilitation projects to include, but not limited to the following: energy star rated windows, appliances, hot water heater and ceiling fans, low flow plumbing fixtures, insulated exterior doors, increased insulation for walls and ceilings, higher efficiency HV AC units and programmable thermostats.

V. Describe efforts to meet the 20% Special Needs set-aside: The City of Cape Coral will utilize at least 20% of funding to assist persons meeting the State of Florida definition of special needs. Prioritization of funding will be for the rehabilitation of owner-occupied homes of persons with special needs. Outreach for clients will include marketing to a variety of agencies, including but not limited to, Goodwill, Agency for Persons with Disabilities, the City of Cape Coral Special Populations Program, United Cerebral Palsy, etc. Additionally, advertisements in publications of general circulation may also be used. Should efforts to attract special needs clients under this strategy not produce the amount necessary to reach the set aside, persons meeting the definition of special needs may be assisted with other approved LHAP strategies and counted towards the set-aside.

W. Describe efforts to reduce homelessness: The City supports the efforts of the Lee County Continuum of Care (CoC) to simplify and broaden outreach and assessment efforts for homeless persons in Lee County. Much of the outreach to homeless persons is conducted at community events such as the Point in Time Count and the Stand Down/Service Day. There are also specific special events held for the homeless, including an annual candlelight vigil in memory of the homeless who have died in that past year, which is held annually in December. Additionally, outreach is conducted by the many caseworkers at community agencies, the Lee County Homeless Coalition, schools, and other entities that encounter the homeless during other service delivery or during their regular course of business. Needs are assessed during these points of contact, and referrals are made as appropriate. The City of Cape Coral will support programs and resources to allow formerly homeless and at-risk-of homelessness residents to access to affordable permanent housing. The City's local resources include the federal CDBG and the state SHIP funds.

Section II. LHAP Strategies

A. Emergency Repair	Code 6

a. Summary: The Emergency Repair Strategy is designed to assist owner-occupied single-family residential properties with emergency repairs. For the purpose of this strategy, single-family homes include: free standing single-family homes, condominium units, and duplexes that have a separate strap and fee simple ownership. Common elements in condominium units are not eligible for assistance under this strategy. This strategy provides for one-time emergency repair to major systems in need of immediate attention: roofing, heating/cooling, well/septic systems, electrical and plumbing. Exceptions to the limitation of one-time emergency repair will be approved for households following a disaster or emergency declared by the President of the United States or Governor of the State of Florida.

b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028

c. Income Categories to be served: Very low and low

d. Maximum award: $75,000. *Note: Includes maximum 10% Developer Fee

e. Terms:
1. Repayment loan/deferred loan/grant: Deferred Loan secured by a note and mortgage
2. Interest Rate: 0%
3. Years in loan term: 7
4. Forgiveness: Loan forgiven in full at the end of the loan term
5. Repayment: Not required as long as the loan is in good standing
6. Default: The loan will be in default if any of the following occurs during the term of the loan and will require repayment of the entire amount of the loan: The property ceases to be the primary residence of the recipients, as evidenced by homestead exemption; Sale and/or relinquishing of interest in the assisted property or transfer of title of the assisted property; Foreclosure; Refinance of the original first mortgage with cash out on the assisted property for any reason. In the event of death of the original Borrower repayment of the loan assistance shall not be required. The obligation shall be deemed satisfied upon verification of the Borrower's death, and the City shall release any encumbrance securing the loan upon receipt of a death certificate or other proof of death acceptable to the City.

f. Recipient/Tenant Selection Criteria: Eligible homeowners will be assisted on a first qualified, first served basis. Special needs households, as defined by 420.0004(13), F.S. will be given first priority in accordance with section 1(I) of this document.

g. Sponsor Selection Criteria: Not Applicable

h. Additional Information: All strategies are restricted to units within the City of Cape Coral. Properties are required to be owner occupied as evidenced by homestead exemption. The homeowner must be current on monthly mortgage payments and maintain homeowners and flood insurance (if applicable). The requirement for homeowners and/or flood insurance may be waived by the SHIP Administrator for applicants that are very low income or special needs. Properties assisted through the Emergency Repair are eligible for additional rehabilitation through the Owner Occupied Rehabilitation Strategy. A client may

not have more than one active Emergency Repair lien unless authorized by the SHIP Administrator.

B. Water and Sewer Connection	Code 3

a. Summary: The City of Cape Coral will provide financial assistance to income eligible city residents with connection of the owner-occupied home to City water, sewer and irrigation. Assistance will be limited to the connection from the street to the home, the septic abandonment fee, and the water meter fee.

b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028

c. Income Categories to be served: Very low and low

d. Maximum award: $8,000

e. Terms:
1. Repayment loan/deferred loan/grant: Grant
2. Interest Rate: N/A
3. Years in loan term: N/A
4. Forgiveness: N/A
5. Repayment: N/A
6. Default: N/A

f. Recipient/Tenant Selection Criteria: Eligible homeowners will be assisted on a first qualified, first served basis. Special needs households, as defined by 420.0004(13), F.S. will be given first priority in accordance with section 1(I) of this document.

g. Sponsor Selection Criteria: Not Applicable

h. Additional Information: All strategies are restricted to units within the City of Cape Coral. Properties are required to be owner occupied as evidenced by homestead exemption. The homeowner must be current on monthly mortgage payments and maintain homeowners and flood insurance (if applicable). The requirement for homeowners and/or flood insurance may be waived by the SHIP Administrator for applicants that are very low income or special needs. Applicant may not have assets in excess of $51,600 cash value (excluding retirement accounts).

C. Owner Occupied Rehabilitation	Code 3

a. Summary: The Rehabilitation Strategy is designed to assist owner-occupied single family residential properties. For the purpose of this strategy, single-family homes include: free standing single-family homes, condominium units, and duplexes that have a separate strap and fee simple ownership. Rehabilitation will be limited to repairs or improvements that are needed for safe or sanitary habitation, correction of code violations and/or barrier removal for accessibility by handicapped/special needs individuals.

b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028

c. Income Categories to be served: Very low and low

d. Maximum award: $100,000. *Note: Includes maximum 10% Developer Fee

e. Terms:
1. Repayment loan/deferred loan/grant: Funds will be awarded as a deferred loan secured by a recorded subordinance mortgage and note.
2. Interest Rate: 0%
3. Years in loan term: 10 years
4. Forgiveness: Loan forgiven in full at the end of the loan term
5. Repayment: Not Required as long as loan is in good standing
6. Default: The loan will be in default if any of the following occurs during the term of the loan and will require repayment of the entire amount of the loan: The property ceases to be the primary residence of the recipients; Sale and/or relinquishing of interest in the assisted property or transfer of title of the assisted property; In the event of death of the original Borrower repayment of the loan assistance shall not be required. The obligation shall be deemed satisfied upon verification of the Borrower's death, and the City shall release any encumbrance securing the loan upon receipt of a death certificate or other proof od death acceptable to the City; Foreclosure; Refinance of the original first mortgage with cash out on the assisted property for any reason.

f. Recipient/Tenant Selection Criteria: Eligible homeowners will be assisted on a first qualified, first served basis. Special needs households, as defined by 420.0004(13), F.S. will be given first priority in accordance with section 1(I) of this document.

g. Sponsor Selection Criteria: N/A

h. Additional Information: All strategies are restricted to units within the City of Cape Coral. Properties are required to be owner occupied. The homeowner must be current on monthly mortgage payments and maintain homeowners and flood insurance (if applicable). The requirement for homeowners and/or flood insurance may be waived by the SHIP Administrator for applicants that are very low income or special needs. Properties assisted through the Emergency Repair are eligible for additional more comprehensive rehabilitation through the Owner Occupied Rehabilitation Strategy. For properties with an active Emergency Assistance loan, the maximum award will be decreased by the amount of the Emergency Assistance Loan. A client may not have more than one active Emergency Repair lien.

D. Down Payment/Closing Cost Assistance	Code 2

a. Summary: The City of Cape Coral will provide down payment/closing cost assistance to homebuyers purchasing existing, eligible housing. For the purpose of this strategy, eligible housing includes: free standing single-family homes, condominium units, and duplexes that have a separate strap and fee simple ownership. :

b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028

c. Income Categories to be served: Low and Moderate

d. Maximum award: $80,000

e. Terms:

1. Repayment loan/deferred loan/grant: Deferred Loan secured by a note and mortgage
2. Interest Rate: 0%
3. Years in loan term: 10 Years
4. Forgiveness: Loan forgiven in full at the end of the loan term.
5. Repayment: Not required as long as loan is in good standing.
6. Default: The loan will be in default if any of the following occurs during the term of the loan and will require repayment of the entire amount of the loan:
   the property ceases to be the primary residence of the recipients, as evidenced by homestead exemption; foreclosure, sale and/or relinquishing of interest in the assisted property or transfer of title of the assisted property; in the event of death of the original Borrower repayment of the loan assistance shall not be required. The obligation shall be deemed satisfied upon verification of the Borrower's death, and the City shall release any encumbrance securing the loan upon receipt of a death certificate or other proof od death acceptable to the City; refinance of the original first mortgage with cash out on the assisted property for any reason.

f. Recipient/Tenant Selection Criteria: Eligible homeowners will be assisted on a first qualified, first served basis. Special needs households, as defined by 420.0004(13), F.S. will be given first priority in accordance with section 1(I) of this document. Income qualified applicants that have a completed lender referral package (including lender approval and signed real estate contract) are deemed qualified.

g. Sponsor Selection Criteria: Not Applicable

h. Additional Information: The City of Cape Coral maintains lender guidelines and in no case can the first institutional mortgage lender exceed the front/back-end ratios within these guidelines. All strategies are restricted to units within the City of Cape Coral. All clients purchasing a home through this strategy must complete first-time homebuyer counseling from a HUD approved counseling agency. All homes must have a full inspection performed by a licensed home inspector. Clients assisted through this strategy will not be eligible for the Owner-Occupied Strategy for a period of five years from closing. At no time may the assistance be greater than 20% the purchase price.

E. Construction and Redevelopment (Homeownership)	Code 9/10

a. Summary: This strategy is designed to promote the acquisition and/or construction of affordable housing for homeownership opportunities. Eligible properties will be single family homes. All funds awarded to the sponsors/developers must be used to cover the cost of acquisition/rehabilitation, replacement, or the new construction of single-family housing. A portion of the assistance will be passed through to the homebuyer for purchase assistance.

b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028

c. Income Categories to be served: Very low and low

d. Maximum award: Developer/Sponsor - $400,000; Homebuyer $200,000

e. Terms:

1. Repayment loan/deferred loan/grant:
   Developer/Sponsor - Funds will be awarded to the Developer as a deferred loan secured by a recorded subordinate mortgage and note until conveyed to the buyer.
   Homebuyer – Funds will be awarded as a deferred loan secured by a recorded subordinate mortgage and note.
2. Interest Rate:
   Developer/Sponsor -0%
   Homebuyer – 0%
3. Years in loan term:
   Developer – Ends upon conveyance of property to a homebuyer, but not later than 24 months after the award.
   Homebuyer – 20 years
4. Forgiveness:
   Developer – Forgiven upon conveyance to buyer if transferred within 24 months of the award.
   Homebuyer – Loan is forgiven at the end of the loan term.
5. Repayment: Not required if the loan is in good standing.
6. Default:
   Developer – Failure on the part of the developer to receive a certificate of occupancy and transfer ownership to an income eligible buyer within 24 months of receiving the award will constitute a default. If any of these occur the outstanding balance will be due and payable.

   Homebuyer: The loan will be determined to be in default if any of the following occurs during the loan term: The property ceases to be the primary residence of the recipients, as evidenced by homestead exemption; Sale and/or relinquishing of interest in the assisted property or transfer of title of the assisted property; Refinance of the original first mortgage with cash out on the assisted property for any reason. If any of these occur the outstanding balance will be due and payable. In the event of death of the original Borrower repayment of the loan assistance shall not be required. The obligation shall be deemed satisfied upon verification of the Borrower's death, and the City shall release any encumbrance securing the loan upon receipt of a death certificate or other proof of death acceptable to the City ;

f. Recipient/Tenant Selection Criteria: assistance will be provided on a first qualified, first served basis. Special needs households, as defined by 420.0004(13), F.S. will be given first priority in accordance with section 1(l) of this document. Buyers must qualify for a first mortgage.

g. Sponsor/Sub-recipient Selection Criteria: The sponsor agency(s) assisting the City with implementing this plan will be selected through a publicly advertised competitive application process. This process involves a thirty (30) day public notification of the availability of funding, a written application delineating program

requirement, a request for proposal (RFP), an open and objective evaluation process, which includes criteria to be used for evaluation and a formal award through a written contract.

Eligible sponsor will at a minimum, meet the following criteria:

- Sponsor agency will be a non-profit, community-based organization, having obtained official designation as 501(c) (3) and in operation for more than 12 months.
- Preference will be given to non-profit organizations, which hire personnel from Welfare Transition, Workforce Development Initiatives and other employment assistance programs.
- Sponsor agency must have an established outreach program with the intent of assisting income groups and disadvantaged citizens targeted for assistance by this Housing Assistance Plan.
- Sponsor agency will be required to have an established program of support services including post-delivery referral services to assist clientele.
- Sponsor agency will have an established record of income qualifying households based on HUD regulations.

Developers will provide a project development cost breakdown including a project development fee and the city will pay for project expenses on a reimbursement basis. The maximum subsidy allowed must be used to cover hard and soft costs. Hard costs include the cost of land, permits, impact fees, site preparation, construction materials, landscaping, cost to acquire the structure and/or land, demolition cost, and all construction related hard costs. Soft costs include plat reviews, recording fees, permits, impact fees, professional service fees, surveys, appraisal and architectural drawings, interest rate buydowns and other acceptable fees and related soft costs. In all cases, the buyer receives the benefit of SHIP assistance in the form of gap subsidy between the cost of the property and the buyer's first mortgage.

h. Additional Information: N/A

F. Foreclosure Prevention	Code 7

a. Summary: Funding to stabilize homesteaded homeowners who are at least two months but no more than six months in arrears in their first mortgage and are not under an active foreclosure action. Payment of Association fees and unpaid property taxes are eligible. Property tax payments are restricted to a single occurrence.

b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028

c. Income Categories to be served: Very low and low

d. Maximum award: $10,000

e. Terms:
1. Repayment loan/deferred loan/grant: Grant
2. Interest Rate: N/A

3. Years in loan term: N/A
4. Forgiveness: N/A
5. Repayment: N/A
6. Default: N/A

f. Recipient/Tenant Selection Criteria: Applicants must provide evidence of the hardship that caused the nonpayment of their mortgage. Eligible reasons are:

- Loss of employment;
- Sudden medical illness and/or expenses;
- Divorce or separation;
- Death in the immediate family;
- Unforeseen home repair bills;
- Large increase in amount of mortgage payment because of terms of adjustable loan;
- Increase in monthly payment due to increase in homeowners' insurance, flood insurance, or taxes.

Applicant must be very low or low income.

Property must be homesteaded.

Applicants must complete counseling from a HUD-Certified approved agency trained in foreclosure counseling.
Applicants must provide written evidence, such as steady income including paystubs or other sources of income that demonstrates their ability to resume making monthly payments after the assistance is provided, which includes an explanation of how the hardship has been overcome and a budget plan approved by the counseling agency.

g. Sponsor Selection Criteria: Not Applicable

h. Additional Information: Foreclosure prevention assistance is limited to one life-time award not to exceed $10,000.

G. Manufactured Housing (Mobile Homes)	Code 3, 28, 29

a. Summary: The manufactured housing strategy may provide funds for:
1. Relocation assistance for persons who are deprived of affordable housing due to closure of a mobile home park in accordance with 723.003, F.S. (code 28)
2. Lot rent assistance to owners of manufactured housing/mobile homes not to exceed six months (code 29)
3. Rehabilitation/emergency repairs (code 3)

b. Fiscal Years Covered: 2026-2027, 2027-2028

c. Income Categories to be served: Very low, low and moderate

d. Maximum award: $10,000 (relocation assistance)
$5,000 (lot rental assistance)
$15,000 (rehab/emergency repairs)

e. Terms:

1. Repayment loan/deferred loan/grant: For relocation assistance and lot rent assistance, the funds are awarded as a grant. For rehab/emergency repairs the loan is secured by a note and mortgage/lien.
2. Interest Rate: 0%
3. Years in loan term: N/A for relocation assistance and lot assistance, 10 years for rehab/emergency repairs
4. Forgiveness: N/A for relocation assistance and lot assistance, forgiven at the end of the term for rehab/emergency repairs.
5. Repayment: N/A for relocation assistance and lot assistance. None required for rehab/emergency repairs as long as loan is in good standing.
6. Default: N/A for relocation assistance and lot assistance. For rehab/emergency repairs, the loan will be determined to be in default if any of the following occurs during the Loan term: sale, transfer, or conveyance of property; conversion to a rental property; loss of homestead exemption status; or failure to occupy the home as primary residence. If any of these occur, the outstanding balance will be due and payable.

In the event of death of the original Borrower repayment of the loan assistance shall not be required. The obligation shall be deemed satisfied upon verification of the Borrower's death, and the City shall release any encumbrance securing the loan upon receipt of a death certificate or other proof of death acceptable to the City If the home is foreclosed on by a superior mortgage holder, the county will make an effort to recapture funds through the legal process if it is determined that adequate funds may be available to justify pursuing a repayment.

f. Recipient/Tenant Selection Criteria: Applicants will be assisted on a first-qualified, first-served basis with priorities detailed in Section I.I being met first.

g. Sponsor Selection Criteria: N/A

h. Additional Information:Manufactured housing constructed after June 1994 is eligible. This strategy is not applicable to any non-conforming structure(s).

H. Rental Housing	Code 14/21

a. Summary: The City of Cape Coral will provide assistance to eligible sponsor organizations for the production of affordable rental housing. This strategy will provide for partnering with for-profit affordable housing developers and non-profit sponsor agencies for the construction/rehabilitation of rental units to serve income qualified residents within the City.

b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028

c. Income Categories to be served: Very low and low

d. Maximum award: $500,000/year/project

e. Terms:

1. Repayment loan/deferred loan/grant: Deferred Loan secured by Mortgage and Note
2. Interest Rate: 0%
3. Years in loan term: 15 years
4. Forgiveness: Loan is forgiven at the end of the loan term.
5. Repayment: Not required unless the sponsor agency defaults.
6. Default: The mortgage will be recaptured upon any of the following events occurring prior to the 15-year term: If the property is transferred before the fifteen-year affordability period, the sponsor agency must return the funds to the City for deposit in the Local Housing Assistance Trust Fund, in accordance with SHIP program guidelines established under 420.9075(5) Florida Statutes. If the new buyer is eligible for the program, the mortgage may be assumed so long as all other SHIP requirements are met. All SHIP assisted rental properties offered for sale prior to 15 years or the term of assistance, whichever is longer, must be subject to a right of first refusal for purchase at the current market value less the amount of the SHIP subsidy by an eligible nonprofit sponsor organization who would provide continued occupancy by eligible persons.

f. Recipient/Tenant Selection Criteria: Potential tenants will be selected by the developer/management company on a first qualified, first served basis

g. Sponsor Selection Criteria: All sponsors assisting the City with implementing this plan will be selected through a publicly advertised competitive application process. This process involves a thirty (30) day public notification of the availability of funding, a written application delineating program requirement, a request for proposal (RFP), an open and objective evaluation process and a formal award through a written contract. Sponsor selection outside of the advertised competitive application may be encumbered by the local government at their discretion when funding is being requested as a match for Florida Housing Finance Corporation or Federal competitive cycles.

Eligible sponsors will at a minimum, meet the following criteria.

- Eligible sponsors may include for-profit, not-for-profit or public housing agencies.
- Non-profit sponsors must have obtained official designation as 501(c)(3) and been in operation for more than 12 months or a for-profit corporation organized and established under the laws of the State of Florida.

- Non-profit community based organizations will be required to operate and maintain an office within Lee County, which is easily accessible to the general public and provides reasonable accommodations for persons requesting assistance.
- Eligible sponsors will have an established record (minimum of 4 years) of construction and/or rehabilitation of affordable housing.
- Eligible sponsors will be required to provide substantial evidence of its ability to construct or otherwise deliver a completed project within a reasonable timetable.
- Preference will be given to non-profit and for-profit organizations, which hire personnel from Welfare Transition, Workforce Development Initiatives and other employment assistance programs.
- The non-profit or for-profit corporation must have financial accountability standards that permit the Department of Community Development to account for and audit SHIP funds.

h. Additional Information: Monitoring will be conducted on an annual basis for the life of the loan if there is no secondary agency. Should a secondary agency be annually conducting monitoring of the units, the City will rely on these monitoring reports.

I. Rent Deposit Assistance	Code 23

a. Summary: Provide first and last month's rent payment assistance, and security deposit to eligible applicants/tenants entering into a new lease. The rental unit must meet Housing Quality Standards as defined in 24 CFR 982.401 prior to release of funds to the landlord on behalf of the eligible household. To ensure maximum effectiveness and integrity, this program will be coordinated with rental assistance provided by other programs.

b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028

c. Income Categories to be served: Very low and low

d. Maximum award: $6,000

e. Terms:
1.Repayment loan/deferred loan/grant: Funds will be awarded as a grant
2.Interest Rate: N/A
3.Years in loan term: N/A
4.Forgiveness: N/A
5.Repayment: N/A
6.Default: N/A

f. Recipient/Tenant Selection Criteria: Eligible applicants are on a first-qualified, first-served basis. Funding of qualified applicants is limited to and contingent upon SHIP funds availability.

g. Sponsor Selection Criteria: Not Applicable

h. Additional Information: The lease must be at least twelve months in duration.

J. Disaster Relief	Code 5/16

a. Summary of the Strategy: The Disaster Relief strategy provides funds to households following a disaster or emergency declared by the President of the United States or Governor of the State of Florida. SHIP disaster funds may be used for items such as, but not limited to:
(a) purchase of emergency supplies for eligible households to weatherproof damaged homes;
(b) interim repairs to avoid further damage; tree and debris removal required to make the individual housing unit habitable;
(c) construction of wells or repair of existing wells where public water is not available;
(d) payment of insurance deductibles for ~~of~~ homes covered under homeowners' insurance policies;
(e) mortgage payment assistance for eligible applicants in the lesser of 6 months or maximum award, .
(f) rent payment assistance for eligible applicants in the lesser of 6 months or maximum award.
(g) security and utility deposits for households that have entered a new lease
(h) payment of Homeowners Insurance Policy premium for one (1) year
(i) Strategies included in the approved LHAP that benefit applicants directly affected under the Executive Order.
(j) other eligible activities as proposed to and approved by Florida Housing Finance Corporation.

b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028

c. Income Categories to be served: Very low, low and moderate

d. Maximum award:
Homeownership Activities - $25,000
Insurance Deductible Assistance - $10,000
Mortgage Assistance - $10,000
Rental Assistance – $10,000

e. Terms:

1.Repayment loan/deferred loan/grant: $10,000-25,000 = Deferred Loan secured by a subordinate mortgage and note/<$10,000 = Grant

2. Interest Rate: 0 %
3. Years in loan term: 5 Years
4. Forgiveness: Forgiven at the end of the loan term
5. Repayment: Not required as long as the loan is in good standing.
6. Default: The loan will be in default if any of the following occurs during the term of the loan and will require repayment of the entire amount of the loan. Homeowner - The property ceases to be the primary residence of the recipients, as evidenced by homestead exemption. Foreclosure, sale and/or relinquishing of interest in the assisted property or transfer of title of the assisted property. Refinance of the original first mortgage with cash out on the assisted property for any reason. In the event of death of the original Borrower repayment of the loan assistance shall not be required. The obligation shall be

deemed satisfied upon verification of the Borrower's death, and the City shall release any encumbrance securing the loan upon receipt of a death certificate or other proof of death acceptable to the City

f. Recipient/Tenant Selection Criteria: Eligible applicants will be selected in order in which they applied for the program and assisted on a first qualified, first served basis

g. Sponsor Selection Criteria: If applicable, sponsor agencies will be selected from agencies with existing Lee County, City of Cape Coral, City of Fort Myers SHIP contracts.

h. Additional Information: Funds for disaster mitigations will only be allocated from unencumbered funds or additional funds awarded through Florida Housing Finance Corporation

III. LHAP Incentive Strategies

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

A. Name of the Strategy: **Expedited Permitting**
Permits as defined in s. 163.3177 (6) (f) (3) for affordable housing projects are expedited to a greater degree than other projects.

Provide a description of the procedures used to implement this strategy: The City of Cape Coral expedites permitting for housing assisted with state/federal funding. Projects are identified with a cover sheet and are processed by the Building Division's Customer Service Permit Coordinators. Other planning approval processes, such as site plan approval or variances, are coordinated and expedited by Planning Division Housing Section Staff.

B. Name of the Strategy: **Ongoing Review Process**
An ongoing process for review of local policies, ordinances, regulations and plan provisions that increase the cost of housing prior to their adoption.

Provide a description of the procedures used to implement this strategy: The City of Cape Coral Planning Division reviews local policies, ordinances and regulations prior to City Council adoption to determine provisions that may increase the cost of housing. This is reported annually on the SHIP annual report.

C. Name of the Strategy: **Triennial Review of Public Land**
Review City owned land on a triennial basis to determine if suitable for the placement of affordable housing.

Provide a description of the procedures used to implement this strategy: The City of Cape Coral Planning Division coordinates with the Real Estate Division on a triennial basis to review surplus land for suitability for affordable housing. All City owned vacant properties are identified and evaluated by a set of criteria. Properties are then presented at a public hearing for approval/denial. Following the establishment of the list, properties are disposed by City Council action.

D. Name of the Strategy: **The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.**

Provide a description of the procedures used to implement this strategy: In 2018, the City of Cape Coral City Council approved the City Council approved the Single-Family Impact Fee Deferral Pilot Program. This pilot program allows for the deferral of impact fees for partner agencies participating in the City's affordable housing programs. In 2021, Affordable Housing Advisory Board (AHAC) recommended the development of a permanent program for impact fee deferrals for single-family and multi-family residential units limited to developments participating in the City's or Florida Housing Finance Corporation affordable housing programs. City Council approved this recommendation by AHAC.

E. Name of the Strategy: **The reduction of parking and setback requirements for affordable housing**.

Provide a description of the procedures used to implement this strategy: Applicants have the ability to deviate from required parking based on ITE minimums through an administrative process.

IV. EXHIBITS:

Required

A. Administrative Budget for each fiscal year covered in the Plan.

B. Timeline for Estimated Encumbrance and Expenditure.

C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the plan.

D. Signed LHAP Certification.

E. Signed, dated, witnessed or attested adopting resolution.

Optional

F. Ordinance: (If changed from the original creating ordinance).

G. Interlocal Agreement (Required if applicable).

H. Other Documents Incorporated by Reference.

ADMINISTRATIVE BUDGET FOR EACH FISCAL YEAR

Exhibit A

Exhibit A (2025)

City of Cape Coral		
Fiscal Year: 2025-2026		
Estimated SHIP Funds for Fiscal Year:	$	1,616,742.00
Salaries and Benefits	$	99,674.00
Office Supplies and Equipment	$	2,000.00
Travel Per diem Workshops, etc.	$	8,000.00
Advertising	$	2,000.00
Other*	$	50,000.00
Total	$	161,674.00
Admin %		10.00%
		OK
Fiscal Year 2026-2027		
Estimated SHIP Funds for Fiscal Year:	$	1,616,742.00
Salaries and Benefits	$	99,674.00
Office Supplies and Equipment	$	2,000.00
Travel Per diem Workshops, etc.	$	8,000.00
Advertising	$	2,000.00
Other*	$	50,000.00
Total	$	161,674.00
Admin %		10.00%
		OK
Fiscal Year 2027-2028		
Estimated SHIP Funds for Fiscal Year:	$	1,616,742.00
Salaries and Benefits	$	99,674.00
Office Supplies and Equipment	$	2,000.00
Travel Per diem Workshops, etc.	$	8,000.00
Advertising	$	2,000.00
Other*	$	50,000.00
Total	$	161,674.00
Admin %		10.00%
		OK

*All "other" items need to be detailed here and are subject to review and approval by the SHIP review committee. Project Delivery Costs that are outside of administrative costs are not to be included here, but must be detailed in the LHAP main document.

Details: Counseling and subrecient administrative costs

Exhibit B
Timeline for SHIP Expenditures

The City of Cape Coral
_____ affirms that funds allocated for these fiscal years will
(local government)
meet the following deadlines:

Fiscal Year	Encumbered	Expended	Closeout Report
2025-2026	6/30/2027	6/30/2028	9/15/2028
2026-2027	6/30/2028	6/30/2029	9/15/2029
2027-2028	6/30/2029	6/30/2030	9/15/2030

If funds allocated for these fiscal years is not anticipated to meet expenditure deadlines, Florida Housing Finance Corporation should be notified according to the following dates:

Fiscal Year	Funds Not Expended	Closeout AR Not Submitted
2025-2026	3/30/2028	6/15/2028
2026-2027	3/30/2029	6/15/2029
2027-2028	3/30/2030	6/15/2030

Requests for Expenditure Extensions (close-out year ONLY) must be emailed to robert.dearduff@floridahousing.org and include:

1. A statement that "(city/county) requests an extension to the expenditure deadline for fiscal year _____.
2. The amount of funds that is not expended.
3. The amount of funds that is not encumbered or has been recaptured.
4. A detailed plan/timeline of how/when the money will be expended.

Note: an extension to the expenditure deadline (June 30) does not relieve the requirement to submit (September 15) the annual report online detailing all funds that have been expended.

Other Key Deadlines:

AHAC reports are now due annually by December 31. Local governments receiving the minimum (or less) allocation may choose not to report.

ACFR financial statements are due each June 30 for the report ending September 30 of the previous year.

FLORIDA HOUSING FINANCE CORPORATION

HOUSING DELIVERY GOALS CHART

2025-2026

Name of Local Government: City of Cape Coral

Estimated Funds (Anticipated allocation only): $ 1,616,742

Code	Strategies Homeownership	Qualifies for 75% set-aside	VLI Units	Max. SHIP Award	LI Units	Max. SHIP Award	Mod Units	Max. SHIP Award	New Construction	Without Construction	Total	Units
6	Emergency Repair	Yes	2	$75,000	2	$75,000			$300,000.00	$0.00	$300,000.00	4
3	Water amd Sewer Connection	Yes	10	$8,000	10	$8,000			$160,000.00	$0.00	$160,000.00	20
3	Owner Occupied Rehabilitation	Yes		$100,000		$100,000			$0.00	$0.00	$0.00	0
2	Down Payment/Closing Cost Assistance	Yes					1	$80,000	$80,000.00	$0.00	$80,000.00	1
9	Construction and Redevelopment (Homeownership)	Yes	1	$400,000	1	$400,000			$800,000.00	$0.00	$800,000.00	2
7	Foreclosure Prevention	Yes	2	$10,000	2	$10,000			$40,000.00	$0.00	$40,000.00	4
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
	Total Homeownership		15		15		1		$1,380,000.00	$0.00	$1,380,000.00	31
Purchase Price Limits:			New	$ 510,939	Existing	$ 510,939						
			OK		OK							

Code	Rental	Qualifies for 75% set-aside	VLI Units	Max. SHIP Award	LI Units	Max. SHIP Award	Mod Units	Max. SHIP Award	New Construction	Without Construction	Total	Units
14	Rental Housing	No		$500,000		$500,000			$0.00	$0.00	$0.00	0
23	Rent Deposit Assistance	No		$6,000		$6,000			$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
	Total Rental		0		0		0		$0.00	$0.00	$0.00	0
	Administration Fees		$	136,674	8%		OK					
	Home Ownership Counseling		$	25,000								
	Total All Funds		$	1,541,674	OK							

Set-Asides

Percentage Construction/Rehab (75% requirement)		85.4%	OK
Homeownership % (65% requirement)		85.4%	OK
Rental Restriction (25%)		0.0%	OK
Very-Low Income (30% requirement)	$ 650,000	40.2%	OK
Low Income (30% requirement)	$ 650,000	40.2%	OK
Moderate Income	$ 80,000	4.9%	

FLORIDA HOUSING FINANCE CORPORATION

HOUSING DELIVERY GOALS CHART

2026-2027

Name of Local Government: City of Cape Coral

Estimated Funds (Anticipated allocation only): $ 1,616,742

Code	Strategies Homeownership	Qualifies for 75% set-aside	VLI Units	Max. SHIP Award	LI Units	Max. SHIP Award	Mod Units	Max. SHIP Award	New Construction	Without Construction	Total	Units
6	Emergency Repair	Yes	2	$75,000	2	$75,000			$300,000.00	$0.00	$300,000.00	4
3	Water amd Sewer Connection	Yes	8	$8,000	8	$8,000			$128,000.00	$0.00	$128,000.00	16
3	Owner Occupied Rehabilitation	Yes		$100,000		$100,000			$0.00	$0.00	$0.00	0
2	Down Payment/Closing Cost Assistance	Yes					2	$80,000	$160,000.00	$0.00	$160,000.00	2
9	Construction and Redevelopment (Homeownership)	Yes	1	$400,000	1	$400,000			$800,000.00	$0.00	$800,000.00	2
7	Foreclosure Prevention	Yes	2	$10,000	2	$10,000			$40,000.00	$0.00	$40,000.00	4
3,28,29	Manufactured Housing	Yes	0	$15,000	0	$15,000	0	$15,000	$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
	Total Homeownership		13		13		2		$1,428,000.00	$0.00	$1,428,000.00	28
	Purchase Price Limits:		New	$ 510,939	Existing	$ 510,939						
			OK		OK							

Code	Rental	Qualifies for 75% set-aside	VLI Units	Max. SHIP Award	LI Units	Max. SHIP Award	Mod Units	Max. SHIP Award	New Construction	Without Construction	Total	Units
14	Rental Housing	No		$500,000		$500,000			$0.00	$0.00	$0.00	0
23	Rent Deposit Assistance	No	4	$6,000		$6,000			$0.00	$24,000.00	$24,000.00	4
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
	Total Rental		4		0		0		$0.00	$24,000.00	$24,000.00	4
	Administration Fees		$	136,674	8%		OK					
	Home Ownership Counseling		$	25,000								
	Total All Funds		$	1,613,674	OK							

Set-Aides

Percentage Construction/Rehab (75% requirement)		88.3%	OK
Homeownership % (65% requirement)		88.3%	OK
Rental Restriction (25%)		1.5%	OK
Very-Low Income (30% requirement)		$ 658,000	40.7% OK
Low Income (30% requirement)		$ 634,000	39.2% OK
Moderate Income		$ 160,000	9.9%

FLORIDA HOUSING FINANCE CORPORATION

HOUSING DELIVERY GOALS CHART

2027-2028

\ **City of Cape Coral**

Estimated Funds (Anticipated allocation only):			$ 1,616,742									
Code	Strategies Homeownership	Qualifies for 75% set-aside	VLI Units	Max. SHIP Award	LI Units	Max. SHIP Award	Mod Units	Max. SHIP Award	New Construction	Without Construction	Total	Units
6	Emergency Repair	Yes	2	$75,000	2	$75,000			$300,000.00	$0.00	$300,000.00	4
3	Water amd Sewer Connection	Yes	8	$8,000	8	$8,000			$128,000.00	$0.00	$128,000.00	16
3	Owner Occupied Rehabilitation	Yes	1	$100,000	1	$100,000			$200,000.00	$0.00	$200,000.00	2
2	Down Payment/Closing Cost Assistance	Yes					1	$80,000	$80,000.00	$0.00	$80,000.00	1
9	Construction and Redevelopment (Homeownership)	Yes	1	$400,000	1	$400,000			$800,000.00	$0.00	$800,000.00	2
7	Foreclosure Prevention	Yes	2	$10,000	2	$10,000			$40,000.00	$0.00	$40,000.00	4
3,28,29	Manufactured Housing	Yes	0	$15,000	0	$15,000	0	$15,000	$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
	Total Homeownership		14		14		1		$1,548,000.00	$0.00	$1,548,000.00	29
Purchase Price Limits:			New	$ 510,939	Existing	$ 510,939						
			OK		OK							

Code	Rental	Qualifies for 75% set-aside	VLI Units	Max. SHIP Award	LI Units	Max. SHIP Award	Mod Units	Max. SHIP Award	New Construction	Without Construction	Total	Units
14	Rental Housing	No		$500,000		$500,000			$0.00	$0.00	$0.00	0
23	Rent Deposit Assistance	No	4	$6,000		$6,000			$0.00	$24,000.00	$24,000.00	4
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
	Total Rental		4		0		0		$0.00	$24,000.00	$24,000.00	4
	Administration Fees		$ -		0%		OK					
	Home Ownership Counseling		$ -									
	Total All Funds		$ 1,572,000	OK								

Set-Asides

Percentage Construction/Rehab (75% requirement)		95.7%	OK
Homeownership % (65% requirement)		95.7%	OK
Rental Restriction (25%)		1.5%	OK
Very-Low Income (30% requirement)	$ 758,000	46.9%	OK
Low Income (30% requirement)	$ 734,000	45.4%	OK
Moderate Income	$ 80,000	4.9%	

Exhibit D
67-37.005(1), F.A.C.
2025

CERTIFICATION TO
FLORIDA HOUSING FINANCE CORPORATION

Local Government or Interlocal Entity: City of Cape Coral

Certifies that:

(1) The availability of SHIP funds will be advertised pursuant to program requirements in 420.907-420.9079, Florida Statutes.

(2) All SHIP funds will be expended in a manner which will ensure that there will be no discrimination on the basis of race, color, national origin, sex, handicap, familial status, or religion.

(3) A process to determine eligibility and for selection of recipients for funds has been developed.

(4) Recipients of funds will be required to contractually commit to program guidelines and loan terms.

(5) Florida Housing will be notified promptly if the local government /interlocal entity will be unable to comply with any provision of the local housing assistance plan (LHAP).

(6) The LHAP provides a plan for the encumbrance of funds within twelve months of the end of the State fiscal year in which they are received and a plan for the expenditure of SHIP funds including allocation, program income and recaptured funds within 24 months following the end of the State fiscal year in which they are received.

(7) The LHAP 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 LHAP.

(8) Amendments to the approved LHAP shall be provided to the Florida Housing for review and/or approval within 21 days after adoption.

(9) The trust fund exists with a qualified depository for all SHIP funds as well as program income or recaptured funds.

(10) Amounts on deposit in the local housing assistance trust fund shall be invested as permitted by law.

(11) The local housing assistance trust fund shall be separately stated as a special revenue fund in the

local governments audited financial statements (ACFR). An electronic copy of the ACFR or a hyperlink shall be provided to Florida Housing by June 30 of the applicable year.

(12) Evidence of compliance with the Florida Single Audit Act, as referenced in Section 215.97, F.S. shall be provided to Florida Housing by June 30 of the applicable year.

(13) SHIP funds will not be pledged for debt service on bonds.

(14) 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.

(15) 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 serve eligible persons.

(16) Rental Units constructed or rehabilitated with SHIP funds shall be monitored for compliance with tenant income requirements and affordability requirements or as required in Section 420.9075 (3)(e). To the extent another governmental entity provides periodic monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility.

(17) The LHAP meets the requirements of Section 420.907-9079 FS, and Rule Chapter 67-37 FAC.

(18) The provisions of Chapter 83-220, Laws of Florida have not been implemented (except for Miami-Dade County).

James Kowaleski
Witness

Chief Elected Official or designee

Witness

Mayor
Type Name and Title
John Gunter

4-9-2025
Date

OR

Attest: (Seal)

RESOLUTION 263 – 26

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF CAPE CORAL, FLORIDA, APPROVING AN AMENDMENT TO THE 2025-2026, 2026-2027, 2027-2028 LOCAL HOUSING ASSISTANCE PLAN, AS REQUIRED BY THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM ACT AS SET FORTH WITHIN SECTIONS 420.907 THROUGH 420.9079, OF THE FLORIDA STATUTES, AND RULE CHAPTER 67-37, FLORIDA ADMINISTRATIVE CODE; AND AUTHORIZING THE SUBMISSION OF THE AMENDED LOCAL HOUSING ASSISTANCE PLAN FOR REVIEW AND APPROVAL BY THE FLORIDA HOUSING FINANCE CORPORATION; AND PROVIDING FOR 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, Section 420.9075, Florida Statutes (2026), and Rule Chapter 67-37, Florida Administrative Code, requires local governments to develop a three-year Local Housing Assistance Plan outlining how funds will be used; and

WHEREAS, the Mayor and City Council adopted Resolution 87-25 on April 2, 2025, which approved the 2025-2026, 2026-2027, 2027-2028 Local Housing Assistance Plan; and

WHEREAS, Senate Bill 594 was approved by the Governor on June 26, 2026, Chapter No. 2026-173, which requires local governments to include a strategy addressing manufactured housing in their Local Housing Assistance Plan(s); and

WHEREAS, the Development Services Department has prepared an amendment to the 2025-2026, 2026-2027, 2027-2028 Local Housing Assistance Plan, which incorporates the required language associated with manufactured housing for submission to the Florida Housing Finance Corporation; and

WHEREAS, the Mayor and City Council find that it is in the best interest of the public for the City to submit the amendment to the Local Housing Assistance Plan for review and approval so as to qualify for said documentary stamp tax funds.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CAPE CORAL, FLORIDA, THAT:

Section 1. The Mayor and City Council hereby approve the amendment to the Local Housing Assistance Plan as amended, and attached and incorporated hereto as Exhibit 1, for submission to the Florida Housing Finance Corporation as required by Sections 420.907 through 420-9079, of the Florida Statutes, for fiscal years 2025-2026, 2026-2027, 2027-2028.

Section 2. The Mayor and City Council hereby authorize the City Manager or their designee 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 3. This resolution shall take effect immediately upon its adoption.

ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CAPE CORAL, FLORIDA, AT THEIR REGULAR SESSION THIS 21st DAY OF October, 2026.

JOHN GUNTER, MAYOR

VOTE OF MAYOR AND COUNCILMEMBERS:

GUNTER	aye	LASTRA	aye
STEINKE	aye	KILRAINE	aye
LEHMANN	aye	LONG	aye
DONNELL	aye	KADUK	aye

ATTESTED TO AND FILED IN MY OFFICE THIS 2nd DAY OF November, 2026.

Kimberly Bruns
KIMBERLY BRUNS
CITY CLERK

APPROVED AS TO FORM:

ALEKSANDR BOKSNER
CITY ATTORNEY
Res/Local Housing Assistance Plan Amendment