



CITY OF FORT MYERS

SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP)

2025-2026, 2026-2027, 2027-2028

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I. Program Details:

A. LG(s)

Name of Local Government	City of Fort Myers
Does this LHAP contain an interlocal agreement?	No
If yes, name of other local government(s)	N/A

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. The 2025-2028 LHAP was presented to the City of Fort Myers City Council as an advertised public meeting May 5, 2025

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:

Eligible applicants will be assisted on a first-qualified, first served basis with priorities for Special Needs, Essential Services Personnel and then income groups

- 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
City of Fort Myers	The City will perform all administrative duties	100
Third Party Entity/Sub-recipient	N/A	

- 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:** The City of Fort Myers will not have any project delivery costs.
- T. Essential Service Personnel Definition (ESP):** ESP includes City, County and State employees, teachers and educators, other school district, community college, and university employees, police and fire personnel, health care personnel, and skilled building trades personnel.
- U. Describe efforts to incorporate Green Building and Energy Saving products and processes:** The City of Fort Myers will encourage green building requirements in the building specifications for all new construction and rehabilitation projects to include, but not limited to the areas of heating, cooling, water heating, insulation, windows, and appliances.
- V. Describe efforts to meet the 20% Special Needs set-aside:** The City of Fort Myers will assist persons meeting the State of Florida definition of Special Needs. Prioritization of funding will be for the rehabilitation of owner-occupied homes and other approved LHAP strategies of persons with special needs. The City will share the availability of SHIP funds with agencies that serve the qualified special needs population. Additionally, the City has a special needs question on its application to capture potential applicants.
- W. Describe efforts to reduce homelessness:** The City partners with Lee County Southwest Florida to create the Lee County Continuum of Care Strategic Plan to End Homelessness. The City will continue to partner with the County to address homeless issues in the City and will assist in implementing the Plan. As a member of the Lee County Coalition for the Homeless, the City of Ft. Myers supports the regional goals outlined in the Continuum of Care.

Section II. LHAP Strategies (Please read LHAP Strategy Quick Guide before developing strategies):

A. Purchase Assistance Without Rehabilitation	Code 2
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- a. Summary: This strategy assists First time homebuyers with paying a portion of their down payment and closing costs to purchase newly constructed or existing homes within the City of Fort Myers. Homes eligible under this strategy include single family homes, condominium units, townhomes, villas, or State approved manufactured homes (manufactured homes constructed after June 1994).

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

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

d. Maximum award: \$ Very Low: \$35,000
 Low: \$30,000
 Moderate: \$25,000

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: 30 Years
4. Forgiveness: Lien forgiven after 30 years
5. Repayment: None required if the loan is in good standing
6. Default: If the property is transferred, sold, rented, refinanced for other than a lower interest rate with no cash out, or no longer houses the recipient, the full amount of the mortgage is due on demand. If the new buyer is eligible for the SHIP program, the SHIP mortgage may be assumed under current recapture terms and conditions.

If the qualifying homeowner dies during the loan term, the loan may be assumed by a SHIP eligible heir who must occupy the home as a primary residence. If the legal heir is not-SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be immediately due and payable.

If the home is foreclosed on by a superior mortgage holder, the City will try 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: Applications shall be taken from eligible applicants and staff shall make awards on a first-qualified, first-served basis. Applicants must be pre-approved or have a first mortgage loan commitment letter from a lender and a purchase contract/building contract at the time of



being selected to be served.

- g. Sponsor Selection Criteria: N/A
- h. Additional Information: This strategy may leverage CDBG funds and/or from private lending institutions. Any units or applicants receiving assistance from SHIP and other federal, state, or local programs shall be required to comply with any requirements specified by other programs in addition to SHIP program requirements. In the event the SHIP and CDBG programs have restrictions on the same issue, the more restrictive regulation shall take precedence. If one program is silent on the issue, the program with a regulation on the issue shall apply per Florida Administrative Code 67-37.007(17).

B. Owner Occupied Rehabilitation	Code 3
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a. Summary: SHIP funds will be used to provide rehabilitation of owner-occupied homes in the City. Manufactured homes are not eligible under this strategy. SHIP funds will be used to provide rehabilitation of owner-occupied homes. If repairs to the home are estimated to exceed \$75,000, applicant will be referred to the Demolition/Reconstruction strategy.

- b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028
- c. Income Categories to be served: Very low, low and moderate
- d. Maximum award: \$ 75,000
- e. Terms:
 - 1. Repayment loan/deferred loan/grant: Deferred Loan. Funds will be secured by a recorded mortgage and note. A lien in the amount of the assistance shall be placed on the property as a subordinate mortgage.
 - 2. Interest Rate: 0 %
 - 3. Years in loan term: 10 years
 - 4. Forgiveness: Loan Forgiven after 10 years
 - 5. Repayment: Not required if the loan is in good standing
 - 6. Default: If the property is transferred, sold, rented, refinanced for other than a lower interest rate, or no longer houses the owner before 10 years elapses, the full amount of the mortgage is due without interest.

If the qualifying homeowner dies, the heir is eligible for the SHIP Program, the SHIP mortgage may be assumed so long as all other SHIP requirements are met. If the heir is not eligible for the SHIP Program, the heir will be given 5 years to pay back the remaining balance of the SHIP Mortgage.

If the home is foreclosed on by a superior mortgage holder, the City will try 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: Eligible households will be served on a first-qualified, first-served basis, with preference given to Special Needs, Essential Services Personnel, and then households with life-threatening health or safety issues. Staff shall make awards on the following criteria:
1. Recipients must be income eligible.
 2. The homes must be located in the City limits of Fort Myers.
 3. The homes must be owner-occupied dwellings.
 4. Property must be homesteaded.
 5. Recipients must be current with property taxes and insurance.
- g. Sponsor Selection Criteria: N/A
- h. Additional Information: This strategy may layer Community Development Block Grant (CDBG) funds along with funds from private lending institutions. Any units or applicants receiving assistance from SHIP and other federal, state, or local programs shall be required to comply with any requirements specified by other programs in addition to SHIP program requirements. In the event the SHIP and CDBG programs have restrictions on the same issue, the more restrictive regulation shall take precedence. If one program is silent on the issue, the program with a regulation on the issue shall apply per Florida Administrative Code 67-37.007(17).
1. The improvements to be made must bring the condition of the housing unit up to the City's minimum housing standards and any federal housing quality standards as well as meet the quality standards established in 20 CFR Part 982.401. Under no circumstances shall improvements be made to only improve the aesthetics of the home.
 2. The value of the property after rehabilitation must not exceed 90% of the median purchase price (existing home) for the Fort Myers-Cape Coral Metropolitan Statistical Area. If the rehabilitated property will exceed 90% of the median purchase price, refer to federal programs for possible funding.

C. Demolition/Reconstruction	Code 4
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- a. Summary: The SHIP funds will be used to provide reconstruction of owner-occupied homes in the City. The SHIP funds will be used to provide demolition/reconstruction of owner-occupied homes.

- b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028
- c. Income Categories to be served: Very low, low and moderate
- d. Maximum award: \$225,000



e. Terms:

1. Repayment loan/deferred loan/grant: Deferred Loan. Funds will be secured by a recorded mortgage and note. A lien in the amount of the assistance shall be placed on the property as a subordinate mortgage.
2. Interest Rate: 0 %
3. Years in loan term: 20 years
4. Forgiveness: Loan forgiven after 20 years
5. Repayment: Not required if loan is in good standing
6. Default: If the property is transferred, sold, rented, refinanced for other than a lower interest rate, or no longer houses the recipient before 20 years elapses, the full amount of the mortgage is due without interest. If the qualifying homeowner dies, the heir is eligible for the SHIP Program, the SHIP mortgage may be assumed so long as all other SHIP requirements are met. If the heir is not eligible for the SHIP Program, the heir will be given 5 years to pay back the remaining balance of the SHIP Mortgage.

If the home is foreclosed on by a superior mortgage holder, the City will try 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: Eligible households will be served on a first-qualified, first-served basis, with reference given to applicants when an issue of health or safety will warrant priority after the established priority for Special Needs households. Household will only be awarded funds on a one-time basis. Staff shall make awards on the following criteria:

1. Recipients must be income eligible.
2. The homes must be located in the City limits of Fort Myers.
3. The homes must be owner-occupied dwellings.
4. Property must be homesteaded.
5. Recipients must be current with property taxes and insurance.

g. Sponsor Selection Criteria: N/A

h. Additional Information: This strategy may layer Community Development Block Grant (CDBG) funds along with funds from private lending institutions. Any units or applicants receiving assistance from SHIP and other federal, state, or local programs shall be required to comply with any requirements specified by other programs in addition to SHIP program requirements. In the event the SHIP and CDBG programs have restrictions on the same issue, the more restrictive regulation shall take precedence. If one program is silent on the issue, the program with a regulation on the issue shall apply per Florida Administrative Code 67-37.007(12).

1. The reconstruction must be built to meet or exceed the City's minimum housing standards and any federal housing quality standards as well as meet the quality standards established in 20 CFR Part 982.401. Under no circumstances shall improvements be made to only improve the aesthetics of the home.



2. A commitment letter will not be submitted to property owner until funds are available to build reconstruction. However, if an emergency exists, the homeowner will be referred to the Emergency Rehabilitation Program until funds are available to reconstruct.

3. The value of the property after demolition/reconstruction must not exceed 90% of the median purchase price (existing home) for the Fort Myers-Cape Coral Metropolitan Statistical Area. If the rehabilitated property will exceed 90% of the median purchase price, refer to federal program for possible funding. The replacement will also include cost of demolition and land value.

This will assist participants with an outstanding first mortgage with permission from the lending institution.

D. Disaster Assistance	Code 5,16
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a. Summary: The Disaster Strategy aids households in the aftermath of a disaster as declared by the President of the United States or Governor of the State of Florida. This strategy will only be funded and implemented in the event of a disaster using any funds that have not yet been encumbered or with additional disaster funds allocated by Florida Housing Finance Corporation. 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) security deposit for eligible recipients that have been displaced from their homes due to disaster;
- (f) rental assistance for eligible recipients that have been displaced from their homes due to disaster;
- (g) temporary rent and utility payments for tenants financially impacted by declared disaster;
- (h) temporary mortgage and utility payments for homeowners financially impacted by declared disaster;
- (i) strategies included in the approved LHAP that benefit applicants directly affected by the declared disaster.
1. (j) other activities as proposed by the counties and eligible municipalities and approved by Florida Housing.

- b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028
- c. Income Categories to be served: Very low, low and moderate
- 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 will be selected on a first-come, first-eligible basis.
- g. Sponsor Selection Criteria: N/A
- h. Additional Information: SHIP funds must be used for eligible applicants and eligible housing.

E. Emergency Repair	Code 6
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a. Summary: SHIP funds will be used to provide emergency and substandard home repair. The emergency repair must be assessed by the City's Rehabilitation Specialist and must be determined to be an unsafe condition for the household. Life Safety and health issues and Elderly residents as defined by 420.004(8): Families where head of household or spouse is 62 years of age or older at the time of application will have priority under this strategy. Emergencies and substandard home repairs are defined below. If the emergency request is not defined on the list below, the Rehabilitation Specialist will approve or deny the request:

- Structural components showing imminent collapse.
- Inoperable/substandard heating and cooling systems.
- Inoperable/substandard plumbing/leaks in walls or foundation.
- Inoperable/substandard toilet or hot water heater.
- Roof leaks causing electrical hazards, ceiling collapse or structural damage.
- Inoperable/substandard electrical systems.
- Collapsed or inoperable/substandard chimney or flue.
- Inoperable/substandard sewage system, in either well or City metered system.
- Handicap Accessibility
- Security Devices

- b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028
- c. Income Categories to be served: Very low, low and moderate
- d. Maximum award: \$ 20,000
- e. Terms:
 1. Repayment loan/deferred loan/grant: Grant
 2. Interest Rate: 0%
 3. Years in loan term: N/A
 4. Forgiveness: N/A
 5. Repayment: N/A
 6. Default: N/A



f. Recipient/Tenant Selection Criteria: Eligible households will be served on a first-qualified first-served basis, with preference given elderly or disabled applicants after the established priority for Special Needs households. Household will only be granted funds on a one- time basis. Staff shall make awards on a first-come, first-qualified basis from all applicants meeting the following criteria:

1. Recipients must be income eligible.
2. The homes must be located in the City limits of Fort Myers.
3. The homes must be owner-occupied dwellings.
4. Property must be homesteaded.
5. Recipients must be current with property taxes

g. Sponsor/Sub-recipient Selection Criteria: N/A

h. Additional Information: This strategy may use CDBG funds along with funds from private lending institutions. Any units or applicants receiving assistance from SHIP and other federal, state, or local programs shall be required to comply with any requirements specified by other programs in addition to SHIP program requirements. In the event the SHIP and CDBG programs have restrictions on the same issue, the more restrictive regulation shall take precedence. If one program is silent on the issue, the program with a regulation on the issue shall apply per Florida Administrative Code 67-37.007(12).

1. The improvements to be made must bring the condition of the housing unit up to the City's minimum housing standards and any federal housing quality standards as well as meet the quality standards established in 20 CFR Part 982.401. Under no circumstances shall improvements be made to only improve the aesthetics of the home

F. Rental Rehabilitation	Code 14
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a. Summary: SHIP funds will be used to provide rehabilitation of rental units in the City. Additionally, SHIP funds will be available to IRS approved non-profit organizations for the rehabilitation of rental units. Eligible activities include rehabilitation of rental housing for availability to eligible persons. Permitting, minor and major rehabilitation, weatherization, code compliance, emergency repairs, accessibility for persons with disabilities, and conversions are approved activities.

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

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

d. Maximum award: \$ 75,000 per unit and \$225,000 per project

e. Terms:

1. Repayment loan/deferred loan/grant: Deferred loan. Funds will be secured by a recorded mortgage and note. A lien in the amount of the assistance shall be placed on the property as subordinate mortgage
2. Interest Rate: 0%
3. Years in loan term: 20 years



4. Forgiveness: Loan Forgiven after 20 years
5. Repayment: Not required if the loan is in good standing
6. Default: For all awards, a default will be determined as: sale, transfer, or conveyance of property; conversion to another use; failure to maintain standards for compliance as required by any of the funding sources. If any of these occur, the outstanding balance will be due and payable.

If the property is foreclosed on by a superior mortgage holder, the City will try 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 through the non-profit housing provider, rental housing will be assisted on a first-qualified, first-served basis. Special needs priority followed by very low-income and low-income households.
- g. Sponsor Selection Criteria: SHIP funds are available to IRS approved non-profit organizations on a competitive basis according to the City's procurement procedures. Sponsor will maintain waiting lists on a first-qualified, first-served basis. Sponsors will be selected according to their qualifications determined by mission, experience, financial stability, capacity, type of program, and overall ability to meet SHIP requirements. The City Housing staff will evaluate each application submitted. In the initial phase, staff will review the application for general conformance with submission requirements. The evaluation phase by the City's Selection Committee will ensure an in-depth review of the following:
 - Compliance with SHIP regulations
 - Project risk analysis
 - Financial risk analysis
 - Capacity and experience
 - Project feasibility
 - Adherence to SHIP eligibilities/requirements
 - Past Performance evaluation
- h. Additional Information: Preference will be given to projects that guarantee ongoing affordability of each unit and have a mechanism to monitor and implement ongoing affordability of the units.

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 current permitting process begins in the Community Development Department's Permitting Division. The division receives a permit application for processing and determines if the Plan Review process is required or if the permit can be issued over the counter to the applicant based on the permit type. If a plan review process is required, all associated fees are collected at the time of application. If it is determined that the required permit can be issued over the counter, fees are collected, and the permit is issued.

The staff subsequently determines if the permit application is required to undergo an "expedited" review process or the "standard" review process. The general plan review process takes between 7 days for a residential project and 21 days for a commercial project. The current lists of expedited permits include city-owned property, affordable housing, and permits that can be issued over the counter.

The permit applications that undergo an "expedited" review process are processed, scanned and distributed immediately to the Plan Review. In addition, the files and plans are scanned and distributed electronically to the plan reviewers that are required to review the permit application. They are also notified by email of the need to "expedite" their review. The completion time for the expedited review process is approximately one to two business days and requires cooperation of all departments.

Upon completion of the Plan Review process, either a Plan Review comment letter or a fee sheet is generated and sent to the applicant to inform them of the outcome of the review process. Plans that have to be resubmitted or revised are processed and distributed using the same process (standard or expedited) that was used previously.

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 Fort Myers created an Affordable Housing Oversight team with the responsibility to review and consider the impact of City and State policies on affordable housing. The Affordable Housing Oversight Team and the Local Affordable Housing Advisory Committee will be responsible for making recommendations on policy changes, code amendments, and/or any other items that may impact the cost of affordable housing.

C. Other Incentive Strategies Adopted:

MODIFICATION OF IMPACT FEES

Impact Fees often increase the cost of housing thus limiting the availability of affordable housing and/or the number of developers willing to provide affordable housing. The purpose of an impact fee waiver is to modify impact fee requirements by reducing or waiving fees.

Established policy and procedures: In both Lee County and the City of Fort Myers, the imposition of impact fees, except school impact fees, is waived for residential construction zone located within the boundaries. Also, the collection rates for Road, School, Regional Park and Fire/EMS impact fees are reduced in accordance with the following schedule:

	Commencement Date	Expiration Date
55%	March 10, 2022	Until further action by LCBOCC

FLEXIBLE DENSITIES

Allowing flexible densities provides opportunities for developers to be more flexible in their pricing and provide more affordable housing.

Established policy and procedures: The existing Land Development Code allows for a variety of density options.

RESERVATION OF INFRASTRUCTURE CAPACITY

With the requirements that new development cannot occur without infrastructure capacity, there is a growing need to ensure capacity is reserved in the water, sanitary sewer, transportation, and school systems for affordable housing.

Established policy and procedures: There is no current policy to reserve infrastructure capacity. This is decided on a case-by-case basis and per each development.

PARKING AND SETBACK REQUIREMENTS

Surface parking for multi-family developments consumes an exorbitant amount of land that can be used for additional development.

Established policy and procedures: The current code requires the following for parking and setbacks

Single-family:

Two (2) off-street parking spaces per dwelling unit with a twenty (20') feet setback; and twenty-five (25') feet front facing garage setbacks.

Multifamily:

1 bedroom or studio: 1.5 spaces per unit, 2+ bedrooms: 2 spaces per unit
Visitor: 1 space per 15 units with fifteen (15') feet for multi-family

AFFORDABLE ACCESSORY RESIDENTIAL UNITS

Accessory Dwellings provide supplementary housing that can be integrated into existing single-family neighborhoods to provide a typically lower priced housing alternative with little or no negative impact on the character of the neighborhood.

Established policy and procedures: Accessory Dwelling units are permitted, but may not be leased, rented, or utilized for commercial purposes.

FLEXIBLE LOT CONFIGURATIONS

Flexible Lot Configurations provide flexibility for owners with substandard or small lot configurations.

Established policy and procedures: Flexible lot configurations are not allowed by-right for affordable housing projects, but the City encourage and allow zero lot-line, angled lots, and other lot configurations.

MODIFICATION OF STREET REQUIREMENTS

On-street parking cuts costs from excess parking areas. Reduced pavement widths cut costs and increase safety for both the pedestrian and vehicle driver.

Established policy and procedures: The existing code requires that each traffic lane shall be a minimum of 12 feet in width on a public local road and the road shall be 50 feet in width with curb and gutter and 60 with swale. Each traffic lane shall be a minimum of ten feet in width with a two-foot mountable curb for private roads in residential communities. Additional lanes shall be constructed as needed to maintain the level standard of service on all streets and intersections. Deceleration or turning lanes shall be provided where deemed necessary and constructed in accordance with the turn lane policy

Private community roadways shall be built to City roadway specifications as if a public roadway.

PUBLIC LAND INVENTORY

Established policy and procedures: The City of Fort Myers Housing Division currently holds the Land Bank Inventory of vacant lots and structures throughout the City. Annually, the Real Estate Division identifies City Lots that are suitable for affordable housing. The Administration Section 2-38 Conveyance of City property, and Section 2-39 Acquisition of Fort Myers Land Development code regulates the sell and purchase of property. In

addition, State Statute 163.380 requires the City to inventory vacant lots that were approved for affordable residential development and approved the list by City ordinance and submit to the State. The list requires updating every three years.

SUPPORT OF DEVELOPMENT NEAR TRANSPORTATION HUBS

With the possibility of fuel costs increasing and the downturn in the economy, it is more important than ever to live near public transportation and areas with opportunities for employment.

Established policy and procedures: Affordable housing development near transportation hubs are addressed in the Future Land Use section of the Comprehensive Plan.

INCLUSIONARY ZONING

Inclusionary Zoning assists in the preparation of mixed-use environments with multiple housing types and income levels. By linking the production of affordable housing to private market development, inclusionary zoning expands the supply of affordable housing while dispersing affordable units throughout the municipality.

Established policy and procedures: The City will adopt SB 102 for inclusionary zoning policy, which superseded existing local government policies.

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.

City of Fort Myers

Fiscal Year: 2025-2026	
Estimated SHIP Funds for Fiscal Year:	\$ 777,501.00
Salaries and Benefits	\$ 71,500.00
Office Supplies and Equipment	\$ 750.00
Travel Per diem Workshops, etc.	\$ 4,000.00
Advertising	\$ 1,500.00
Other*	\$
Total	\$ 77,750.00
Admin %	10.00%
	OK
Fiscal Year 2026-2027	
Estimated SHIP Funds for Fiscal Year:	\$ 777,501.00
Salaries and Benefits	\$ 71,500.00
Office Supplies and Equipment	\$ 750.00
Travel Per diem Workshops, etc.	\$ 4,000.00
Advertising	\$ 1,500.00
Other*	\$
Total	\$ 77,750.00
Admin %	10.00%
	OK
Fiscal Year 2027-2028	
Estimated SHIP Funds for Fiscal Year:	\$ 777,501.00
Salaries and Benefits	\$ 71,500.00
Office Supplies and Equipment	\$ 750.00
Travel Per diem Workshops, etc.	\$ 4,000.00
Advertising	\$ 1,500.00
Other*	\$
Total	\$ 77,750.00
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:	

Exhibit B
Timeline for SHIP Expenditures

City of Fort Myers affirms that funds allocated for these fiscal years will 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.

[illegible]

Set-Asides			
Percentage Construction/Rehab (75% requirement)		85.5%	OK
Homeownership % (65% requirement)		85.5%	OK
Rental Restriction (25%)		0.0%	OK
Very-Low Income (30% requirement)		\$ 375,000	OK
Low Income (30% requirement)		\$ 145,000	OK
Moderate Income		\$ 145,000	18.6%

**CERTIFICATION TO
FLORIDA HOUSING FINANCE CORPORATION**

Local Government or Interlocal Entity: **CITY OF FORT MYERS**

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).

Witness

Teresa Watkins Brown
Chief Elected Official or designee

Witness

Teresa Watkins Brown, Mayor Pro Tem
Type Name and Title

Date

OR

Mary Hagemann
Attest:
Mary Hagemann, CMC
City Clerk



RESOLUTION 2025-56

A RESOLUTION OF THE CITY OF FORT MYERS COUNCIL OF THE CITY OF FORT MYERS, 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; 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 *section 420.9075, F.S.* 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 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 \$350,000.00 may use up to 10 percent of program income for administrative costs.

WHEREAS, the Economic and 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 FORT MYERS, FLORIDA to submit the Local Housing Assistance Plan for review and approval so as to qualify for said documentary stamp tax funds; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT MYERS,

FLORIDA that:

Section 1: The City Council of the City of Fort Myers 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 2025-2026, 2026-2027, 2027-2028.

Section 2: Mayor Kevin Anderson and City Manager Marty Lawing are hereby designated and authorized to execute any documents and certifications required by the Florida Housing Finance Corporation as

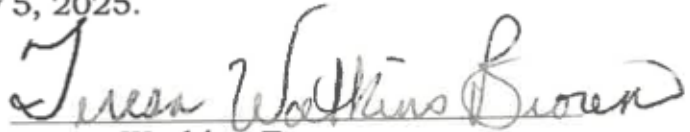
related to the Local Housing Assistance Plan, and to do all things necessary and proper to carry out the term and conditions of said program.

Section 3: This resolution shall take effect immediately upon its adoption.

RESOLUTION NO. 2025-56

PASSED IN PUBLIC SESSION of the City Council of the City
of Fort Myers, Florida, on May 5, 2025.

Aye


Teresa Watkins Brown
(Mayor Pro Tem)

Aye


Diana Giraldo

Aye


Terolyn P. Watson

Aye


Liston D. Bochette III

Aye


Fred Burson

Aye


Darla Bonk
Councilpersons

APPROVED on May 5, 2025.

—

Not Present
Kevin B. Anderson
Mayor

FILED in the Office of the City Clerk on May 5, 2025.




Mary Hagemann, CMC
City Clerk

ORDINANCE NO. 3997

ORDINANCE NO. 3997

AN ORDINANCE
To Be Entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT MYERS, FLORIDA, AMENDING CITY CODE, SUB-PART A, ADMINISTRATIVE CODE, CHAPTER 2, ADMINISTRATION, ARTICLE III, BOARDS, COMMITTEES, AND COMMISSIONS, DIVISION 11 LOCAL AFFORDABLE HOUSING ADVISORY COMMITTEE, SECTION 2-305, CREATED; COMPOSITION; APPOINTMENT; TERMS AND SECTION 2-307, DUTIES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF FORT MYERS, FLORIDA, that:

SECTION 1. The City Code of the City of Fort Myers, Sub-Part A, Administrative Code, Chapter 2 Administration, Article III. Boards, Committees, Commissions, Division 11 Local Affordable Housing Advisory Committee, Section 2-305 Created; Composition; Appointment; Terms and Section 2-307 Duties, are hereby amended to update language in compliance with Florida Statute Chapter 420, Part VII State Housing Initiatives Partnership, to read as follows:

DIVISION 11. LOCAL AFFORDABLE HOUSING ADVISORY COMMITTEE

Sec. 2-305. Created; composition; appointment; terms.

- (a) Pursuant to Section 420.9076, Florida Statutes, there is hereby created a board of at least eight (8), but no more than eleven (11) members to be known as the Local Affordable Housing Advisory Committee, the members of which committee shall be appointed in the manner and for the duties and obligations hereinafter provided. The Committee shall include one (1) member of the city council. Each city council member will nominate one (1) member, the mayor will nominate one (1) member, and three (3) board members shall be at-large members nominated by a majority of the

ORDINANCE NO. 3997

members of city council. Each nominee shall be presented to city council for consideration of appointment. After consideration of each nominee, city council shall make such appointments to the committee as it deems appropriate. Nominees that are not appointed by city council shall be replaced with a new nomination from the elected official who made the original nomination. City council shall make the final decision on all appointments consistent with this ordinance and Florida Statute 420.9076.

(b) The board shall consist of eleven (11) members as herein provided including one (1) member of the City Council. Members of the board shall serve for three (3) year terms. Any member may be reappointed from term to term upon nomination by city council and the mayor and appointed by city council in the manner provided above. Each member shall either be a resident, be employed within the city limits or own property within the city. The committee shall include at least one representative from at least six of the categories below :

- (1) One (1) citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- (2) One (1) citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- (3) One (1) citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
- (4) One (1) citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- (5) One (1) citizen who is actively engaged as a for-profit provider of affordable housing.

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- (6) One (1) citizen who is actively engaged as a not-for-profit provider of affordable housing.
 - (7) One (1) citizen who is actively engaged as a real estate professional in connection with affordable housing.
 - (8) One (1) citizen who actively serves on the local planning agency pursuant to F.S., § 163.3174.
 - (9) One (1) citizen who actively resides within the jurisdiction of the City of Fort Myers .
 - (10) One (1) citizen who represents employers within the City of Fort Myers .
 - (11) One (1) citizen who represents essential services personnel, as defined in the local housing assistance plan.
- (c) Whenever a vacancy shall occur, a successor shall be appointed in like manner to serve for the remainder of such term.
- (d) Any member who fails to attend two (2) of three (3) successive meetings without cause shall be automatically removed from the committee, the city clerk shall be notified of such vacancy, and the vacancy shall be filled as provided in subsections b(1) through (11) above.
- (e) All members shall serve without compensation.

Sec. 2-307. Duties.

The Local Affordable Housing Advisory Committee as constituted in this division, shall act in an advisory capacity as follows:

- (1) Annually, the Local Affordable Housing Advisory Committee shall review the established policies and procedures, ordinances, land development regulations, and

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adopted local government comprehensive plan of the City of Fort Myers and shall recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. The recommendations may include the modification or repeal of existing policies, procedures, ordinances, regulations, or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions, including recommendations to amend the local government comprehensive plan and corresponding regulations, ordinances, and other policies. At a minimum, the advisory committee shall submit an annual report to the city council and to the entity providing statewide training and technical assistance for the Affordable Housing Catalyst Program which includes recommendations on the implementation of affordable housing incentives in the following areas:

- a. The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in Florida Statute § 163.3177(6)(f)3 .
- b. All allowable fee waivers provided for the development or construction of affordable housing. .
- c. The allowance of flexibility in densities for affordable housing.
- d. The reservation of infrastructure capacity for housing very-low-income persons, low-income persons, and moderate-income persons.
- e. Affordable accessory residential units.
- f. The reduction of parking and setback requirements for affordable housing.

ORDINANCE NO. 3997

- g. The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
 - h. The modification of street requirements for affordable housing.
 - i. The establishment of a process by which the City considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
 - j. The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
 - k. The support of development near transportation hubs and major employment centers and mixed-use developments.
- (2) The Local Affordable Housing Advisory Committee recommendations may also include other affordable housing incentives identified by the advisory committee. Local governments that receive the minimum allocation under the State Housing Initiatives Partnership Program shall perform the initial review but may elect to not perform the annual review.
- (3) The approval by the advisory committee of its local housing incentive strategies recommendations and its review of local government implementation of previously recommended strategies must be made by affirmative vote of majority of the membership of the advisory committee taken at a public hearing. Notice of the time, date, and place of the public hearing of the advisory committee to adopt its evaluation and final local housing incentive strategies recommendations must be published in a newspaper of general paid circulation in the county. The notice must contain a short and concise summary of the evaluation and local housing incentives strategies recommendations to be considered by the advisory committee. The notice must state

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the public place where a copy of the evaluation and tentative advisory committee recommendations can be obtained by interested persons. The final report, evaluation, and recommendations shall be submitted to the Florida Housing Finance Corporation.

- (4) Within 90 days after the date of receipt of the evaluation and the local housing incentive strategies recommendations from the advisory committee, the city council shall adopt an amendment to its local housing assistance plan to incorporate the local housing incentive strategies it will implement within its jurisdiction. The amendment must include, at a minimum, the local housing incentive strategies required under F.S. § 420.9071(18). The city council must consider the strategies specified in Florida Statute §420.9076 sub-sections (4)(a) through (k) above as recommended by the advisory committee.
- (5) The city clerk shall notify the Florida Housing Finance Corporation by certified mail of the adoption by city council of an amendment to the local housing assistance plan to incorporate local housing incentive strategies. The notice must include a copy of the approved amended plan.
- (6) If the Florida Housing Finance Corporation fails to receive timely the approved amended local housing assistance plan to incorporate local housing incentive strategies, a notice of termination of its share of the local housing distribution shall be sent by certified mail by the Florida Housing Finance Corporation to the city . The notice of termination must specify a date of termination of the funding if the city has not adopted an amended local housing assistance plan to incorporate local housing incentive strategies. If the city has not adopted an amended local housing assistance plan to incorporate local housing incentive strategies by the termination date specified

ORDINANCE NO. 3997

in the notice of termination, the local distribution share terminates; and any uncommitted local distribution funds held by the city in its local housing assistance trust fund shall be transferred to the Local Government Housing Trust Fund to the credit of the Florida Housing Finance Corporation to administer the local government housing program . If the city's local distribution share has been terminated, the city may subsequently elect to receive its local distribution share by adopting an amended local housing assistance plan to incorporate local housing incentive strategies in the manner and according to the procedure provided in Florida Statute s.420.9076 and by adopting an ordinance in the manner required in Florida Statute s.420.9072.

- (7) The advisory committee may perform other duties at the request of the city , including:
- a. The provision of mentoring services to affordable housing partners including developers, banking institutions, employers, and others to identify available incentives, assist with applications for funding requests, and develop partnerships between various parties.
 - b. The creation of best practices for the development of affordable housing in the community.
- (8) The advisory committee shall be cooperatively staffed by the City department or division having authority to administer local planning or housing programs to ensure an integrated approach to the work of the advisory committee.
- (9) The locally elected official serving on the advisory committee, or locally elected designee, must attend biannual regional workshops convened and administered under the Affordable Housing Catalyst Program as provided in Florida Statute § 420.531(2). If the locally elected official or locally elected designee fails to attend three (3) consecutive regional workshops, the Florida Housing Finance Corporation may

ORDINANCE NO. 3997

withhold funds pending the person's attendance at the next regularly scheduled biannual meeting.

SECTION 2. Severability.

If for any reason, any section, subsection, paragraph, sentence, clause, or phrase of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance.

SECTION 3. Effective Date.

This ordinance shall become effective immediately upon adoption.

PUBLIC HEARINGS

(Will be heard about 5:15 p.m. or as soon thereafter as can be heard)

- 5.1 Ordinance No. 3997 amending Article III, Boards, Committees, and Commissions, Division 11, Local Affordable Housing Advisory Committee, Composition, Appointment, and Terms (Steven Belden, Community Development)

Public Input: None

Adopted.

- 5.2 Ordinance No. 4023 adopting amendments to the Municipal Services, Capital Improvements, and Concurrency Management Elements of the Comprehensive Plan incorporating the updated 10-Year Water Supply Plan (Steven Belden, Community Development)

Public Input: None

Adopted.

- 5.3 Ordinance No. 4035 Downtown Plan Update 2024 (Michele Hylton-Terry, Community Redevelopment Agency)

Public Input:

Joe Beck spoke in support of the Community Redevelopment Agency (CRA) Downtown expansion and felt that the next step is planning the Pedestrian Shed in which he provided design concept ideas.

Tabled to the January 6, 2025, City Council Regular Meeting, Oscar M. Corbin, Jr. City Hall, 2200 Second Street.

- 5.4 Housing and Urban Development (HUD) Community Development Block Grant Program (CDBG) 4th Program Year Consolidated Annual Performance and Evaluation Report (CAPER) for fiscal year 2023-2024 (Steven Belden, Community Development)

Public Input: None

Approved.

6. PERMISSION TO ADVERTISE

- 6.1 Permission to Advertise Ordinance No. 4038 for a Public Hearing on January 6, 2024, declaring the intention of the City of Fort Myers, Florida, to change its territorial limits by the voluntary annexation of unincorporated parcels of land consisting of 5.06 acres of land, more or less, lying contiguous to the boundary limits of the City, on three parcels located at 4653 and 4565 Dr. Martin Luther King Jr., Boulevard and Folio #10254101 in unincorporated Lee