DeSoto County

SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP)

2026-2027, 2027-2028, 2028-2029

BoCC approved 10/13/2026

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I. Program Details:

A. LG(s)

Name of Local Government	DeSoto Board of County Commissioners
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: 2026-2027, 2027-2028, 2028-2029

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:

1. Hurricane Disaster-related households
   a. Very low
   b. Low

2. Special Needs households
   a. Very low
   b. Low

3. Very low-income households

4. Low-Income households

5. Essential Services Personnel Households
   a. Very low-income
   b. Low-income

6. Moderate-Income households

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 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	Administer and Maintain	10%
Third Party Entity/Sub-recipient		

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:** Up to 2% of the contracted SHIP award for Owner Occupied Rehabilitation and Demolition/Reconstruction will be added to the award and reflected in the mortgage or DPL. The delivery costs will be Title search, recording fees, and appraisals.

T. Essential Service Personnel Definition (ESP): DeSoto County defines essential services personnel as, any household earning 120 percent area median income (AMI) or below and is employed in the education system, City or County government, medical and health services, or Public Safety/First Responders and skilled building trades.

U. Describe efforts to incorporate Green Building and Energy Saving products and processes: When economically feasible, will require low or no-VOC paint for all interior walls (low-VOC means 50 grams per liter or less for flat paint, 150 grams per liter or less for non-flat paint), low-flow water fixtures in bathrooms along with the following requirements Toilets: 1.6 gallon/flush or less, Faucets: 1.5 gallons/minute or less, Showerheads: 2.2 gallon/minute or less, Water Sense labeled products are preferred. EnStar-qualified refrigerator, Energy Star-qualified exhaust fans in all bathrooms, and Air conditioning minimum SEER of 14 is also preferred.

***V.* Describe efforts to meet the 20% Special Needs set-aside:** Special Needs is a priority in all DeSoto County strategies and the County partners with social services agencies servicing the designated Special Needs populations to achieve the goal of the special needs set aside.

***W.* Describe efforts to reduce homelessness:** The County has a strategy for Rapid Re-Housing specifically for homeless residents of DeSoto County to obtain quality, safe, decent, and affordable rental housing. Funds are set aside for first, last, and security deposits.

Section II. LHAP Strategies:

A. Owner Occupied Rehabilitation	Code 3

a. Summary: Funds will be awarded to households in need of repairs to correct code violations, health and safety issues, repair or replacement of septic systems, repairs to wells, electrical, plumbing, roofing, windows, and other structural items.

b. Fiscal Years Covered: 2026-2027, 2027-2028, 2028-2029

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

d. Maximum award: $70,000

e. Terms:

1. Repayment loan/deferred loan/grant: Funds will be awarded as a deferred loan secured by a recorded subordinate mortgage and note.
2. Interest Rate: 0%
3. Years in loan term: 30-year mortgage with the ability to re-income certify for an extension.
4. Forgiveness: 50% of the full award is forgiven after 5 years.
5. Repayment: Pay the outstanding balance at the end of 30 years.
1. Default: Sale, transfer, or conveyance of property, conversion to rental property; loss of homestead exemption status; failure to occupy the home as a primary residence; and foreclosure. If default of this mortgage should occur, the outstanding balance will be due and payable. If the homeowner dies, or if a married couple, the survivor dies, the loan will be in default. However, the loan may be assumed by a SHIP-eligible heir who will 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 due and payable.

f. Recipient/Tenant Selection Criteria: Applicants will be ranked for assistance based on a first-qualified, first-served basis, with the priorities as outlined in section 1 (l).

g. Sponsor Selection Criteria: N/A

h. Additional Information:

1. Applicant must be current on any real property taxes owed to DeSoto County, and recipients may only receive assistance once every 10 years and no more than twice for the same property in a lifetime from the same funding source.
2. Homeowners must have a homestead exemption at the address for at least a year or show proof that they have lived there for more than four years before the approval of the rehabilitation.
3. There can be no liens or judgments on or against the property, with the exception of a mortgage.
4. Mobile homes are not eligible for this strategy.
5. This strategy qualifies for a mortgage extension if the applicant continues to income-qualify. An income-eligible heir may qualify to assume the lien.

B. Purchase Assistance with and without Rehab	Code 1 & 2

a. Summary: Funds will be awarded for the down payment and closing costs to households for the purchase of a newly constructed or existing home. A newly constructed home must have received a certificate of occupancy within the last twelve months, and assistance with rehab for an existing home must have had at least $2,500 in repairs in the past twelve months.

b. Fiscal Years Covered: 2026-2027, 2027-2028, 2028-2029

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

d. Maximum award: $15,000 for very low income, low income, and $10,000 for moderate income

e. Terms:

2. Repayment loan/deferred loan/grant: Deferred loan secured by a note and mortgage.
3. Interest Rate: 0%
4. Years in loan term: 30-year
5. Forgiveness: Non-forgivable
6. Repayment: The loan is due and payable at the end of the 30-year DPL, eligible for extension with income re-certification.
7. Default: Sale, transfer, or conveyance of property; conversion to rental property; loss of homestead exemption status; failure to occupy the home as a primary residence; or foreclosure. If the homeowner dies, or if a married couple, the survivor dies, the loan will be in default. However, the loan may be assumed by a SHIP-eligible heir who will 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 due and payable.

f. Recipient/Tenant Selection Criteria: Applicants will be selected based on a first-qualified, first-served basis, with the priorities as outlined in section 1 (l)

g. Sponsor Selection Criteria: N/A

h. Additional Information:

1. Applicants must secure a first mortgage from an approved lender, must complete a HUD-approved home buyer education class, and have a valid contract for the home before applicants receive an application.
2. Applicants must make a minimum contribution of $1500 towards the purchase or closing costs. The cost of the homebuyer education class is included in the $1500 contribution.
3. Purchase assistance with rehab for an existing home must have at least $2500 in repairs in the past twelve months. New construction must have a certificate of occupancy within the last twelve months.
4. This strategy is eligible for a mortgage extension as long as the applicant continues to income-qualify.
5. The purchase price for construction or the purchase of an existing home may not exceed $350,000. If purchasing a mobile home, it must have been built on or after June 2010.

C. Demolition/Reconstruction	Code 4

a. Summary: Funds will be awarded for the demolition and reconstruction of existing owner-occupied single-family homes if the County finds that rehabilitation of the home would surpass 50% of the current value of the home.

b. Fiscal Years Covered: 2026-2027, 2027-2028, 2028-2029

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

d. Maximum award: $200,000

e. Terms:

1. Repayment loan/deferred loan/grant: Funds will be awarded as a deferred loan (DPL) secured by a subordinate mortgage and note.
2. Interest Rate: 0%
3. Years in loan term: 30-year DPL
4. Forgiveness: 50% of the award will be forgiven over 5 years; title search, recording fees, and appraisal costs will be added to the forgivable DPL.
5. Repayment: 50% of the award will be due in full at the end of the 30-year DPL term, eligible for extension with income re-certification.
8. Default: Sale, transfer, or conveyance of property; conversion to rental property; loss of homestead exemption status; failure to occupy the home as a primary residence; or foreclosures. If default of this mortgage should occur, the outstanding balance will be due and payable. If the homeowner dies, or if a married couple, the survivor dies, the loan will be in default. However, the loan may be assumed by a SHIP-eligible heir who will 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 due and payable.

f. Recipient/Tenant Selection Criteria: Applicants will be selected based on a first-qualified, first-served basis with priorities as outlined in section 1 (l).

g. Sponsor Selection Criteria: N/A

h. Additional Information:

1. Applicants must be current on any real property taxes owed to DeSoto County, and recipients may only receive this assistance strategy once in a lifetime.
2. Homeowners must have a homestead exemption at the address for at least 12 months or show proof that they have lived there for at least four years prior to being approved. There can be no liens or judgments on or against the property with the exception of a first mortgage.

3. This strategy qualifies for a mortgage extension if the applicant continues to income-qualify. An income-eligible heir may qualify to assume the lien as long as they choose to live in the home full-time. Default constitutes immediate payoff of the lien.

D. Rapid Re-Housing	Code 26

a. Summary: Funds will be awarded to homeless residents in DeSoto County to obtain quality, safe, decent, and affordable rental housing. Funds will assist in the first and last month's rent and security deposit.

b. Fiscal Years Covered: 2026-2027, 2027-2028, 2028-2029

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

d. Maximum award: $2,500.

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: Recipients must be income-eligible families and deemed homeless as defined by F.S. 420.621. Rents will not exceed the limits as adjusted by the number of bedrooms. Applicants will be referred by a CoC lead or Social Services agency and will be assisted on a first-qualified, first-served basis.

g. Sponsor Selection Criteria: N/A

h. Additional Information: Applicants must show the ability to make monthly rental payments by providing proof of income sufficient to pay the rent, and the lease must be for twelve months. The rental unit must pass a home inspection from the County Building Department for health and safety. Rent must not exceed 30% of the applicant's monthly income before taxes (gross income).

E. 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, 2028-2029

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

c. Maximum award: $2,500 (relocation assistance)
$500 (lot rental assistance)
$5,000 (rehab/emergency repairs)

e. Terms:

7. 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.
8. Interest Rate: 0%
9. Years in loan term: N/A for relocation assistance and lot assistance; forgivable for 5 years for rehab/emergency repairs.
10. Forgiveness: N/A for relocation assistance and lot assistance. Forgiven at the end of 5 years for rehab/emergency repairs, as long as the loan is in good standing.
11. Repayment: N/A for relocation assistance and lot assistance. None required at the end of 5 years for rehab/emergency repairs as long as the loan is in good standing.
12. 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 cases where the qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by a SHIP-eligible heir who will 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 due and payable.

    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 of 2010 is eligible.

F. Disaster Recovery	Code 5

a. Summary: In times of disaster, the declaration by Executive Order of a President or the Governor, and for the recovery from such disaster, unencumbered funds may be diverted to address emergency housing needs. All applicants whose health and safety have been affected by the declared disaster will take priority in all LHAP strategies.

b. Fiscal Years Covered: 2026-2027, 2027-2028, 2028-2029

Income Categories to be served: very low, low, mod

c. Maximum award: $ $15,000 (VLI max $15,000, LI $12,500, and Mod $6,500)

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: In full if found in default
6. Default: Failure to use funds for the purposes they were allocated for.

f. Recipient/Tenant Selection Criteria: N/A

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

h. Additional Information: All repairs must be done by a licensed contractor or established volunteer organization that specializes in Disaster repair and rebuilding of homes for disaster recovery. Must be a DeSoto County resident. Emergency repair funds can be used for, but are not limited to, critical health and safety issues in the home, such as septic, water heater, well pump, etc. Must receive 2-3 quotes and go with the lowest, soonest available contractor. Applicant must be the homesteaded owner of the DeSoto County property. Emergencies and disasters are described separately.

G. Emergency Repair	Code 6

a. Summary: Funds will be awarded for an Emergency Repair. An Emergency repair is considered a repair that immediately affects the health and safety of the occupants.

b. Fiscal Years Covered: 2026-2027, 2027-2028, 2028-2029

c. Income Categories to be served: very low, low

d. Maximum award: $8,000

e. Terms:
1. Repayment loan/deferred loan/grant: Deferred loan secured by a note and a Deferred Payment Loan.
2. Interest Rate: 0%
3. Years in loan term: 5 years
4. Forgiveness: forgivable

5. Repayment: The loan is due and payable if found in default within the 5-year term of the Deferred Payment Loan.
6. Default: Sale, transfer, or conveyance of property; conversion to rental property; loss of homestead exemption status; failure to occupy the home as a primary residence; or foreclosure. If the homeowner dies, or if a married couple, the survivor dies, the loan will be considered satisfied.

f. Recipient/Tenant Selection Criteria: Under this strategy, priority will be provided to households that do not have running water, functioning A/C units, or working septic systems. Emergency repair funds can be used for, but are not limited to, critical health and safety issues in the home, such as septic, water heater, well pump, etc. Must receive 2-3 quotes and go with the lowest, soonest available contractor. Applicant must be the homesteaded owner of the DeSoto County property, or provide proof that they have lived in the home for at least four (4) years.

g. Sponsor Selection Criteria: N/A

h. Additional Information:
1. Applicants must complete the application and provide all requested documents (listed on the application).
2. Homeowners must have a homestead at the address for at least a year or show proof that they have lived there for more than four years before the approval of the rehabilitation.
3. Applicant must provide a quote from a minimum of three Contractors.
4. The lowest, first available quote will be chosen for the repair.

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.

DeSoto County grants first priority in plan review and processing to expedite the issuance of permits to applicants for an affordable housing project. The application must be submitted completely with affordable housing or Social Services written on the application, along with the required fees. The applications marked affordable housing or Social Services are expedited. The County Social Services department staff continually monitors the progress of the application for the continued expedited process.

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 before their adoption.

County staff continually monitors and reviews potential affordable housing impacts prior to passing policies, procedures, regulations, or ordinances that might contribute to increased costs for residential

housing. The Planning Commission shall also review the established policies and procedures, ordinances, and development regulations, and plan provisions to identify and eliminate any unnecessary impediments to affordable housing and make recommendations to the Board of County Commissioners.

C. Name of the Strategies Adopted: Increased Densities adopted on December 14, 2010. The allowance of flexibility in densities for affordable housing: Comprehensive Plan Future Land Use Element Policy 1.1.4 lists affordable housing as an item to give consideration for bonus density. A person would be able to review the County's Comprehensive Plan Future Land Use Element Policy at the County Planning and Zoning office located in the Administration Building. The land development regulations have been amended to reflect this process.

D. Zero Lot line Development allowance of flexible lot configurations, including zero lot line developments for affordable housing. The land development regulation Section 3500 permits zero lot line developments for affordable housing.

E. Accessory Residential Units allowance of affordable accessory residential units in residential zoning districts. Land Development Regulation Section 8101 Accessory Dwelling Unit permits these dwelling units as accessory uses if within single-family homes and provided they meet limited requirements, such as being designed not to interfere with the design and appearance of the principal structure as a single-family unit. Garage apartments are also allowed as permitted accessory dwelling units.

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 (2026)

DeSoto County

Fiscal Year: 2026-2027		
Estimated SHIP Funds for Fiscal Year:	$	350,000.00
Salaries and Benefits	$	35,000.00
Office Supplies and Equipment	$	-
Travel Per diem Workshops, etc.	$	-
Advertising	$	-
Other*	$	-
Total	$	35,000.00
Admin %		10.00%
		OK
Fiscal Year 2027-2028		
Estimated SHIP Funds for Fiscal Year:	$	350,000.00
Salaries and Benefits	$	35,000.00
Office Supplies and Equipment	$	-
Travel Per diem Workshops, etc.	$	-
Advertising	$	-
Other*	$	-
Total	$	35,000.00
Admin %		10.00%
		OK
Fiscal Year 2028-2029		
Estimated SHIP Funds for Fiscal Year:	$	350,000.00
Salaries and Benefits	$	35,000.00
Office Supplies and Equipment	$	-
Travel Per diem Workshops, etc.	$	-
Advertising	$	-
Other*	$	-
Total	$	35,000.00
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

DeSoto County affirms that funds allocated for these fiscal years will meet the following deadlines:

Fiscal Year	Encumbered	Expended	Closeout Report
2026-2027	6/30/2028	6/30/2029	9/15/2029
2027-2028	6/30/2029	6/30/2030	9/15/2030
2028-2029	6/30/2030	6/30/2031	9/15/2031

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
2026-2027	3/30/2029	6/15/2029
2027-2028	3/30/2030	6/15/2030
2028-2029	3/30/2031	6/15/2031

Requests for Expenditure Extensions (close-out year ONLY) must be emailed to kathy.cutler@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 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

2026-2027

Name of Local Government: DeSoto County

Estimated Funds (Anticipated allocation only): $ 350,000

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
3	Owner Occupied Rehabilitation	Yes	2	$70,000	2	$70,000			$280,000.00	$0.00	$280,000.00	4
1,2	Purchase Assistance with and without Rehab	No			1	$25,000		$15,000	$0.00	$25,000.00	$25,000.00	1
4	Demolition/Reconstruction	Yes							$0.00	$0.00	$0.00	0
5	Emergency/Disaster Assistance	Yes				$18,000	1	$6,500	$6,500.00	$0.00	$6,500.00	1
3,28,29	Manufactured Housing (Mobile Homes)	Yes							$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
									$0.00	$0.00	$0.00	0
	Total Homeownership		2		3		1		$286,500.00	$25,000.00	$311,500.00	6
Purchase Price Limits:			New	$ 350,000	Existing	$ 350,000						
			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
26	Rapid Re-housing	No		$2,500					$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
									$0.00	$0.00	$0.00	0
	Total Rental		0		0		0		$0.00	$0.00	$0.00	0
	Administration Fees		$	35,000	10%		OK					
	Home Ownership Counseling		$	3,500								
	Total All Funds		$	350,000	OK							

Set-Asides

Percentage Construction/Rehab (75% requirement)		81.9%	OK
Homeownership % (65% requirement)		89.0%	OK
Rental Restriction (25%)		0.0%	OK
Very-Low Income (30% requirement)		$ 140,000	40.0% OK
Low Income (30% requirement)		$ 165,000	47.1% OK
Moderate Income		$ 6,500	1.9%

FLORIDA HOUSING FINANCE CORPORATION

HOUSING DELIVERY GOALS CHART

2027-2028

Name of Local Government: DeSoto County

Estimated Funds (Anticipated allocation only): $ 350,000

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
3	Owner Occupied Rehabilitation	Yes	2	$70,000	2	$70,000			$280,000.00	$0.00	$280,000.00	4
1,2	Purchase Assistance with and without Rehab	No			1	$25,000		$15,000	$0.00	$25,000.00	$25,000.00	1
4	Demolition/Reconstruction	Yes		$200,000					$0.00	$0.00	$0.00	0
5	Emergency/Disaster Assistance	Yes		$18,000		$15,000	1	$6,500	$6,500.00	$0.00	$6,500.00	1
3,28,29	Manufactured Housing (Mobile Homes)	Yes							$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
									$0.00	$0.00	$0.00	0
	Total Homeownership		2		3		1		$286,500.00	$25,000.00	$311,500.00	6
Purchase Price Limits:			New	$ 350,000	Existing	$ 350,000						
			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
26	Rapid Re-housing	No		$2,500					$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
									$0.00	$0.00	$0.00	0
	Total Rental		0		0		0		$0.00	$0.00	$0.00	0
	Administration Fees		$	35,000	10%		OK					
	Home Ownership Counseling		$	3,500								
	Total All Funds		$	350,000	OK							

Set-Asides

Percentage Construction/Rehab (75% requirement)		81.9%	OK
Homeownership % (65% requirement)		89.0%	OK
Rental Restriction (25%)		0.0%	OK
Very-Low Income (30% requirement)		$ 140,000	40.0% OK
Low Income (30% requirement)		$ 165,000	47.1% OK
Moderate Income		$ 6,500	1.9%

FLORIDA HOUSING FINANCE CORPORATION

HOUSING DELIVERY GOALS CHART

2028-2029

Name of Local Government: DeSoto County

Estimated Funds (Anticipated allocation only): $ 350,000

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
3	Owner Occupied Rehabilitation	Yes	2	$70,000	2	$70,000			$280,000.00	$0.00	$280,000.00	4
1,2	Purchase Assistance with and without Rehab	No			1	$25,000		$15,000	$0.00	$25,000.00	$25,000.00	1
4	Demolition/Reconstruction	Yes							$0.00	$0.00	$0.00	0
5	Emergency/Disaster Assistance	Yes				$18,000	1	$6,500	$6,500.00	$0.00	$6,500.00	1
3,28,29	Manufactured Housing (Mobile Homes)	Yes							$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
									$0.00	$0.00	$0.00	0
	Total Homeownership		2		3		1		$286,500.00	$25,000.00	$311,500.00	6
Purchase Price Limits:			New	$ 350,000	Existing	$ 350,000						
			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
26	Rapid Re-housing			$2,500					$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
									$0.00	$0.00	$0.00	0
	Total Rental		0		0		0		$0.00	$0.00	$0.00	0
	Administration Fees		$	35,000	10%		OK					
	Home Ownership Counseling		$	3,500								
	Total All Funds		$	350,000	OK							

Set-Asides

Percentage Construction/Rehab (75% requirement)		81.9%	OK
Homeownership % (65% requirement)		89.0%	OK
Rental Restriction (25%)		0.0%	OK
Very-Low Income (30% requirement)		$ 140,000	40.0% OK
Low Income (30% requirement)		$ 165,000	47.1% OK
Moderate Income		$ 6,500	1.9%