



City of Homestead

SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP)

2025-2026, 2026-2027, 2027-2028

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E. Signed, dated, witnessed or attested adopting resolution	
F. Ordinance: (If changed from the original creating ordinance)	
G. Interlocal Agreement	

I. Program Details:**A. LG(s)**

Name of Local Government	City of Homestead
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. The city currently uses the following partners in its housing programs: Centro Campesino and Rebuilding Together
- 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:

- | |
|---|
| <ol style="list-style-type: none"> 1. Elderly Residents (62 and over) 2. Households with Special Needs members. |
|---|

- 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	N/A

- 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	Community Development & Human Services Division, City of Homestead	10%
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: N/A

T. Essential Service Personnel Definition (ESP): ESP includes 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 will incorporate residential green building and energy-saving criteria in new construction or rehabilitation projects using SHIP funds, subject to funding availability. The green building features will include items such as (i) Water-Conserving Appliances and Fixtures (toilets, shower heads, faucets) (ii) Energy Star Appliances (refrigerator and stove), (iii) Efficient Lighting Interior / Exterior, (iv) Upgrading of Insulation (attics, walls and new roofing materials), (v) Tank Less Water Heaters, (vi) Water –Permeable Walkways, (vii) Air Conditioning Units with a higher Seer Rating, (viii) Impact Resistant Windows.

V. Describe efforts to meet the 20% Special Needs set-aside: The City will achieve the goal of the special needs set-aside primarily through the Emergency Home Repair Assistance Program. Preference will be given to an eligible homeowner with households with Persons With Special Needs as defined in Section 420.0004 (13) and elderly (62 years or older) households when applying for assistance.

W. Describe efforts to reduce homelessness: The City of Homestead participates in the Miami-Dade County food and beverage tax that supports the elimination of homelessness in Miami-Dade County, including the City of Homestead. This contribution allows the Homeless Trust to provide shelter, transitional and permanent housing to Continuum of Care. Additionally, the city uses its CDBG funds to support organizations such as

New Hope and Miami Bridge. New Hope provides transitional housing and substance abuse treatment, helping residents stabilize and prepare for permanent housing. Miami Bridge serves as an emergency shelter for youth, Miami Bridge offer a safe haven for children and teenagers in crisis, including those who are homeless. The city's rental housing strategy will prioritize projects that will provide set-asides for Special Needs populations

Section II. LHAP Strategies:

A. Strategy Name: Emergency Home Repair Assistance Program	Code 6
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- a. Summary: The Emergency Home Repair Assistance Program will provide emergency repair assistance to owner-occupied single-family homes in the city. The City will provide SHIP funds to assist the homeowner to carry out limited repairs such as roofing, electrical and plumbing to immediately rectify potentially hazardous conditions that threaten the life, safety and health of the occupants.

- b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028
- c. Income Categories to be served: Very low, low and moderate
- d. Maximum award: \$30,000
- e. Terms:
1. Repayment loan/deferred loan/grant: Deferred payment loan
 2. Interest Rate: 0%
 3. Years in loan term: 7 years
 4. Forgiveness: Forgiven at the end of the 7 years
 5. Repayment: No repayment required if the homeowner lives in the property for 7 years
 6. Default: The loan will be in default if during the Loan term the homeowner sells, transfers, or conveys the property the property to another person or entity. Any conversion to a rental property, loss of homestead exemption status, or failure to occupy the home as primary residence will also trigger default. Upon default, the full loan amount will be due and payable at an interest rate of 3%.

In cases where the qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by an income eligible heir who will occupy the home as their 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 city 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: Recipients will be selected on a first qualified, first served basis with priorities as listed in section 1(l). Other selection criteria include the following:
1. The value of the property must not exceed the maximum sales price allowed under the SHIP program
 2. The homeowner must not be delinquent on any city or county obligations. Also, all mortgages on the property must be current.
 3. Priority will be given to elderly homeowners or homeowners with an occupant that meets the Special Needs definition in Section 420.0004 (13).
- g. Sponsor Selection Criteria: N/A
- h. Additional Information:

B. Strategy Name: Disaster Relief Program	Code 5, 16
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|--|
| <p>a. Summary: The Disaster Relief strategy provides funds to households following a disaster or emergency declared by the President of the United States or Governor of the State of Florida. SHIP disaster funds will be used for the following items:</p> <ol style="list-style-type: none"> 1. Rehabilitation of Owner-Occupied Housing- Assistance to households whose homes need repair to correct life threatening, health and safety defects after a disaster or to make immediate repairs to prevent or correct exposure of the property to the environment. 2. Rental, Mortgage and Utility Payment Assistance – Grants to cover rental payments, mortgage payments and utilities for households affected by a disaster. |
|--|
- b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028
- c. Income Categories to be served: Very low, low and moderate
- d. Maximum award: \$ 15,000
- e. Terms:
1. Repayment loan/deferred loan/grant: This amount will be provided as a grant.
 2. Interest Rate: N/A
 3. Years in loan term: N/A
 4. Forgiveness: N/A
 5. Repayment: N/A
 6. Default: N/A
- f. Recipient/Tenant Selection Criteria: Recipients will be selected on a first qualified, first served basis with priorities as listed in section 1(l). Other selection criteria include the following:
1. The value of the property must not exceed the maximum sales price allowed under the SHIP program

2. The homeowner must not be delinquent on any city or county obligations. Also, all mortgages on the property must be current.

Priority will be given to elderly homeowners or homeowners with an occupant that meets the Special Needs definition in Section 420.0004 (13).

- g. Sponsor Selection Criteria: N/A
- h. Additional Information:

C. Manufactured Housing (Mobile Homes)	Code 3, 28, 29
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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 and 2027-2028
- c. Income Categories to be served: Very low, low and moderate
- d. Maximum award: \$10,000 (relocation assistance)
\$5,000 (lot rental assistance)
\$15,000 (rehab/emergency repairs)
- e. Terms:
 1. Repayment loan/deferred loan/grant: For relocation assistance and lot rent assistance, the funds are awarded as a grant. For rehab/emergency repairs the loan is secured by a note and mortgage/lien.
 2. Interest Rate: 0%
 3. Years in loan term: N/A for relocation assistance and lot assistance, 10 years for rehab/emergency repairs
 4. Forgiveness: N/A for relocation assistance and lot assistance, forgiven at the end of the term for rehab/emergency repairs.
 5. Repayment: N/A for relocation assistance and lot assistance. None required for rehab/emergency repairs as long as loan is in good standing.
 6. Default: N/A for relocation assistance and lot assistance. For rehab/emergency repairs, the loan will be determined to be in default if any of the following occurs during the Loan term: sale, transfer, or conveyance of property; conversion to a rental property; loss of homestead exemption status; or failure to occupy the home as primary residence. If any of these occur, the outstanding balance will be due and payable.

In 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 1994 is eligible.

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:

By administrative order, the following procedure has been set up by the development services division to expedite permitting for affordable housing projects.

1. A Permit Coordinator in the Development Services has been assigned as the coordinator for all affordable housing permit applications.
2. All affordable housing permit applications received in the department will be marked as such and delivered to the affordable housing permit coordinator.
3. The coordinator will ensure that these projects are reviewed first by each discipline before any other development. This is done through a flag in the City's permit application system.
4. Any review comments will be promptly communicated with the developer so that any corrections can be made quickly,
5. For affordable housing projects of more than 100 units, the building department will set aside days for concurrent review of all disciplines with the developer and architect of record. This process will significantly reduce the back-and-forth nature of permit reviews thereby expediting the permit.
6. Monthly permits and in progress reports for all affordable housing projects will be submitted monthly to the community development and Human Services Division.

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:

By administrative direction, all Local Comprehensive Plan and Land-use Development Regulations (LDR) that can affect the cost of affordable housing will be sent to the Community Development and Human Services Division for review to determine to what extent the change in policies or regulations will affect the cost of affordable housing. Such determination will then be made part of the write up for the item to be considered by the City Council.

With the establishment of the Affordable Housing Advisory Committee (AHAC), such changes will also be reviewed by the committee and a report produced for the consideration of the City Council during a review of the item.

- C. Other Incentive Strategies Adopted: None

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 Homestead

Fiscal Year: 2025-2026	
Estimated SHIP Funds for Fiscal Year:	\$ 412,125.00
Salaries and Benefits	\$ 16,200.00
Office Supplies and Equipment	\$ 2,500.00
Travel Per diem Workshops, etc.	\$ 2,500.00
Advertising	\$ 4,000.00
Other*	\$ 16,000.00
Total	\$ 41,200.00
Admin %	10.00%
	OK
Fiscal Year 2026-2027	
Estimated SHIP Funds for Fiscal Year:	\$ 379,380.00
Salaries and Benefits	\$ 16,200.00
Office Supplies and Equipment	\$ 2,338.00
Travel Per diem Workshops, etc.	\$ 2,200.00
Advertising	\$ 3,200.00
Other* (Legal and consulting)	\$ 14,000.00
Total	\$ 37,938.00
Admin %	10.00%
	OK
Fiscal Year 2027-2028	
Estimated SHIP Funds for Fiscal Year:	\$ 379,380.00
Salaries and Benefits	\$ 16,200.00
Office Supplies and Equipment	\$ 2,338.00
Travel Per diem Workshops, etc.	\$ 2,200.00
Advertising	\$ 3,200.00
Other*	\$ 14,000.00
Total	\$ 37,938.00
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: Legal services and consulting services	

Exhibit B
Timeline for SHIP Expenditures

City of Homestead 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)		80.1%	OK
Homeownership % (65% requirement)		80.1%	OK
Rental Restriction (25%)		0.0%	OK
Very-Low Income (30% requirement)	\$ 210,000	51.0%	OK
Low Income (30% requirement)	\$ 120,000	29.1%	OK
Moderate Income	\$ -	0.0%	

**CERTIFICATION TO
FLORIDA HOUSING FINANCE CORPORATION**

Local Government or Interlocal
Entity:

CITY OF HOMESTEAD

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.

2025

- (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

Witness

Date

OR

Attest

Chief Elected Official or designee

Nzeribe Ihekweba, PhD, PE, ICMA-CM - City Manager

Type Name and Title

(Seal)



CITY OF HOMESTEAD, FLORIDA

RESOLUTION NO. R2026-09-150

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING THE 2025-2028 LOCAL HOUSING ASSISTANCE PLAN (LHAP) TO INCORPORATE THE MOBILE HOME AND MANUFACTURED HOUSING REQUIREMENTS OF SENATE BILL 594 (SB 594), CHAPTER 2026-173, LAWS OF FLORIDA; APPROVING THE AMENDED LHAP; AUTHORIZING ITS SUBMISSION TO THE FLORIDA HOUSING FINANCE CORPORATION (FHFC) FOR APPROVAL; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State of Florida enacted the William E. Sadowski Affordable Housing Act, Chapter 92-317, Laws of Florida, which provides funding to local governments for the development and preservation of affordable housing; and

WHEREAS, on April 8, 2025, by Resolution No. R2025-04-35, the City Council approved the City's 2025-2028 Local Housing Assistance Plan (LHAP), enabling the City to participate in the State Housing Initiatives Partnership (SHIP) Program and to receive SHIP funds; and

WHEREAS, Senate Bill 594 (SB 594), enacted as Chapter 2026-173, Laws of Florida, and effective July 1, 2026, amended section 420.9075, Florida Statutes, to require each county and eligible municipality to include in its LHAP a strategy addressing the needs of persons deprived of affordable housing due to the closure of a mobile home park and a strategy for providing program funds to mobile home owners, as defined in section 723.003, Florida Statutes, which must include lot rental assistance; and

WHEREAS, SB 594 further authorizes lot rental assistance for eligible mobile homeowners in an amount not to exceed six months' rent and authorizes State Housing Initiatives Partnership (SHIP) Program funds for rehabilitation and emergency repairs of mobile homes; and

WHEREAS, the Florida Housing Finance Corporation (FHFC) requires the amended LHAP to be submitted for review and approval, and the City Council finds it in the best interest of the City to amend the LHAP to incorporate the required manufactured housing strategy and maintain compliance with the SHIP Program.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF HOMESTEAD, FLORIDA, AS FOLLOWS:**

Section 1. Recitals Adopted. That each of the above stated recitals is hereby adopted, confirmed and incorporated herein.

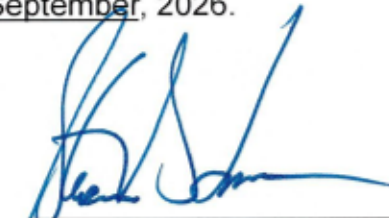
Section 2. Approval of the Amended Local Housing Assistance Plan for 2025-2028. That the City Council hereby approves the amended 2025-2028 Local Housing Assistance Plan, including the manufactured housing strategy required by SB 594 and sections 420.9075(3)(d) and (i), Florida Statutes, which addresses persons deprived of affordable housing due to mobile home park closures and provides SHIP Program funds to mobile home owners, as defined in section 723.003, Florida Statutes, including lot rental assistance subject to the six-month limitation in section 420.9072(7)(b)3., Florida Statutes.

Section 3. Implementation. That the City Manager is hereby authorized to execute and submit all necessary documentation to FHFC and to take any and all

additional action necessary to implement the amended 2025-2028 LHAP and the purposes of this Resolution.

Section 4. Effective Date. That this Resolution shall become effective immediately upon adoption hereof.

PASSED AND ADOPTED THIS 23rd **day of** September, 2026.



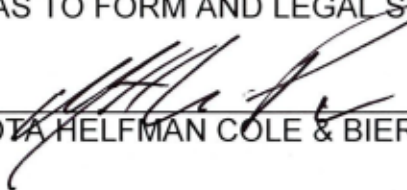
STEVEN D. LOSNER,
Mayor

ATTEST:



ELIZABETH SEWELL, MPA, MMC
City Clerk


APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
City Attorney

Moved by:
Seconded by:
Council Vote:

Vice Mayor Jenifer N. Bailey
Councilman Clemente Canabal
7-0

FINAL VOTE AT ADOPTION

Mayor Steven D. Losner	<u>YES</u>
Vice Mayor Jenifer N. Bailey	<u>YES</u>
Councilwoman Erica G. Ávila	<u>YES</u>
Councilman Clemente Canabal	<u>YES</u>
Councilman Sean L. Fletcher	<u>YES</u>
Councilwoman Kimberly Konsky	<u>YES</u>
Councilman Larry Roth	<u>YES</u>