

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING AND ADOPTING THE CITY OF MIAMI BEACH LOCAL HOUSING ASSISTANCE PLAN (LHAP) FOR THE STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM FOR FY 2025-2026, 2026-2027 AND 2027-2028, AS REQUIRED BY THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM ACT, CODIFIED IN SECTIONS 420.907-420.9079, FLORIDA STATUTES; AND AUTHORIZING THE CITY MANAGER AND CITY CLERK TO EXECUTE ANY NECESSARY CERTIFICATIONS; AND FURTHER AUTHORIZING THE ADMINISTRATION TO TRANSMIT THE LHAP TO THE FLORIDA HOUSING FINANCE CORPORATION (FHFC) FOR ITS REVIEW AND APPROVAL.

WHEREAS, the State Housing Initiatives Partnership Program (SHIP), administered through the Florida Housing Finance Corporation (FHFC), was established in 1992 by the William E. Sadowski Affordable Housing Act, Chapter 92-317 of Florida Sessions Laws; and

WHEREAS, SHIP Program funds are derived from documentary stamp levies on real estate transactions, held in the SHIP Program Trust Fund, and thereafter allocated to local governments for the development and maintenance of affordable housing; and

WHEREAS, SHIP funds are leveraged with or used to supplement other funding sources such as HOME Investment Partnership (HOME) and Community Development Block Grant (CDBG) Programs to assist income-eligible households obtain access to affordable housing; and

WHEREAS, the State Housing Initiatives Partnership (SHIP) Act, codified in §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 (LHAP), outlining how funds will be used; and

WHEREAS, the LHAP must meet the following statutory program requirements:

- At least 75% of the overall funds must be used for construction, rehabilitation or emergency repairs of affordable, eligible housing;
- At least 65% of the overall funds must be used for homeownership activities (homebuyer activities or owner-occupied rehabilitation projects);
- At least 30% of the overall funds must be reserved for activities that benefit low-income households;
- At least 30% of the overall funds must be reserved for activities that benefit very-low income households;
- At least 20% of overall funds must be utilized to assist households with a disabled member; and
- Up to 10% of funds can be allocated towards administrative costs such as salaries, advertisement, reports, and appraisals; and

WHEREAS, the Administration has prepared a draft LHAP for FY 2025-2026, 2026-2027 and 2027-2028, a copy of which is attached to the City Commission Memorandum accompanying this Resolution, pursuant to the requirements of the Act and the SHIP Program Rule, issued by the FHFC, containing the following housing strategies and funding priorities for income-eligible households:

- A. Purchase Assistance with Rehabilitation;
- B. Owner-Occupied Rehabilitation;
- C. Foreclosure Prevention;
- D. Disaster Assistance;
- E. Rental Development for Multi-Family Residential Properties with Income-eligible Tenants; and
- F. Rental Assistance (Tenant); and

WHEREAS, the FY 2022-2023, 2023-2024, 2024-2025 LHAP expires June on 30, 2025; and

WHEREAS, the draft LHAP was presented to the Affordable Housing Advisory Committee (AHAC) for review on January 21, 2025, and the committee passed a motion supporting its submission to the FHFC; and

WHEREAS, the Administration issued a notice announcing a 30-day public comment period from February 10, 2025 to March 11, 2025, to solicit public input on the draft LHAP and to date no comments have been received; and

WHEREAS, the final LHAP must be approved by the Mayor and City Commission and the FHFC before May 2, 2025; and

WHEREAS, the City Manager recommends approving the proposed LHAP for FY 2025-2026 through FY 2027-2028.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby approve the City's Local Housing Assistance Plan (LHAP) for the State Housing Initiatives Partnership (SHIP) Program for FY 2025-2026, 2026-2027 and 2027-2028, as required by the State Housing Initiatives Partnership Program Act, codified in Sections 420.907-420.9079, Florida Statutes; and authorize the City Manager and City Clerk to execute any necessary certifications; and further authorize the Administration to transmit the LHAP to the Florida Housing Finance Corporation (FHFC) for its review and approval.

PASSED and ADOPTED this ____ day of _____, 2025.

STEVEN MEINER, MAYOR

ATTEST:

RAFAEL E. GRANADO, CITY CLERK

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney

3/10/2025

Date