

RESOLUTION NO. 2026-62

A RESOLUTION OF CITY OF DELTONA, FLORIDA APPROVING THE SUBSTANTIAL REVISION TO THE LOCAL HOUSING ASSISTANCE PLAN AS REQUIRED BY THE STATE HOUSING INITIATIVES PARTNERSHIP ACT, SUBSECTIONS 420.907-420.9079, FLORIDA STATUTES, AND RULE CHAPTER 67-37, FLORIDA ADMINISTRATIVE CODE; STATUTES;AND RULE CHAPTER 67-37, FLORIDA ADMINISTRATIVE CODE; ADOPTION OF RECITALS; PROVIDING FOR IMPLEMENTING ACTIONS; AUTHORIZING AND DIRECTING THE CITY MANAGER OR DESIGNEE 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; PROVIDING FOR CONFLICTS, SCRIVENERS' ERRORS, SEVERABILITY, AND 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 Florida Statute §420.9075, 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% 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; and

WHEREAS, the Planning and Community Development Department has prepared a substantial revision to the three-year Local Housing Assistance Plan for submission to the Florida Housing Finance Corporation; and

WHEREAS, the Planning and Community Development Department has included in the three-year Local Housing Assistance Plan the Manufactured Housing strategy as required by SB 549; and

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

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS AND PROMISES CONTAINED HEREIN, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, THE PARTIES AGREE AS FOLLOWS:

Section 1: ADOPTION OF RECITALS.

The foregoing recitals are true and correct and are hereby ratified, adopted, and incorporated into this Agreement as if fully set forth herein.

Section 2. APPROVING THE SUBSTANTIAL REVISION TO THE LOCAL HOUSING ASSISTANCE PLAN.

The City Commission of the City of Deltona hereby approves the Substantial Revision to the Local Housing Assistance Plan, as attached and incorporated hereto for submission to the Florida Housing Finance Corporation as required by Florida Statutes §§420.907-420-9079, for fiscal years 2025-2026, 2026-2027, and 2027-2028.

Section 3. IMPLEMENTING ACTIONS.

The City Manager is 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 terms and conditions of said program. The City Manager or designee is hereby authorized to administer the LHAP, and any Citizen Participation documents.

Section 4. CONFLICTS.

All Resolutions, or parts of Resolution, insofar as they are inconsistent or in conflict with the provisions of this Resolution are hereby repealed to the extent of any conflict.

Section 5. SCRIVENER'S ERRORS.

The City Attorney, City Clerk, and City Manager are authorized to make or approve typographical, clerical, scrivener's, formatting, and other non-substantive corrections to this Agreement that do not change the intent of the Parties or any substantive term of this Agreement. The City Manager may execute a corrected counterpart reflecting such changes.

Section 6. SEVERABILITY. In the event that any portion of this Resolution is determined to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portion or sections of the Resolution which shall remain in full force and effect.

Section 7. EFFECTIVE DATE. This Resolution shall become effective immediately upon its passage and adoption by the City Commission.

**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF
DELTONA, FLORIDA THIS _____ DAY OF _____,
2026.**

First Reading:

Advertised:

Second Reading:

BY:

Santiago Avila, Jr., MAYOR

ATTEST:

Joyce Raftery, CMC, MMC, CITY CLERK

Approved as to form and legality
for use and reliance of the City of
Deltona, Florida:

Gemma Torcivia, CITY ATTORNEY

TG Law PLLC

Name	Ye s	No
Avila-Vazquez		
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Heriot		
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Santiago		
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