

PUBLIC NOTICE
SEMINOLE COUNTY
COMMUNITY SERVICES DEPARTMENT
COMMUNITY DEVELOPMENT DIVISION
STATE HOUSING INITIATIVES
PARTNERSHIP (SHIP) PROGRAM
LOCAL HOUSING ASSISTANCE PLAN
FOR FISCAL YEARS 2025-2028
INVITATION FOR PUBLIC COMMENTS

In 1992, the State of Florida enacted the William E. Sadowski Affordable Housing Act, allocating a portion of documentary stamp taxes collected to local governments for the development and maintenance of affordable housing. As a result, the State Housing Initiatives Partnership (SHIP) Act, pursuant to Sections 420.907-420.9079, Florida Statutes (2025), Florida Administrative Code, and Rule Chapter 67-37, requires participating jurisdictions to develop a three-year Local Housing Assistance Plan (LHAP) outlining its plan for allocating SHIP funds and describes the local affordable housing strategies it will employ to meet the county's affordable housing needs.

Pursuant to Chapter 420-907 Part VII of the Florida State Statutes, Seminole County Community Services Department is inviting public comments on its LHAP for Fiscal Years 2025-26, 2026-27, and 2027-28. The plan includes five strategies it will employ to support homeownership and two strategies to support rental housing.

Homeownership Strategies

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| Purchase Assistance | Provides down payment, closing costs, and principal reduction to first-time homebuyers. |
| Emergency Repairs | Provides financial assistance to homeowners in make repairs and/or alterations to their homes in order to protect the health, safety, and welfare of the household or affect the immediate livability of the home. |
| Owner-Occupied Rehabilitation | Offers qualified homeowners' assistance with needed repairs and/or alterations to improve the health, safety and well-being of the household, and reconstruction and demolition if a home is beyond financial feasibility to repair. |
| Acquisition and New Construction/ Rehabilitation | Allows the County or developers to acquire vacant land or existing housing and construct new housing or rehabilitate existing homes for the purpose of improving the housing stock. |
| Disaster Relief | To be used in case of a disaster for assistance with emergency housing repairs to eligible households. |

Rental Strategies

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| Rental Construction and Rehabilitation | To create or preserve long-term resources of rental housing opportunities for lower income residents. |
| Rental Assistance | Provides grants to eligible renters in danger of becoming homeless, due to an inability to pay security and/or utility deposits. The strategy also includes Rapid Re-Housing, which provides a rental subsidy up to a six-month period to eligible homeless persons/households. |

The Local Housing Assistance Plan will be available for public review and comment beginning **Monday, April 28, 2025 through Tuesday, May 13, 2025** at the Seminole County Community Services Department, 520 W. Lake Mary Blvd., Sanford, FL 32771, Monday through Friday from 8:00 am to 4:00 pm. The report will also be available on our website www.seminolecountyfl.gov/departments-services/community-service/. Members of the public may submit written comments on the plan no later than 4 p.m. May 13, 2025. Comments may be mailed and/or delivered to the Seminole County Community Services Department at the above address or sent via email to bdeese@seminolecountyfl.gov.

The FY2025-2028 Local Housing Assistance will be presented to the Seminole County Board of County Commissioners (BCC) on **Tuesday, May 13, 2025 at 9:30 a.m.** for approval. The meeting will be held at the **Seminole County Services Building Commission Chambers 1101 E. 1st Street, Sanford, FL 32771.**

The telephone number for hearing-challenged callers is (800) 955-8771 and for verbally challenged callers is (800) 955-8770. Both telephone numbers are accessible between the hours of 8:00 am and 5:00 pm, Monday through Friday.