

TO ELIGIBLE NON-PROFIT ORGANIZATIONS AND GOVERNMENT AGENCIES ONLY
NOTICE OF FUNDS AVAILABLE AND SOLICITATION FOR PROPOSALS FOR THE
LEE COUNTY State Housing Initiatives Partnership (SHIP) PROGRAM
FOR FY 2024/2025, FY 2025/2026 and FY 2026/2027



Lee County is pledged to the letter and spirit of U.S. for the achievement of equal housing opportunity throughout the nation. Lee County encourages and supports affirmative advertising and marketing programs in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin.

(SHIP) PROGRAM FUNDING AVAILABILITY: Lee County announces the availability of funding for the SHIP Program. The SHIP program was created per Florida Statute 420.907 and is subject to the rules of Florida Administrative Code 67-37, and the 2023-2026 and 2026-2029 Lee County Local Housing Assistance Plans. The projected funding available for FY2024-2025 is \$440,271, FY 2025-2026 is \$674,361 and FY 2026-2027 is \$3,214,822. All funding is subject to the funds being received from the Florida Housing Finance Corporation.

Application: Applications are available online at <https://www.leegov.com/dcd/planning/ship>. For questions or additional information, please contact Lindsay Hickey at (239) 533-8311 or lhickey@leegov.com.

SHIP Application Deadline is 4:00 p.m. on October 12, 2026: The application period is from September 24, 2026, to October 12, 2026. No application will be accepted prior to September 24, 2026, or after October 12, 2026, at 4:00 p.m. Applications received after the deadline will be disqualified.

Required Pre-application Meeting: A pre-application meeting with staff is required before applying. Pre-application meetings will be scheduled from August 31, 2026, through September 23, 2026. To request a pre-application meeting, please contact Lindsay Hickey at (239) 533-8311 or lhickey@leegov.com.

Eligible Applicants: Applicants must be IRS recognized non-profit organizations or government agencies and must specialize in housing, community development, or supportive housing for people with special needs. For rental strategies, the applicant must specialize in rental housing.

Maximum Housing Value Limitation: The maximum allowable purchase price for a single-family house is \$544,233 and the average median income for a household with four persons is \$105,700.

Maximum Award per Unit: The maximum award by income category is as follows:

- Extremely Low and Very Low-Income: \$100,000 per household unit
- Low-Income Household: \$85,000 per household unit
- Moderate-Income Household: \$25,000 per household unit

Funding Priorities: Lee County will award funding as needed to meet the requirements of the SHIP program, which includes at least 30% of the funding being used to assist Very Low-Income households, 30% of the funding being used to assist Low-Income households, and 20% of the

funding being used to assist households with special needs as defined in 420.0004(13), F.S.* The first priority of funding for households with special needs is to serve persons with developmental disabilities as defined in 393.063(12), F.S.**, with an emphasis on home modifications, including technological enhancements and devices, which will allow homeowners to remain independent in their own homes and maintain their homeownership.

ESTIMATED AMOUNT OF SHIP LOCAL HOUSING DISTRIBUTION PER STRATEGY

Homeownership Strategy: New Construction, Purchase Assistance without Rehabilitation (new only), Acquisition/Rehabilitation, Owner-Occupied Rehabilitation and Disaster Repair/Mitigation
Funds Available:

\$330,203 (FY2024/2025) – Funds must be expended by June 1, 2027.

\$609,907 (FY2025/2026) – Funds must be expended by June 1, 2027.

\$2,411,117 (FY 2026/2027) – Funds must be expended by June 1, 2029.

Eligible Activities: Site preparation, infrastructure, construction, engineering, permitting fees, down payment assistance, and other construction related costs. Purchase assistance with rehabilitation can include acquisition, rehabilitation, and resale of existing homes. Funds may be used for acquisition, infrastructure, permitting fees, rehabilitation, and other construction related costs.

Rental Strategy: New Construction, Rehabilitation for General and/or Special Needs Rental and Disaster Repair / Mitigation

Funds Available:

\$110,068 (FY 2024/2025) – Funds must be expended by June 1, 2027.

\$64,454 (FY 2025/2026) – Funds must be expended by June 1, 2027.

\$803,705 (FY 2026/2027) – Funds must be expended by June 1, 2029.

Rental projects for Special Needs, as defined in 420.0004(13), F.S.*, will have priority over general rental projects. If the amount of funds awarded to rental projects is less than the funding available, funding may be awarded and expended on homeownership strategies instead.

Eligible Activities: Activities related to construction and rehabilitation of rental housing.

**420.0004(13), F.S. “Person with special needs” means an adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition; a young adult formerly in foster care who is eligible for services under s. 409.1451(5); a survivor of domestic violence as defined in s. 741.28; or a person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans’ disability benefits.*

***393.063(12), F.S. “Developmental disability” means a disorder or syndrome that is attributable to retardation, cerebral palsy, autism, spina bifida, or Prader-Willi syndrome; that manifests before the age of 18; and that constitutes a substantial handicap that can reasonably be expected to continue indefinitely.*

