



# Meeting Agenda Item Coversheet

<b>MEETING DATE:</b>		June 2, 2026	<b>Submitted By:</b> Taylor Garcia	
<b>SUBJECT:</b> <i>This will be the name of the Item as it will appear on the Agenda</i>		Approval of Proposed Revisions to the Housing Assistance Purchase Program Yearly (HAPPY) Guidelines		
<b>STAFF RECOMMENDATION:</b> (MOTION READY)		<b>Motion to approve Resolution No. 2026- 10- Approving the proposed revisions to the Housing Assistance Purchase Program Yearly (HAPPY) Overview &amp; Guidelines.</b>		
<b>SUMMARY and/or JUSTIFICATION:</b>		<p>The proposed revisions to the Housing Assistance Purchase Program Yearly (HAPPY) Overview &amp; Guidelines are intended to update and clarify program requirements, improve administrative consistency, align the program with current housing market conditions, and support the City's long-term housing goals.</p> <p>Revisions include updates to eligibility criteria, underwriting and affordability review considerations, income and purchase price limits, application procedures, and program administration provisions.</p>		
<b>SELECT, if applicable</b>		<b>AGREEMENT:</b>		<b>BUDGET:</b>
		<b>STAFF REPORT: X</b>		<b>PROCLAMATION:</b>
		<b>EXHIBIT(S): X</b>		<b>OTHER:</b>
<b>IDENTIFY EACH ATTACHMENT.</b> <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		<b>Exhibit "A" – Revised HAPPY Program Guidelines</b>		
<b>SELECT, if applicable</b>		<b>RESOLUTION</b>	X	<b>ORDINANCE:</b>
<b>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE</b> <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i> <b><u>Please keep text indented.</u></b>		<p style="text-align: center;"><b>RESOLUTION 2026-10</b></p> <p><b>A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PROPOSED REVISIONS TO THE HOUSING ASSISTANCE PURCHASE PROGRAM YEARLY (HAPPY) GUIDELINES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.</b></p>		
<b>FISCAL IMPACT (if any):</b>				\$