



Chief Housing Options (FY26-FY30)

24 April 2026

Options for Chief Housing After 15 Jul 2026

1. Find replacement long-term Housing
 - a. Find new AFFORDABLE rental housing on-island for 2 years remaining on Chief's contract
 - b. Find a donor to DONATE free-use of their home for 2-5 years (Steve Ward/Lee Highsmith proposal)
2. Build to Lease/Purchase Chief Housing
 - a. Same process District used to lease/purchase 2022 Pierce Fire Engine
 - b. Has to be a new build, not an existing home
 - c. Build on Fire Station property
 - d. Purchase a vacant lot on which to build
3. Purchase existing home on-island for up to \$425K, funded by cash reserves
4. Convert Chief from sleeping on-island 5-nights/week to:
 - a. 2-1/3 nights, sleeping in the station (limits over-time costs)
 - b. 5 "daytime" shifts, sleeping in Cape Coral

Options for Chief Staffing After 15 Jul 2026

Course of Action 1

FIND OTHER RENTAL/DONOR HOUSING

- Commissioner Yafchak will take the lead
 - Current rental cost is \$30K/year
 - New cost of up to \$120K/year (based on current short-term rental rates)

Course of Action 2

Build to Lease/Purchase

- Same process as the 2022 Fire Engine purchase
- Best case, likely has 15-18 month lead-time
 - Stick-built over \$800K
 - Kit-built over \$???K
 - Container-built over \$500K

Course of Action 3

PURCHASE CURRENT SHC TOWNHOUSE

- Fry had the lead
 - SHC Board created a new Bylaw to eliminate our ability to renew the lease
 - Same new Bylaw eliminated our ability to rent or purchase anywhere in SHC
 - Question exists whether the Bylaw was implemented correctly and is enforceable
 - Saves **\$20K+/year in Rental Costs** in future years
- Listed for Sale at \$529K
 - Our offer for \$425K was accepted on 8 Mar
 - Reduces **Reserves to \$70K**
- Other Options to Purchase
 - Two active listings in SHC are \$560K (#61) and \$675K (#73)
 - Two homes outside SHC are \$684K and \$689K
 - We can't **afford any of them**

Course of Action 4

CONVERT CHIEF'S ON-ISLAND SCHEDULE

- 2 Shifts Per Week, Sleeping in the Station
 - Saves **\$30K/year in Rental Costs**
 - Schedule didn't work for Martin from Oct 21 – Jan 23 (not enough time to get the job done)
 - Schedule didn't work for Cottrell while he worked 3 shifts/week in Bonita Springs (reason that he retired and contracted full-time, living on-island 5 shifts/week)
 - Schedule 3 new 24-hour Part-Time Shifts that he can't work (without the District paying the Chief OT) costs \$90K/Year
- 5 Shifts Per Week, Sleeping Off-Island
 - Saves **\$30K/year in Rental Costs**
 - Schedule 5 new 24-hour Part-Time Shifts that he can't work (without the District paying the Chief OT) costs \$150K/Year
 - **Equals \$425K in 3 Years** but reduces the Reserves over time

Options for Chief Housing

	Current Baseline	Purchase SHC TH	Donated Use	New Rental	Build to Lease 15 Yrs		Chief 2-1/3 Shifts	Chief 5 Shifts	Assumptions
					\$500K	\$800K			
FY26 SHC Townhouse Rent	\$30,000								- 3% Increase in rent and labor costs
FY26 Remaining	\$5,000								
SHC Townhouse Rent		(\$5,000)					(\$5,000)	(\$5,000)	
Pay & Benefits					\$31,188	\$31,188	\$16,654	\$31,188	
One-Time Cost		\$425,000							
FY27 Annual Cost Housing	\$30,900	\$10,000	\$0	\$120,000					- 5% interest rate for Line of Credit Charges for 3 +/- months each year
FY27 Pay & Benefits					\$167,043	\$167,043	\$89,201	\$167,043	
FY27 Line of Credit Cost		\$3,750							
FY28 Annual Cost Housing	\$31,827	\$10,000	\$0	\$123,600	\$57,600	\$87,600			- 6% interest rate for Lease/Purchase contract
FY28 Pay & Benefits							\$91,877	\$172,054	
FY28 Line of Credit Cost		\$3,750						\$0	
FY29 Annual Cost Housing	\$32,782	\$10,000	\$0	\$127,308	\$57,600	\$87,600			
FY29 Pay & Benefits							\$94,633	\$177,216	
FY29 Line of Credit Cost		\$3,750						\$3,750	
FY30 Annual Cost Housing	\$33,765	\$10,000	\$0	\$131,127	\$57,600	\$87,600			- \$10K in TH fees and insurance
FY30 Pay & Benefits							\$97,472	\$182,532	
FY30 Line of Credit Cost		\$3,750						\$3,750	
									- \$6K home insurance
Budgeted FY26	\$30,000	(\$30,000)	(\$30,000)	(\$30,000)	(\$30,000)	(\$30,000)	(\$30,000)	(\$30,000)	
Budget Baseline FY27-FY30		(\$134,274)	(\$134,274)	(\$134,274)	(\$134,274)	(\$134,274)	(\$134,274)	(\$134,274)	- 4 Years of TH Rent in baseline "saved"
Total Cost (1 Aug 2026 - 30 Sep 2030)	\$134,274	\$340,726	(\$134,274)	\$367,761	\$236,757	\$326,757	\$250,564	\$598,259	
Capital Asset for FD	NO	YES	NO	NO	YES	YES	NO	NO	