

Lee County Board Of County Commissioners
Agenda Item Summary

Blue Sheet No: 20030182

1. REQUESTED MOTION

ACTION REQUESTED: Execute grant award agreements for \$810,465.00 in the first round of supplemental funds from fiscal years 2001/2002 and for the Affordable Housing Program funded through the State Housing Initiatives Partnership (SHIP).

WHY ACTION IS NECESSARY: The Planning Division administers the Lee County Affordable Housing Program-SHIP; the Affordable Housing Committee reviews the SHIP grant applications. The Chairman of the Board of County Commissioners must sign grant award agreements and commitment letters

WHAT ACTION ACCOMPLISHES: Allows the county to enter into additional grant award agreements for fiscal year 2001/2002 to increase the supply of affordable housing and implement the Local Housing Assistance Plan.

2. DEPARTMENTAL CATEGORY: 04
COMMISSION DISTRICT #: CW

C4A

3. MEETING DATE:
02-25-2003

4. AGENDA:

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON
- TIME REQUIRED:

5. REQUIREMENT/PURPOSE:

- (Specify)
- STATUTE
 - ORDINANCE
 - ADMIN. CODE
 - OTHER

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER N/A
 - B. DEPARTMENT Community Development
 - C. DIVISION Planning
- BY: Paul O'Connor, AICP, Planning Director
POC 2/10/03

7. BACKGROUND: On November 16, 1999 the Board of County Commissioners authorized grant award agreements for fiscal year 1999/2000 and issued commitment letters for fiscal years 2000/2001 and 2001/2002 based on projected allocations of SHIP dollars to Lee County. However, because actual SHIP funds allocated to Lee County exceeded the projections, Lee County solicited additional proposals. The acceptance period was from December 23, 2002 to January 22, 2003.

The Affordable Housing Committee reviewed the proposals and staff funding recommendations during a public meeting on February 10, 2003. The recommendations for funding are attached. Proposals were evaluated as to whether they were eligible. Eligible proposals were ranked based on selection criteria.

The funding recommendations are in compliance with the 1999-2002 Local Housing Assistance Plan (LHAP) adopted by the Board of County Commissioners on April 13, 1999, and approved by the Florida Housing Finance Corporation on September 13, 1999. The LHAP provides for the expenditure of funds received through the SHIP program.

SHIP Funds received are maintained in accounts LB 55405 13801.508302 S/L LB005

Attachments: Ranking, Evaluation and Summary sheets for the first round of supplemental funds for 2001/2002

7. MANAGEMENT RECOMMENDATIONS:

8. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services	G County Manager
[Signature]	[Signature]			[Signature]	[Signature] 2/11/03 OM 2/11/03 Risk 2/12/03 GC 2/11/03	[Signature] 2/12/03

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
 Date: 2/10/03
 Time: 2:08 pm
 Forwarded To: [Signature]
 Date: 2/13/03

RECEIVED BY
 COUNTY ADMIN.
 2/10/03
 3pm
 2-11-03
 11:20 PM

FORWARD WITH AGREEMENT AND BLUE SHEET

ALL INFORMATION IS REQUIRED - DO NOT LEAVE ANY BLANKS - USE N/A WHEN NOT APPLICABLE

GRANT AT A GLANCE

GRANT AWARD INFORMATION

1. **County Grant ID (project #):** SAMAS Vendor ID # 5960007
2. **Title of Grant:** SHIP (State Housing Initiatives Partnership)
3. **Amount of Award:** \$810,465.00 (Supplemental Cycle #1 - 2001/2002)
4. **Amount of Match Required:** \$0.00
5. **Type of Match:** N/A
(cash, in-kind etc)

6. SOURCE OF GRANT FUNDS & CATALOG NUMBER:

FEDERAL <input type="checkbox"/> CFDA #N/A	STATE <input checked="" type="checkbox"/> CSFA #52.901
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7. **Agency Contract Number:** N/A

8. Contract Period:	Begin Date: 7/1/01	End Date: 6/30/04
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9. **Name of Subrecipient(s)** See attached Blue Sheets for grant awards.

10. **Business Unit(s):** LB 55405 13801 LB005

11. **Scope of Grant:** To make affordable residential units available to
(describe project) persons with very-low, low, or moderate incomes and persons who have special housing needs, including, but not limited to homeless persons, migrant farm workers, and persons with developmental disabilities.

FORWARD WITH AGREEMENT AND BLUE SHEET

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ADMINISTERING DEPARTMENT INFORMATION

1. Department: Department of Community Development/Planning

2. Contacts:

Program Mgr. Gloria M. Sajgo, AICP	Phone #: 479-8311
Fiscal Mgr. Peter Cloutier, CD/PW	Phone #: 479-8512

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GRANTOR AGENCY INFORMATION

(The agency you signed this agreement with)

1. Grantor Agency: Florida Housing Finance Corporation
2. Program Title/Division: SHIP (State Housing Initiatives Partnership)
3. Agency Contact: Thomas W. Burt, SHIP Administrator
4. Phone Number: (850) 488-4197
5. Mailing Address: Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, FL 32301-1329

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SOURCE OF FUNDS

1. Original Funding
Source: N/A
(name of agency where funding originated from)
2. Pass Through Agency: N/A
(middleman if any? Example: federal \$\$ from US DOT given to STATE of FL DOT--then from STATE DOT to Lee County DOT --- STATE of FL DOT is the pass-through agency).
3. Additional Information for Other Agencies Involved:
N/A

- 3a. Is the County a Grantee
or Subrecipient in #3 above: N/A

FORWARD WITH AGREEMENT AND BLUE SHEET

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REPORTING REQUIREMENTS

- 1. Does this grant require a separate subfund?** **YES** **NO**
(Example: you need to return interest earnings)

Please Explain: **Must report income annually but do not return it.**

- 2. Is funding received in advance?** **YES** **NO**
(If **YES**, please indicate conditions for returning residual proceeds, or interest and the address to return it to, if different from the Grantor Agency Information)

Funding is awarded on a periodic basis throughout the 1st year of the contract as it is received and then disbursed by the State.

COMMENTS--INSTRUCTIONS:

**Grant Applications
SHIP Proposals - Agency Rankings and Funding Recommendations
Applications for 2001-2002 Supplemental Cycle # 1**

Homeownership - New Construction	Application #	Ranking	Points	Agency	Amount Requested	SHIP Funds Available	SHIP Funds Recommended
	1	1	119	Habitat for Humanity Scattered Sites	\$ 500,000.00	\$ 542,911.00	\$ 222,911.00
	3	2	108	LCHDC Scattered * (See Note 1)	\$ 110,000.00		\$ 110,000.00
	2	3	94	BSHDC Scattered	\$ 210,000.00		\$ 210,000.00
	4	4	66	DIAD * (See Note 2)	\$ 95,000.00		\$ -
Total Homeownership - New Construction					\$ 915,000.00		\$ 542,911.00

Homeownership Rehabilitation	Application #	Ranking	Points	Agency	Amount Requested	SHIP Funds Available	SHIP Funds Recommended
	5	1	86	LCHDC and Homes for All	\$ 56,033.00	\$ 56,033.00	\$ 56,033.00
	6	2	77	CC Housing Rehab & Dev Corp	\$ 56,033.00		\$ -
Total Homeownership - Rehabilitation					\$ 112,066.00		\$ 56,033.00

Rental & Special Needs	Application #	Ranking	Points	Agency	Amount Requested	SHIP Funds Available	SHIP Funds Recommended
	9	1	154	SWFAS	\$ 150,000.00	\$ 211,521.00	\$ 150,000.00
	7	2	120	LCHDC - Supportive Housing	\$ 55,412.00		\$ 55,412.00
	10	3	103	LARC	\$ 39,400.00		\$ 6,109.00
	8	4		WITHDRAWN			
Total Rental & Special Needs					\$ 39,400.00		\$ 211,521.00

Amount Requested	SHIP Funds Available	SHIP Funds Recommended
\$ 1,066,466.00	\$ 810,465.00	\$ 810,465.00

* NOTE 1: LCHDC will receive SHIP funding only if it receives the HOME funds requested. Should LCHDC receive no HOME funds, all or a part of the SHIP funds allocated to LCHDC will be reallocated to Habitat for Humanity.

* NOTE 2: DIAD's request of \$95,000 is over the maximum allowable SHIP allocation per unit. The maximum allowable would be \$80,000.

Supplemental Cycle #1 Funding Year 2001/2003 SHIP Applications

APPLICANT	Fiscal Years (Application Number)	Project Description and Number of Units	Amount of SHIP \$'s Requested/ Total Project Cost/ Developer Fee	Amount of Other Public Funding	Total SHIP \$'s Per Unit/ Cost Per Unit/ Buyer's Price Per Unit	Persons Assisted and Income Level	Recommendations
Homeownership – New Construction							
Application # 1. Habitat for Humanity - Scattered Site Housing	2001-2002 (1)	25 SF Homes in unincorporated Lee County or in Bonita Springs	\$500,000 SHIP/ \$1,750,000 Cost/ No Developer Fee	None Listed	\$20,000 SHIP/ \$70,000 Unit Cost/ \$65-75,000 Buyer's Price	25 Households 20 Very Low 5 Low	\$222,911 SHIP 11 Households 6 Very Low 5 Low
Application # 2. Bonita Springs Area Housing Development Corporation	2001-2002 (2)	8 SF Homes	\$210,000 SHIP/ \$972,398 Cost/ \$7,100 per unit Developer Fee	\$150,000 Florida Community Loan Fund \$48,000 HOME	\$25-\$30,000 SHIP/ \$119-121,536 Unit Cost/ \$83,500-\$91,036 Buyer's Price	8 Households 2 Very-Low 4 Low 2 Moderate	\$210,000 SHIP 8 Households 2 Very Low 4 Low 2 Moderate
Application # 3. Lee County Housing Development Corporation – Scattered Site Housing	2001-2002 (3)	4 SF Homes scattered site in unincorporated Lee County	\$110,000 SHIP/ \$449,828 Cost/ \$8,000 per unit Developer Fee	\$100,000 HOME Funds	\$29,587 SHIP/ \$100,700 Unit Cost/ \$56,972 Buyer's Price	4 Households 2 Very Low 2 Low	\$110,000 SHIP 4 Households 2 Very Low 2 Low
Application # 4. Dunbar Industrial Action Development	2001-2002 (4)	3 SF Homes in unincorporated Dunbar	\$95,000 SHIP/ \$270,606 Cost/ \$7,500 per unit Developer Fee NOTE: The request is over the maximum allowed. The maximum allowed is \$80,000 (\$30,000 x 1 unit plus \$25,000 x 2 units).	\$60,000 HOME	\$25-30,000 SHIP/ \$90,202 Unit Cost/ \$60,000 Buyer's Price	3 Households 1 Very Low 2 Low	No Funding
Homeownership – Rehabilitation							
Application # 5. Lee County Housing Development Corporation/Homes for All	2001-2002 (5)	Acquisition, rehab & sale of 2 existing properties to eligible home buyers in unincorporated Lee Cty.	\$56,033 SHIP \$204,484 Cost \$8,487 per unit Developer Fee	\$30,000 HOME or HAP 2 nd Mortgage Down Payment Program FHFC	\$28,016.50 SHIP/ \$102,242 Unit Cost/ \$59,225.50 Buyer's Price	2 Households 2 Very Low	\$56,033 SHIP 2 Households 2 Very Low
Application # 6. Cape Coral Housing Rehab & Development Corporation.	2001-2002 (6)	Rehab - 5 SF Homes in unincorporated Lee County	\$56,033 SHIP/ \$56,033 Cost/ \$992.50 per unit Developer Fee	None Listed	\$10,000 SHIP/ \$10,000 Unit Cost N/A	5 Households 2 Very Low 2 Low 1 Moderate	No funding

Supplemental Cycle #1 Funding Year 2001/2003 SHIP Applications

APPLICANT	Fiscal Years (Application Number)	Project Description and Number of Units	Amount of SHIP \$'s Requested/ Total Project Cost/ Developer Fee	Amount of Other Public Funding	Total SHIP \$'s Per Unit or Special Needs Person/ Cost Per Unit or Special Needs Person/ Rent Per Unit	Persons Assisted and Income Level	Recommendations
Special Needs and General Rental							
Application # 7. Lee County Housing Development Corporation's Scattered Site Supportive Housing	2001-2002 (7)	1 Duplex with 2 units to be leased to persons with chronic mental illness in partnership with the Ruth Cooper Center providing support services.	\$55,412 SHIP/ \$200,000 Cost/ No Developer Fee	\$124,588 HOME/ \$20,000 CDBG	\$27,706 SHIP/ \$100,000 Unit Cost/ \$594 rent per month	2 Households 2 Very Low	\$55,412 SHIP 2 Households 2 Very Low
Application # 8. WITHDRAWN							
Application # 9. Southwest Florida Addiction Services, Inc.- Vince Smith Center	2001-2002 (9)	Rehabilitation of the Vince Smith Center a 20 bed facility serving youngsters 13 - 17 years old who have substance abuse problems. This is the first and only such facility in Lee County.	\$150,000 SHIP/ \$457,626/ No Developer Fee	\$13,500 Grant/ \$5,000 Grant/ \$2,500 Grant/ \$200,000 Bank Loan	\$7,500 SHIP/ \$22,881.30 Unit Cost/ N/A	20 Households (i.e. 20 persons with Special Needs) 20 Very Low	\$150,000 SHIP 20 Households (i.e. 20 persons with Special Needs) 20 Very Low
Application # 10. LARC	2001-2002 (10)	Additional assistance towards the construction of a 6 bedroom 3 1/2 bath home in Bonita Springs for 6 very-low income persons with developmental disabilities	\$39,400 SHIP/ \$220,400 Cost No Developer Fee Project qualifies for: \$8,464 SHIP/ \$220,400 Cost No Developer Fee Note: Project already received \$171,536 in SHIP funds. The max amt of SHIP funds this project could receive is \$180,000 (\$30,000 x 6 vl income special needs persons). As a result, \$180,000-\$171,536= up to \$8,464 in additional SHIP funds is all that is available.	\$131,536 SHIP/ \$40,000 SHIP \$171,536 total SHIP	Project qualifies for: \$30,000 SHIP/ \$40,400 Unit Cost/ N/A	6 Households (i.e. 6 persons with Special Needs) 6 Very Low	\$6,109 SHIP 6 Households (i.e. 6 persons with Special Needs) 6 Very Low

SHIP Supplemental Cycle #1 FY (FUNDING YEAR) 2001/2002

				Amount Advertised FY 01/02 SC	Amount Requested FY 01/02 SC	Amount Recommended FY 01/02 SC
			Homeownership -- New Construction	\$ 536,311.00		\$ 542,911.00
Application #	Ranking	Points				
1	1	119	Habitat for Humanity Scattered Sites		\$ 500,000.00	\$ 222,911.00
3	2	108	Lee HDC Scattered * (See Note 1)		\$ 110,000.00	\$ 110,000.00
2	3	94	BSHDC Scattered		\$ 210,000.00	\$ 210,000.00
4	4	66	DIAD * (See Note 2)		\$ 95,000.00	-
			Total	\$ 536,311.00	\$ 915,000.00	\$ 542,911.00

			Homeownership -- Rehabilitation	\$ 56,033.00		\$ 56,033.00
Application #	Ranking	Points				
5	1	86	Lee HDC and Homes for All		\$ 56,033.00	\$ 56,033.00
6	2	77	CC Housing Rehab & Dev Corp		\$ 56,033.00	-
			Total	\$ 56,033.00	\$ 112,066.00	\$ 56,033.00

Total Homeownership	\$ 592,344.00	\$ 1,027,066.00	\$ 598,944.00
Homeownership Percentage		127%	74%

			Rental & Special Needs	\$ 208,121.00		\$ 211,521.00
Application #	Ranking	Points				
9	1	154	SWFAS		\$ 150,000.00	\$ 150,000.00
7	2	120	LCHDC - Supportive Housing		\$ 55,412.00	\$ 55,412.00
10	3	103	LARC		\$ 39,400.00	\$ 6,109.00
8			WITHDRAWN		-	-
			Total Rental/Special Needs	\$ 208,121.00	\$ 244,812.00	\$ 211,521.00
			Rental Special Needs Percentage		30%	26%

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* NOTE 2: DIAD's request of \$95,000 is over the maximum allowable SHIP allocation per unit. The maximum allowable would be \$80,000.

SHIP Supplemental Cycle #1 FY (FUNDING YEAR) 2001/2002

Amount Requested FY 01/02 SC \$ 500,000.00
 Amount Recommended FY 01/02 SC \$ 222,911.00

Application #	Ranking	Points	Amount Advised FY 01/02 SC	Amount Requested FY 01/02 SC	Amount Recommended FY 01/02 SC
Homeownership - New Construction					
1	119		\$ 500,000.00	\$ 500,000.00	\$ 222,911.00
Habitat for Humanity Scattered Sites					
2	108		\$ 110,000.00	\$ 110,000.00	\$ 110,000.00
Lee HDC Scattered * (See Note 1)					
3	94		\$ 210,000.00	\$ 210,000.00	\$ 210,000.00
BSHDC Scattered					
4	66		\$ 95,000.00	\$ 95,000.00	\$ -
DIAD * (See Note 2)					
Total			\$ 536,311.00	\$ 915,000.00	\$ 542,911.00

Recommended Units and Funding							
Very Low Income Units	Low Income Units	Moderate Income Units	Total	Very Low Income Units	Low Income Units	Moderate Income Units	
# Units	SHIP \$'s	# Units	SHIP \$'s	# Units	SHIP \$'s	# Units	
6	\$ 121,687.80	5	\$ 101,323.20	0	\$ -	11	\$ 222,911.00
2	\$ 60,000.00	2	\$ 50,000.00	0	\$ -	4	\$ 110,000.00
2	\$ 60,000.00	4	\$ 100,000.00	2	\$ 50,000.00	8	\$ 210,000.00
0	\$ -	0	\$ -	0	\$ -	0	\$ -
10	\$ 241,687.80	11	\$ 251,323.20	2	\$ 50,000.00	23	\$ 542,911.00

Application #	Ranking	Points	Amount Advised FY 01/02 SC	Amount Requested FY 01/02 SC	Amount Recommended FY 01/02 SC
Homeownership - Rehabilitation					
5	86		\$ 56,033.00	\$ 56,033.00	\$ 56,033.00
Lee HDC and Homes for All					
6	77		\$ 56,033.00	\$ 56,033.00	\$ -
CC Housing Rehab & Dev Corp					
Total			\$ 56,033.00	\$ 112,066.00	\$ 56,033.00
Total Homeownership			\$ 592,344.00	\$ 1,027,066.00	\$ 598,944.00
Homeownership Percentage			127%		74%

Recommended Units and Funding							
Very Low Income Units	Low Income Units	Moderate Income Units	Total	Very Low Income Units	Low Income Units	Moderate Income Units	
# Units	SHIP \$'s	# Units	SHIP \$'s	# Units	SHIP \$'s	# Units	
2	\$ 56,033.00	0	\$ -	0	\$ -	2	\$ 56,033.00
0	\$ -	0	\$ -	0	\$ -	0	\$ -
2	\$ 56,033.00	0	\$ -	0	\$ -	2	\$ 56,033.00
	\$ 297,620.80		\$ 251,323.20		\$ 50,000.00		\$ 598,944.00
	37%		31%		6%		74%

Application #	Ranking	Points	Amount Advised FY 01/02 SC	Amount Requested FY 01/02 SC	Amount Recommended FY 01/02 SC
Rental & Special Needs					
9	154		\$ 150,000.00	\$ 150,000.00	\$ 150,000.00
SWFAS					
7	120		\$ 55,412.00	\$ 55,412.00	\$ 55,412.00
LCHDC - Supportive Housing					
10	103		\$ 39,400.00	\$ 6,109.00	\$ 6,109.00
LARC					
8			\$ -	\$ -	\$ -
WITHDRAWN					
Total Rental/Special Needs			\$ 208,121.00	\$ 244,812.00	\$ 211,521.00
Rental Special Needs Percentage			30%		26%

Recommended Units and Funding							
Very Low Income Units	Low Income Units	Moderate Income Units	Total	Very Low Income Units	Low Income Units	Moderate Income Units	
# Units	SHIP \$'s	# Units	SHIP \$'s	# Units	SHIP \$'s	# Units	
0	\$ -	0	\$ -	0	\$ -	20	\$ 150,000.00
2	\$ 55,412.00	0	\$ -	0	\$ -	2	\$ 55,412.00
6	\$ 6,109.00	0	\$ -	0	\$ -	6	\$ 6,109.00
0	\$ -	0	\$ -	0	\$ -	0	\$ -
28	\$ 211,521.00	0	\$ -	0	\$ -	28	\$ 211,521.00
	26%		0%		0%		26%

Very Low, Low and Moderate Totals	Percentage Very Low, Low and Moderate based on total advertised of \$810,465
\$ 509,141.80	63%
\$ 251,323.20	31%
\$ 50,000.00	6%
\$ 810,465.00	

Very Low, Low and Moderate Totals	Percentage Very Low, Low and Moderate based on total advertised of \$810,465
\$ 509,141.80	63%
\$ 251,323.20	31%
\$ 50,000.00	6%
\$ 810,465.00	

* NOTE 1: LCHDC will receive SHIP funding only if it receives the HOME funds requested. Should LCHDC receive no HOME funds, all or a part of the SHIP funds allocated to LCHDC will be reallocated to Habitat for Humanity.
 * NOTE 2: DIAD's request of \$95,000 is over the maximum allowable SHIP allocation per unit. The maximum allowable would be \$80,000.