

Lee County Board Of County Commissioners
Agenda Item Summary

Blue Sheet No 20030196

1. REQUESTED MOTION

ACTION REQUESTED: Adopt a resolution approving two amendments to the 2002/2003 – 2004/2005 Lee County Local Housing Assistance Plan (LHAP) and approve transmittal of the amended LHAP to the Florida Housing Finance Corporation.
 2) Authorize the County Administrator to make minor revisions that may be required for final state approval.

WHY ACTION IS NECESSARY: Approval of the amendments to the LHAP by resolution is a requirement of the State Housing Initiatives Partnership (SHIP) affordable housing program.

WHAT ACTION ACCOMPLISHES: Approval will enable continuing effective participation in the SHIP Program.

2. **DEPARTMENTAL CATEGORY:** 04
COMMISSION DISTRICT #: CW

C4C

3. **MEETING DATE:**
 03-11-2003

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

7. **BACKGROUND:** the resolution amending the 02/03 -04/05 LHAP calls for two amendments; the Affordable Housing Committee approved both on February 10, 2003.

Proposed amendment #1 Proposes increasing the Maximum Allowable Purchase Price for a newly constructed dwelling unit from \$121,536 to \$150,000 and for an existing dwelling unit from \$102,242 to \$120,000. Maximum Allowable Purchase Prices for new and existing homes have been unchanged since 1992, but inflation and economic prosperity have increased the purchase prices of area homes. As a result appraisals are coming in at increasingly higher values and affordable housing providers are in jeopardy of being found in non-compliance with the SHIP program if the final appraisal for a newly constructed home is higher than the Maximum Allowable Purchase Price. This change will not increase the amount of subsidies but merely implement a realistic purchase price. The proposed Maximum Allowable Purchase Prices are in within the ranges provided by the Florida Housing Finance Corporation.

Proposed amendment #2 Proposes addressing the problem with the standard income certification procedure being used at intake for Special Needs (Stage Two) housing. It provides for an abbreviated income certification on intake and eliminates the counter productive practice of requiring housing providers to attempt to verify income and assets in accordance with standard SHIP rules when the client lacks any income or assets. The proposed amendment is listed below in Strikethrough/underline format

A determination of income eligibility will be made upon provision of housing services. If the applicant has an income then A anticipated annual income shall be certified according to standard SHIP rules....

If an applicant does not have an income or is transitioning from Stage One Housing upon intake, gross family income will be determined through the use of information that is available including pay stubs, tax returns, verification from employers and financial institutions. Persons considered homeless according to HUD definitions would be considered eligible. The intake checklist shall request income information and make verification available. Once the person has found employment and has stayed employed for a period of 60 days anticipated annual gross income shall be certified according to standard SHIP rules, including the Section 8 housing assistance payments program in 24 CFR, part 5 methodology.

No SHIP or other funds are requested.

Attachment: Resolution

8. **MANAGEMENT RECOMMENDATIONS:**

9. **RECOMMENDED APPROVAL:**

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
<i>M.A. ...</i>		N/A	N/A	<i>[Signature]</i>	OA <i>[Signature]</i>	OM <i>[Signature]</i>	Risk <i>[Signature]</i>	GC <i>[Signature]</i>	<i>[Signature]</i>

Date: 2/14/03
 Time: 11:38
 Forwarded To: Budget 2/14/03 1:00 PM

RECEIVED BY
 COUNTY ADMIN.
 2-14-03 4:10
 COUNTY ADMIN.
 FORWARDED TO: PR
 2-18-03
 8:35 AM

10. **COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

RESOLUTION NO. _____

WHEREAS, pursuant to Section 420 Florida Statute Chapter 67-37 Florida Administrative Code, Lee County has prepared and adopted the Local Housing Assistance Program, the Affordable Housing Trust Fund and the State Housing Initiatives Partnership Ordinance; and

WHEREAS, Chapter 67-37 Administrative Code requires that the Local Housing Assistance Plan be adopted by resolution and Lee County adopted the 2002/2003-2004/2005 Local Housing Assistance Plan by Lee County Resolution no. 02-04-30

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, that:

Lee County hereby amends the 2002/2003-2004/2005 Local Housing Assistance Plan adopted by Lee County Resolution no. 02-04-30 as follows:

Amendment # 1. The Maximum Allowable Purchase Price for a newly constructed dwelling unit is ~~\$121,536~~ \$150,000 and for an existing dwelling unit is ~~\$102,242~~ \$120,000.

Amendment # 2. Section XVIII Special Needs Strategy Income Certification Plan of the 2002/2003-2004 LHAP is amended to include the following language:

Stage Two Housing. Projects which provide temporary housing, such as transitional shelters that function to provide family or personal accommodation for extended periods of time until the resident can move to permanent housing. Supportive services are coordinated and provided to the resident based on need.

Income Certification A determination of income eligibility will be made upon provision of housing services. If the applicant has an income then A anticipated annual income shall be certified according to standard SHIP rules, including the Section 8 housing assistance payments program in 24 CFR, part 5 methodology.

If an applicant does not have an income or is transitioning from Stage One Housing upon intake, gross family income will be determined through the use of information that is available including pay stubs, tax returns, verification from employers and financial institutions. Persons considered homeless according to HUD definitions would be considered eligible. The intake checklist shall request income information and make verification available. Once the person has found employment and has stayed employed for a period of 60 days anticipated annual gross income shall be certified according to standard SHIP rules, including the Section 8 housing assistance payments program in 24 CFR, part 5 methodology.

Effective Date

This Resolution shall become effective immediately upon its adoption by the Board of County Commissioners at a regular meeting.

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and, upon being put to a vote, the vote was as follows:

- DOUGLAS ST. CERNY _____
- BOB JANES _____
- RAY JUDAH _____
- ANDREW COY _____
- JOHN ALBION _____

DULY PASSED AND ADOPTED this _____ day of _____, 2003.

ATTEST:
CHARLIE GREEN, CLERK

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS

Deputy Clerk

Chairman

APPROVED AS TO LEGAL
FORM AND CONTENT

Office of County Attorney