

WALK ON #3

WALK-ON PCD

Lee County Board Of County Commissioners

Blue Sheet No. 20051658

Agenda Item Summary

1. ACTION REQUESTED/PURPOSE: Award Hurricane Housing Recovery Funds (\$2,054,555) and 2004/05 SHIP funds (\$159,900) to the Lee County Department of Human Services.

2. WHAT ACTION ACCOMPLISHES: Construction and rehabilitation of housing for hurricane victims

3. MANAGEMENT RECOMMENDATION: Approve

4. Departmental Category: WO #3 5. Meeting Date: 11-22-2005

6. Agenda:	7. Requirement/Purpose: (specify)	8. Request Initiated:	
		Commissioner	N/A
		Department	Community Development
		Division	Planning
		By: Paul O'Connor, AICP, Planning Director	POC 11/15/05
<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Statute		
<input type="checkbox"/> Administrative	<input type="checkbox"/> Ordinance		
<input type="checkbox"/> Appeals	<input type="checkbox"/> Admin. Code		
<input type="checkbox"/> Public	<input type="checkbox"/> Other		
<input type="checkbox"/> Walk-On			

9. Background: Lee County advertised on September 28, 2005 for the availability of Hurricane Housing Recovery Funds and on September 30, 2005 for the availability of SHIP funds to assist households impacted by hurricanes. To expedite disbursement of funds, staff divided the review/award process into two strategies: homeownership and rental. This agenda item deals with homeownership; rental will be brought for consideration at a later meeting. Staff is recommending full funding for the Lee Co. Dept of Human Services, which is the only applicant for disaster assistance for construction and related administrative activities.

Attached are the evaluation sheets for the applications submitted. Staff is recommending funding as follows:

Hurricane Housing Recovery Funds (HHR)		
Lee County Human Services Homeownership New Construction		\$960,100
Lee County Human Services Homeownership New Construction Administration		\$82,450
Lee County Human Services Homeownership Rehabilitation		\$922,166
Lee County Human Services Homeownership Rehabilitation Administration		\$89,839
		\$2,054,555
SHIP funds Homeownership New Construction		\$159,900

The funding recommendations are in compliance with the Hurricane Housing Assistance Plan and the SHIP Plan/

HHR funds are maintained in the following account 12080513801.508302.1118 JRD
04/05 SHIP funds are maintained in the following account LB5540513801.508309.1119 JRD

Attachments: Recommendations JRD

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services			County Manager/P.W. Director	
					Analyst	Risk	Grants		
Mam Gibbs				KW 11/15/05	JRD 11/16/05	58 11/15/05	WAM 11/16	Mgr: JRD 11/16/05	HIS 11/17/05

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN: 11/14 3:20
COUNTY ADMIN FORWARDED TO: 11/16

Rec. by CoAtty
Date: 11/15/05
Time: 12:57pm
Forwarded To: sheet award w Mary G comments.doc
11-15-05

PLANNING DIVISION



MEMORANDUM

To: Lee Cares
From: Gloria M. Sajgo, AICP, Principal Planner
Subject: Walk on for November 22, 2005
Date: November 14, 2005

Commissioner Albion, Chair of the Affordable Housing Committee, has requested Blue Sheets dealing with SHIP 2005 Hurricane funding be presented as a walk on items in order to expedite the provision of funding assistance.

This blue sheet 20051658 scheduled for November 22, 2005, before the Board of County Commissioners.

Disaster Assistance Funding - Hurricane Housing Recovery 2005/06 and SHIP 2004/05, 2005/06 Homeownership Strategies

File # / Applicant/ Project Location	Funding Source	Project Description and Number of Units	Amount of \$'s Requested/ Total Project Cost/	Amount of Other Funding	\$ Per Unit/ Cost Per Unit	Households Assisted and Income Level	Staff Recommendations
Homeownership - New Construction							
Folder # 1(a) 1. Department of Human Services -Uninc. Lee -Fort Myers	HHR	Replacement of hurricane victims' mobile homes in North Fort Myers, and Pine Island with modular homes: 16 homes total 14 unincorporated Lee 2 Fort Myers	\$850,000 HHR \$1,837,450 Total	\$150,000 Home Again \$270,000 SHIP 05/06 \$150,000 CDBG \$10,000 Lutheran Disaster \$82,450 HHR Admin \$325,000 Homeowner's Land	\$53,125 Av. HHR/Unit \$112,965 Av. Unit Cost	5- Extremely Low 6- Very Low 5- Low	\$960,100 HHR Total requested \$850,000 HHR \$270,000 SHIP 05/06 \$1,120,000 Total Recommended \$960,100 HHR \$159,900 SHIP 04/05 \$1,120,000 This project will provide new homes for homeowners whose homes were destroyed by the hurricanes. Completion April 2007
	SHIP 2004/05	See Below	See Below	See Below	See Below	See Below	\$159,900 SHIP 04/05 No funding see above
	SHIP 2005/06	Additional funding to supplement HHR funds on 11 units	\$ 270,000 SHIP 05/06 \$ 1,837,450 Total	\$850,000 HHR \$82,450 HHR Admin \$150,000 Home Again \$ 150,000 CDBG \$ 10,000 Lutheran Disaster \$325,000 Value of home owner's land	\$24,545 Av. SHIP per unit \$167,041 Cost per unit	11 households 6 very low 5 low	

Disaster Assistance Funding - Hurricane Housing Recovery 2005/06 and SHIP 2004/05, 2005/06 Homeownership Strategies

File # / Applicant/ Project Location	Funding Source	Project Description and Number of Units	Amount Requested	Description of Fee Use	Recommendations																									
Homeownership - Administration																														
Folder #1(b) Department of Human Services	HHR	Replacement of hurricane victims' mobile homes in North Fort Myers, and Pine Island with modular homes: 16 homes total 14 unincorporated Lec 2 Fort Myers	\$82,450 HHR Admin Fee	<table border="1"> <thead> <tr> <th>Case Manager Salaries</th> <th>Per hour</th> <th>Hours</th> <th>Weeks</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Construction Manager</td> <td>\$28.00</td> <td>40</td> <td>20</td> <td>\$22,400</td> </tr> <tr> <td>Mileage</td> <td>\$100</td> <td>10</td> <td>33</td> <td>\$33,000</td> </tr> <tr> <td>Soft costs-title search Surveys & appraisals</td> <td></td> <td></td> <td></td> <td>\$15,500</td> </tr> <tr> <td>Total Admin</td> <td></td> <td></td> <td></td> <td>\$82,450.</td> </tr> </tbody> </table>	Case Manager Salaries	Per hour	Hours	Weeks	Total	Construction Manager	\$28.00	40	20	\$22,400	Mileage	\$100	10	33	\$33,000	Soft costs-title search Surveys & appraisals				\$15,500	Total Admin				\$82,450.	<p>\$82,450 HHR Construction Manager will be General Contractor who will work with Rehab Specialists. Case Manager will assist with finding temp. housing, working with landlords, advocacy with insurance companies and FEMA and transitional assistance for homeowners while homes are being replaced.</p>
Case Manager Salaries	Per hour	Hours	Weeks	Total																										
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Total Admin				\$82,450.																										
Folder#2 Bonita Springs Area and Lee County Housing Development Corporations.	HHR	Administration of Community Land Trust (not yet established)	\$67,550 HHR Admin Fee	<table border="1"> <tbody> <tr> <td>Accounting</td> <td>\$3,400.00</td> </tr> <tr> <td>Insurance</td> <td>\$4,500.00</td> </tr> <tr> <td>Dues/Memberships</td> <td>\$1,420.00</td> </tr> <tr> <td>Office Supplies / Computer Programs</td> <td>\$6,778.00</td> </tr> <tr> <td>Salaries</td> <td>\$19,640.00</td> </tr> <tr> <td>Salary Expenses</td> <td>\$1,525.70</td> </tr> <tr> <td>Training (Includes expenses)</td> <td>\$4,200.00</td> </tr> <tr> <td>Postage</td> <td>\$239.00</td> </tr> <tr> <td>Equipment</td> <td>\$1,500.00</td> </tr> <tr> <td>Share of Office Expenses</td> <td>\$24,347.30</td> </tr> </tbody> </table>	Accounting	\$3,400.00	Insurance	\$4,500.00	Dues/Memberships	\$1,420.00	Office Supplies / Computer Programs	\$6,778.00	Salaries	\$19,640.00	Salary Expenses	\$1,525.70	Training (Includes expenses)	\$4,200.00	Postage	\$239.00	Equipment	\$1,500.00	Share of Office Expenses	\$24,347.30	<p>No funding Staff believes the applicants identified a valid problem but staff is recommending no funding as it not a hurricane related project.</p>					
Accounting	\$3,400.00																													
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Dues/Memberships	\$1,420.00																													
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Share of Office Expenses	\$24,347.30																													
Folder #3 Bonita Springs Area Housing Development Corporation.	HHR	Homebuyer's training credit counseling program	\$25,000 HHR Admin Fee	<table border="1"> <tbody> <tr> <td>Salaries</td> <td>\$2,112.00</td> </tr> <tr> <td>Credit Counseling</td> <td>\$20,433.60</td> </tr> <tr> <td>Manuals</td> <td>\$1,000.00</td> </tr> <tr> <td>Training</td> <td>\$1,800.00</td> </tr> <tr> <td>Printing & Supplies</td> <td>\$7,394.40</td> </tr> </tbody> </table>	Salaries	\$2,112.00	Credit Counseling	\$20,433.60	Manuals	\$1,000.00	Training	\$1,800.00	Printing & Supplies	\$7,394.40	<p>No funding Staff recommends forwarding to regular SHIP cycle</p>															
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Disaster Assistance Funding - Hurricane Housing Recovery 2005/06 and SHIP 2004/05, 2005/06 Homeownership Strategies

File # / Applicant/ Project Location	Funding Source	Project Description and Number of Units	Amount of S's Requested/ Total Project Cost/	Amount of Other Funding	\$ Per Unit/ Cost Per Unit	Households Assisted and Income Level	Staff Recommendation
Homeownership - Rehabilitation							
Folder #4(a) Department of Human Services	HHR	Rehabilitation of single family homes damaged by hurricanes: 24 homes total 22 unincorporated Lee 2 Fort Myers	\$922,166 HHR \$1,642,005 Total	\$75,000 Home again \$75,000 CDBG \$89,839 HHR Admin \$480,000 Hurricane victims own land and damaged homes	\$38,423 Av. HHR/Unit \$68,417 Av. Unit Cost	11- Very Low 11- Low 2- Moderate	\$922,166 HHR Rehabilitation of hurricane damaged homes. Completion April 2007
	SHIP 2004/05 SHIP 2005/06						
Homeownership - Rehabilitation - Administration							
Folder #4(b) Department of Human Services	HHR	Rehabilitation of single family homes damaged by hurricanes: 24 homes total 22 unincorporated Lee 2 Fort Myers	\$89,839 HHR				
			Description of Fee Use				
			Per hour	Hours	Weeks	Total	
			Case Managers Salaries \$14 X 2	40	7	\$7,840	
			Construction Manager Contract	15	48	\$67,500	
			Volunteer coordinator Per month	80	5	\$8,500	
			Mileage			\$5,999	
			Total Admin			\$89,839	
							\$89,839 HHR Construction Manager will be General Contractor who will work with Rehab Specialists. Case Man will assist with finding temp housing, working with landlords, and transitional assistance for homeowners while homes are being replaced. The volunteer coordinator will schedule volunteers through the center in Orlando, assess skills, assist with housing & locating the project locations. Will also ensure that tools & materials are onsite when needed.