

**Lee County Board Of County Commissioners
Agenda Item Summary**

Blue Sheet No. 20051648

- 1. ACTION REQUESTED/PURPOSE:** Adopt Resolutions with the following amendments:
- A). Increase the maximum assistance awards for Homeownership Construction in the 2005-2006 Hurricane Housing Recovery Program Plan.
 - B). Require that in their tenant selection process, rental projects assisted with recovery funds give priority to disaster victims for 15 years. Requirement to be added to the 2002/03 - 2004/05 and 2005/06 - 2007/08 SHIP (State Housing Initiatives Partnership) Plans and the 2005-2006 Hurricane Housing Recovery Program Plan.
 - C). Authorize the County Manager to make minor revisions that may be required for final state approval.

2. WHAT ACTION ACCOMPLISHES:

Approval of these amendments would allow adaptation to current economic conditions.

3. MANAGEMENT RECOMMENDATION: Approve

<p style="font-size: 2em; margin: 0;">4</p> <p style="font-size: 2em; margin: 0;">CYA</p>		<p>5. Meeting Date: 11-29-2005</p>
<p>6. Agenda:</p> <p><input checked="" type="checkbox"/> Consent</p> <p><input type="checkbox"/> Administrative</p> <p><input type="checkbox"/> Appeals</p> <p><input type="checkbox"/> Public</p> <p><input type="checkbox"/> Walk-On</p>	<p>7. Requirement/Purpose: (specify)</p> <p><input type="checkbox"/> Statute</p> <p><input type="checkbox"/> Ordinance</p> <p><input type="checkbox"/> Admin. Code</p> <p><input checked="" type="checkbox"/> Other</p>	<p>8. Request Initiated:</p> <p>Commissioner: N/A</p> <p>Department: Community Development</p> <p>Division: Planning</p> <p>By: Paul O'Connor, Planning Director</p>

9. Background:

Proposed amendments

A. Increase the maximum awards for homeownership in the 2005/06 Hurricane Housing Recovery Program Plan from \$50,000 to \$70,000 for very-low income and from \$40,000 to \$60,000 for low-income households (see attached). This increase is needed to meet increasing labor and material costs. This increase will enable housing providers to help mainly elderly and disabled victims whose homes were destroyed by the hurricanes to rebuild on the lots owned by the victims.

B. Require that in their tenant selection process rental projects assisted with recovery funds give priority to disaster victims for 15 years (which is the standard monitoring period). Requirement to be added to the 2002/3 - 2004/5 and 2005/06 - 2007/08 SHIP (State Housing Initiatives Partnership) Plans and the 2005-2006 Hurricane Housing Recovery Program Plans. Currently rental projects receiving hurricane assistance funds are required to provide priority to disaster victims only during initial lease-up. By extending this requirement, disaster recovery personnel improve their effectiveness because they will have at their disposal a pool of rental units which give priority to hurricane victims. Also if more units receive disaster assistance funds in the future, the total number of developments giving priority to hurricane victims will increase and as a result, minimize the impact on each individual development.

No funds are requested. Attachments: Resolutions (3)

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
					Analyst	Risk	Grants	Mgr.	
Mary Gabb	N/A	N/A	N/A	KC 11/16/05	38 11/16/05	11/14/05	11/14/05	11/15/05	11/17/05

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN: <i>TB</i>
11-10-05
3:52
COUNTY ADMIN <i>PT</i>
FORWARDED TO:
11-16-05
9 AM

Rec. by CoAtty
Date: 11/16/05
Time: 2:30 PM
Forwarded To: Co. mgr. 11/16/05

RESOLUTION NO. _____

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

WHEREAS, Chapter 67-37 FAC 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 and amended by Resolution 03-03-04.

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 of the SHIP Program adopted by Lee County Resolution No. 02-04-30 and amended by Resolution 03-03-04 and Resolution 05-10-17

Amendment # 1: add to C. Disaster Mitigation and Recovery, 1. Disaster Mitigation and Recovery d. Selection criteria for eligible households and/or eligible sponsors (1) Individual Households. Disaster Mitigation and Recovery funds will be made available to income eligible households by establishing a waiting list by first come, first/ready, and most needed basis. Very-low and low-income households will be a priority. In their rental selection process, rental projects that receive disaster assistance funds shall give priority to households impacted by disasters for 15 years.

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 _____
- TAMMY HALL _____
- JOHN ALBION _____

DULY PASSED AND ADOPTED this _____ day of _____, 2005.

ATTEST:
CHARLIE GREEN, CLERK

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS

Deputy Clerk

Chairman

APPROVED AS TO LEGAL
FORM AND CONTENT

Office of County Attorney

RESOLUTION NO. _____

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

WHEREAS, Chapter 67-37 FAC requires that the Local Housing Assistance Plan be adopted by resolution and Lee County adopted the 2005/2006-2007/2008 Local Housing Assistance Plan by Lee County Resolution No. 05-04-08.

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

Lee County hereby amends the 2005/2006-2007/2008 Local Housing Assistance Plan of the SHIP Program adopted by Lee County Resolution No. 05-04-08 and amended by Resolution 05-10-34

Amendment: add to C. Disaster Mitigation and Recovery, 1. Disaster Mitigation and Recovery
f. Recipient Selection Criteria: Individual Households. Disaster Mitigation and recovery funds will be made available to income eligible households by establishing a waiting list by first come, first/ready, and most needed basis. Very-low and low-income households will be a priority. In their rental selection process rental projects that receive disaster assistance funds shall give priority to households impacted by disasters for 15 years.

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	_____
TAMMY HALL	_____
JOHN ALBION	_____

DULY PASSED AND ADOPTED this _____ day of _____, 2005.

ATTEST:
CHARLIE GREEN, CLERK

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS

Deputy Clerk

Chairman

APPROVED AS TO LEGAL
FORM AND CONTENT

Office of County Attorney

RESOLUTION NO. _____

WHEREAS, pursuant to Section 420 Florida Statutes and Chapter 67-37 and 67ER05 Florida Administrative Code, Lee County has prepared and adopted the Hurricane Housing Assistance Plan (HHAP) for the Hurricane Housing Recovery (HHR) program.

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

- Lee County hereby amends the 2005/2006-Hurricane Housing Assistance Plan (HHAP) adopted by Lee County Resolution No. 05-08-68 to increase the Maximum Allowable HHAP Awards:

2005/2006 HOMEOWNERSHIP STRATEGIES	Very Low Income Max. HHAP Award	Low Income Max. HHAP Award
Home Ownership Construction	\$50,000.00 \$70,000.00	\$40,000.00 \$60,000.00

- For the 2005-2006 Hurricane Housing Assistance Plan (HHAP) for the Hurricane Housing Recovery (HHR) Program Rental Housing – C. General Rental and D. Special Needs Strategies, add to f. Recipient Selection Criteria. To qualify, applicant households must be eligible under the HHR income guidelines and select housing that meets criteria in Sec. 420.907 Florida Statutes and Chapter 67-37 Florida Administrative Code. New construction or rehabilitation by non-profit sponsors or governmental agencies is made available on a first come, first ready, most needed basis to households that have been impacted by the hurricanes. In their rental selection process, rental projects that receive disaster assistance funds shall give priority to households impacted by disasters for 15 years.

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 _____
 TAMMY HALL _____
 JOHN ALBION _____

DULY PASSED AND ADOPTED this _____ day of _____, 2005.

ATTEST:
 CHARLIE GREEN, CLERK

LEE COUNTY
 BOARD OF COUNTY COMMISSIONERS

 Deputy Clerk

 Chairman

APPROVED AS TO LEGAL
 FORM AND CONTENT

 Office of County Attorney

Exhibit B: Hurricane Housing Delivery Goals Chart

FLORIDA HOUSING FINANCE CORPORATION
HURRICANE HOUSING DELIVERY GOALS CHART
STRATEGIES FOR THE HURRICANE HOUSING ASSISTANCE PLAN FOR STATE FISCAL YEAR: 2005/2006

Name of Local Government: Lee County

Sources of Funds:	
HHRP	\$ 2,502,896.00
Community Planning Partnership (CPP)	\$ 333,719.00
Subtotal	\$ 2,836,615.00
ELI Funds	\$ 500,579.00
TOTAL AVAILABLE FUNDS:	\$ 3,337,194.00

HOME OWNERSHIP STRATEGIES	ELI Units	Max. Award	VLI Units	Max. Award	LI Units	Max. Award	MI Units	Max. Award	Max. Award	New Construction HHRP & Partnership Dollars	Rehab/Repair HHRP & Partnership Dollars	Without Construction HHRP & Partnership Dollars	Total ELI Dollars	Total HHRP & Partnership Dollars	Total Percentage	F
Homeownership Construction	2	\$ 90,000.00	5	\$60,000	13	\$40,000	0	\$25,000	\$950,000.00	\$0.00	\$0.00	\$950,000.00	33%	20		
Rehabilitation	3	\$ 45,000.00	10	\$35,000	10	\$35,000	0	\$25,000	\$922,166.00	\$922,166.00	\$0.00	\$922,166.00	33%	23		
CPP - New															0	
CPP - Rehab															0	
Subtotal 1 (Home Ownership)	5	\$ 302,166.00	15	\$700,000.00	23	\$870,000.00	0	\$870,000.00	\$950,000.00	\$922,166.00	\$0.00	\$1,872,166.00	66%	43		

RENTAL STRATEGIES	ELI Units	Max. Award	VLI Units	Max. Award	LI Units	Max. Award	MI Units	Max. Award	New Construction Dollars	Rehab/Repair Dollars	Without Construction Dollars	Total ELI Dollars	Total HHRP & Partnership Dollars	Total Percentage	Total Units
Rental New Rehab	1	\$ 90,000.00	2	\$40,000	2	\$40,000	0	\$25,000	\$269,479.00	\$0.00	\$0.00	\$269,479.00	10%	5	
Special Needs New/Rehab	1	\$ 90,000.00	2	\$40,000	2	\$40,000	0	\$25,000	\$269,479.00	\$0.00	\$0.00	\$269,479.00	10%	5	
CPP Rental New/Rehab														0	
CPP Special Needs New/Rehab														0	
ELI Supplement	6	\$ 90,000.00							\$500,579.00			\$500,579.00	0%	0	
Subtotal 2 (Non-Home Ownership)	8	\$ 680,579.00	4	1,58958	4	2,00000	0	1,58958	\$538,958.00	\$0.00	\$0.00	\$1,039,537.00	37%	16	
Administration Fees											425491	\$425,491.00	15%		
Home Ownership Counseling												\$0.00	0%		
GRAND TOTAL	13	\$ 982,745.00	19	\$ 1,028,958.00	27	\$ 1,028,958.00	0		\$1,488,958.00	\$922,166.00	425491	\$500,579.00	\$3,337,194.00	117.65%	59

Maximum Allowable Purchase Price:	New *	\$ 223,875.00	Existing*	\$ 223,875.00
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Allocation Breakdown	Amount	%
Extremely-Low Income	\$982,745.00	34%
Very-Low Income	\$ 900,000.00	31%
Low Income	\$ 1,028,958.00	35%
Moderate Income	\$ 2,911,703.00	0%
TOTAL		100%

Projected Program Income:	\$ -	Max. Amount Program Income For Admin:	\$0.00
Projected Recaptured Funds:	\$ -		
Distributions:	\$ -		
Total Available Funds:	\$0.00		

* The Maximum Purchase Price is 90% of the Average Area Purchase Price for Cape Coral - Fort Myers, Lee County per Revenue Proclamations issued by the Internal Revenue Service (IRS) as these may be updated.