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

**Blue Sheet No. 20061586** 

- 1. ACTION REQUESTED/PURPOSE: Execute grant award agreements for affordable housing projects totaling \$1,744,688. The funding sources are as follows:
  - \$979,267 in State Housing Initiatives Partnership (SHIP) funds (supplemental cycle for funds from 2005/06 and 07)
  - \$415,421 in Bonus Density funds
  - \$350,000 in DRI Contribution fund.
- **2. WHAT ACTION ACCOMPLISHES:** Allows the county to enter into additional grant award agreements for fiscal years 2005/2006 and 2006/2007 to increase the supply of affordable housing and implement the Local Housing Assistance Plan.

Approved County Admin: Deferred Denied Other  REC. by CoAtty County Admin: Date! SOO Time: 11/13 Am Forwarded To:	Plan.	00 and 2000/20	oo, to moreas	o are supp	ij oi aiioraa		s and impleme	20041 110	aomis i iosistativo			
6. Agenda:  X Consent  Administrative Ordinance Appeals Administrative Appeals Administrative Appeals Administrative Appeals Administrative Appeals Administrative Appeals Administrative Appeals Adminicode Public X Other By: Paul O'Connor, AICP, Planning Director POC 1/27/06  9. Background: On September 30, 2006, Lee County advertised the availability of SHIP, Bonus Density and DRI funds. Applications for affordable housing projects were due on November 3, 2006. Staff reviews and recommendations are attached.  Due to a lack of quorum at it's November 27, 2006 meeting, the Affordable Housing Committee did not make any recommendations on this item.  The funding recommendations are in compliance with the 2005-2008 Local Housing Assistance Plan (LHAP) adopted by the Board of County Commissioners on April 12, 2005, and approved by the Florida Housing Finance Corporation on June 13, 2005.  Funds are available in the following accounts: SHIP: LB 55405 13801.508302 S/L LB009 and LB 55405 13801.508302 S/L LB014 Bonus Density Affordable Housing Trust Funds: LB 5150713802.508301  DRI Contributions: LB 5150713802.508301 S/L (LB012)  Department Or Contracts  N/A  N/A  WHAT  Aualyst Risk Grant  Furchasing Other  Purchasing Human Or Contracts  N/A  N/A  WHAT  Aualyst Risk Grant  Rec. by Coatty  Datable Solve  Datable Sol	3. MANAGI	EMENT REC	COMMEND	ATION:	Execute gr	ant award	agreements					
Statute   Commissioner   N/A	4. Departme	ntal Category:	04	C4/	7 _	5	. Meeting Da	te: December 1	2, 2006			
Commissioner	6. Agenda:	'	7. Requ			pecify) 8	. Request Ini	tiated:				
Appeals Public X Other By: Paul O' Connor, AICP, Planning Director Walk-On Poc 1\(\triangle Z\)? \( \triangle Z\) \( \triangle C\) \( \triangle Z\)? \( \triangle C\) \( \triangle Z\) \	X Cons	ent					Commissioner		N/A			
Public X Other By: Paul O' Connor, AICP, Planning Director Walk-On  9. Background: On September 30, 2006, Lee County advertised the availability of SHIP, Bonus Density and DRI funds. Applications for affordable housing projects were due on November 3, 2006. Staff reviews and recommendations are attached.  Due to a lack of quorum at it's November 27, 2006 meeting, the Affordable Housing Committee did not make any recommendations on this item.  The funding recommendations are in compliance with the 2005-2008 Local Housing Assistance Plan (LHAP) adopted by the Board of County Commissioners on April 12, 2005, and approved by the Florida Housing Finance Corporation on June 13, 2005.  Funds are available in the following accounts: SHIP: LB 55405 13801.508302 S/L LB009 and LB 55405 13801.508302 S/L LB014 Bonus Density Affordable Housing Trust Funds: LB 5150713802.508301 DRI Contributions: LB 5150713802.508301 S/L (LB012)  Attachments: Ranking, Evaluation and Summary sheets for the first round of supplemental funds for 2005/2006 and 2006/2007  10. Review for Scheduling:  Department Director	Admi	inistrative		_ Ordina	ance	I	Department	Comn	nunity Developmer			
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Applications for affordable housing projects were due on November 3, 2006. Staff reviews and recommendations are attached.  Due to a lack of quorum at it's November 27, 2006 meeting, the Affordable Housing Committee did not make any recommendations on this item.  The funding recommendations are in compliance with the 2005-2008 Local Housing Assistance Plan (LHAP) adopted by the Board of County Commissioners on April 12, 2005, and approved by the Florida Housing Finance Corporation on June 13, 2005.  Funds are available in the following accounts:  SHIP: LB 55405 13801.508302 S/L LB009 and LB 55405 13801.508302 S/L LB014  Bonus Density Affordable Housing Trust Funds: LB 5150713802.508301  DRI Contributions: LB 5150713802.508301 S/L (LB012)  Attachments: Ranking, Evaluation and Summary sheets for the first round of supplemental funds for 2005/2006 and 2006/2007  10. Review for Scheduling:  Department Director Resources Other Attorney Budget Services Manager/P.W. Director  11. Commission Action:  Approved Deferred Denied Other County Approved Deferred Denied County Approved Deferred Denied Other County Approved Deferred Denied County Appr	Walk	-On					Poc	- 11/	27/06			
Department Director    Department Director   Purchasing or County Attorney   Budget Services   County Manager/P.W. Director	attached.  Due to a lack of quorum at it's November 27, 2006 meeting, the Affordable Housing Committee did not make any recommendations on this item.  The funding recommendations are in compliance with the 2005-2008 Local Housing Assistance Plan (LHAP) adopted by the Board of County Commissioners on April 12, 2005, and approved by the Florida Housing Finance Corporation on June 13, 2005.  Funds are available in the following accounts: SHIP: LB 55405 13801.508302 S/L LB009 and LB 55405 13801.508302 S/L LB014 Bonus Density Affordable Housing Trust Funds: LB 5150713802.508301 DRI Contributions: LB 5150713802.508301 S/L (LB012)  Attachments: Ranking, Evaluation and Summary sheets for the first round of supplemental funds for 2005/2006 and 2006/2007											
Department Director  Director  Director  Contracts  N/A  N/A  N/A  Apalyst Risk Grants Mgy.  John Work Manager/P.W.  Director  Apalyst Risk Grants Mgy.  II 30/06 MgD Manager/P.W.  Rec. by Coatty  Date:  County Manager/P.W.  Director  Rec. by Coatty  Date:  County Admin.  Forwarded To:	10. Review for	or Scheduling:										
Manual Commission Action:    Approved	Department	Purchasing or	Human	Other			Budget Serv	ices	Manager/P.W.			
Approved County Admin: Deferred Denied Other  REC. by CoAtty County Admin: Date! SOO Time: 11/13 Am Forwarded To:	Mam (Jibb)	Cron (12)	N/A	N/A	yelf 1. Bases	(1)	Risk Gra	nts Mgy.	May			
Approved  Deferred  Denied  Other  COUNTY ADMIN:  Date! 8 06  Time:  COUNTY ADMIN  FORWARDED TO:  FORWARDED TO:	11. Commi	ssion Action:				nport.	ED DV		h Ca. A + L			
Denied Other County Admin FORWARDED TO: FORWARDED TO:								Kec.	Dy COATTY			
Other COUNTY ADMIN 1113 Am FORWARDED TO:		_				11 28	06 11:40	Date	28/06			
FORWARDED TO:		-				M.		Time				
Forwarded To:		Otner						Ummarcourse:	- Andrews Company			
(AD 11:30 am		****				<u> </u>		Forwa	rded To:			

### LEE COUNTY AFFORDABLE HOUSING APPLICATION CYCLE INCLUDING WORKFORCE HOUSING WITH PRIORITY TO ESP (Essential Services Personnel) HOME 2006/2007 Cycle

### SHIP 2005/2006, 2006/2007 Supplemental Cycle #1 LEE COUNTY AFFORDABLE HOUSING TRUST FUND (BONUS DENSITY & DRI)

			7 HOME O's Only	2	005/06 & 2006/	7 SHIP Suppl	emental Fur	ıds		6/07 Bonus Der /McGregor & I			ntribution stero		
			Available		Avail	able		Available		I .	lable		Available		
	•	Homeowner	\$ 120,500	Homeowner	\$ 120,000	\$ 664,579	Rental	\$ 194,688 ESP	Homeowner or Rental	\$ 424,826 VL, L	\$ 330,421 ESP	Homeowner or Rental	\$ 350,000 ESP	Total	Total
T	f		VL, L		VL, L	ESP	n .	L.,,.,	<u> </u>			D	1		
Folder	Homeowner	Request	Recommend	Request	Recommend	Recommend	Request	Recommend	Request	Recommend	Recommend	Request	Recommend	Requested	Recommended
1	BSHDC	\$ 30,000	\$ 60,000	\$ 400,000	\$ -	\$ 100,000	\$ 1.5	\$ statement -	\$100000	\$ R & 4: -8	\$	\$ -	\$ Assessment of the	\$ 430,000	\$ 160,000
2	HH	\$	\$	\$ 120,000	\$ 120,000	\$ -	\$ ÷	\$ 44 00 5	\$	\$	<b>\$</b> 46 (2015) 514.	\$5.00 60.00	\$	\$ 120,000	\$ 120,000
3	LCHDC - Teachers	\$ 613.012.01	\$ 10.00	\$ 1,000,000	\$ -	\$ 319,579	<b>\$</b> 10000 E	\$	\$ -	\$ -	\$ 330,421	\$ -	\$ 350,000	\$ 1,000,000	\$ 1,000,000
4	LCHDC - Scattered	\$ 110,316	\$ 60,566	<b>3</b>	\$ -	<b>(\$</b> ) p 1 i d (\$ <b>-</b> 2 i )	SHARLE	\$	\$ 85,000	\$ 85,000	s -	\$ 1	S -	\$ 195,316	\$ 145,566
5	CHR-Sanibel	\$ -	\$	\$ 245,000	\$ -	\$ 245,000	\$ 37 19 21	\$11415	\$	\$	\$ 50.00 100	\$117	\$	\$ 245,000	\$ 245,000
	Total	\$ 140,316	\$ 120,566	\$ 1,765,000	\$ 120,000	\$ 664,579	\$ 11111	\$1100 mm=1	\$ 85,000	\$ 85,000	\$ 330,421	\$ -	\$ 350,000	\$ 1,990,316	\$ 1,670,566

Folde	r Rental	Request	Recommend	Request	Recommend	Recommend	Request	Recommend	Request	Recommend	Recommend	Request	Recommend	Requested	Recommended
6	CHR-Sanibel	Sitte and the less	<b>\$</b> [	<b>-\$</b> characteristic	<b>\$</b> % 10081-30	\$ 1000000000000000000000000000000000000	\$ 194,688	\$ 194,688	\$	\$ 50 M M - M	<b>\$</b>	\$ 6 20 0.52	\$ 6 6 6 6	\$ 194,688	\$ 194,688
	Total	\$	\$ 11111-1-1-1	<b>S</b> 1000000000000000000000000000000000000	อ์ <b>\$</b> เกียร์เลกัก <del>ร</del> ักเล	<b>3.</b> 400 11555	\$ 194,688	\$ 194,688	\$\$ 66.51	<b>\$</b> ####################################	\$ 30 30 55 55	\$ -	\$ -	\$ 194,688	\$ 194,688
								, , , , , , , , , , , , , , , , , , ,							
Req	Grand Total ucsted/Recommended	\$ 140,316	\$ 120,566	\$ 1,765,000	\$ 120,000	\$ 664,579	\$ 194,688	\$ 194,688	\$ 85,000	\$ 85,000	\$ 330,421	\$ -	\$ 350,000	\$ 2,185,004	\$ 1,865,254

Note - Homeowner Folder #3 - Lee County HDC presumed some SHIP and some Bonus Density and DRI funds but did not break them down

Definitions:

VL - Very-Low Income 50% of Yearly Median Income

L - Low-Income 80% of Yearly Median Income

M - Moderate Income 120% of Yearly Median Income

ESP - Essential Services Personnel households include at least one person employed as a teacher, or educator, other school district, community college, and university employee, police or fire personnel, healthcare personnel, or skilled building trades personnel.

### SHIP FUNDS AVAILABLE and RECOMMENDED FUNDING

											Re	commended '	Units and I	Funding			
				Ava	ailable	Requested	Re	commend	Very Low I	Income Units	Low Inc	ome Units	Mod Inc	ome Units		Total	
File#	Ranking	Points	Homeownership - VL, L	s	120,000		s	120,000	# Units	SHIPS's	# Units	SHIPS's	# Units	SHIPS's	# Units	SI	HP \$'s
2	1	109	НН	i de la compania del compania del compania de la compania del compania del compania de la compania del compania	H-MIANA	\$ 120,000	\$	120,000	0	\$ -	3	\$ 120,000	0	\$ -	3	\$	120,000
	L		Total	\$	120,000	S 120,000	\$	120,000	0		3	\$ 120,000		\$ -	3	\$	120,000

File#	Ranking	Points	Homeownership - ESP	\$	664,579			S 664,579	# Units	SHIP\$'s	# Units	SHIP\$'s	# Units	SHIPS's	# Units	5	SHIP \$'s
1	3	108	BSHDC	12000		\$ 400,0	00	\$ 100,000	0	\$ -	0	\$ -	4	\$100,000	4	\$	100,000
3	1	130	LCHDC - Teachers			\$ 1,000,0	00	\$ 319,579	0	\$ -	0	\$ -	13	\$319,579	13	\$	319,579
5	2	124	CHR - Sanibel	13011	indahilani	\$ 245,0	00	\$ 245,000	0	\$ -	3	\$ 120,000	5	\$125,000	8	\$	245,000
*			Total	\$	-	\$ 1,645,0	00	\$ 664,579	0	\$ -	3	\$ 120,000	22	\$ -	25	\$	664,579

									Re	commended	Units and l	Funding		
				Available	Requested	Recommend	Very Low	Income Units	Low Inc	ome Units	Mod Inc	ome Units	7	Γotal
File#	Ranking	Points	Rental	S 194,688		S 194,688	# Units	SHIPS's	# Units	SHIPS's	# Units	SHIPS's	# Units	SHIP \$'s
6	1	119	CHR - Sanibel		\$ 194,688	\$ 194,688	3	\$ 135,000	1	\$ 40,000	- 1	\$ 19,688	5	\$ 194,688
			Total Rental	\$ 194,688	\$ 194,688	\$ 194,688	3	\$ 135,000	1	\$ 40,000	1	\$ 19,688	5	\$ 194,688

#### Cost per Unit VL=Very- Low Income \$ Per Unit/ Project Cost Weda, L=Low Funding Requested/Total stinU to # % sblod DENSILK/DKI Source Project Description & Amount Funding Comments/Recommendations -əsnoH Amount of Other Amount HOME/SHIB/BONDS Recommendations Requested Includes WORKFORCE HOUSING STRATEGY Priority to ESP (Essential Services Personnel) HOME 2006/2007 Cycle, and Lee County Affordable Housing Trust Fund (Bonus Density and DRI Contributions) Combined Affordable Housing Grant Application for - SHIP 2005/2006, 2006/2007 Supplemental Cycle #1,

Project Location

Applicant File #

Hite county. BSHDC is formulating a budget that takes into account infrastructure costs so and line units. BSHDC is formulating a budget that takes into account infrastructure costs so and line units on BSHDC infrastructure costs so and line units are constituted bounds. See Above.  Bonus  PLOCATION  SALVAS, 2.70 Total Cost   \$18,850 Bonita   \$2,285,270 Total Cost   \$18,850 Bonita   \$18,850 Bon	
SHIP 13 Single Family \$400,000 SHIP \$28,009 SIFR \$40,000 SHIP/L 4 M \$100,000 \$400 SHIP/L 4 M \$100,000 \$400 SHIP/L 4 M \$100,000 SHIP for the coronarial services personnel 1 be obtained in the services personnel 2 be shown to be shown t	
SHIP 13 Single Family \$400,000 SHIP \$28,009 SIFR \$40,000 SHIP\L \$1,5285,270 Total Cost \$18,850 Bonita Income: 5 L, 8 M (13	
SHIP 13 Single Family \$400,000 SHIP \$28,009 SIFR \$40,000 SHIP\L 4 M \$100,000 \$HIP\L 52,000 SHIP\L 6 Medling units \$25,270 Total Cost \$18,850 Bonita Income: 5 L, 8 M (13)   Staff recommends: 6 units on BSHDC sites Income: 5 L, 8 M (13)   Staff recommends: 6 units on BSHDC sites Income: 5 L, 8 M (13)   Staff recommends: 6 units on BSHDC sites Income: 5 L, 8 M (13)   Staff recommends: 6 units on BSHDC sites Income: 5 L, 8 M (13)   Staff recommends: 6 units on BSHDC sites Income: 5 L, 8 M (13)   Staff recommends: 6 units on BSHDC sites Income: 5 L, 8 M (13)   Staff recommends: 6 units on BSHDC sites Income: 5 L, 8 M (13)   Staff recommends: 6 units on BSHDC sites Income: 5 L, 8 M (13)   Staff recommends: 6 units on BSHDC sites Income: 5 L, 8 M (13)   Staff recommends: 6 units on BSHDC sites Income: 5 L, 8 M (13)   Staff recommends: 6 units on BSHDC sites Income: 5 L, 8 M (13)   Staff recommends: 6 units on BSHDC sites Income: 5 L, 8 M (13)   Staff recommends: 6 units on BSHDC sites Income: 5 L, 8 M (13)   Staff recommends: 6 units on BSHDC sites Income: 5 L, 8 M (13)   Staff recommends: 6 units on BSHDC sites Income: 5 L, 8 M (13)   Staff recommends: 6 units on BSHDC sites Income: 5 L, 8 M (13)   Staff recommends: 6 units on BSHDC sites Income: 6 units on	
SHIP 13 Single Family \$400,000 SHIP \$28,009 SIFR \$40,000 SHIP/L 4 M \$100,000 at thinks this request is pre-mature.  ESP dwelling units \$2,285,270 Total Cost \$18,850 Bonita	}
that takes into account infrastructure costs so	
SHIP   The Development Order has been submitted to	
A Springs Pr., East Terry St., Red Hibiscus Dr.), St., Red Hibiscus Will be a	inoa
Red Hibiscus Subdivision (Southern Subdivision (Southern	
	File #
	(BSH
opment \$2,154 SIFR \$167,140/Unit \$100,000 SHIP 2006/07	Deve
a Springs Area HOME   1 Single Family \$30,000 HOME   \$45,000 SHIP C-3466   \$30,000 HOME/VL   1 VL \$60,000   Recommendation:	
sownership-New Construction	шоН

			Requested			Recommen	dations	
Applicant File # Project Location	Funding Source	Project Description & # of Units M=Mod, L=Low VL=Very- Low Income	Amount Requested/Total Project Cost	Amount of Other Funding	HOME/SHIP/BONUS DENSITY/DRI \$ Per Unit/ Cost per Unit	House- holds & Income	Amount	Comments/Recommendations
Homeownership-N		uction		Haraga and a second	and the second of the second o		Sewt3sexture	
Habitat for Humanity of Lee County, FL	НОМЕ					1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Recommendation: \$120,000 SHIP 2006/07
(HH) File #2 Lehigh Acres	SHIP VL, L	3 Single Family dwelling units Income: 3 L Location: Uninc. Lee County (Lehigh Acres)	\$120,000 SHIP \$507,489 Total Cost	\$387,489 Contributions 0% Habitat Mortgage	\$40,000 SHIP/L \$169,163/Unit	3 L	\$120,000	Requested: \$120,000 SHIP  Habitat has site control. Developer fee: \$0 Habitat is its own mortgage company providing 0 percent mortgages. Habitat has a sizable land bank with
	SHIP ESP				AND DESCRIPTION OF THE STATE OF			lots all over the county. This enables Habitat customers to select which area they want to live and avoids
	Bonus Density							concentration of Habitat homes in any one area.
	DRI Contrib.					100 E		

			Requested			Recommen	ıdations	
Applicant File # Project Location	Funding Source	Project Description & # of Units M=Mod, L=Low VL=Very- Low Income	Amount Requested/Total Project Cost	Amount of Other Funding	HOME/SHIP/BONUS DENSITY/DRI \$ Per Unit/ Cost per Unit	House- holds & Income	Amount	Comments/Recommendations
Homeownership-No	ew Constri	uction	1	1		•	1	
Lee County Housing Development. Corporation (LCHDC) – Homes for Teachers	HOME SHIP VL, L							Recommendation: \$102,351 SHIP 2005/06 \$217,228 SHIP 2006/07 \$319,579 SHIP Total \$330,421 Bonus Density \$350,000 DRI
File #3 Estero	SHIP	40 Single Family dwelling units (Condo's) Income: 40 M Location: Estero	\$1,000,000 SHIP \$9,094,666 Total Cost	\$666,680 Bonita Bay Group Donations \$153,200 Other Private Donations \$184,000 Customer Contribution \$7,090,786 Permanent Mortgage Loans	\$25,000 SHIP/M \$227,366/Unit	13 M	\$319,579	\$1,000,000 Total  Requested: \$1,000,000 SHIP/Bonus Density/DRI  LCHDC will take site control of the 40 units on November 22, 2006.  Developer fee: \$2,000 (0.87%)/unit.  The Bonita Bay Group and other community leaders teamed up with the LCHDC to purchase Osprey Cove condominiums in Estero. Forty units will be made available to moderate income essential services personnel with teachers being given first preference.
	Bonus Density	See above	See above	See above	See above	13 M	\$330,421	Because these are condominiums, the Community Land Trust model is not applicable Ongoing affordability will be ensured by
]	DRI Contrib.	See above	See above	See above	See above	14 M	\$350,000	limited equity appreciation and in the case of sale, right of first refusal by the non-profit.  These two mechanisms will guarantee the subsidy stays with the units on an ongoing basis.

			Requested			Recommen	dations	
Applicant File # Project Location	Funding Source	Project Description & # of Units M=Mod, L=Low VL=Very- Low Income	Amount Requested/Total Project Cost	Amount of Other Funding	HOME/SHIP/BONUS DENSITY/DRI \$ Per Unit/ Cost per Unit	House- holds & Income	Amount	Comments/Recommendations
Homeownership-N	lew Constru	uction	•		!			
Lee County Housing Development Corporation (LCHDC) – Scattered Site File #4	НОМЕ	2 Single Family dwelling units Income: 1 VL 1 L Location: Harlem Heights	\$110,316 HOME \$437,744 Total Cost	\$85,000 BD \$85,000 SHIP (previous) \$80,000 Land – Heights Foundation \$4,800 SIFR \$112,628 Bank Loan – Customer Cash Contribution	\$55,158 HOME/VL \$45,000 BD/VL \$45,000 SHIP/VL \$218,872/Unit \$55,158 HOME/L \$40,000 BD/L \$40,000 SHIP/L	1VL 1L	\$60,566	Recommendation: \$60,566 HOME \$85,000 Bonus Density \$145,566 Total  Requested: \$110,316 HOME \$85,000 Bonus Density \$195,316 Total
Harlem Heights		mensenaliyaanakkiimminimavan		wisisaning was one half of the plant for a sufficient	\$218,872/Unit	Navaran yan Panakaan		LCHDC has site control as the Height
	SHIP VL, L							Foundation, is donating the land. Developer fee: \$13,500 (6.2%)/unit.
	SHIP ESP							The maximum amount of Bonus Density possible is \$85,000 (\$45,000 VL and \$40,000 L).
	Bonus Density	See above.	\$85,000 BD \$437,744 Total Cost	\$110,316 HOME \$45,000 SHIP (C-3467) \$80,000 Donated Land – Heights Foundation \$4,800 SIFR\$112,628 Bank Loan – Customer Cash Contribution	See above	See above	\$85,000	The applicant originally asked for \$110,316 in HOME funds. The recommended amount is \$60,566. The difference of \$49,750 is to be covered by a grant from the Board of Realtors.
	DRI Contrib.						aparon polici	

			Requested			Recommen	dations	
Applicant File # Project Location	Funding Source	Project Description & # of Units M=Mod, L=Low VL=Very- Low Income	Amount Requested/Total Project Cost	Amount of Other Funding	HOME/SHIP/BONUS DENSITY/DRI \$ Per Unit/ Cost per Unit	House- holds & Income	Amount.	Comments/Recommendations
Homeownership-	New Const	I.	<u> </u>	and the state of t				
Sanibel Workforce Limited Equity Ownership -	HOME SHIP							Recommendation: \$245,000 SHIP 2006/07 Requested:
Community Housing and	VL, L							\$245,000 SHIP
Resources, Inc. (CHR – Sanibel) File #5 Sanibel	SHIP ESP	8 units (4 duplexes)  3 L 5 M (8 essential services personnel)  Location: Sanibel	\$245,000 SHIP \$1,975,388 Total Costs	\$845,194 CWHIP \$20,000 AHP \$580,194 Construction Loan \$285,000 CHR	\$40,000 SHIP/L \$25,000 SHIP/M \$246,174/Unit	3 L 5 M	\$245,000	CHR has site control. CHR does not charge a developer fee. CHR will develop 14 units (7 duplexes) of workforce housing (essential services personnel) and has submitted 2 applications: Application #5 deals w/eight homeowner and #6 w/six rental units.  For the homeowner units, CHR has developed a subsidiary corp Coast and Lands Community Land Trust, Inc which will hold ground leases on the units and assure ongoing affordability.  The budget presented is well thought out. Proposed additional funding includes
	Bonus Density					920 (B)		\$845,194 CWHIP funds, the State's new workforce housing proposal. Applications for that program are due
	DRI Contrib.				Most Culturing pp sour it is Most entretienten sour seem De resonne during por sour			December 15, 2006. CHR is the only applicant from Lee County.

			Requested			Recommen	dations	
Applicant File # Project Location	Funding Source	Project Description & # of Units M=Mod, L=Low VL=Very- Low Income	Amount Requested/Total Project Cost	Amount of Other Funding	HOME/SHIP/BONUS DENSITY/DRI \$ Per Unit/ Cost per Unit	House- holds & Income	Amount	Comments/Recommendations
Rental - New Cons	truction						1	
Community Housing and Resources (CHR –	HOME						TO SECURE SECURE	Recommendation: \$194,688 SHIP
Sanibel)	SHIP VL. L							Requested: \$194,688 SHIP
File #6 Sanibel	SHIP ESP	6 units (3 duplexes)  Assistance is requested for only 5 of the 6 units which will be occupied as follows:  3 VL  1 L  1 M  (6 essential services personnel)  Location: Sanibel	\$194,688 SHIP \$1,408,796 Total Cost	\$596,898 CWHIP \$280,000 State HOME \$122,210 AHP \$215,000 CHR \$1,408,796 Total Cost	\$45,000 SHIP/VL \$40,000 SHIP/L \$25,000 SHIP/M \$234,799/Unit	3 VL 2 L 1 M	\$194,688	CHR has site control. CHR does not charge a developer fee. CHR will develop 14 units (7 duplexes) of workforce housing (essential services personnel) and has submitted 2 applications: Application #5 deals w/eight homeowner and #6 w/six rental units.  The 6 (3 duplexes) rental units will be in Sanibel's BMRH (Below Market Rental Housing) Program and will have ongoing affordability. CHR is asking for SHIP funds for 5 of the 6 units and is contributing the 6 <sup>th</sup> unit as match to the project.  The budget presented is well thought out.
	Bonus Density					1 1 - Julyan (6)		Proposed additional funding includes \$596,898 CWHIP funds, the State's new workforce housing proposal.
	DRI Contrib.							Applications for that program are due December 15, 2006. CHR is the only applicant from Lee County.

SEFECTION CRITERIA for SHIP, BONUS DENSITY and DRI Contribution Funds for HOMEOWNERSHIP and RENTAL for VL, L and ESP (Essential Services Personnel) Households

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<sup>\*</sup> Points are not "summed up" because no one project can receive all bonus points as some measures are mutually exclusive.

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