

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

Blue Sheet No 20021026

**1. REQUESTED MOTION**

**ACTION REQUESTED:** Designate by approving the attached resolution the inclusion of Census Tracts 3.01, 3.02, and 4.01 (Tice and East Fort Myers) as Infill Non-Targeted Areas under the Florida Housing Finance Corporation's First Time Home Buyers Single Family Mortgage Revenue Bond Program.

**WHY ACTION IS NECESSARY:** Board action is required prior to a census tract being designated as Infill Non-Targeted Area by the Florida Housing Finance Corporation.

**WHAT ACTION ACCOMPLISHES:** Expands the Infill Non-Target Areas in Lee County to include Census Tracts 3.01, 3.02, and 4.01 (Tice and East Fort Myers) and enables prospective homebuyers in these three census tracts to have the opportunity to apply to receive lower interest financing.

**2. DEPARTMENTAL CATEGORY:** 04  
**COMMISSION DISTRICT #:** 5

*C4B*

**3. MEETING DATE:**

*09-24-2002*

**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 Home Ownership Resource Center Inc. and Homes for All, local non-profit housing organizations, have requested that Lee County designate Census Tracts 3.01 and 4.01 under the Florida Housing Finance Corporation's First Time Home Buyers Single Family Mortgage Revenue Bond Program. Staff is recommending that Census Tract 3.02 also be designated since it is between tract 5.03, which is already designated, and tract 3.01, which is proposed for designation (see attached location map). First Time Home Buyers Single Family Mortgage Revenue Bond Program uses the proceeds from both taxable and tax-exempt mortgage revenue bonds to finance below market interest rate mortgage loans for first-time home buyers with very low to moderate incomes. The interest rate savings to the homebuyer is typically 1.5 to 2 percent below standard interest rates. Currently Lee County has:

- One Targeted Infill Area (census tract 5.02) located in Dunbar. (Targeted Infill Areas are defined by HUD as federally designated targeted areas and Areas of Chronic Economic Distress (ACED))
- Five Infill Non-Target Areas which are located in: Charleston Park (in Alva), Dunbar and Harlem Heights. (Non-Targeted Infill Areas are Locally Designated Census Tracts.) While there are no specific criteria for locally designating a census tract as a Non-Target Infill Area, staff recommends that Tracts 3.01, 3.02 and 4.01 be designated because over the years these areas have been targeted for redevelopment.

**No county funds are being requested. The county will not have any financial obligations as a result of this action.**

**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. G. Galt</i>		N/A	N/A	<i>Audrea Traser</i>	OA <i>9/16/02</i>	OM <i>9/16/02</i>	Risk <i>9/11/02</i>	GC <i>9/16/02</i>	<i>[Signature]</i>

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

REC'D.  
by CO. ATTY.  
*9/15/02*  
1530M  
CO. ATTY. *9/16/02*  
FORWARDED TO:  
*[Signature]*  
*10/20/02*

RECEIVED BY  
COUNTY ADMIN. *ID*  
*9/16/02*  
COUNTY ADMIN. *BH*  
FORWARDED TO:  
*9/16/02*

RESOLUTION NO. \_\_\_\_\_

**A Resolution of the Lee County Board of County Commissioners, approving Census Tracts 3.01, 3.02, and 4.01 (located in Tice and East Fort Myers) as Locally designated Infill Non-Target Areas for the purpose of participating in the Florida Housing Finance Corporation's First Time Homebuyers Single Family Mortgage Revenue Bond Program.**

WHEREAS, the Lee County Board of County Commissioners offers various incentive programs to promote homeownership, particularly for very low, low, and moderate income families; and

WHEREAS, the Florida Housing Finance Corporation provides below market rate financing through the First Time Homebuyers Single Family Mortgage Revenue Bond Program to eligible homebuyers who purchase homes within locally designated Infill Non-Target Areas; and

WHEREAS, the Lee County Board of County Commissioners desire to include additional census tracts along with those census tracts already designated under the Infill Non-Target Areas program; and

WHEREAS, the Lee County Board of County Commissioners desire to promote affordable homeownership, for first-time very low, low, and moderate income families in the Tice/East Fort Myers Area (Census Tracts 3.01, 3.02, and 4.01).

NOW, Therefore be it Resolved by the Lee County Board of County Commissioners of Lee County, Florida that Census Tracts 3.01, 3.02, and 4.01 be locally designated as Infill Non-Target Areas for the purposes of participating in the Florida Housing Finance Corporation's First Time Homebuyers Single Family Mortgage Revenue Bond Program.

Commissioner \_\_\_\_\_ made a motion to adopt the foregoing resolution. 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 \_\_\_\_\_, 2002.

ATTEST:  
CHARLIE GREEN, CLERK

LEE COUNTY  
BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
Chairman

APPROVED AS TO LEGAL  
FORM AND CONTENT

Office of the County Attorney

# LEE COUNTY CENSUS TRACTS

## Non-Targeted Areas Under FHFC First-Time Homebuyers Bond Program

