

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

**Blue Sheet No. 20050515**

**1. ACTION REQUESTED/PURPOSE:** Approve the transfer of \$1,000,000 from General Fund Reserves (previously set aside by Board of County Commissioner action on September 4, 2003) to the newly created Community Land Trust Program for Affordable Housing.

**2. WHAT ACTION ACCOMPLISHES:** Moves the funds to an Operating Program Budget, so that the Planning Division can access the funds now that they are ready to implement the Community Land Trust Affordable Housing Program.

**3. MANAGEMENT RECOMMENDATION:** Approve

**4. Departmental Category:**

*A4A*

**5. Meeting Date:** *05-03-2005*

**6. Agenda:**

- Consent
- Administrative
- Appeals
- Public
- Walk-On

**7. Requirement/Purpose: (specify)**

- Statute
- Ordinance
- Admin. Code
- Other

**8. Request Initiated:**

Commissioner \_\_\_\_\_  
 Department Community Development  
 Division Planning  
 By: Paul O'Connor, Director

**9. Background:**

At the 9/4/03 Public Hearing, the Commissioners asked that \$1,000,000 be set aside in reserves to implement an Affordable Housing Plan. The Affordable Housing Committee (AHC) has been working on various options since that time to develop a workable program. The Community Land Trust (CLT) was the preferred option. The Management and Planning Committee of the Board of County Commissioners reviewed and approved this concept on August 2, 2004. Working with a consultant from the Institute of Economics, the AHC is now in the process of soliciting applications for the establishment of a CLT. A CLT is nonprofit organization that owns land and provides 99-year renewable leases to those owning the buildings on the land. By permanently limiting land costs, CLTs can lock in subsidies and also lower purchase prices allowing very low and low-income families to qualify for housing. Non-profit applicants will have to provide a business plan as part of their CLT application.

Upon transfer from reserves, the funds will be available in account:  
 LB5150800100.508301 (Community Development/Planning/Community Land Trust Program – Affordable Housing/General Fund/Housing Assistance)  
 Attachment: Budget transfer form

**10. Review for Scheduling:**

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
<i>M. G. G. 4/18/05</i>				<i>[Signature] 4/18/05</i>	Analysis <i>[Signature] 4/20/05</i>	Risk <i>[Signature] 4/20/05</i>	Grants <i>[Signature] 4/20/05</i>	Mgr. <i>[Signature] 4/20/05</i>	<i>[Signature] 4-21-05</i>

**11. Commission Action:**

- Approved
- Deferred
- Denied
- Other

Rec. by CoAtty  
 Date: *4/18/05*  
 Time: *3:20*  
 Forwarded To:  
*Co. Admin 4/19/05*

RECEIVED BY  
 COUNTY ADMIN: *[Signature]*  
*4-19-05*  
*10:30*  
 COUNTY ADMIN  
 FORWARDED TO: *[Signature]*  
*4/21/05*  
*7:20 AM*



discussion regarding alternative funding sources, there was Board consensus to move the item forward to the second public hearing.

HOME OWNERSHIP RESOURCE CENTER - Commissioner Judah noted that staff had recommended against funding the request for \$25,000.00 per year for five years, subject to audit findings. There was Board consensus that discussion of the item would be deferred to the second public hearing.

Referring to a memorandum from County Manager Donald D. Stilwell dated September 4, 2003 (copy is on file in the Minutes Office), Commissioner Judah noted that several General Fund items were mentioned that should be discussed at the second public hearing.

AT THIS TIME, ADDITIONAL DISCUSSION TOOK PLACE REGARDING THE WCCU REQUEST. SEE THAT PORTION OF THE MEETING.

AFFORDABLE HOUSING COMMITTEE REQUEST - Commissioner Albion clarified that the request from the Affordable Housing Committee (AHC) was to earmark \$1 million in the appropriate reserves for affordable housing, to allow the AHC six months to develop a business plan proposal, and then ask the Board to determine whether part or all of the funds should be released to implement the proposal. He added that such a designation of funds would demonstrate the Board's desire to improve the County's affordable housing situation. Commissioners Judah, St. Cerny, and Janes commended Commissioner Albion for his efforts; and Commissioner Janes pointed out that the program should include rehabilitation as well as new construction. Commissioner Albion emphasized the importance of affordable housing as an integral part of County infrastructure, and its effects on the way that services can be provided.

ASSISTANCE TO CHARLOTTE COUNTY IN PHOSPHATE MINING ISSUE - In response to Commissioner Judah's inquiry, County Manager Donald D. Stilwell indicated that staff would present information regarding Charlotte County's request for financial assistance at the second public hearing. Commissioner Coy opined that the monetary request seemed high; and Commissioner Judah pointed out that phosphate mining near Charlotte Harbor would have an effect on the quality of life of Lee County residents in the tourism industry, and on property values. Board discussion followed regarding the political influence of the phosphate industry, the expenses already incurred by Charlotte County, and the appropriate division of future expenses. Commissioner Coy requested information from staff as to Charlotte County's actual expenses, and asked whether this is strictly a boaters' issue. Commissioner Judah responded that it was a quality of life issue, because County waters are being "trashed" by the phosphate industry and by the actions of various government agencies; and Commissioner Janes pointed out that it could soon be unsafe to eat fish from County waters. Commissioner Albion suggested that the Board should appoint a Commissioner as liaison to meet with other entities regarding this issue, and that emphasis should be on convincing the Department of Environmental Protection that an Environmental Impact Study (EIS) should be required before granting the phosphate mining permit. There was Board consensus that the item would be discussed further at the second public hearing after additional input has been received from staff.

AT THIS TIME, ADDITIONAL DISCUSSION TOOK PLACE REGARDING THE PINE ISLAND BOAT RAMP. SEE THAT PORTION OF THE MEETING.

The Chairman asked for a motion to adopt the Tentative County-Wide Millage resolution. Commissioner Albion so moved, seconded by Commissioner Janes, called and carried. The Chairman requested a motion to adopt the Tentative Countywide Budget for FY 2003-04. County Attorney James G. Yaeger pointed out that the motion should include the Sheriff's request, the proposed changes shown on page 12 of the script, and other requests discussed by the Board. After noting that this action did not constitute final approval but moved the items for consideration at the second public hearing, Commissioner Albion moved approval, seconded by Commissioner Janes, called and carried.

RESOLUTION NO. 03-09-07

IMMEDIATELY PRIOR TO CONSIDERATION OF THE ALL HAZARDS PROTECTION DISTRICT BUDGET:

DEL PRADO BOULEVARD EXTENSION - Commissioner Coy mentioned a memorandum from Cape Coral Mayor Arnold Kempf, dated August 29, 2003 (copy is on file in the Minutes Office), requesting that the County upgrade and assume responsibility for the portion of the extension that needs work, from Pine Island Road to Kismet Parkway.

#### LIBRARY MILLAGE AND BUDGET

Budget Services Director A. B. Majul announced that the proposed Lee County Library millage is 0.9630 mills per thousand taxable value representing a 10.94% increase over the rollback rate of 0.8680 mills, due to the need to maintain funding for operations and Library-related Capital Improvement Programs. He added that no adjustments are being proposed at this time, and read the proposed millage resolution into the record. The Chairman called for