



**LEE COUNTY AFFORDABLE HOUSING COMMITTEE MEETING
COMMUNITY DEVELOPMENT/PUBLIC WORKS BUILDING
1500 MONROE STREET, FORT MYERS
FIRST FLOOR CONFERENCE ROOM 1B**

**WEDNESDAY, JANUARY 29, 2014
2:00 P.M.**

AGENDA

1. Call to Order / Roll Call/Affidavit of Publication / Election of Officers
2. Discussion about the [SHIP \(State Housing Initiatives Partnership\) program](#)
3. Review [proposed Affordable Housing Incentive Review Report](#)
4. Review [proposed 2014/15–2016/17 Local Housing Assistance Plan \(LHAP\)](#)
5. Items by the Public; Committee Members; Staff
6. Future Meeting: 2 pm February 19th (Wed) 2014/Adjournment

To obtain a copy of the Affordable Housing Incentive Report and the 2014/15 -2016/17 LHAP contact the Lee County Planning Div. at 1500 Monroe St., Ft Myers FL 33901 Tel 239-533-8547 or e-mail:

Arichards@leegov.com

or go to the website <http://www.leegov.com/gov/dept/dcd/Planning/AffordableHousing/Pages/default.aspx>

A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing. Contact the Lee County Division of Planning at 239-533-8547 for further information. In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. Contact Antia Richards at 533-8547. To receive agendas by e-mail, contact: Arichards@leegov.com



**MEMORANDUM FROM THE
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF PLANNING**

DATE: January 14, 2014

TO Affordable Housing Committee **FROM:** Gloria Sajgo Principal Planner

RE: Lee County SHIP Program:

- **Affordable Housing Incentive Review Report and**
- **2014/15—2016/17 Local Housing Assistance Plan (LHAP)**

F.S. 420.907 establishes the State Housing Initiatives Partnership (SHIP) Program which provides funds to Florida counties and eligible cities for the production and preservation of affordable housing. Funding is generated from a surcharge on documentary stamps. These funds are collected by the state and allocated to local governments on a population based formula.

The attached chart shows that since 2009/2010 the Lee County SHIP program has had minimal funding.

To participate in the SHIP program, every 3 years the county must prepare an Affordable Housing Incentive Review Report and adopt a new Local Housing Assistance Plan (LHAP).

- **Attached is the proposed Affordable Housing Incentive Review Report**

Per F.S. 420.9076 the Affordable Housing Advisory Committee will submit to the County Commissioners and to the state a report evaluating affordable housing incentives. Attached is the proposed Affordable Housing Incentive Review Report for review at the January 29, 2014 Affordable Housing Committee meeting. Staff recommends that the incentives continue as they are.

The Affordable Housing Committee will vote on the proposed Affordable Housing Incentive Review report at a public hearing scheduled for February 19, 2014.

- **Attached is the proposed 2014/15-2016/17 Local Housing Assistance Plan (LHAP) in ~~strike thru~~/underline format (~~strike thru~~ shows deletions; underline additions)**

Per F.S. 420.9075 to continue participating in the SHIP program the Lee County Board of County Commissioners (BoCC) must adopt a Local Housing Assistance Plan (LHAP) every 3 years. Attached is the proposed 2014/15-2016/17 LHAP in ~~strike thru~~/underline format. The proposed LHAP is tentatively scheduled for the March 18, 2014 BoCC meeting.

While currently there is no future funding proposed for the SHIP program, the state requires preparing a new LHAP every 3 years to close out existing contracts. Because the future funding for the SHIP program is uncertain, the state has not issued funding projections. In the absence of funding projections the state recommends the county continue with the provisions of the existing LHAP and use the same projected annual revenues for the proposed LHAP. As a result the proposed plan is virtually identical to the existing plan. (For your information the current 2011/12 – 2013/14 LHAP is also attached.)

Lee County State Housing Initiatives Partnership (SHIP) funds

State Fiscal Year	SHIP funds
1992/1993	\$ 207,418.00
1993/1994	\$ 346,890.00
1994/1995	\$ 380,806.00
1995/1996	\$ 1,358,155.00
1996/1997	\$ 1,512,277.00
1997/1998	\$ 1,465,117.33
1998/1999	\$ 2,205,158.15
1999/2000	\$ 1,820,913.00
2000/2001	\$ 2,981,236.00
2001/2002	\$ 2,537,109.00
2002/2003	\$ 3,077,757.00
2003/2004	\$ 2,475,257.00
2004/2005	\$ 2,402,063.00
2005/2006	\$ 2,404,932.00
2006/2007	\$ 3,218,464.00
2007/2008	\$ 3,318,641.00
2008/2009	\$ 3,718,567.00
2009/2010	\$ 388,633.00
2010/2011	\$ - 0-
2011/2012	\$ 382,207.00
2012/2013	\$ 159,265.00
2013/2014	\$ 628,062.00
Total	\$ 36,988,927.48

SHIP funds are generated from a surcharge on documentary stamp tax revenues. However, note that 2013/2014 funds were allocated to the SHIP program from the State-Federal Foreclosure Settlement Agreement; on 2013/2014 no funds were allocated to SHIP from the doc stamp surcharge