

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

Blue Sheet No. 20060135

1. ACTION REQUESTED/PURPOSE: Execute a BoCC resolution supporting full funding by the State for the FY 06/07 affordable housing initiatives as originally set forth in the Sadowski Act.

2. WHAT ACTION ACCOMPLISHES: Expresses the County's support for full funding by the State for the state and local affordable housing initiatives.

3. MANAGEMENT RECOMMENDATION: Approve

4. Departmental Category: C4A		5. Meeting Date: 02-21-2006
6. Agenda:	7. Requirement/Purpose: <i>(specify)</i>	8. Request Initiated:
<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Statute	Commissioner N/A
<input type="checkbox"/> Administrative	<input type="checkbox"/> Ordinance	Department Community Development
<input type="checkbox"/> Appeals	<input type="checkbox"/> Admin. Code	Division Planning
<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Other	By: Paul O'Connor, AICP, Planning Director
<input type="checkbox"/> Walk-On		POC 02/06/06

9. Background:

At its February 1, 2006 meeting, the Lee County Affordable Housing Committee requested that the Board of County Commissioners express support for full funding of the Sadowski Act. Current projections for full funding under the Sadowski Act show there should be \$939.5 million available in the state housing trust fund. The Governor's proposed budget, however, only recommends \$545 million for the housing initiative programs. This results in a statewide housing initiative funding shortfall of \$394.5 million.

The bulk of this shortfall affects the State Housing Initiatives Partnership (SHIP) funds. This has serious implications for local governments across Florida. For the SHIP program alone, the Governor's proposed budget includes a \$386 million shortfall between the \$552 million that should be available in the housing trust fund and the proposed \$166 million.

For Lee County, this equates to a \$7.7 million difference or shortfall between the \$10.7 million available from the fully funded housing trust fund and the \$3 million included in the Governor's proposed budget. The cities of Cape Coral and Fort Myers have additional shortfalls of \$2.8 million and \$1.3 million respectively. For Lee County, Cape Coral and Fort Myers there is a combined \$11.8 million shortfall between the Governor's proposed budget and the estimated amount available for SHIP from the housing trust fund.

Attachments:
Resolution
Excerpt of a Spreadsheet from the Florida Housing Coalition

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services <i>Cayman 279</i>				County Manager/P.W. Director
					Analyst	Risk	Grants	Mgt.	
<i>M. J. [Signature]</i>	NA	NA	NA	<i>[Signature]</i> 2/7/06	<i>[Signature]</i> 2/9/06	<i>[Signature]</i> 2/9/06	<i>[Signature]</i> 2/9/06	<i>[Signature]</i> 2/8/06	<i>[Signature]</i> 2/9/06

11. Commission Action:

Approved
 Deferred
 Denied
 Other

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State and Local Housing Trust Fund

Local Government		Projected Full Funding Trust Fund FY2006/07	Governor's Request	Shortfall	Additional Number of Families Housed at Full Funding	Total Lost Economic Activity	Additional Affordable Housing Units Needed by 2010
State Housing Trust Fund		\$ 79,300,000	\$ 70,500,000	\$ (8,800,000)			
Local Government Housing Trust Fund (SHIP)		\$ 552,100,000	\$ 166,400,000	\$ (385,700,000)			
DCF Homeless Funding		\$ 6,100,000	\$ 6,100,000	\$ -			
HURRICANE FUNDING: State Housing Trust Fund		\$ 204,000,000	\$ 204,000,000	\$ -			
HURRICANE FUNDING: Local Government Housing Trust Fund		\$ 98,000,000	\$ 98,000,000	\$ -			
Statewide Total(s)		\$ 939,500,000	\$ 545,000,000	\$ (394,500,000)	26,432	\$ (2,998,200,000)	529,141
JACKSON County		\$ 1,676,282	\$ 483,281	\$ 1,193,001	80	\$ 9,066,808	1,355
JEFFERSON County		\$ 472,115	\$ 350,000	\$ 122,115	8	\$ 928,074	463
LAFAYETTE County		\$ 350,000	\$ 350,000	\$ -	0	\$ -	352
LAKE County		\$ 7,976,120	\$ 2,313,025	\$ 5,663,095	379	\$ 43,039,522	11,231
LEE County		\$ 10,733,728	\$ 3,092,319	\$ 7,641,409	512	\$ 58,074,708	
City of Cape Coral		\$ 3,915,118	\$ 1,127,921	\$ 2,787,197	187	\$ 21,182,697	
City of Ft. Myers		\$ 1,773,627	\$ 510,971	\$ 1,262,656	85	\$ 9,596,186	
total		\$ 16,422,473	\$ 4,731,211	\$ 11,691,262	783	\$ 88,853,591	19,384
LEON County		\$ 3,161,695	\$ 912,589	\$ 2,249,106	151	\$ 17,093,206	
City of Tallahassee		\$ 5,425,202	\$ 1,565,926	\$ 3,859,276	259	\$ 29,330,498	
total		\$ 8,586,897	\$ 2,478,515	\$ 6,108,382	409	\$ 46,423,703	10,442
LEVY County		\$ 1,239,984	\$ 368,344	\$ 871,640	58	\$ 6,624,464	2,048
LIBERTY County		\$ 350,000	\$ 350,000	\$ -	0	\$ -	419
MADISON County		\$ 646,594	\$ 350,000	\$ 296,594	20	\$ 2,254,114	369
MANATEE County		\$ 7,855,961	\$ 2,262,057	\$ 5,593,904	375	\$ 42,513,670	
City of Bradenton		\$ 1,725,648	\$ 496,885	\$ 1,228,763	82	\$ 9,338,599	
total		\$ 9,581,609	\$ 2,758,942	\$ 6,822,667	457	\$ 51,852,269	9,609
MARION County		\$ 7,794,748	\$ 2,244,171	\$ 5,550,577	372	\$ 42,184,385	
City of Ocala		\$ 1,612,362	\$ 464,218	\$ 1,148,164	77	\$ 8,726,046	
total		\$ 9,407,130	\$ 2,708,389	\$ 6,698,741	449	\$ 50,910,432	14,198
MARTIN County		\$ 4,538,301	\$ 1,310,804	\$ 3,227,497	216	\$ 24,528,977	5,760

**LEE COUNTY BOARD OF COUNTY COMMISSIONERS
RESOLUTION NO _____**

WHEREAS, Florida's Sadowski Act created a dedicated revenue source of funding for affordable housing that is held in a State Housing Trust Fund; and

WHEREAS, the State of Florida used housing trust funds exclusively for housing from 1992 through 2003, fully funding housing each year but since that time, the State has diverted or left unappropriated substantial housing trust fund monies to the detriment of Florida's residents; and

WHEREAS, there is an affordable housing crisis in Florida because Florida's families can no longer afford to own homes as the median price for a house in Florida increased from \$141,700 in 2002 to \$250,500 in 2005, a 77% increase but the median income of a 4-person household in Florida rose only from \$51,800 in 2002 to \$52,500 in 2005, a mere 1.4%; and

WHEREAS, in the Governor's FY 2006-2007 proposed budget, only \$545 million is proposed for housing programs (\$302 million for hurricane housing recovery programs and \$243 million for ongoing successful and needed housing programs, such as SHIP); and

WHEREAS, there is a \$394.5 million difference or shortfall between the \$545 million in the Governor's proposed budget for housing and the \$939.5 million available from the housing trust fund; and

WHEREAS, this has dire implications for local governments across Florida as the bulk of this shortfall is made up of SHIP funds; since there is a \$386 million difference or shortfall between the \$166 million in the Governor's proposed budget for SHIP funding and the \$552 million available for SHIP funding from the housing trust fund; and

WHEREAS in 05/06 Lee County received \$2.4 million in SHIP funds and in 06/07 the Governor's budget recommends that Lee County receive \$3 million in SHIP funds; and

WHEREAS, for Lee County there is a \$7.7 million difference or shortfall between the \$3 million in the Governor's proposed budget and the \$10.7 million available from the housing trust fund if fully funded, and for the cities of Cape Coral and Fort Myers this difference or shortfall is \$2.8 million and \$1.3 million respectively; and,

WHEREAS, for Lee County, Cape Coral and Fort Myers there is a combined \$11.8 million difference or shortfall between the Governor's proposed budget and the amount available for SHIP funding from the housing trust fund; and;

WHEREAS, the Florida Housing Coalition estimated that countywide the diversion of \$11.8 million will result in the loss of approximately \$88.9 million in economic activity for Lee County; and

NOW THEREFORE BE IT RESOLVED THAT THE LEE COUNTY BOARD OF COUNTY COMMISSIONERS strongly supports the full appropriation of Sadowski Act documentary stamp revenue for affordable housing initiatives.

This resolution was offered by Commissioner _____, who moved for 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 _____

Tammara Hall _____

John Albion _____

DULY PASSED AND ADOPTED this _____ of _____, 2006

**ATTEST
CHARLIE GREEN, CLERK**

**LEE COUNTY
BOARD OF COUNTY COMMISSIONERS**

Chairwoman

**APPROVED AS TO LEGAL FORM
AND CONTENT**

Office of the County Attorney