

**CPA2011-10
LEE PLAN
HOUSING ELEMENT
BOCC SPONSORED
EAR BASED AMENDMENT
TO THE**

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

Publically Sponsored Amendment and Staff Analysis

**LPA Public Hearing Document
For the
June 28, 2012 Public Hearing**

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**June 15, 2012
LEE COUNTY**

**DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2011-09**

Text Amendment

Map Amendment

This Document Contains the Following Reviews	
<input checked="" type="checkbox"/>	Staff Review
	Local Planning Agency Review and Recommendation
	Board of County Commissioners Hearing for Transmittal
	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: June 15, 2012

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT/REPRESENTATIVE:

Lee County Board of County Commissioners, represented by Lee County Division of Planning.

2. REQUEST:

Amend the Housing Element of the Lee Plan to incorporate the recommendations of the March 1, 2011 Evaluation and Appraisal Report.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION:

Staff recommends that the Board of County Commissioners *transmit* the proposed amendment to the Housing Element of the Lee Plan as shown on Attachment 1.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- ❖ The Board of County Commissioners initiated this plan amendment on March 1, 2011, with the adoption of the Evaluation and Appraisal Report.
- ❖ The Housing Element of the Lee Plan provides policy guidance regarding the provision of safe and sanitary housing at affordable costs for current and future residents of Lee County.
- ❖ The adopted New Horizon 2035 Evaluation and Appraisal Report recommended that the updated Lee Plan address broad housing issues such as overall mix, location and types of housing; contain linkages with other relevant element in the plan such as the Future Land Use, Transportation and Parks and Recreation and support sustainable development through a broad mix of housing types and energy efficient construction techniques.
- ❖ The proposed amendments to the Housing Element are consistent with the Evaluation and Appraisal Report recommendations.
- ❖ The proposed amendments meet the statutory requirements of FS 163.3177(6)(f).
- ❖ The following requirements will be addressed in the Future Land Use element and its maps.
 - ✓ FS 163.3177(6) (f) 1.d. *The provision of adequate sites for future housing, including affordable workforce housing as defined in s. 380.0651(3)(h), housing for low-income, very low-income, and moderate income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities.*
As a practical matter, Lee County does not provide actual sites for affordable housing. Instead the county's Future Land Use Map identifies the land that is available for development and affordable housing units are permitted in all the residential land use categories. Housing types are also not restricted by the plan. The plan allows a variety of housing types in residential land use categories.

C. BACKGROUND INFORMATION

At its June 8, 2012 meeting the Lee County Affordable Housing Committee reviewed the proposed Housing Element and recommended approval with the inclusion of three new policies. These were incorporated into the plan as the following new policies:

POLICY 1.2.9: Consider incentives and initiatives to encourage the rehabilitation, re-use and redevelopment of existing single family and multifamily housing stock into affordable housing.

POLICY 1.2.10: Consider incentives and initiatives to encourage the rehabilitation of distressed, vacant and abandoned properties into affordable housing units.

POLICY 1.2.11: Encourage affordable mixed use developments including live/work housing through consideration of incentives in the LDC and the Lee Plan.

The Affordable Housing Committee also recommended that some information be provided on the devastating impacts the collapse of the housing industry had on Lee County. This information was included in Attachment 3.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

The 2011 EAR noted that the Housing element provides policy guidance regarding the provision of safe and sanitary housing at affordable costs for present and future residents in the county. The element addresses issues of housing availability, farmworker housing, substandard housing affordability, persons who have special housing needs and neighborhoods. Overall the goals, objectives, and policies in this element provide the county with the means to accomplish these objectives. The EAR noted: “Therefore many of the goals, objectives and policies of the Lee Plan can be carried over to the updated plan. In addition there is an interest in broadening the scope of the Housing Element to focus more on sustainability issues, neighborhood conservation, and a greater variety of housing and lifestyle choices for all age groups.” The 2011 EAR included the following key issues to be addressed and recommendations:

- Support sustainable development and a broader mix of housing types and energy efficient construction techniques.
- Encourage the construction of housing that allows for residents to age in place.
- Reinforce the need for a variety of housing options.
- Support alternative neighborhood types and opportunities for mixed income and mixed use developments.
- Link this element to the Future Land Use, Transportation, and Parks and Recreation element.
- Include in the siting criteria for affordable housing projects proximity to parks, services and transit.
- Protect character and viability of neighborhoods.
- Encourage partnerships and coordination with other agencies.
- Encourage the retention of existing affordable housing through support for rehabilitation of existing homes, infill and redevelopment.
- Continue exploring funding and other incentives to foster new affordable housing opportunities.

B. CHANGES TO GOALS, OBJECTIVE AND POLICIES

Below are the proposed amendments to the Housing element shown in ~~strickethrough~~ and underline format. The first goal and the following objectives are prefaced by a brief staff analysis and recommendation of the proposed changes.

Staff Recommendation: Update the goal by including definitions to specific terms that are used in the element.

GOAL 135: 1: MEETING HOUSING NEEDS. ~~To provide~~ Support the provision and maintenance of decent, sustainable, safe, and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the county including lower income households, moderate income households (including workforce households), persons who have special housing needs and farmworkers. (Amended by Ordinance No. 91-19)

Definitions:

- a. Affordable housing means a household that spends 30% or less of its gross income on housing.
- b. Farmworker is defined in FS 420.503(18):

(18)(a) "Farmworker" means a laborer who is employed on a seasonal, temporary, or permanent basis in the planting, cultivating, harvesting, or processing of agricultural or aquacultural products and who derived at least 50 percent of her or his income in the immediately preceding 12 months from such employment.

(b) "Farmworker" includes a person who has retired as a laborer due to age, disability, or illness. In order to be considered retired as a farmworker due to age under this part, a person must be 50 years of age or older and must have been employed for a minimum of 5 years as a farmworker before retirement. In order to be considered retired as a farmworker due to disability or illness, a person must:

 - 1. Establish medically that she or he is unable to be employed as a farmworker due to that disability or illness.*
 - 2. Establish that she or he was previously employed as a farmworker.*

(c) Notwithstanding paragraphs (a) and (b), when corporation-administered funds are used in conjunction with United States Department of Agriculture Rural Development funds, the term "farmworker" may mean a laborer who meets, at a minimum, the definition of "domestic farm laborer" as found in 7 C.F.R. s. 3560.11, as amended. The corporation may establish additional criteria by rule.
- c. Lower Income Households means very low and low income households:
 - o Very low income household means a household with an annual gross income of 50% or less of the median annual income adjusted for family size for households within Cape Coral-Fort Myers MSA.

- Low income household means a household with an annual gross income of 80% or less of the median annual income adjusted for family size for households within Cape Coral-Fort Myers MSA.
- d. Moderate income households means households with an annual gross income of 120% or less of the median annual income adjusted for family size for households within Cape Coral-Fort Myers MSA. Workforce households defined in FS 380.0651(3)(h) are included in the moderate income household category.
- e. “Persons Who Have Special Housing Needs” is defined in F.A.C. Rule 67-37.002(21) “Persons Who Have Special Housing Needs” means individuals who have incomes not exceeding moderate-income and, because of particular social, economic, or health-related circumstances, have greater difficulty acquiring or maintaining affordable housing. Such persons include: those who have encountered resistance to their residing in particular communities; suffered increased housing costs resulting from their unique needs and high risk of institutionalization; persons with developmental disabilities; persons with mental illnesses or chemical dependency; persons with Acquired Immune Deficiency Syndrome (“AIDS”) and Human Immunodeficiency Virus (“HIV”) disease; runaways and abandoned youth; public assistance recipients; migrant and seasonal farm workers; refugees and entrants; the elderly; and disabled adults.
- f. Sustainable housing means housing that is planned to foster development patterns based on the interconnections between economic, societal and environmental conditions.

Staff Recommendation: Update the objective to include new population figures. Among the changes to the policies are the following: include a broader explanation of the types of technical assistance the county provides; clarify the types of incentives the county provides; delete duplicate language or policies that are better addressed under a different objective in the element; re-locate to this the policy describing the desirable characteristics of affordable housing and expand the description; include a new policy for the establishment of a voluntary Live-Ability initiative providing information of the advantages of such features as a no-step entrance to make homes more accessible; delete and re-locate in the element the policy dealing with homeless.

OBJECTIVE ~~135.1:1.1~~: HOUSING AVAILABILITY. Work with private and public housing providers to ensure that the additional dwellings needed by ~~2025~~ 2030 are provided in types, costs, and locations to create inclusive, diverse, and sustainable communities that will address the long-term needs of residents. ~~to meet the needs of the Lee County population. It is estimated that by 2025, 114,927 additional dwelling units will be needed in all of Lee County and 39,637 will be needed in unincorporated Lee County. By 2030, Lee County is projected to have 418,308 households, – an increase of 158,626 from 2010. By 2030 unincorporated Lee County is projected to have 213,294 house households – an increase of 72,358 from 2010.~~ (Amended by Ordinance No. 94-30, 98-09, 07-17)

POLICY 135.1.1-1.1.1: Provide information, technical assistance, and incentives to the private sector to maintain a housing production capacity sufficient to meet the required production. Information may include but is not limited to: ~~This will be accomplished~~

- a. ~~through~~ The programs identified in the Local Housing Assistance Plan and the Lee County Consolidated Plan. (Amended by Ordinance No. 94-30, 98-09, 00-22)
- b. **POLICY 135.4.7:** ~~The county will m~~Maintain an ongoing research and information effort on housing and related issues, including state and federal legislation affecting housing, county-wide housing needs, and the provision of advice regarding assistance programs. (Amended by Ordinance No. 00-22)

POLICY 135.1.2-1.1.2: ~~The county will e~~Continue efforts to form public-private partnerships with local non-profit housing agencies, local for profit developers, local lenders, the Lee County Housing Authority, and the Lee County Housing Finance Authority to produce affordable housing for ~~very low, low~~ lower and moderate-income households and for persons who have special housing needs with local private non-profit housing agencies, local for profit developers, local lenders, the Lee County Housing Authority, and the Lee County Housing Finance Authority. (Amended by Ordinance No. 00-22, 07-17)

POLICY 135.1.3-1.1.3: ~~In order to e~~Eliminate excessive or duplicative regulatory requirements; ~~by continue to reviewing, updating, and amending~~ (as necessary), the following in accordance with county codes and regulations in response to changing household preferences, community needs, and housing industry technology and economics; ~~while continuing to insure the health, safety, and welfare of the residents:~~

- _____ policies
 - _____ ordinances
 - _____ codes
 - _____ regulations
 - _____ permitting process
- (Amended by Ordinance No. 94-30)

POLICY 135.1.4-1.1.4: Encourage ~~Provide for participation in the~~ housing bonus density program as set forth in the Land Development Code (LDC), Sections 34-1511 to 34-1520, to stimulate the construction of affordable housing for ~~very low, low~~ lower and moderate income households. ~~affordable housing in Lee County.~~ (Amended by Ordinance No. 94-30, 98-09, 00-22, 07-17)

POLICY 135.1.5-1.1.5: Continue ~~affordable housing incentives such as: to provide financial and technical support, including expedited permit processing; the payment, waiver, or reduction of partial subsidies for impact fees; the purchase of tax certificates for building lots; site preparation;~~ and the construction of infrastructure by participating on a partnership basis with providers of housing that is affordable to very low, low and moderate income families or individuals, including those with special needs such as the elderly, handicapped, large families, farm workers, and the homeless. (Amended by Ordinance No. 94-30)

~~**POLICY 135.1.6:** Implement ways to achieve ongoing affordability for subsidized homeowner and rental housing, by encouraging the establishment of one or more community land trust(s) and/or encouraging housing providers to design mechanisms to assure ongoing affordability of subsidized units and implement mechanisms to monitor and enforce such ongoing affordability mechanisms. (Amended by Ordinance No. 94-30, 07-17)~~

~~**POLICY 135.1.7:** Site selection criteria will be used in the location of housing for special needs populations as defined in Rule 67-37.002(30) which will consider accessibility, convenience, and infrastructure availability. Favorable sites include one or more of the following characteristics:~~

- ~~1. Located within the Intensive Development, Central Urban, Urban Community, or New Community categories on the Lee Plan's Future Land Use Map;~~
- ~~2. Located where central water/sewer service is available and within comfortable walking distance of mass transit;~~
- ~~3. Located on land previously converted for urban purposes; and~~
- ~~4. For farm worker housing, a rural site located near active cropland or groves is also acceptable.~~

~~(Amended by Ordinance No. 94-30, 00-22, 07-17)~~

~~**POLICY 135.1.8-1.1.6:** The county will provide through Encourage through regulatory processes the rezoning process for the location of adequate sites for residential development including mobile homes for very low, low-lower and moderate income households and for persons who have special housing needs. Lower income households will be a priority. residential development including mobile homes, and housing for special needs populations as defined in Rule 67-37.002(30). (Amended by Ordinance No. 00-22, 07-17)~~

~~**POLICY 135.4.12-1.1.7:** The county will ~~e~~Encourage proposals for affordable housing that are consistent with the use and density provisions of this Plan and associated land development regulations. ~~that encourage affordable housing proposals provided such locations~~ Provide sustainable development practices including:~~

- a. Avoidance of concentrations of very low and low-lower income households and persons with special housing needs in specific areas;
- b. Location on sites with access to ~~Are provided full~~ urban services and facilities including water and sewer, mass transit, parks and open spaces and libraries
- c. Avoidance of ~~Are~~ environmentally sensitive areas; ~~and,~~
- d. ~~Would e~~Creation of livable and supportive environments by the development of compact and walkable communities to promote physical activity and include amenities such as community gardens;
- e. Inclusion of a variety of housing types including mixed use developments including live/work housing for mixed incomes;
- f. Proximity to employment and shopping facilities;

- g. Inclusion of “universal design” features in dwelling units to increase visitability and livability to allow use by all people without the need for adaptation to allow residents to age in place;

Incorporation of green building techniques such as but not limited to including energy efficient construction, appropriate solar exposure, air circulation, and the use of natural shading. (Added by Ordinance No. 07-17)

~~POLICY 135.4.2 1.1.8:~~ Publicly assisted housing will be provide Encourage subsidized housing units in a dispersed locations rather than a concentrated manner so that, to the maximum extent feasible, all geographic areas will provide affordable housing opportunities to very low, low-lower and moderate-income households and persons who have special housing needs housing opportunities for affordable housing. (Amended by Ordinance No. 94-30, 07-17)

~~POLICY 135.1.9 1.1.9:~~ The county will ensure Encourage a mix of residential types and designs on a county-wide basis by providing for a wide variety of allowable housing densities and types through the planned development process and a sufficiently flexible Future Land Use Map. (Amended by Ordinance No. 00-22)

~~POLICY 135.1.14 1.1.10:~~ Encourage through development regulations and incentives the development that provide a better of mixed income residential developments and neighborhoods of high income and low income housing. (Added by Ordinance No. 07-16)

~~POLICY 1.1.11:~~ Establish an initiative to include “universal design” features in dwelling units to increase visitability and livability to allow use by all people without the need for adaptation to allow residents to age in place. Provide information to homeowners, builders and the general public about the advantages of construction with basic accessibility features such as a no or zero step entrance and bathroom walls reinforced for grab bars.

~~POLICY 135.1.10 1.1.12:~~ Lee county's hHousing programs will be administered so as to affirmatively further fair housing. (Amended by Ordinance No. 94-30, 00-22)

~~POLICY 135.1.11 1.1.13:~~ The Lee County Office of Equal Opportunity will be Continue to implement the responsible for compliance with the county's Fair Housing Ordinance (Lee Ordinance No 00-19 as amended). (Amended by Ordinance No. 94-30, 00-22, 07-17)

~~POLICY 135.1.12 1.1.14:~~ The county will eCoordinate its activities and cooperate with other affected public and private interests, including consumers and producers of housing, the Affordable Housing Committee, Community Action Agency, and the Neighborhood District Committee(s) to ensure effective public participation in the housing planning process. (Amended by Ordinance No. 94-30, 98-09, 00-22, 07-17)

~~POLICY 135.1.13:~~ Lee County will implement initiatives to assist the homeless. (Amended by Ordinance No. 98-09, 00-22, 07-17)

~~POLICY 135.1.14:~~ Encourage development regulations and incentives that provide a better mix of high income and low income housing. (Added by Ordinance No. 07-16)

Staff Recommendation: Delete and re-locate in the element the objective dealing with farmworkers.

~~**OBJECTIVE 135.2: RURAL AND FARMWORKER HOUSING.** By the year 2025, Lee County will provide affordable housing that is suitable and affordable for rural and farm worker housing by increasing the stock of standard affordable housing and the removal of substandard conditions. (Amended by Ordinance No. 94-30, 98-09, 07-17)~~

~~**POLICY 135.2.1:** Assist private agricultural businesses to develop and manage housing for rural and farm workers through information, technical assistance, and financial incentives programs. (Amended by Ordinance No. 07-17)~~

~~**POLICY 135.2.2:** Assist non-profit agencies and other support groups to plan and coordinate arrangements for low-cost rental housing and other non-housing support services for rural and farm workers and their families through the Lee County Housing Authority. (Amended by Ordinance No. 07-17)~~

~~**POLICY 135.2.3:** Housing for farm workers, as defined by ss 420.503 Florida Statutes, may be permitted in the Rural, Coastal Rural, Open Lands, and Density Reduction/Groundwater Resource land use categories without respect to the density limitations that apply to conventional residential districts. The density of such housing is limited to 50 occupants per acre of actual housing area and will be reviewed on a case-by-case basis during the planned development or Special Exception zoning process. The applicant must demonstrate that impacts of the farm worker housing will be mitigated. (Amended by Ordinance No. 94-30, 00-22, 03-19, 05-21)~~

~~**POLICY 135.2.4:** Lee County will set aside 10% of its SHIP housing subsidy for funding the development of special needs housing, which will include rural and farm worker housing. (Added by Ordinance No. 98-09, Amended by Ordinance No. 00-22, 07-17)~~

~~**POLICY 135.2.5:** Lee County will promote the location of rural and farm worker housing close to needed services such as transportation to and from employment, medical facilities, social services, schools and shopping. Lee County will evaluate proximity to these services when county funds are requested for farmworker housing and during any rezoning process. (Added by Ordinance No. 98-09, Amended by Ordinance No. 07-17)~~

Staff Recommendation: Update a policy under the objective to clarify that the county will partner with nonprofit housing agencies rehabilitating affordable housing. Delete the policy saying the county will enforce its housing code as it is redundant. The last three policies (Policies 1.2. 9, 10 and 11) under this objective were recommended by the Affordable Housing Committee. The committee recommends rehabilitation, re-use and redevelopment of existing housing stock – including the vacant and distressed properties—into affordable housing. The committee also recommended encouraging .affordable mixed use developments including live/work housing through consideration of incentives in the LDC and the Lee Plan.

OBJECTIVE ~~135.3~~ 1.2: REHABILITATION, CONSERVATION, AND IMPROVEMENT.

Continue efforts to reduce substandard housing by ~~five percent annually~~. (Amended by Ordinance No. 94-30)

POLICY ~~135.3.1~~ 1.2.1: ~~The county will i~~increase code enforcement activities in neighborhoods where code violations are more prevalent. ~~and concentrate code enforcement activities where warranted.~~ (Amended by Ordinance No. 00-22)

POLICY ~~135.3.2~~ 1.2.2: ~~Lee e~~County will continue to ~~i~~Identify homes eligible for various housing rehabilitation programs. Partner with local nonprofit housing agencies to rehabilitate affordable housing. (Amended by Ordinance No. 94-30, 98-09, 00-22, 07-17)

POLICY ~~135.3.3~~ 1.2.3: ~~The county will e~~Conserve existing residential areas by enforcing codes, providing appropriate capital improvements, providing funding for the Neighborhood Districts Program and disseminating information on the availability of housing programs. (Amended by Ordinance No. 94-30, 98-09, 00-22)

POLICY ~~135.3.4~~: ~~The county will enforce its housing code to assure that housing will remain habitable.~~ (Amended by Ordinance No. 00-22, 07-17)

POLICY ~~135.3.5~~ 1.2.4: ~~The county will continue to e~~Enforce minimum standards of housing and sanitation and require prompt action in the identification of abandoned or dilapidated property in which may need of demolition, including mobile homes and ~~rural and~~ farmworker housing. (Amended by Ordinance No. 00-22, 07-17)

POLICY ~~135.3.6~~ 1.2.5: Seek federal and state funding, or otherwise provide local public funds, for the demolition or rehabilitation of substandard housing.

POLICY ~~135.3.7~~ 1.2.6: Permit, on a demonstration basis, mixed-use and other innovative reuses of the existing housing stock ~~which~~ that will result in the removal of substandard housing units.

POLICY ~~135.3.8~~ 1.2.7: ~~Lee County will e~~Coordinate efforts to perform restoration and replacement of damaged housing during the aftermath of natural disasters. ~~such as hurricanes.~~ (Amended by Ordinance No. 07-17)

POLICY ~~135.3.9~~ 1.2.8: Incorporate ~~W~~weatherization programs provided by state and federal agencies ~~will be incorporated~~ into the county's comprehensive housing effort as a means of encouraging housing maintenance and preservation by ~~both~~ the public and private sectors. (Amended by Ordinance No. 00-22)

POLICY 1.2.9: Consider incentives and initiatives to encourage the rehabilitation, re-use and redevelopment of existing single family and multifamily housing stock into affordable housing.

POLICY 1.2.10: Consider incentives and initiatives to encourage the rehabilitation of distressed, vacant and abandoned properties into affordable housing units.

POLICY 1.2.11: Encourage affordable mixed use developments including live/work housing through consideration of incentives in the LDC and the Lee Plan.

Staff Recommendation: Re-write this objective to clarify that the county will seek funding and form partnerships to deal with affordable housing issues. Delete the policies dealing with providing affordable housing in a dispersed manner, the county providing technical assistance, creating a Community Land Trust, describing the desirable characteristics and the maintenance of a Bonus Density program; these policies are addressed elsewhere in the element. Combine describing county government services into one policy. Delete policies describing set asides for SHIP funding as these policies duplicate the state statutes. Locate workforce policies so they are near each other. Add a new policy to encourage the provision of employer assisted housing.

OBJECTIVE 1.3: AFFORDABLE HOUSING: Mitigate affordable housing needs by seeking local, state and federal funding and forming private/public partnerships.

~~**OBJECTIVE 135.4: AFFORDABLE HOUSING.** The County will provide adequate locations for housing for very low, low and moderate income persons to meet their housing needs. Increasing the supply of affordable housing for very low and low income housing needs will be a priority. In combination with allowing varied types of housing, the County will examine opportunities to expand affordable housing to mitigate the affordable housing needs identified in the Affordable Housing Needs Assessment. (Amended by Ordinance No. 94-30, 98-09, 00-22, 07-17)~~

~~**POLICY 135.4.1 1.3.1:** Support the affordable housing efforts of the Lee County Housing Finance Authority, Florida Housing Finance Corporation, Lee County Housing Authority, the Lee County Department of Human Services, the Lee County Department of Community Development, and local private for profit and private non-profit agencies, and assist in their efforts to determine locate and develop sites and programs for housing for very low, low and moderate income persons, including the homeless, lower income and moderate income households and persons who have special housing needs through referrals and staff support. (Amended by Ordinance No. 94-30, 98-09, 07-17)~~

~~**POLICY 135.4.2:** Publicly assisted housing will be provided in a dispersed rather than a concentrated manner so that, to the maximum extent feasible, all geographic areas will provide very low, low and moderate income housing opportunities. (Amended by Ordinance No. 94-30, 07-17)~~

~~**POLICY 135.4.3 1.3.2:** Pursue federal and other sources of funding earmarked for affordable housing that will be affordable for very low and lower- income housing households for programs designed to provide sound, safe, and healthful housing and related community services and facilities. (Amended by Ordinance No. 94-30)~~

~~**POLICY 135.4.4:** Support the Lee County Department of Human Services, and the Human Services Information Network in the assistance assisting very low, low and moderate income persons, including the homeless, to find adequate housing and support services such as day care,~~

~~emergency shelter, food and clothing, and coordination with employment services. (Amended by Ordinance No. 98-09, 07-17)~~

POLICY 135.4.5 1.3.3: ~~The county will p~~Provide counseling services to very low, low- lower and moderate-income households and persons who have special housing needs participating participants in county any of the Department's housing programs, including the homeless assistance. The counseling may include financial guidance, housing maintenance information, ~~and consumer advice to assist households seeking affordable, and standard housing, Lee County will continue to offer home buyer training and also information about support services such as day care, emergency shelter, food and clothing and employment services to program beneficiaries.~~ (Amended by Ordinance No. 98-09, 00-22, 07-17)

POLICY 135.4.6 1.3.4: ~~The county will continue to a~~Assist community based organizations and community housing development organizations with technical support and funding. (Amended by Ordinance No. 94-30, 98-09, 00-22)

POLICY 135.4.7: ~~The county will maintain an ongoing research and information effort on housing and related issues, including state and federal legislation affecting housing, county wide housing needs, and the provision of advice regarding assistance programs. (Amended by Ordinance No. 00-22)~~

POLICY 135.4.8: ~~The county will participate in state and federal housing assistance programs to aid special needs populations as defined in Rule 67-37.002(30), and other very low, low and moderate income households to secure suitable, affordable housing, housing rehabilitation, home buyer training, down payment and closing cost assistance, rental assistance, and new construction home ownership programs. (Amended by Ordinance No. 98-09, 00-22, 07-17)~~

POLICY 135.4.9: ~~Give priority to special needs populations as defined in Rule 67-37.002(30) with inadequate housing in recognition of the even greater problems faced by the private sector in providing this needed type of housing. (Amended by Ordinance No. 98-09, 07-17)~~

POLICY 135.4.10: ~~Seek to stimulate the production of housing affordable for very low, low- and moderate income households through the creation of such institutions as a Community Land Trust which provide ongoing affordability. (Amended by Ordinance No. 07-17)~~

POLICY 135.4.11: ~~In order to facilitate the provision of affordable housing for workers and maintain a viable economy, Lee County will develop a workforce housing initiative. (Added by Ordinance No. 93-25, Amended by Ordinance No. 94-30, 00-22, 07-17)~~

POLICY 135.4.12: ~~The county will encourage proposals for affordable housing that are consistent with the use and density provisions of this Plan and associated land development regulations that encourage affordable housing proposals provided such locations:~~

- ~~• Avoid concentrations of very low and low income households;~~
- ~~• Are provided full urban services and facilities;~~
- ~~• Are environmentally sensitive; and,~~
- ~~• Would create a livable and supportive environment.~~

~~(Added by Ordinance No. 07-17)~~

~~**POLICY 135.4.13:** Lee County will set aside 30% of its SHIP housing subsidy for funding the development of affordable housing for very low income households. (Added by Ordinance No. 07-17)~~

~~**POLICY 135.4.14:** Lee County will set aside 30% of its SHIP housing subsidy for funding the development of affordable housing for low income households. (Added by Ordinance No. 07-17)~~

~~**POLICY 135.4.15-1.3.5:** Lee County will examine Explore opportunities to increase the availability of affordable housing and provide adequate sites for affordable housing through options such as:~~

- ~~a. Alternative Use, Density, and Dimensional Standards;~~
- ~~b. Expedited Permit Processing;~~
- ~~c. Dedicated funding source;~~
- ~~d. Inclusionary Housing and/or Mitigation programs;~~
- ~~e. Linkage Fee programs;~~
- ~~f. On-going affordability initiatives (such as Community Land Trusts); and,~~
- ~~g. Resale Controls and Equity Sharing~~

~~(Added by Ordinance No. 07-17)~~

~~**POLICY 135.4.16:** Lee County will maintain the Affordable Housing Bonus Density program which provides bonus density for the provision of on-site affordable dwelling units and provides bonus density for fee in lieu payments into the Lee County Affordable Housing Trust Fund. (See also Policy 135.1.4). (Added by Ordinance No. 07-17)~~

~~**POLICY 135.4.11-1.3.6:** Develop a workforce housing initiative to facilitate affordable housing for workers and maintain a viable economy. (Added by Ordinance No. 93-25, Amended by Ordinance No. 94-30, 00-22, 07-17)~~

~~**POLICY 135.4.17:** Pursue community wide, broad based participation in solving the problems of infrastructure and workforce/affordable housing. (Added by Ordinance No. 07-16)~~

~~**POLICY 135.4.18-1.3.7:** Through County housing programs, the County will promote diversity to increase integration, workforce housing, and economic development zones. (Added by Ordinance No. 07-16)~~

~~**POLICY 1.3.8:** Encourage employers to consider providing employer housing assistance as a benefit to employees.~~

Staff Recommendation: Under delete land use categories as they are redundant the policy states that Mobile Homes are allowed in all residential land use categories. Add language stating that the LDC allows the construction of site built homes on parcels with Mobile Home zoning

OBJECTIVE 135.5.1.4: MOBILE HOMES. ~~The county will p~~Provide adequate locations and standards for mobile homes, which are defined as residential units constructed to standards promulgated by HUD, through implementation of the LDC Chapter 34 of the Land Development Code. (Amended by Ordinance No. 94-30, 00-22, 07-17)

POLICY 135.5.1 1.4.1: Permit Mobile Homes ~~are permitted~~ in all land use categories that permit allow residential development. ~~Intensive Development, Central Urban, Urban Community, Suburban, Outlying Suburban, Sub-Outlying Suburban, Rural, Outer Islands, Rural Community Preserve, Coastal Rural, Open Lands, Density Reduction/Groundwater Recharge, Wetlands, New Community, and University Community.~~ (Added by Ordinance No. 07-17)

POLICY 135.5.2 1.4.2: ~~The Land Development Code will continue to d~~Designate zoning categories for mobile home parks in the LDC, allow for the construction of site built homes under a Mobile Home zoning category and ~~to implement the Florida statutory requirements the requirements set forth in F.S. 773.083 on~~ Governmental Action Affecting the Removal of Mobile Home Owners. (Amended by Ordinance No. 94-30, 00-22, Amended and Relocated by Ordinance No. 07-17)

Staff Recommendation: Update the objective to use new language in the statute “persons who have special housing needs”. Delete land use categories as they are redundant the policy states that housing for persons with special housing needs is allowed in all residential land use categories. Concentrate policies dealing with person with special housing needs under this objective.

OBJECTIVE 135.6-1.5: PERSONS WHO HAVE SPECIAL HOUSING NEEDS. ~~Locations for h~~Housing for persons who have special housing needs ~~populations as defined in Rule 67-37.002(30)~~ will be available at suitable sites locations to ensure that their needs are met. ~~the needs of persons requiring such housing are met.~~ (Amended by Ordinance No. 07-17)

POLICY 135.6.1 1.5.1: Housing for persons who have special housing needs is permitted in all land use categories ~~that permit allowing~~ residential development: ~~Intensive Development, Central Urban, Urban Community, Suburban, Outlying Suburban, Sub-Outlying Suburban, Rural, Outer Islands, Rural Community Preserve, Coastal Rural, Open Lands, Density Reduction/Groundwater Recharge, Wetlands, New Community, and University Community.~~ (Added by Ordinance No. 07-17)

POLICY 135.6.2 1.5.2: ~~The Lee County Office of Equal Opportunity will continue to e~~Enforce nondiscriminatory standards and criteria addressing community residential homes (e.g. group homes or foster care facilities) ~~or~~ and assisted living facilities for persons and households with special needs. (Amended by Ordinance No. 00-22, Amended and Relocated by Ordinance No. 07-17)

POLICY 135.6.3 1.5.3: ~~In order to serve persons with special needs, disabilities, or handicaps, the county will provide for~~ Support the location of adequate sites for community residential homes (e.g. group homes or foster care facilities) on sites with access to suitable services. (Amended by Ordinance No. 00-22, Amended and Relocated by Ordinance No. 07-17)

POLICY 135.6.5 1.5.4: ~~Support~~ Supporting infrastructure and public facilities necessary for the support and to encouragement of independent living for the clients of relevant persons who have special housing needs. ~~programs will be provided.~~ (Amended by Ordinance No. 00-22, Relocated by Ordinance No. 07-17)

POLICY 135.6.6 1.5.6: ~~The county will m~~Monitor the development and distribution of publicly-assisted community residential homes (e.g. group homes or foster care facilities) and residential care facilities to ~~ensure the provision of that adequate sites and infrastructure are provided and avoid that over-concentration in any residential area is avoided.~~ Homes of six or fewer residents ~~which otherwise that~~ meet the definition of a community residential home will be deemed a single-family unit and a ~~noncommercial, residential use~~ Homes of six or fewer residents which otherwise meet the definition of a community residential home will be allowed in single-family or multifamily zoning, provided that such homes must not be located within a radius of 1,000 feet of another existing such home with six or fewer residents. Lee County will only deny the siting of a community residential home if the site selected:

1.a. ~~Does not otherwise conform to existing zoning regulations applicable to other~~ multifamily uses in the area;

2.b. ~~Does not meet applicable the~~ licensing criteria ~~established and determined by of~~ the licensing entity, including requirements that the home be located to assure the safe care and supervision of all clients in the home;

3. ~~Would result in such a concentration of community residential homes in the area in proximity to the site selected, or would result in a combination of such homes with other residences in the community, such that the nature and character of the area would be substantially altered;~~

4. ~~A home that is located within a radius of 1,200 feet of another existing community residential home in a multifamily zone will be an over-concentration of such homes that substantially alters the nature and character of the area;~~

5. ~~A home that is located within a radius of 500 feet of an area of single-family zoning substantially alters the nature and character of the area; or,~~

6. ~~All distance requirements in this section must be measured from the nearest point of the existing home or area of single-family zoning to the nearest point of the proposed home.~~ (Amended by Ordinance No. 94-30, 00-22, Amended and Relocated by Ordinance No. 07-17)

POLICY 135.6.7 1.5.6: ~~Lee County will p~~Provide competitive local funding opportunities to non-profit organizations to ensure that ~~scattered-site~~ housing is provided for persons and households with special housing needs throughout the county. (Amended by Ordinance No. 00-22, Amended and Relocated by Ordinance No. 07-17)

POLICY 135.6.8 1.5.7 : ~~The county will e~~Cooperate with appropriate agencies in order to provide adequate sites for community residential homes (e.g. group homes or foster care

facilities), homeless shelters and transitional housing, to meet the requirements of persons who have special housing needs as defined in Rule 67-37.002(30). (Amended by Ordinance No. 00-22, Amended and Relocated by Ordinance No. 07-17)

POLICY ~~135.6.9~~ 1.5.8: ~~Lee County will s~~Set aside 10% of its SHIP housing subsidy for funding for the development of housing for persons who have special housing needs. (Added by Ordinance No. 07-17)

POLICY ~~135.1.7~~ 1.5.9: Utilize ~~s~~Site selection criteria ~~will be used in the location of~~ for housing for persons with special housing needs populations as defined in Rule 67-37.002(30) ~~which will~~ that considers accessibility, convenience, and infrastructure availability. Favorable sites include one or more of the following location characteristics:

~~1.a.~~ Located ~~within an the Intensive Development, Central Urban, Urban Community, Suburban or New Community categories~~ Urban Land Use categories on the Lee Plan's Future Land Use Map;

~~2.b.~~ Located ~~where~~ Central water/sewer service is available ~~and within comfortable walking distance of mass transit;~~

~~c.~~ Within comfortable walking distance of mass transit;

~~3.~~ Located on land previously converted for urban purposes; and

~~4.d.~~ For farm worker housing, a ~~rural site~~ location ~~ed~~ near active cropland or groves. ~~is also acceptable.~~ (Amended by Ordinance No. 94-30, 00-22, 07-17)

POLICY ~~135.1.13~~ 1.5.10: Implement initiatives to assist the homeless. (Amended by Ordinance No. 98-09, 00-22, 07-17)

POLICY ~~135.4.8~~ 1.5.11 ~~The county will p~~Participate in state and federal housing assistance programs to aid persons who have special housing needs populations as defined in Rule 67-37.002(30), and ~~other very low, lower~~ and moderate-income households to secure suitable, affordable housing, housing rehabilitation, home buyer training, down payment and closing cost assistance, rental assistance, and ~~new residential construction or rehabilitation home ownership~~ programs. (Amended by Ordinance No. 98-09, 00-22, 07-17)

POLICY ~~135.4.9~~ 1.5.12: ~~As feasible give~~ Afford priority to lower income persons who have special housing needs populations as defined in Rule 67-37.002(30) and lack adequate housing inadequate housing in recognition of the ~~even greater~~ problems faced by the private sector in providing this needed type of housing. (Amended by Ordinance No. 98-09, 07-17)

Staff Recommendation: Update the objective to use the word "farmworker" the word used in the statute

OBJECTIVE ~~135.2~~ 1.6: RURAL AND FARMWORKER HOUSING. ~~By the year 2025, Lee County will provide e~~Encourage the provision of affordable housing that is suitable and affordable for rural and farmworker housing through regulations and incentives. by increasing the stock of standard affordable housing and the removal of substandard conditions. (Amended by Ordinance No. 94-30, 98-09, 07-17)

POLICY ~~135.2.3~~ 1.6.1: Housing for farm workers, ~~as defined by ss 420.503 Florida Statutes, may be permitted in the Rural, Coastal Rural, Open Lands, and Density Reduction/Groundwater Resource land use categories without respect to the density limitations. that apply to conventional residential districts.~~ The density of such farmworker housing is limited to 50 occupants per acre of actual housing area and will be reviewed on a case-by-case basis during the planned development or Special Exception zoning process. ~~The a~~Applicants must demonstrate that impacts of the farm worker housing will be mitigated. (Amended by Ordinance No. 94-30, 00-22, 03-19, 05-21)

POLICY ~~135.2.5~~ 1.6.2: ~~Lee County will p~~Promote the location of rural and farm worker housing close to needed services such as transportation to and from employment, medical facilities, social services, schools and shopping. Lee County will eEvaluate proximity to these services when county funds are requested for farmworker housing and during any the rezoning process

POLICY ~~135.2.1~~ 1.6.3: Assist private agricultural businesses to develop and manage housing for rural and farm workers through information, technical assistance, and financial incentives programs. (Amended by Ordinance No. 07-17)

POLICY ~~135.2.2~~ 1.6.4: Assist non-profit agencies and other support groups to plan and coordinate arrangements for low-cost affordable rental housing and other non-housing support services for rural and farm workers and their families. ~~through the Lee County Housing Authority.~~ (Amended by Ordinance No. 07-17)

OBJECTIVE 135.7 1.7: DISPLACEMENT. Provide Uniform and equitable treatment for persons and businesses displaced by state and local government programs will be provided. Allow Complaints that such efforts and/or assistance were administered in a discriminatory manner may to be filed with the Lee County Office of Equal Opportunity. (Amended by Ordinance No. 98-09, 07-17)

POLICY ~~135.7.1~~ 1.7.1: ~~The Lee County will e~~Ensure that reasonably located standard housing at affordable costs is available to persons displaced through public action prior to their displacement. and will follow all obligations imposed by law or county policy, including those relating to equal provision of services. (Amended by Ordinance No. 07-17)

OBJECTIVE 135.8 1.8: HISTORIC HOUSING. Preserve and protect Historically significant housing for residential uses, consistent with the Historic Preservation element.

POLICY ~~135.8.1~~ 1.8.1: Assist the rehabilitation and adaptive use of historically significant housing through technical and economic assistance programs ~~such as including~~ Community Development Block Grant, and HOME funding, SHIP State Housing Initiatives Partnership eligibility, and emergency weatherization. (Amended by Ordinance No. 94-30, 98-09, 07-17)

OBJECTIVE ~~135.9-1.9~~ 1.9: **NEIGHBORHOOD AND HOUSING CONSERVATION.** ~~The county Lee County will continue to e~~Conserve existing housing and improve the quality of neighborhoods through the Neighborhood District Program, affordable housing programs, public/private partnerships, community redevelopment programs, and appropriate development regulations. (Amended by Ordinance No. 94-30, 98-09, 00-22)

POLICY ~~135.9.1~~ 1.9.1: Review and amend where necessary the county's housing and health codes and standards relating to the care and maintenance of residential and neighborhood environments and facilities.

POLICY ~~135.9.2~~ 1.9.2: Designate appropriate areas of the county as Neighborhood Districts and carry out the Department of Human Services Neighborhood District program activities. ~~in a timely and efficient manner.~~ (Amended by Ordinance No. 07-17)

POLICY ~~135.9.3~~ 1.9.3: Plan and implement safe neighborhood programs in designated Neighborhood Districts. (Added by Ordinance No. 94-30, 98-09, Amended by Ordinance No. 07-17)

POLICY ~~135.9.4~~ 1.9.4: Schedule and concentrate public infrastructure and supporting facilities and services to upgrade the quality of existing neighborhoods.

POLICY ~~135.9.5~~ 1.9.5: Ensure that Nnew development adjacent to areas of established residential neighborhoods ~~must be~~ is compatible with, or improves, the area's existing character. (Amended by Ordinance No. 00-22)

~~POLICY 135.9.6 :~~ ~~Lee County will administer the planning, zoning, and development review process in such a manner that proposed land uses acceptably minimize adverse drainage, environmental, spatial, traffic, noise, and glare impacts, as specified in county development regulations, upon adjacent residential properties, while maximizing aesthetic qualities.~~ (Amended by Ordinance No. 00-22)

POLICY ~~135.9.7~~ 1.9.6: ~~The county will e~~Coordinate residential development within urban areas to coincide with existing or planned and programmed services and facilities so as to avoid premature or non-contiguous urbanization and the use of septic tanks and private wells for potable water within developed urban areas. (Amended by Ordinance No. 00-22)

POLICY ~~135.9.8~~ 1.9.7: ~~County land development regulations will i~~Implement standards in land development regulations to protect aesthetic qualities and the physical natural environment, while providing incentives for residential development designs ~~which~~ that emphasize energy-efficient construction, appropriate solar exposure, air circulation, and the use of natural shading. (Amended by Ordinance No. 00-22)

C. CONCLUSIONS

Staff recommends amending the housing element as shown to address the issues related to the provision of housing for current and anticipated future Lee County residents.

D. STAFF RECOMMENDATION

County staff recommends that the Board of County Commissioners *transmit* the proposed amendments to the Lee County Housing Element as provided in Part I(B)(1) on page 1 of this report.

**PART III - LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: June 28, 2012

A. LOCAL PLANNING AGENCY REVIEW

**B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF
FACT SUMMARY**

1. RECOMMENDATION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

NOEL ANDRESS	_____
WAYNE DALTRY	_____
JIM GREEN	_____
MITCH HUTCHCRAFT	_____
RONALD INGE	_____
ANN PIERCE	_____
ROGER STRELOW	_____

GOAL 1: MEETING HOUSING NEEDS. Support the provision and maintenance of sustainable, safe, and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents including lower income households, moderate income households (including workforce households), persons who have special housing needs and farmworkers. (Amended by Ordinance No. 91-19)

Definitions:

- a. Affordable housing means a household that spends 30% or less of its gross income on housing.
- b. Farmworker is defined in FS 420.503(18):
 - (18)(a) *“Farmworker” means a laborer who is employed on a seasonal, temporary, or permanent basis in the planting, cultivating, harvesting, or processing of agricultural or aquacultural products and who derived at least 50 percent of her or his income in the immediately preceding 12 months from such employment.*
 - (b) *“Farmworker” includes a person who has retired as a laborer due to age, disability, or illness. In order to be considered retired as a farmworker due to age under this part, a person must be 50 years of age or older and must have been employed for a minimum of 5 years as a farmworker before retirement. In order to be considered retired as a farmworker due to disability or illness, a person must:*
 1. *Establish medically that she or he is unable to be employed as a farmworker due to that disability or illness.*
 2. *Establish that she or he was previously employed as a farmworker.*
 - (c) *Notwithstanding paragraphs (a) and (b), when corporation-administered funds are used in conjunction with United States Department of Agriculture Rural Development funds, the term “farmworker” may mean a laborer who meets, at a minimum, the definition of “domestic farm laborer” as found in 7 C.F.R. s. [3560.11](#), as amended. The corporation may establish additional criteria by rule.*
- c. Lower Income Households means very low and low income households:
 - o Very low income household means a household with an annual gross income of 50% or less of the median annual income adjusted for family size for households within Cape Coral-Fort Myers MSA.
 - o Low income household means a household with an annual gross income of 80% or less of the median annual income adjusted for family size for households within Cape Coral-Fort Myers MSA.
- d. Moderate income households means households with an annual gross income of 120% or less of the median annual income adjusted for family size for households within Cape Coral-Fort Myers MSA. Workforce households defined in FS 380.0651(3)(h) are included in the moderate income household category.

- e. “Persons Who Have Special Housing Needs” is defined in F.A.C Rule 67-37.002(21) *“Persons Who Have Special Housing Needs” means individuals who have incomes not exceeding moderate-income and, because of particular social, economic, or health-related circumstances, have greater difficulty acquiring or maintaining affordable housing. Such persons include: those who have encountered resistance to their residing in particular communities; suffered increased housing costs resulting from their unique needs and high risk of institutionalization; persons with developmental disabilities; persons with mental illnesses or chemical dependency; persons with Acquired Immune Deficiency Syndrome (“AIDS”) and Human Immunodeficiency Virus (“HIV”) disease; runaways and abandoned youth; public assistance recipients; migrant and seasonal farm workers; refugees and entrants; the elderly; and disabled adults.*
- f. Sustainable housing means housing that is planned to foster development patterns based on the interconnections between economic, societal and environmental conditions.

OBJECTIVE 1.1: HOUSING AVAILABILITY. Work with private and public housing providers to ensure that the additional dwellings needed by 2030 are provided in types, costs, and locations to create inclusive, diverse, and sustainable communities that will address the long-term needs of residents. By 2030, Lee County is projected to have 418,308 households, – an increase of 158,626 from 2010. By 2030 unincorporated Lee County is projected to have 213,294 house households – an increase of 72,358 from 2010. (Amended by Ordinance No. 94-30, 98-09, 07-17)

POLICY 1.1.1: Provide information, technical assistance, and incentives to the private sector to maintain a housing production capacity sufficient to meet the required production. Information may include but is not limited to:

- a. The programs identified in the Local Housing Assistance Plan and the Lee County Consolidated Plan. (Amended by Ordinance No. 94-30, 98-09, 00-22)
- b. Maintain an ongoing research effort on housing and related issues, including state and federal legislation affecting housing, county-wide housing needs. (Amended by Ordinance No. 00-22)

POLICY 1.1.2: Continue efforts to form public-private partnerships with local non-profit housing agencies, local for profit developers, local lenders, the Lee County Housing Authority, and the Lee County Housing Finance Authority to produce affordable housing for lower and moderate-income households and for persons who have special housing needs. (Amended by Ordinance No. 00-22, 07-17)

POLICY 1.1.3: Eliminate excessive or duplicative regulatory requirements, by reviewing, updating, and amending (as necessary), county codes and regulations in response to changing household preferences, community needs, and housing industry technology and economics. (Amended by Ordinance No. 94-30)

POLICY 1.1.4: Encourage participation in the housing bonus density program set forth in the LDC, to stimulate the construction of affordable housing for lower and moderate income households. (Amended by Ordinance No. 94-30, 98-09, 00-22, 07-17)

POLICY 1.1.5: Continue affordable housing incentives such as: expedited permit processing; partial subsidies for impact fees; and the construction of infrastructure (Amended by Ordinance No. 94-30)

POLICY 1.1.6: Encourage through regulatory processes adequate sites-for-residential development including mobile homes for lower and moderate income households and for persons who have special housing needs. Lower income households will be a priority. (Amended by Ordinance No. 00-22, 07-17)

POLICY 1.1.7: Encourage proposals for affordable housing that are consistent with the use and density provisions of this Plan and associated land development regulations. Provide sustainable development practices including:

- a. Avoidance of concentrations of lower income households and persons with special housing needs in specific areas;
- b. Location on sites with access to urban services and facilities including water and sewer, mass transit, parks and open spaces and libraries;
- c. Avoidance of environmentally sensitive areas;
- d. Creation of livable and supportive environments by the development of compact and walkable communities to promote physical activity and include amenities such as community gardens;
- e. Inclusion of a variety of housing types including mixed use developments including live/work housing for mixed incomes;
- f. Proximity to employment and shopping facilities;
- g. Inclusion of “universal design” features in dwelling units to increase visitability and livability to allow use by all people without the need for adaptation to allow residents to age in place;
- h. Incorporation of green building techniques including energy efficient construction, appropriate solar exposure, air circulation, and the use of natural shading.

(Added by Ordinance No. 07-17)

POLICY 1.1.8: Encourage subsidized housing units in dispersed locations so that all geographic areas provide affordable housing opportunities to lower and moderate-income households and persons who have special housing needs. (Amended by Ordinance No. 94-30, 07-17)

POLICY 1.1.9: Encourage a mix of residential types and designs on a county-wide basis by providing for a wide variety of housing densities and types through the planned development process and a flexible Future Land Use Map. (Amended by Ordinance No. 00-22)

POLICY 1.1.10: Encourage through regulations and incentives the development of mixed income residential developments and neighborhoods. (Added by Ordinance No. 07-16)

POLICY 1.1.11: Establish an initiative to include “universal design” features in dwelling units to increase visitability and livability to allow use by all people without the need for adaptation to allow residents to age in place. Provide information to homeowners, builders and the general public about the advantages of construction with basic accessibility features such as a no or zero step entrance and bathroom walls reinforced for grab bars.

POLICY 135.1.12: Housing programs will be administered to affirmatively further fair housing. (Amended by Ordinance No. 94-30, 00-22)

POLICY 135.1.13: Continue to implement the county’s Fair Housing Ordinance (Lee Ordinance No 00-19 as amended). (Amended by Ordinance No. 94-30, 00-22, 07-17)

POLICY 135.1.14: Coordinate activities and cooperate with other affected public and private interests including consumers and producers of housing, the Affordable Housing Committee, Community Action Agency, and the Neighborhood District Committee(s) to ensure effective public participation in the housing planning process. (Amended by Ordinance No. 94-30, 98-09, 00-22, 07-17)

OBJECTIVE 1.2.: REHABILITATION, CONSERVATION, AND IMPROVEMENT.

Continue efforts to reduce substandard housing. (Amended by Ordinance No. 94-30)

POLICY 1.2.1: Increase code enforcement activities in neighborhoods where code violations are prevalent. (Amended by Ordinance No. 00-22)

POLICY 1.2.2: Identify homes eligible for housing rehabilitation programs. Partner with local nonprofit housing agencies to rehabilitate affordable housing. (Amended by Ordinance No. 94-30, 98-09, 00-22, 07-17)

POLICY 1.2.3: Conserve existing residential areas by enforcing codes, providing appropriate capital improvements, providing funding for the Neighborhood Districts Program and disseminating information on the availability of housing programs. (Amended by Ordinance No. 94-30, 98-09, 00-22)

POLICY 1.2.4: Enforce minimum standards of housing and sanitation and require prompt action in the identification of abandoned or dilapidated property in need demolition, including mobile homes and farmworker housing. (Amended by Ordinance No. 00-22, 07-17)

POLICY 1.2.5: Seek federal and state funding, or otherwise provide local public funds, for the demolition or rehabilitation of substandard housing.

POLICY 1.2.6: Permit, on a demonstration basis, mixed-use and other innovative reuses of the existing housing stock that will result in the removal of substandard housing units.

POLICY 1.2.7: Coordinate efforts to perform restoration and replacement of damaged housing during the aftermath of natural disasters. (Amended by Ordinance No. 07-17)

POLICY 1.2.8: Incorporate weatherization programs provided by state and federal agencies into the county's comprehensive housing effort as a means of encouraging housing maintenance and preservation by the public and private sectors. (Amended by Ordinance No. 00-22)

POLICY 1.2.9: Consider incentives and initiatives to encourage the rehabilitation, re-use and redevelopment of existing single family and multifamily housing stock into affordable housing.

POLICY 1.2.10: Consider incentives and initiatives to encourage the rehabilitation of distressed, vacant and abandoned properties into affordable housing units.

POLICY 1.2.11: Encourage affordable mixed use developments including live/work housing through consideration of incentives in the LDC and the Lee Plan.

OBJECTIVE 1.3: AFFORDABLE HOUSING: Mitigate affordable housing needs by seeking local, state and federal funding and forming private/public partnerships.

POLICY 1.3.1: Support the affordable housing efforts of the Lee County Housing Finance Authority, Florida Housing Finance Corporation, Lee County Housing Authority, and local private for profit and private non-profit agencies, and assist in their efforts to locate and develop sites and programs for housing lower income and moderate income households and persons who have special housing needs. (Amended by Ordinance No. 94-30, 98-09, 07-17)

POLICY 1.3.2: Pursue federal and other sources of funding for affordable housing for lower income households. (Amended by Ordinance No. 94-30)

POLICY 1.3.3: Provide counseling services to lower and moderate-income households and persons who have special housing needs participating in programs, including the homeless assistance. The counseling may include financial guidance, housing maintenance information, consumer advice to households seeking affordable, housing, home buyer training and also information about support services such as day care, emergency shelter, food and clothing and employment services. (Amended by Ordinance No. 98-09, 00-22, 07-17)

POLICY 1.3.4: Assist community based organizations and community housing development organizations with technical support and funding. (Amended by Ordinance No. 94-30, 98-09, 00-22)

POLICY 1.3.5: Explore opportunities to increase the availability of affordable housing and provide adequate sites for affordable housing through options such as:

- a. Alternative Use, Density, and Dimensional Standards;
- b. Expedited Permit Processing;
- c. Dedicated funding source;
- d. Inclusionary Housing and/or Mitigation programs;
- e. Linkage Fee programs;
- f. On-going affordability initiatives (such as Community Land Trusts); and,
- g. Resale Controls and Equity Sharing

(Added by Ordinance No. 07-17)

POLICY 1.3.6: Develop a workforce housing initiative to facilitate affordable housing for workers and maintain a viable economy. (Added by Ordinance No. 93-25, Amended by Ordinance No. 94-30, 00-22, 07-17)

POLICY 1.3.7: Through County housing programs, promote diversity to increase integration, workforce housing, and economic development zones. (Added by Ordinance No. 07-16)

POLICY 1.3.8: Encourage employers to consider providing employer housing assistance as a benefit to employees.

OBJECTIVE 1.4.: MOBILE HOMES. Provide adequate locations and standards for mobile homes, which are defined as residential units constructed to standards promulgated by HUD, through implementation of the LDC. (Amended by Ordinance No. 94-30, 00-22, 07-17)

POLICY 1.4.1: Permit Mobile Homes in all land use categories that allow residential development. (Added by Ordinance No. 07-17)

POLICY 1.4.2: Designate zoning categories for mobile home parks in the LDC, allow for the construction of site built homes under a Mobile Home zoning category and implement the Florida statutory requirements on Governmental Action Affecting the Removal of Mobile Home Owners. (Amended by Ordinance No. 94-30, 00-22, Amended and Relocated by Ordinance No. 07-17)

OBJECTIVE 1.5: PERSONS WHO HAVE SPECIAL HOUSING NEEDS. Housing for persons who have special housing needs will be available at suitable locations to ensure that their needs are met. (Amended by Ordinance No. 07-17)

POLICY 1.5.1: Housing for persons who have special housing needs is permitted in all land use categories allowing residential development. (Added by Ordinance No. 07-17)

POLICY 1.5.2: Enforce nondiscriminatory standards and criteria addressing community residential homes (e.g. group homes or foster care facilities) and assisted living facilities for persons and households with special needs. (Amended by Ordinance No. 00-22, Amended and Relocated by Ordinance No. 07-17)

POLICY 1.5.3: Support the location of community residential homes (e.g. group homes or foster care facilities) on sites with access to suitable services. (Amended by Ordinance No. 00-22, Amended and Relocated by Ordinance No. 07-17)

POLICY 1.5.4: Support infrastructure and public facilities necessary to encourage independent living for persons who have special housing needs. (Amended by Ordinance No. 00-22, Relocated by Ordinance No. 07-17)

POLICY 1.5.5: Monitor the development and distribution of publicly-assisted community residential homes (e.g. group homes or foster care facilities) and residential care facilities to ensure the provision of sites and infrastructure and avoid over-concentration in any residential area. Homes of six or fewer residents that meet the definition of a community residential home

will be deemed a single-family unit and will be allowed in single-family or multifamily zoning. Lee County will only deny the siting of a community residential home if the site selected:

- a. Does not conform to zoning regulations applicable to multifamily uses in the area;
- b. Does not meet the licensing criteria of the licensing entity, including requirements that the home be located to assure the safe care and supervision of all clients in the home;

POLICY 1.5.6: Provide competitive local funding opportunities to non-profit organizations to ensure that housing is provided for persons and households with special housing needs throughout the county. (Amended by Ordinance No. 00-22, Amended and Relocated by Ordinance No. 07-17)

POLICY 1.5.7: Cooperate with agencies to provide sites for community residential homes (e.g. group homes or foster care facilities), homeless shelters and transitional housing, to meet the requirements of persons who have special housing needs. (Amended by Ordinance No. 00-22, Amended and Relocated by Ordinance No. 07-17)

POLICY 1.5.8: Set aside SHIP funding for the development of housing for persons who have special housing needs. (Added by Ordinance No. 07-17)

POLICY 1.5.9: Utilize site selection criteria for housing for persons who have special housing needs that considers accessibility, convenience, and infrastructure availability. Favorable sites include one or more of the following location characteristics:

- a. Urban Land Use category on the Lee Plan's Future Land Use Map;
- b. Central water/sewer service is available
- c. Within comfortable walking distance of mass transit;
- d. For farm worker housing, location near active cropland or groves. (Amended by Ordinance No. 94-30, 00-22, 07-17)

POLICY 1.5.10: Implement initiatives to assist the homeless. (Amended by Ordinance No. 98-09, 00-22, 07-17)

POLICY 1.5.11- Participate in state and federal housing assistance programs to aid persons who have special housing needs, and lower and moderate-income households to secure suitable, affordable housing, housing rehabilitation, home buyer training, down payment and closing cost assistance, rental assistance, and residential construction or rehabilitation programs. (Amended by Ordinance No. 98-09, 00-22, 07-17)

POLICY 1.5.12: Afford priority to lower income persons who have special housing needs and lack adequate housing in recognition of the problems faced by the private sector in providing this housing. (Amended by Ordinance No. 98-09, 07-17)

OBJECTIVE 1.6: FARMWORKER HOUSING: Encourage the provision of affordable farmworker housing through regulations and incentives (Amended by Ordinance No. 94-30, 98-09, 07-17)

POLICY 1.6.1: Housing for farm workers, may be permitted in the Rural, Coastal Rural, Open Lands, and Density Reduction/Groundwater Resource land use categories without respect to density limitations. The density of farmworker housing is limited to 50 occupants per acre of actual housing area and will be reviewed on a case-by-case basis during the planned development or Special Exception zoning process. Applicants must demonstrate that impacts of the farm worker housing will be mitigated. (Amended by Ordinance No. 94-30, 00-22, 03-19, 05-21)

POLICY 1.6.2: Promote the location of farm worker housing close to needed services such as transportation to and from employment, medical facilities, social services, schools and shopping. Evaluate proximity to services when county funds are requested for farmworker housing and during the rezoning process

POLICY 1.6.3: Assist private agricultural businesses to develop and manage housing farmworkers through information, technical assistance, and financial incentives programs. (Amended by Ordinance No. 07-17)

POLICY 1.6.4: Assist non-profit agencies and other support groups to plan and coordinate arrangements for affordable rental housing and other non-housing support services for farm workers and their families. (Amended by Ordinance No. 07-17)

OBJECTIVE 1.7: DISPLACEMENT. Provide uniform and equitable treatment for persons displaced by state and local government programs. Allow complaints that efforts and/or assistance were administered in a discriminatory manner to be filed with the county. (Amended by Ordinance No. 98-09, 07-17)

POLICY 1.7.1: Ensure that reasonably located standard housing at affordable costs is available to persons displaced through public action prior to displacement (Amended by Ordinance No. 07-17)

OBJECTIVE 1.8: HISTORIC HOUSING. Preserve and protect historically significant housing for residential uses, consistent with the Historic Preservation element.

POLICY 1.8.1: Assist the rehabilitation and adaptive use of historically significant housing through technical and economic assistance programs including as Community Development Block Grant, HOME, SHIP and emergency weatherization. (Amended by Ordinance No. 94-30, 98-09, 07-17)

OBJECTIVE 1.9: NEIGHBORHOOD AND HOUSING CONSERVATION. Conserve existing housing and improve the quality of neighborhoods through the Neighborhood District Program, affordable housing programs, public/private partnerships, community redevelopment

programs, and appropriate development regulations. (Amended by Ordinance No. 94-30, 98-09, 00-22)

POLICY 1.9.1: Review and amend where necessary the county's housing and health codes and standards relating to the care and maintenance of residential and neighborhood environments and facilities.

POLICY 1.9.2: Designate areas of the county as Neighborhood Districts and carry out the Department of Human Services Neighborhood District program activities. (Amended by Ordinance No. 07-17)

POLICY 1.9.3: Plan and implement safe neighborhood programs in designated Neighborhood Districts. (Added by Ordinance No. 94-30, 98-09, Amended by Ordinance No. 07-17)

POLICY 1.9.4: Schedule and concentrate public infrastructure and supporting facilities and services to upgrade the quality of existing neighborhoods.

POLICY 1.9.5: Ensure that new development adjacent to areas of established residential neighborhoods is compatible with, or improves, the area's existing character. (Amended by Ordinance No. 00-22)

POLICY 1.9.6: Coordinate residential development within urban areas to coincide with existing or planned and programmed services and facilities so as to avoid premature or non-contiguous urbanization and the use of septic tanks and private wells for potable water within developed urban areas. (Amended by Ordinance No. 00-22)

POLICY 1.9.7: Implement standards in land development regulations to protect aesthetic qualities and the physical natural environment, while providing incentives for residential development designs that emphasize energy-efficient construction, appropriate solar exposure, air circulation, and the use of natural shading. (Amended by Ordinance No. 00-22)



**LEE COUNTY:
ANALYSIS OF HOUSING NEEDS**

For the

HOUSING ELEMENT of the LEE PLAN

Board of County Commissioners Sponsored
Evaluation and Appraisal Report Based Amendment
To the Lee Plan CPA2011-10

Prepared June 2012

**Lee County
Department of Community Development, Planning Division**

HOUSING INVENTORY

This data and analysis provides data and information on all of Lee County and unincorporated Lee County housing characteristics. For this information the primary data source was the Shimberg Center for Housing Studies.

Housing Units

The tables below provide data on housing types for all of Lee County and unincorporated Lee County for the year 2000. Single family homes are the predominant housing type for both Lee County and unincorporated Lee County. In 2000 single family housing units accounted for approximately 55% of all housing units in Lee County and 53% in unincorporated Lee County.

In contrast, in 2000 multifamily units (2 or more units) accounted for approximately 29% of all units in Lee County and 23% in unincorporated Lee County. Mobile homes for this same period accounted for approximately 15.5% in Lee County and 23% in unincorporated Lee County.

Place	Single-family(1 att./detach.)	Multi-family(2 or more)	Mobile Home	Other	Total
Lee County	134,511	70,952	38,084	1,858	245,405
Lee-Uninc	73,678	32,321	31,866	1,006	138,871

Source: Shimberg Center for Housing Studies

Place	Single-family - 1 att./detach.(%)	Multi-family - 2 or more(%)	Mobile Home(%)	Other (%)	Total (%)
Lee County	54.8%	28.9%	15.5%	.8%	100%
Lee-Uninc	53.1%	23.3%	22.9%	.7%	100%

Source: Shimberg Center for Housing Studies

Age of Housing Stock

The age of housing stock is an important indicator of growth in Lee County and in unincorporated Lee County. The age of housing stock also has a direct impact on housing conditions as older homes generally require more maintenance. Many older housing units, if not maintained adequately and upgraded with electrical and plumbing facilities, may be in need of rehabilitation to provide safe and sanitary housing for the occupants and to prevent blighting influences on nearby properties.

- In Lee County of the total 245,405 units in existence in 2000 the table below indicates 61% or 150,378 units were built after 1980.
- In unincorporated Lee County of the total 138,871 units in existence in 2000 the table below indicates that 61% or 85,177 units were built after 1980

Place	Total	Number							Share by Decade				
		1990-2000	1980-1989	1970-1979	1960-1969	1950-1959	1940-1949	1939 or Earlier	1990s (%)	1980s (%)	1970s (%)	1960s (%)	Before 1960s(%)
Lee County	245,405	69,279	81,099	56,952	24,025	9,041	2,355	2,654	28.2	33.0	23.2	9.8	5.7
Lee Uninc.	138,871	39,204	45,973	33,713	12,784	4,920	1,176	1,101	28.2	33.1	24.3	9.2	5.2

Source: Shimberg Center for Housing Studies

Housing Tenure

Housing tenure is the occupancy characteristic of a housing unit. A housing unit is either owner-occupied or renter-occupied. A housing unit is owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. All other occupied units are classified as “renter-occupied”, including units rented for cash and those occupied without payment of cash rent.

Both Lee County and unincorporated Lee County experienced high growth rates from 2000 to 2010. In Lee County the percent of owners and renters increased by 37 and 40 respectively. In unincorporated Lee County the percent of owners and renters increased by 31 and 33 respectively.

However despite the high growth rate the ratio of owners and renters remained constant over time. In Lee County even as ownership from 2000 to 2010 increased from 143,978 to 197,948 units, the percent of owner occupied units remained at roughly the same percent of total units (77 % to 76%). The same pattern is discernable in unincorporated Lee County where from 2000 to 2010 ownership increased from 86,517 to 113,569 units with the percentage staying constant at 81%.

While renters make up a smaller portion of the housing tenure in Lee County the total number of renters increased both in Lee County and unincorporated Lee County. From 2000 to 2010 in Lee County renters increased from 44,161 to 61,734 and in unincorporated Lee County from 20,613 to 27,367. For this time period the percent of renter units remained at roughly the same percent of total units: (23 to 24% in Lee County and 19% in unincorporated Lee County.)

TABLE 4:	2000-2010 Lee County Housing Tenure: Owner/Renter				
	2000		2010		% Change 2000 to 2010
Tenure	Units	% of Total	Units	% of Total	% change
Owner	143,978	77%	197,948	76%	37%
Renter	44,161	23%	61,734	24%	40%
Totals	188,139	100%	259,682	100%	38%

Source: Shimberg Center for Housing Studies.

TABLE 5:	2000-2010 Unincorporated Lee County Housing Tenure: Owner/Renter				
	2000		2010		% Change 2000 to 2010
Tenure	Units	% of Total	Units	% of Total	% change
Owner	86,517	81%	113,569	81%	31%
Renter	20,613	19%	27,367	19%	33%
Totals	107,130	100%	140,936	100%	32%

Source: Shimberg Center for Housing Studies.

Home Sales Prices

The median sales price in 2009 for the state of Florida was \$165,000 compared to \$102,000 for Lee County and \$85,000 for unincorporated Lee County.

The tables below show that housing prices peaked in 2006. That year the median price for a single family house in Lee County was \$279,900; in unincorporated Lee County it was \$276,900.

Housing Type	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Single Family	107,000	115,000	116,850	123,900	128,700	138,000	152,000	167,500	195,950	263,000	279,900	262,500	152,000	102,000	109,900
Condominium	99,900	108,200	115,450	119,050	128,800	135,000	145,000	157,500	177,600	230,000	258,000	250,700	185,900	135,000	132,500

Source: Shimberg Center for Housing Studies.

Housing Type	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Single Family Homes	110,000	121,000	119,100	126,500	133,000	142,000	155,000	175,800	197,500	260,200	276,900	264,000	156,000	85,000	95,900
Condominium	89,500	93,000	100,000	110,300	119,900	132,400	134,900	148,500	169,700	225,900	247,700	220,000	169,000	124,000	129,900

Source: Shimberg Center for Housing Studies.

Cost of Rent

In 2000, the median rent paid by Lee County households in 2000 was \$646 per month, compared to a statewide median rent of \$641.

TABLE 8: Number of Households by Monthly Rent Paid, Lee County, 2000

Place	No Cash Rent	less than \$200	between \$200 and \$299	between \$300 and \$499	between \$500 and \$749	between \$750 and \$999	between \$1000 and \$1499	\$1500 or more
Lee County	2,150	1,477	1,217	6,951	19,106	8,743	3,144	1,434
Lee-Uninc	1,291	380	511	3,530	8,823	3,999	1,528	468

Source: Shimberg Center for Housing Studies

Cost of owner-occupied units in 2000

Lee County:

- There were 99,299 owner units and of these 31,083 or roughly 31% had no mortgage.
- There were 68,216 owner occupied units in Lee County with mortgages. Of these 31,670 or 46% paid a monthly mortgage of \$1,000 or more.

Unincorporated Lee County:

- There were 54,945 owner units and of these 17,675 or roughly 32% had no mortgage.
- There were roughly 37,270 owner occupied units in unincorporated Lee County with mortgages. Of these roughly 16,844 or 45% paid a monthly mortgage of \$1,000 or more.

TABLE 9: Owner Costs (Mortgage Status and Selected Monthly Costs), 2000 With a Mortgage Specified Owner-Occupied Housing Units

Place	<\$300	\$300-\$499	\$500-\$699	\$700-\$999	\$1000-\$1499	\$1500-\$1999	>\$2000	Sub Total	Not Mortgaged	Total Units
Lee County	300	3,174	10,479	22,593	19,883	6,602	5,185	68,216	31,083	99,299
Lee-Unincorporated	250	2,087	6,170	11,919	10,562	3,622	2,660	37,270	17,675	54,945

Source: Shimberg Center for Housing Studies

In 2000, the maximum affordable monthly housing payments for 4-person households in various income categories were:

- Very low income category was \$591
- Low income category was \$946
- Moderate income category was \$1,419.

TABLE 10: 2000 Lee County Income Limits Adjusted to Household Size and Maximum Monthly Affordable Housing Payment

Housing is considered to be affordable if a household pays 30% or less of its income for housing.
This form indicates household income limits adjusted to household size and the maximum affordable monthly housing expense (30%) of that income

% of Yearly Area Median Income (AMI)	Number of Persons in Household							
	1	2	3	4	5	6	7	8
<=50% AMI (Very Low)	\$16,550	\$18,900	\$21,300	\$23,650	\$25,550	\$27,450	\$29,350	\$31,200
Max Monthly Payment	\$414	\$473	\$533	\$591	\$639	\$686	\$734	\$780
50.01-80% AMI (Low)	\$26,500	\$30,250	\$34,050	\$37,850	\$40,850	\$43,900	\$46,900	\$49,950
Max Monthly Payment	\$663	\$756	\$851	\$946	\$1,021	\$1,098	\$1,173	\$1,249
80.01 -120% AMI (Moderate)	\$39,720	\$45,360	\$51,120	\$56,760	\$61,320	\$65,880	\$70,440	\$74,880
Max Monthly Payment	\$993	\$1,134	\$1,278	\$1,419	\$1,533	\$1,647	\$1,761	\$1,872

Cost to Income Ratio

Households that pay more than 30% of their household income on housing are considered to be cost burdened and those that pay more than 50% are considered to be severely cost burdened. Those paying 30 or less of their household income on housing are considered to be paying an affordable amount.

Lee County: In 2000 Lee County had a total of 143,978 owner households and of those households 77% were not cost burdened. However 14% (19,545) were cost burned households and 9% (13,230) were severely cost burdened households.

In 2000 Lee County had a total of 44,161 renter households and of those households 63% were not cost burdened. However 20% (8,797) were cost burned households and 17% (7,504) were severely cost burdened households.

Unincorporated Lee County: In 2000 unincorporated Lee County had a total of 86,517 owner households and of those households 78% were not cost burdened. However 13% (11,228) were cost burdened and 9% (7,667) were severely cost burdened.

In 2000 unincorporated Lee County had a total of 20,613 renter households and of those households 63% were not cost burdened. However 20% (4,008) were cost burdened and 17% (3,574) were severely cost burdened

Place	total owner households	not cost burdened (<=30% of income)	cost burdened (30%+ to 50% of income)	severely cost burdened 50%+ of income
Lee County	143,978	111,203	19,545	13,230
% of Total	100%	77%	14%	9%
Lee-Unincorporated	86,517	67,622	11,228	7,667
% of Total	100%	78%	13%	9%

Source: Shimberg Center for Housing Studies

Place	total owner households	not cost burdened (<=30% of income)	cost burdened (30%+ to 50% of income)	severely cost burdened 50%+ of income
Lee County	44,161	27,860	8,797	7,504
% of Total	100%	63%	20%	17%
Lee-Unincorporated	20,613	13,031	4,008	3,574
% of Total	100%	63%	20%	17%

Source: Shimberg Center for Housing Studies

Household by Income and Cost Burden

In the following tables, household income is measured as a percentage of the median income for the county or area, adjusted for family size. In Lee County and the surrounding metro area, the HUD-estimated median income for a family of four is \$61,600 in 2010. :

Household Income Categories

Household incomes	Extremely Low Income (ELI): Household income is 30% or less of area median income (AMI)
	Very Low Income (VL): Household income is 50% or less of area median income (AMI)
	Low Income (LI): Household income is 80% or less of area median income (AMI)
	Moderate Income (MI): Household income is 120% or less of area median income (AMI)

Affordable workforce housing: as defined in F.S. 380.0651(3)(h) for Lee County is housing that is affordable to a household who earns less than 120% of the area median income (AMI)

Cost Burden	Affordable	Households Pays 30% or less of its income for housing
	Cost Burdened	Households pays 30% to 50% of its income for housing
	Severely Cost Burdened	Household pays 50% or more of its income for housing

Higher income households often have enough funds to do both: spend a higher percentage of their income on housing and spend money for living expenses such as: food, medical care, transportation, etc. However, for the lower income households it is more difficult to pay a higher percentage of income on housing and still have funds to meet its living expenses.

Lee County: In 2010 there were a total of 28,642 severely cost burdened households in Lee County. Of these 43.5% or 12,460 were households in the extremely low income category and 28.7% or 8,219 were households in the very low income category.

Unincorporated Lee County: In 2010 there were a total of 14,796 severely cost burdened households in unincorporated Lee Co. Of these 43.5% or 6,444 were households in the extremely low income category and 27.5% or 4074 were in the very low income category.

TABLE 13: Households by Income and Cost Burden, Lee County, 2010

Household Income Level	Amount of Income Paid for Housing		
	Affordable	Cost burdened	Severely cost burdened
<=30% AMI (Extremely Low Income)	6,324	2,627	12,460
30.01-50% AMI (Very Low Income)	8,900	8,681	8,219
50.01-80% AMI (Low Income)	27,041	14,050	4,804
80.01 -120% AMI (Moderate Income)	45,962	8,699	2,193
120.01+%	103,339	5,417	966
Total	191,566	39,474	28,642

Source: Shimberg Center for Housing Studies

TABLE 14: Households by Income and Cost Burden, Lee-Unincorporated, 2010

Household Income Level	Amount of Income Paid for Housing		
	Affordable	Cost burdened	Severely cost burdened
<=30% AMI (Extremely Low Income)	3,653	1,549	6,444
30.01-50% AMI (Very Low Income)	5,559	4,714	4,074
50.01-80% AMI (Low Income)	15,713	6,757	2,549
80.01 -120% AMI (Moderate Income)	24,463	4,334	1,201
120.01+%	56,667	2,731	528
Total	106,055	20,085	14,796

Source: Shimberg Center for Housing Studies

2000-2010 Lee County Severely Cost Burdened Households by Housing Tenure: Owner/Renter							
TABLE 15:		2000		2010		Change 2000 to 2010	
Tenure	Households	% of Total	Households	% of Total	Households	% change	
Owner	13,230	64%	15,616	61%	2,386	12%	
Renter	7,504	36%	9,867	39%	2,363	11%	
Totals	20,734	100%	25,483	100%	4,749	23%	

Source: Shimberg Center for Housing Studies.

2000-2010 Unincorporated Lee County Severely Cost Burdened Households by Housing Tenure: Owner/Renter							
TABLE 16:		2000		2010		Change 2000 to 2010	
Tenure	Households	% of Total	Households	% of Total	Households	% change	
Owner	7,667	68%	8,622	66%	955	8%	
Renter	3,574	32%	4,445	34%	871	8%	
Totals	11,241	100%	13,067	100%	1826	16%	

Source: Shimberg Center for Housing Studies.

Housing Condition Characteristics

Substandard units are those units with 1.01 or more persons per room, no heating fuel used, lacking complete kitchen facilities and/or lacking complete plumbing facilities. The figures in the table below are for occupied units only; any housing units that were vacant and were missing any of these facilities are not included in this data. In addition one unit may have more than one of these conditions and it is possible for one unit to be counted in more than one category. For example, one unit can be overcrowded and also lack heat, so it would be counted under each of these categories. Based on the data provided, it is more accurate to consider each characteristic individually.

Place	Persons per Room		House Heating Fuel		Kitchen Facilities		Plumbing Facilities	
	1.01 or More Persons per Room	Share of Occupied Units (%)	No Fuel Used (%)	Share of Occupied Units (%)	Lacking Complete Facilities (%)	Share of Units (%)	Lacking Complete Facilities (%)	Share of Units (%)
Lee County	6,984	3.70%	2,650	1.40%	731	0.30%	743	0.30%
Lee-Uninc	3,486	4.30%	1,430	1.30%	357	0.30%	385	0.30%

. Source: Shimberg Center for Housing Studies

Substandard Housing

As noted above, housing units are considered to be substandard if they are overcrowded, do not have heat, or lack complete kitchens or plumbing. In 2000,

- 6984 housing units (3.7% of all units) in Lee County were overcrowded, meaning that they housed more than one person per room, compared to a statewide percentage of 6.5%.
- 2650 units (1.4%) in Lee County did not use home heating fuel, compared to a statewide percentage of 1.8%.
- 731 units (0.3%) in Lee County lacked complete kitchen facilities, compared to a statewide percentage of 0.5%.
- 743 units (0.3%) in Lee County lacked complete plumbing facilities, compared to a statewide percentage of 0.4%.

HOUSING DEMAND AND ANALYSIS

This data and analysis provides data and information on all of Lee County and unincorporated Lee County projected housing characteristics. For this information the primary data source was the Shimberg Center for Housing Studies.

Population Projections

Lee County: Between 2010 and 2030, it is estimated that the population of Lee County will increase by 54% (from 616,167 to 948,470). The biggest increase in population is expected to be among residents 65 years of age and older, with the largest increase in the 70 to 74 age range at 128%. While the percentages are high, it is important to note the actual increase of residents above 65 years of age. In Lee County in 2010 there were 148,000 residents over the age of 65. By 2030 this number is expected to be 316,912 or an increase of 168,912 residents

Unincorporated Lee County: Between 2010 and 2030 it is estimated that the population of unincorporated Lee County will increase by 45% (from 323,449 to 470,402). The biggest increase in population is expected to be among residents 65 years of age and older, with the largest increase in the 70 to 74 age range at 109%. In unincorporated Lee County in 2010 there were 89,853 residents over the age of 65. By 2030 this number is expected to be 179,884 or an increase of 90,031 residents.

Age	2010	2015	2020	2025	2030	% change 2010 to 2030
0-4	35,840	38,997	42,241	45,016	47,381	32%
5-9	34,286	39,157	43,139	46,255	48,818	42%
10-14	33,681	37,232	42,688	46,611	49,519	47%
15-19	32,883	35,146	39,515	44,705	48,417	47%
20-24	30,862	33,449	35,737	40,002	44,587	44%
25-29	31,377	34,730	37,737	39,188	43,254	38%
30-34	30,578	35,001	38,885	41,754	42,627	39%
35-39	32,418	34,462	39,610	43,469	46,192	42%
40-44	34,683	35,478	38,270	43,482	47,248	36%
45-49	39,920	38,612	39,935	42,812	48,145	21%
50-54	41,922	45,268	44,221	45,257	48,111	15%
55-59	44,262	52,268	56,225	54,107	54,340	23%
60-64	45,455	52,294	61,874	65,941	62,919	38%
65-69	39,225	51,889	60,467	71,133	75,307	92%
70-74	33,071	40,732	54,797	64,175	75,483	128%
75+	75,704	85,950	103,231	132,159	166,122	119%
Total	616,167	690,665	778,572	866,066	948,470	54%

Source: Shimberg Center for Housing Studies

Age	2010	2015	2020	2025	2030	% change 2010 to 2030
0-4	17,148	18,302	19,446	20,296	20,987	22%
5-9	16,405	18,377	19,860	20,855	21,624	32%
10-14	16,869	18,121	20,172	21,567	22,510	33%
15-19	15,977	16,711	18,371	20,360	21,669	36%
20-24	14,465	15,545	16,459	17,946	19,525	35%
25-29	14,891	16,143	17,173	17,381	18,737	26%
30-34	14,556	16,436	18,006	19,123	19,374	33%
35-39	15,611	16,353	18,520	19,818	20,596	32%
40-44	17,368	17,303	18,154	20,282	21,731	25%
45-49	20,312	19,107	19,204	20,227	22,419	10%
50-54	21,762	22,965	21,916	21,858	22,680	4%
55-59	23,291	27,051	28,585	26,834	26,350	13%
60-64	24,941	28,303	33,035	34,491	32,316	30%
65-69	22,183	28,788	32,932	38,248	40,034	80%
70-74	19,806	23,666	30,889	35,668	41,456	109%
75+	47,864	53,765	63,785	79,891	98,394	106%
Total	323,449	356,936	396,507	434,845	470,402	45%

Source: Shimberg Center for Housing Studies

Projection of anticipated number of households by size

The table below shows the increases of households by household size. In keeping with national trends toward smaller households:

- In Lee County the number of 1 to 2 person households is projected to increase from 183,402 in 2010 to 296,046 in 2030 which is an increase of 112,644 households.
- In unincorporated Lee County the number of 1 to 2 person households is projected to increase from 104,035 to 158,387 which is an increase of 54,352 households.

Place	SIZE	2010	2015	2020	2025	2030	Increase in number of HH 2010-2030
Lee	1-2	183,402	207,082	235,954	266,510	296,046	112644
Lee	3-4	58,866	66,438	75,572	85,153	94,380	35514
Lee	5+	17,406	19,632	22,320	25,147	27,876	10470
Lee-Uninc	1-2	104,035	115,713	129,927	144,532	158,387	54352
Lee-Uninc	3-4	28,153	31,160	34,789	38,404	41,814	13661
Lee-Uninc	5+	8,744	9,694	10,837	11,998	13,090	4346

Source: Shimberg Center for Housing Studies

Projection of anticipated number of households by income

The table below shows the increases of households by household income category.

Lee County: In Lee County the total number of households is projected to increase from 259,682 in 2010 to 418,308 in 2030 an increase of 158,626. In 2030:

- 18.67% or 78,090 households are projected to be extremely low and very low income households.
- 18.25% or 76,340 households are projected to be low income households.
- 21.94% or 91,788 households are projected to be moderate households or workforce households (per the definition found in FS 380.0651(3)(h))

Unincorporated Lee County: In unincorporated Lee County the total number of households is projected to increase from 140,936 in 2010 to 213,294 in 2030 an increase of 72,358. Of these households:

- 19.00% or 40,959 households are projected to be extremely low and very low income households.
- 18.28% or 39,399 are projected to be low income households.
- 21.26% or 45,320 households are projected to be moderate income households or workforce households (per the definition found in FS 380.0651(3)(h))

Place	Income	2010		2030		Change 2010 to 2030	
		Number	%	Number	%	Number	%
Lee County	<=30% AMI (Extremely Low)	21,411	8.25%	34,373	8.22%	12,962	60.54%
Lee County	30.01-50% AMI (Very Low)	25,800	9.94%	43,717	10.45%	17,917	69.45%
Lee County	50.01-80% AMI (Low)	45,895	17.67%	76,340	18.25%	30,445	66.34%
Lee County	80.01 -120% AMI (Moderate)	56,854	21.89%	91,788	21.94%	34,934	61.45%
Lee County	120.01+%	109,722	42.25%	172,090	41.14%	62,368	56.84%
Total		259,682	100%	418,308	100%	158,626	61.08%
Lee-Uninc	<=30% AMI (Extremely Low)	11,646	8.26%	17,787	8.32%	6,141	52.73%
Lee-Uninc	30.01-50% AMI (Very Low)	14,347	10.18%	23,172	10.68%	8,825	61.51%
Lee-Uninc	50.01-80% AMI (Low)	25,019	17.75%	39,399	18.28%	14,380	57.48%
Lee-Uninc	80.01 -120% AMI (Moderate)	29,998	21.28%	45,320	21.26%	15,322	51.08%
Lee-Uninc	120.01+%	59,926	42.52%	87,616	41.47%	27,690	46.21%
Total		140,936	100%	213,294	100%	72,358	51.34%

Projection of anticipated number of households by age

Lee County: As already noted from 2010 to 2030 in Lee County the total number of households is projected to increase by roughly 158,626 households. During this time period, it is anticipated that number of older households will increase.

- In 2010 there were 92,063 households aged 65 or older, making up 35% of the total households.
- By 2030 it is anticipated that there will be 198,366 households aged 65 or older, making up 47% of the total households.
- It is projected that the number of households aged 65 or older will increase by 106,303 from 2010 to 2030.

Unincorporated Lee County: As already noted from 2010 to 2030 in unincorporated Lee County the total number of households is projected to increase by roughly 72,367 households. During this time period, it is anticipated that number of older households will increase.

- In 2010 there were 53,439 households aged 65 or older, making up 38% of the total households.
- By 2030 it is anticipated that there will be 106,987 households aged 65 or older, making up 50% of the total households.
- It is projected that the number of households aged 65 or older will increase by 53,548 from 2010 to 2030.

TABLE 22: 2000-2030 Lee County Household by Age

Age	2010		2015		2020		2025		2030	
	Households	%	Households	%	Households	%	Households	%	Households	%
15+	39,174	15%	43,063	15%	47,229	14%	51,494	14%	55,611	13%
35+	128,445	49%	138,852	47%	150,337	45%	158,154	42%	164,331	39%
65+	92,063	35%	111,240	38%	136,289	41%	167,174	44%	198,366	47%
Total	259,682	100	293,155	100	333,855	100%	376,822	100%	418,308	100

TABLE 23: 2000-2030 Unincorporated Lee County Household by Age

Age	2010		2015		2020		2025		2030	
	Households	%	Households	%	Households	%	Households	%	Households	%
15+	18,848	13%	20,405	13%	22,032	13%	23,543	12%	24,958	12%
35+	68,640	49%	72,990	47%	77,627	44%	79,912	41%	81,349	38%
65+	53,439	38%	63,176	40%	75,894	43%	91,480	47%	106,987	50%
Total	140,927	100	156,571	100	175,553	100	194,935	100	213,294	100

Source: Shimberg Center for Housing Studies

Projection of housing need

An indicator of housing need is the number of households that are below 80% of Area Median Income (i.e. the extremely low, very low and low income households) and that are severely cost burdened (paying more than 50% of their income for housing – mortgage or rent). These are households that are likely experiencing distress because of their housing costs. With their low incomes, the large portion of income taken up by housing costs is likely to limit these households ability to afford other necessities.

The following tables will show the projected future housing need for lower income, severely cost burdened households. It is important to note that of all these households, the greatest increase is projected for households aged 65 and older. Clearly in the next two decades there will be an increasing need for affordable housing for the low income elderly population.

The tables below show that from 2010 to 2030

- In Lee County the number of lower income households of all ages with severe housing cost burden will increase by 15,515 households and 10,086 of these households will be aged 65 years or older.
- In unincorporated Lee County the number of lower income households of all ages with severe housing cost burden will increase by 6,622 households and 4,782 of these households will be aged 65 years or older.

Lee County: Increase in Number of Lower Income households with Severe Housing Cost Burden

TABLE 24: ALL AGE GROUPS					
	Income Level	2010	2030	Increase	% Increase
Owner	<=30% AMI (Extremely Low Income)	6,354	10,707	4,353	
	30.01-50% AMI (Very Low Income)	5,126	8,681	3,555	
	50.01-80% AMI (Low Income)	4,136	6,681	2,545	
Subtotal		15,616	26,069	10,453	66.9%
Renter	<=30% AMI (Extremely Low Income)	6,106	8,959	2,853	
	30.01-50% AMI (Very Low Income)	3,093	4,833	1,740	
	50.01-80% AMI (Low Income)	668	1,137	469	
Subtotal		9,867	14,929	5,062	51.3%
Grand Total		25,483	40,998	15,515	60.9%
TABLE 25: AGED 65+ ONLY					
	Income Level	2010	2030	Increase	% Increase
Owner	<=30% AMI (Extremely Low Income)	2,809	6,108	3,299	
	30.01-50% AMI (Very Low Income)	2,246	4,906	2,660	
	50.01-80% AMI (Low Income)	1,426	3,125	1,699	
Subtotal		6,481	14,139	7,658	118.2%
Renter	<=30% AMI (Extremely Low Income)	1,097	2,246	1,149	
	30.01-50% AMI (Very Low Income)	813	1,713	900	
	50.01-80% AMI (Low Income)	368	747	379	
Subtotal		2,278	4,706	2,428	106.6%
Grand Total		8,759	18,845	10,086	115.2%

Source: Shimberg Center for Housing Studies

Unincorporated Lee County: Increase in Number of Lower Income households with Severe Housing Cost Burden

TABLE 26: ALL AGE GROUPS					
	Income Level	2010	2030	Increase	% Increase
Owner	<=30% AMI (Extremely Low Income)	3,595	5,622	2,027	
	30.01-50% AMI (Very Low Income)	2,824	4,421	1,597	
	50.01-80% AMI (Low Income)	2,203	3,280	1,077	
Subtotal		8,622	13,323	4,701	54.5%
Renter	<=30% AMI (Extremely Low Income)	2,849	3,962	1,113	
	30.01-50% AMI (Very Low Income)	1,250	1,830	580	
	50.01-80% AMI (Low Income)	346	574	228	
Subtotal		4,445	6,366	1,921	43.2%
Grand Total		13,067	19,689	6,622	50.7%
TABLE 27: AGED 65+ ONLY					
	Income Level	2010	2030	Increase	% Increase
Owner	<=30% AMI (Extremely Low Income)	1,611	3,226	1,615	
	30.01-50% AMI (Very Low Income)	1,255	2,513	1,258	
	50.01-80% AMI (Low Income)	775	1,551	776	
Subtotal		3,641	7,290	3,649	100.2%
Renter	<=30% AMI (Extremely Low Income)	568	1,137	569	
	30.01-50% AMI (Very Low Income)	365	731	366	
	50.01-80% AMI (Low Income)	198	396	198	
Subtotal		1,131	2,264	1,133	100.2%
Grand Total		4,772	9,554	4,782	100.2%

Source: Shimberg Center for Housing Studies

**2010, 2020 & 2030 Owner - Lee Co Extremely Low, Very Low and Low
TABLE 28: Income Households by Age and Severe Cost Burden**

Age	Extremely Low Income			Very Low Income			Low Income			
	Total # of HH	# of HH	% of HH	Total # of HH	# of HH	% of HH	Total # of HH	# of HH	% of HH	
2010	15 +	755	556	9%	1,230	625	12%	3,226	479	12%
	35 +	5,074	2,989	47%	5,324	2,255	44%	12,480	2,231	54%
	65+	5,394	2,809	44%	9,856	2,246	44%	16,977	1,426	34%
	Total	11,223	6,354	100%	16,410	5,126	100%	32,683	4,136	100%
2020	15 +	910	670	8%	1,475	755	11%	3,877	580	11%
	35 +	5,913	3,499	42%	6,199	2,645	39%	14,588	2,623	49%
	65+	8,002	4,180	50%	14,588	3,352	50%	25,183	2,129	40%
	Total	14,825	8,349	100%	22,262	6,752	100%	43,648	5,332	100%
2030	15 +	1,058	781	7%	1,719	883	10%	4,533	679	10%
	35 +	6,426	3,818	36%	6,726	2,892	33%	15,905	2,877	43%
	65+	11,642	6,108	57%	21,169	4,906	57%	36,637	3,125	47%
	Total	19,126	10,707	100%	29,614	8,681	100%	57,075	6,681	100%

Source: Shimberg Center for Housing Studies

**2010, 2020 & 2030 Renter - Lee Co Extremely Low, Very Low and Low
TABLE 29: Income Households by Age and Severe Cost Burden**

Age	Extremely Low Income			Very Low Income			Low Income			
	Total # of HH	# of HH	% of HH	Total # of HH	# of HH	% of HH	Total # of HH	# of HH	% of HH	
2010	15 +	3,367	2,065	34%	3,364	1,010	33%	5,258	42	6%
	35 +	4,449	2,944	48%	4,002	1,270	41%	6,039	258	39%
	65+	2,372	1,097	18%	2,024	813	26%	1,915	368	55%
	Total	10,188	6,106	100%	9,390	3,093	100%	13,212	668	100%
2020	15 +	4,045	2,487	33%	4,057	1,226	31%	6,347	49	6%
	35 +	5,183	3,439	46%	4,680	1,500	38%	7,087	302	35%
	65+	3,373	1,570	21%	2,900	1,180	30%	2,748	523	60%
	Total	12,601	7,496	100%	11,637	3,906	100%	16,182	874	100%
2030	15 +	4,772	2,939	33%	4,802	1,457	30%	7,514	59	5%
	35 +	5,674	3,774	42%	5,144	1,663	34%	7,806	331	29%
	65+	4,801	2,246	25%	4,157	1,713	35%	3,945	747	66%
	Total	15,247	8,959	100%	14,103	4,833	100%	19,265	1,137	100%

Source: Shimberg Center for Housing Studies

Age	Extremely Low Income			Very Low Income			Low Income			
	Total # of HH	# of HH	% of HH	Total # of HH	# of HH	% of HH	Total # of HH	# of HH	% of HH	
2010	15 +	458	325	9%	756	354	13%	1,898	264	12%
	35 +	2,966	1,659	46%	3,163	1,215	43%	7,012	1,164	53%
	65+	3,258	1,611	45%	6,165	1,255	44%	10,291	775	35%
	Total	6,682	3,595	100%	10,084	2,824	100%	19,201	2,203	100%
2020	15 +	536	380	8%	883	414	12%	2,219	309	11%
	35 +	3,353	1,876	41%	3,576	1,373	38%	7,928	1,316	48%
	65+	4,627	2,288	50%	8,755	1,783	50%	14,614	1,100	40%
	Total	8,516	4,544	100%	13,214	3,570	100%	24,761	2,725	100%
2030	15 +	606	430	8%	1,000	469	11%	2,514	350	11%
	35 +	3,515	1,966	35%	3,748	1,439	33%	8,308	1,379	42%
	65+	6,523	3,226	57%	12,342	2,513	57%	20,602	1,551	47%
	Total	10,644	5,622	100%	17,090	4,421	100%	31,424	3,280	100%

Source: Shimberg Center for Housing Studies

Age	Extremely Low Income			Very Low Income			Low Income			
	Total # of HH	# of HH	% of HH	Total # of HH	# of HH	% of HH	Total # of HH	# of HH	% of HH	
2010	15 +	1,481	876	31%	1,368	368	29%	2,122	19	5%
	35 +	2,194	1,405	49%	1,866	517	41%	2,735	129	37%
	65+	1,289	568	20%	1,029	365	29%	961	198	57%
	Total	4,964	2,849	100%	4,263	1,250	100%	5,818	346	100%
2020	15 +	1,731	1,024	30%	1,598	430	28%	2,481	22	5%
	35 +	2,482	1,589	46%	2,109	584	38%	3,093	146	33%
	65+	1,831	807	24%	1,461	518	34%	1,365	281	63%
	Total	6,044	3,420	100%	5,168	1,532	100%	6,939	449	100%
2030	15 +	1,962	1,160	29%	1,811	487	27%	2,810	25	4%
	35 +	2,601	1,665	42%	2,210	612	33%	3,241	153	27%
	65+	2,580	1,137	29%	2,061	731	40%	1,924	396	69%
	Total	7,143	3,962	100%	6,082	1,830	100%	7,975	574	100%

Source: Shimberg Center for Housing Studies

Income category by % of Yearly Area Median Income (AMI)	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low Income – 30% or below	\$12,000	\$13,700	\$15,400	\$17,100	\$18,500	\$19,850	\$21,250	\$22,600
Very Low Income – 50% or below	\$19,950	\$22,800	\$25,650	\$28,500	\$30,800	\$33,100	\$35,350	\$37,650
Low Income – 80% or below	\$31,950	\$36,500	\$41,050	\$45,600	\$49,250	\$52,900	\$56,550	\$60,200
Moderate Income – 120% or below	\$47,880	\$54,720	\$61,560	\$68,400	\$73,920	\$79,440	\$84,840	\$90,360

Income category by % of Yearly Area Median Income (AMI)	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low Income	\$12,000	\$13,700	\$15,400	\$17,100	\$18,500	\$19,850	\$21,250	\$22,600
Maximum Monthly Payment	\$300.00	\$342.50	\$385.00	\$427.50	\$462.50	\$496.25	\$531.25	\$565.00
Very Low Income	\$19,950	\$22,800	\$25,650	\$28,500	\$30,800	\$33,100	\$35,350	\$37,650
Maximum Monthly Payment	\$498.75	\$570.00	\$641.25	\$712.50	\$770.00	\$827.50	\$883.75	\$941.25
Low Income	\$31,950	\$36,500	\$41,050	\$45,600	\$49,250	\$52,900	\$56,550	\$60,200
Maximum Monthly Payment	\$798.75	\$912.50	\$1,026.25	\$1,140.00	\$1,231.25	\$1,322.50	\$1,413.75	\$1,505.00
Moderate Income	\$47,880	\$54,720	\$61,560	\$68,400	\$73,920	\$79,440	\$84,840	\$90,360
Maximum Monthly Payment	\$1,197.00	\$1,368.00	\$1,539.00	\$1,710.00	\$1,848.00	\$1,986.00	\$2,121.00	\$2,259.00

MSA: Cape Coral-Fort Myers: FY 2012 Yearly median income for a household with four persons: \$57,000.00

Source: Florida Housing Finance Corporation - SHIP Program - effective December 12, 2011.

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Southwest Florida Regional Economic Indicators

May 2012



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Table of Contents

Introduction: National and Regional Background	3
Airport Activity	6
Chart 1: RSW Traffic Trend	6
Chart 2: Sarasota Airport Traffic Trend	7
Chart 3: Punta Gorda Airport Traffic Trend	7
Tourism Tax Revenues	8
Chart 4: Lee County Tourism Tax Revenues	8
Chart 5: Collier County Tourism Tax Revenues	9
Chart 6: Charlotte County Tourism Tax Revenues	9
Single-Family Building Permits	10
Chart 7: Lee County	10
Chart 8: Collier County	11
Chart 9: Charlotte County	11
Taxable Sales	12
Chart 11: Taxable Sales for Inland Counties	13
Chart 12: Lee County Taxable Sales Change from a Year Earlier	13
Chart 13: Collier County Taxable Sales Change from a Year Earlier	14
Chart 14: Charlotte County Taxable Sales Change from a Year Earlier	14
Workforce – Labor Force, Employment and Unemployment	15
Chart 15: Lee County Labor Force and Unemployment	15
Chart 16: Collier County Labor Force and Unemployment	16
Chart 17: Charlotte County Labor Force and Unemployment	16
Chart 18: Hendry County Labor Force and Unemployment	17
Chart 19: Glades County Labor Force and Unemployment	17
Sales of Single-family Homes and Median Sales Prices	18
Chart 20: Lee County	18
Chart 21: Collier County	19
Chart 22: Charlotte County	19
Consumer Confidence Index	20
Chart 23: Consumer Confidence Index	20
Consumer Price Index	21
Chart 25: Miami-Fort Lauderdale CPI Component Percentage Change	22
Population	22
Chart 26: Coastal Counties Growth 1990 to 2010	23
Chart 27: Inland Counties Growth 1990 to 2010	23
Chart 28: Projections by County	24

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Introduction: National and Regional Background

The second estimate for the first quarter U.S. Real GDP growth was released on May 31st and is 1.9 percent. This is slightly lower than the previous advance estimate of 2.2 percent. The fourth quarter growth was 3.0 percent while the third quarter grew slower at 1.8 percent. First quarter real personal consumption expenditures increased by 2.7 percent, compared to 2.1 percent in the fourth quarter of 2011.

The national unemployment rate dropped from 8.2 percent in March 2012 to 8.1 percent in April 2012. There is a concern that the drop in the national unemployment rate is a temporary adjustment to steep job cuts during the recession and without stronger economic growth, unemployment rates may not continue to improve. The number of long-term unemployed (those jobless for 27 weeks or longer) is 41.3 percent of all unemployed in April 2012.

The April Bureau of Labor Statistics Establishment Survey showed that national nonfarm payroll employment increased by only 115,000, which was smaller than the March increase of 154,000. The increases included 62,000 in professional and business services, 29,000 in retail trade, 18,000 in health care, 16,000 in manufacturing, and 12,000 in leisure and hospitality. Transportation and warehousing payroll employment declined by 16,600, government had a reduction of 15,000, and other services and information each declined 2,000.

The national consumer price index for April 2012 increased by 2.3 percent over April 2011, primarily driven by a 5.1 percent increase in apparel costs, 2.7 percent increase in medical expenses, and a 3.1 percent increase in food prices. All items, less food and energy, rose by 2.3 percent. Core inflation has increased but remains subdued and has allowed the Federal Reserve to maintain low interest rates.

As noted in last month's report, the latest statement of the Federal Reserve Open Market Committee (FOMC) was issued on April 25th, and is summarized below:

- The economy has been expanding moderately;
- The unemployment rate has declined, but remains elevated;
- Household spending and business fixed investment have continued to advance, although the housing sector remains depressed;
- Inflation has picked up somewhat, mainly reflecting higher prices of crude oil and gasoline. Longer-term inflation expectations have remained stable;
- Economic growth is expected to remain moderate over coming quarters and then pick up gradually;
- The unemployment rate will decline gradually;
- Strains in global financial markets continue to pose significant downside risks;

- The Committee decided to continue its program to extend the average maturity of its holdings of securities, as announced last September;
- The Committee expects to maintain a highly accommodative stance for monetary policy, and to keep the target range for the federal funds rate at 0 to ¼ percent; and
- The Committee continues to anticipate that economic conditions are likely to warrant exceptionally low levels for the federal funds rate at least through late 2014.

The next meeting of the FOMC is scheduled for June 19th and 20th.

The FOMC released its latest forecast on April 25, 2012. The new central tendency forecast is higher in 2012 but lower for 2013 and 2014 and is shown below in the "box and whiskers" charts. The red boxes are the central tendency forecast and the full range of uncertainty is reflected in the whiskers, or vertical lines.

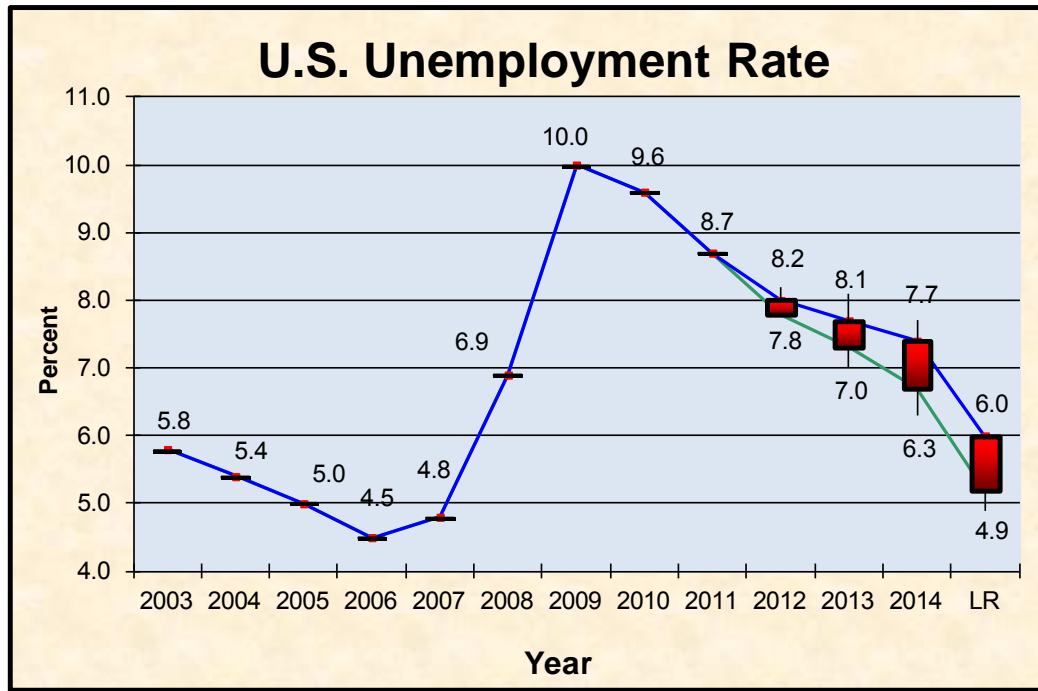
The chart below shows that recovery started in 2009, but it is expected to be several years before the economy returns to a more normal long-run trend ("LR"). Real GDP growth projections for 2012, 2013, and 2014 show a recovery but there remains considerable uncertainty as to how strong the recovery will be, as shown by the wide range of forecasts. For 2012, the overall projected range is 2.1 to 3.0 percent with a central tendency range of 2.4 to 2.9 percent growth. For 2013, the overall projected range is 2.4 to 3.8 percent with a central tendency range of 2.7 to 3.1 percent growth. For 2014, the overall projected range is 2.9 to 4.3 percent with a central tendency range of 3.1 to 3.6 percent growth. The long-run trend for Real GDP has a range of 2.2 to 3.0 percent growth with a central tendency of 2.3 to 2.6 percent. Real GDP growth rates are based on the change from the fourth quarter of one year to the fourth quarter of the next year.



Source: Federal Reserve Open Market Committee Meeting Statement, April 25, 2012.

As shown in the chart below, the 2012 national unemployment rate is expected to be lower than in 2011, but remain historically high, in a range of 7.8 to 8.2 percent, with a central tendency (red bar) of 7.8 to 8.0 percent. For 2013, the overall projected range for the national unemployment rate is 7.0 to

8.1 percent with a central tendency range of 7.3 to 7.7 percent. For 2014, the overall projected range for the national unemployment rate is 6.3 to 7.7 percent with a central tendency range of 6.7 to 7.4 percent. Long-run unemployment is expected to be in a range of 4.9 to 6.0 percent with a central tendency of 5.2 to 6.0 percent. The projections for unemployment are for the fourth quarter of each year.



Source: Federal Reserve Open Market Committee Meeting Statement, April 25, 2012.

The Southwest Florida economy continues to show gains in tourism and consumer purchases which are positive signs. Regional taxable sales rose by seven percent from February 2011 to February 2012. Tourism tax collections increased by six percent in Lee County, nine percent in Collier County, and by 13 percent in Charlotte County from March 2011 to March 2012. However, March 2012 passenger traffic at Southwest Florida International Airport decreased by five percent from March 2011.

Seasonally-adjusted unemployment rates have fallen but remain high. Lee County's unemployment rate declined from 11.3 percent in April 2011 to 9.2 percent in April 2012. Collier County's unemployment rate declined from 10.7 percent in April 2011 to 8.6 percent in April 2012. Charlotte County's unemployment rate has fallen from 11.1 percent in April 2011 to 9.1 percent in April 2012.

National economic growth is expected to be positive this year but below the long-term growth rate of three percent. Issues related to the Federal budget, state budgets, European sovereign debt issues, and oil prices are likely to create some headwinds.

RERI thanks all of the individuals and organizations that have helped to bring together the regional information for this report. These include the Southwest Florida Regional Planning Council, the Economic Development Organizations of Charlotte, Collier, and Lee Counties, the Convention and Visitors Bureaus of Collier and Lee Counties, the regional airport authorities, the REALTORS® of Lee and Collier County, the University of Florida Survey Research Center, and the county and city permit offices.

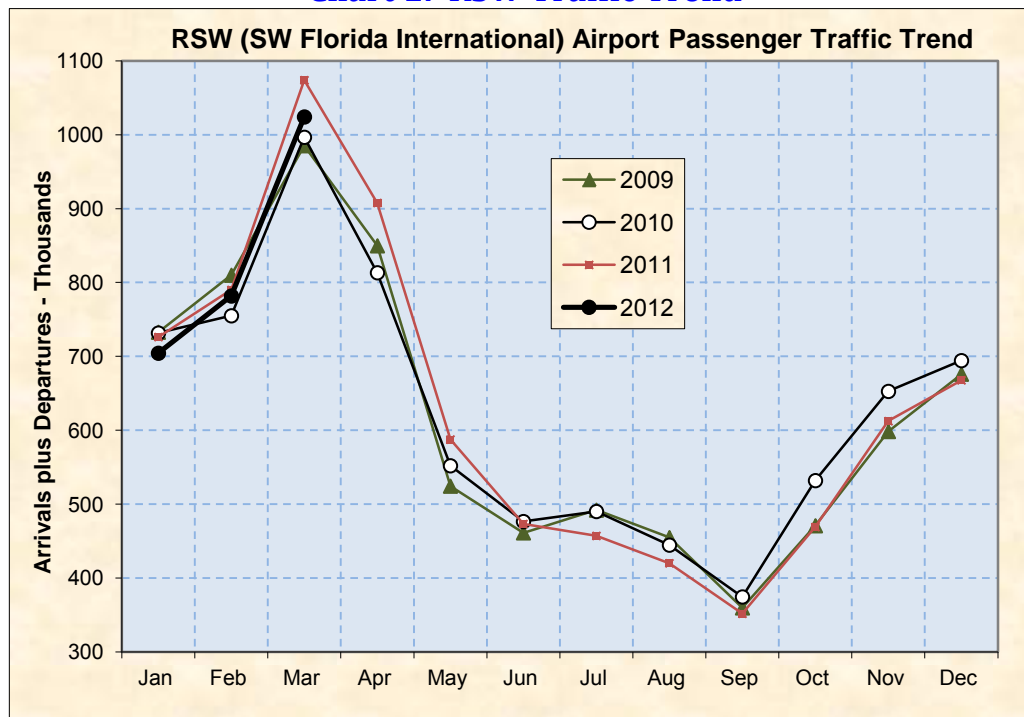
Airport Activity

Airport passenger activity is defined as the sum of arrivals and departures for each of Southwest Florida International (RSW), Sarasota Bradenton International (SRQ), and Punta Gorda (PGD) airports. Peak seasonal activity occurs in February, March, and April, with significantly lower activity in the summer months. Charts 1, 2, and 3 illustrate the seasonality of airport passenger traffic and the changes from year to year.

Total passenger activity for the three Southwest Florida airports amounted to 1,221,237 in March 2012, up 29 percent over February 2012, but five percent below March 2011. Chart 1 shows RSW passenger activity of 1,024,221 in March 2012, a 31-percent increase over February 2012, and five percent lower than March 2011. Sarasota passenger activity amounted to 170,386 in March 2012, 35-percent higher than the prior month and five percent above March 2011, as shown in Chart 2.

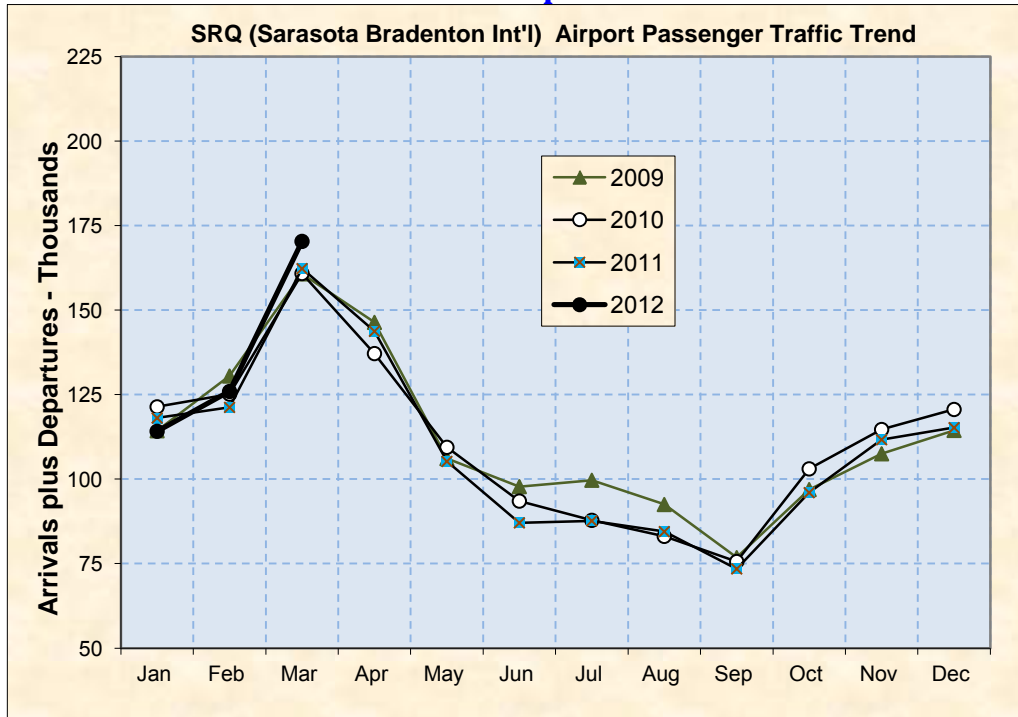
Punta Gorda Airport’s March 2012 passenger activity of 26,630 represented a 31-percent decrease from February 2012, and a 40-percent decrease from March 2011 figure, as shown in Chart 3. These decreases are attributable to the discontinuation of service by Direct Air.

Chart 1: RSW Traffic Trend



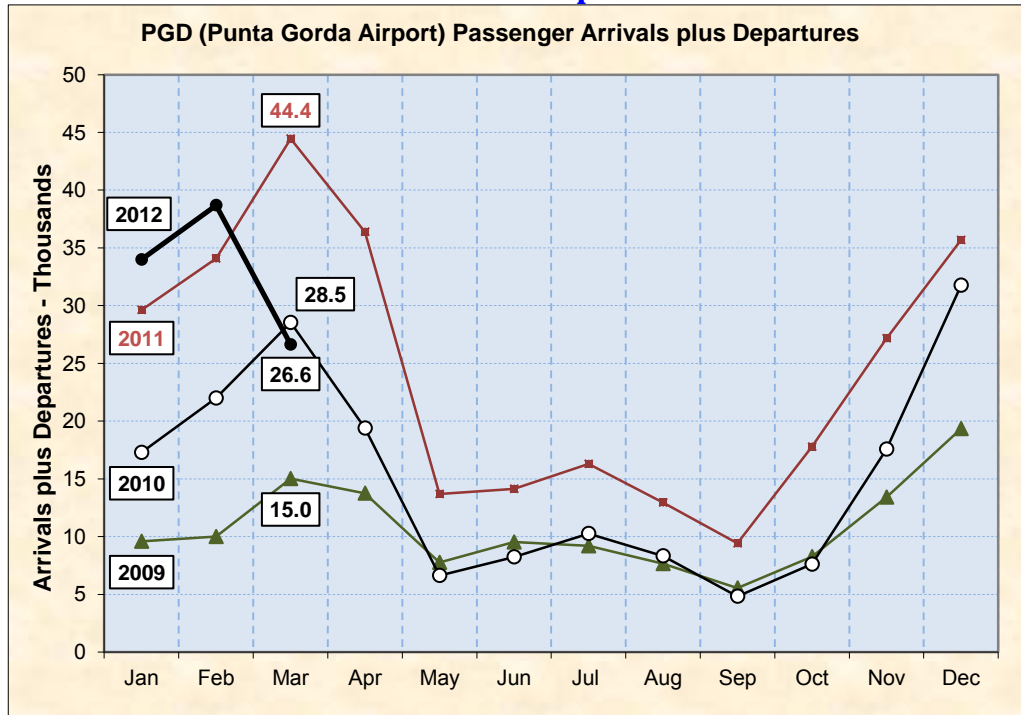
Source: Local Airport Authorities

Chart 2: Sarasota Airport Traffic Trend



Source: Local Airport Authorities

Chart 3: Punta Gorda Airport Traffic Trend

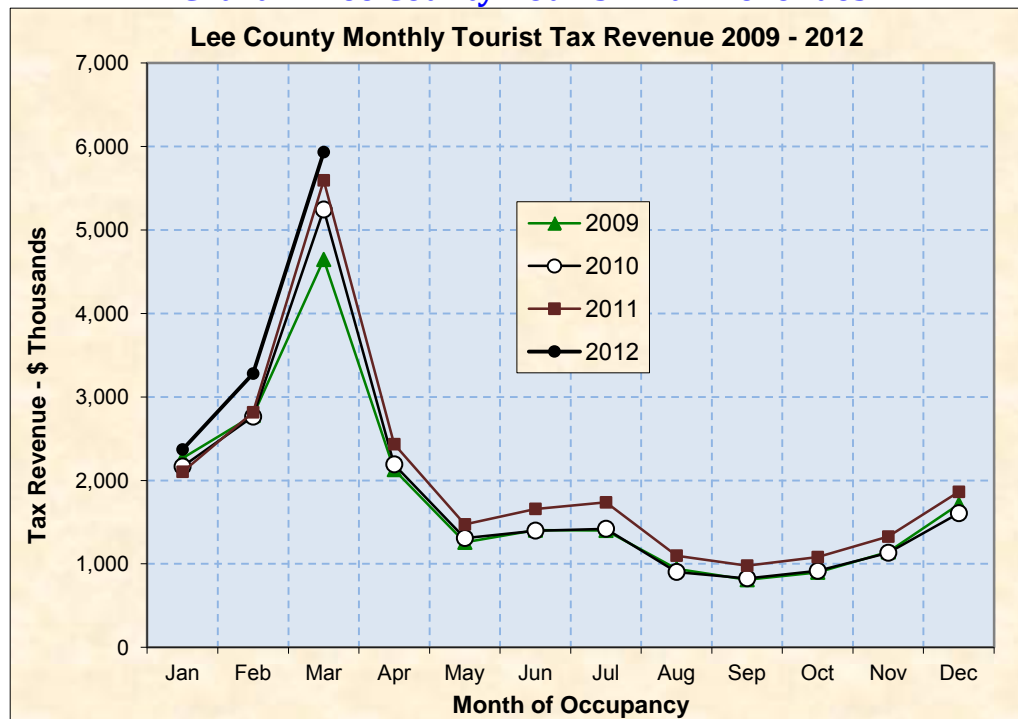


Source: Local Airport Authorities

Tourism Tax Revenues

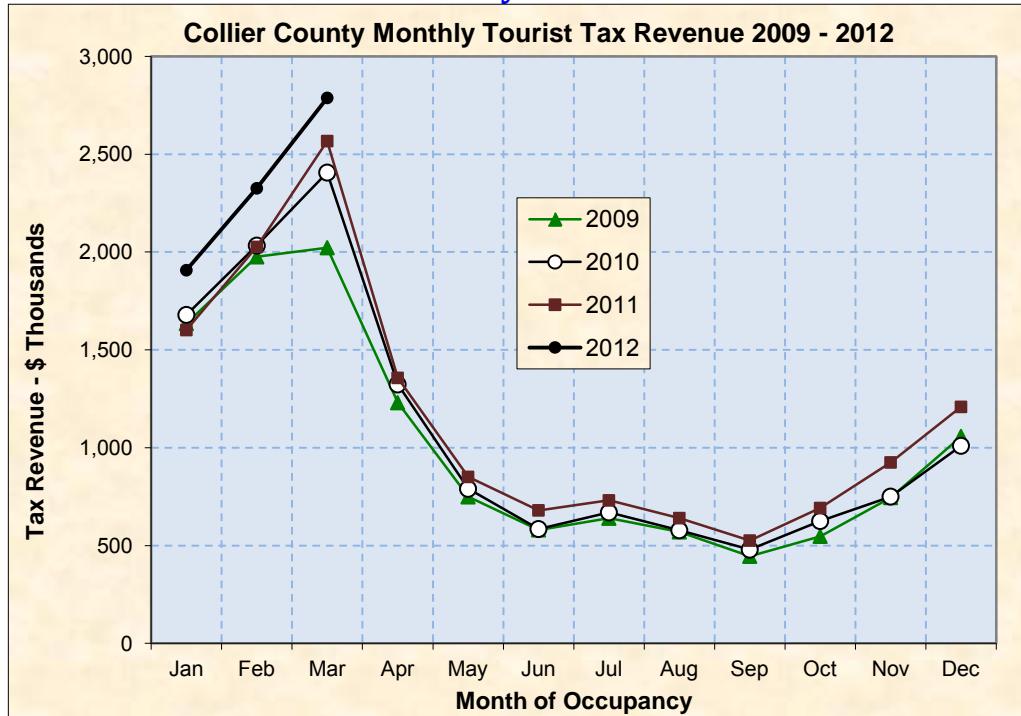
Tourism tax revenues for the three coastal counties are shown in Charts 4, 5, and 6, based on month of occupancy. They continue to show strong positive signs for our local economy. Lee County revenues for March 2012 rose to \$5,932,467, an increase of 81 percent over February 2012 and a six-percent improvement over March 2011. Collier County Tourism tax revenues were \$2,787,652 in March 2012, a 20-percent increase over February 2012 and nine-percent higher than March 2011. Similarly, Charlotte County’s tourism tax revenues of \$338,530 in March 2012 represented a 53-percent increase over February 2012, and a 13-percent increase over March 2011. Total tourist tax revenues for the three coastal counties in March 2012 increased by \$3,231,956, or 55 percent, over the prior month of February 2012 and by \$596,832 (plus seven percent) over March 2011.

Chart 4: Lee County Tourism Tax Revenues



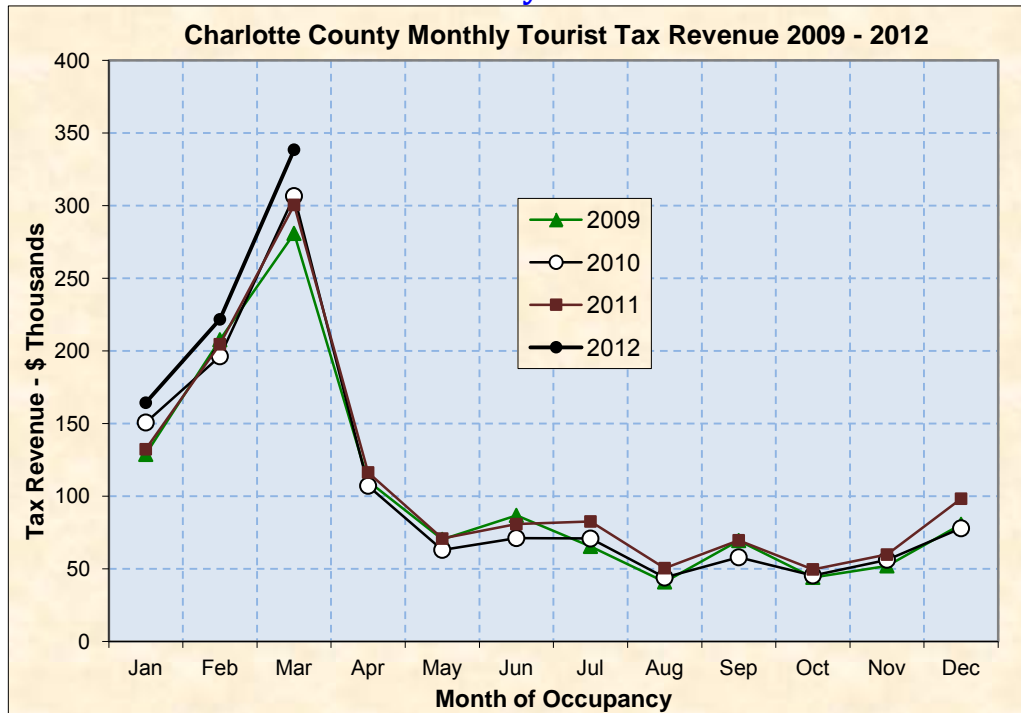
Source: Local County Tourism, Tax, and Economic Development Reports

Chart 5: Collier County Tourism Tax Revenues



Source: Local County Tourism, Tax, and Economic Development Reports

Chart 6: Charlotte County Tourism Tax Revenues

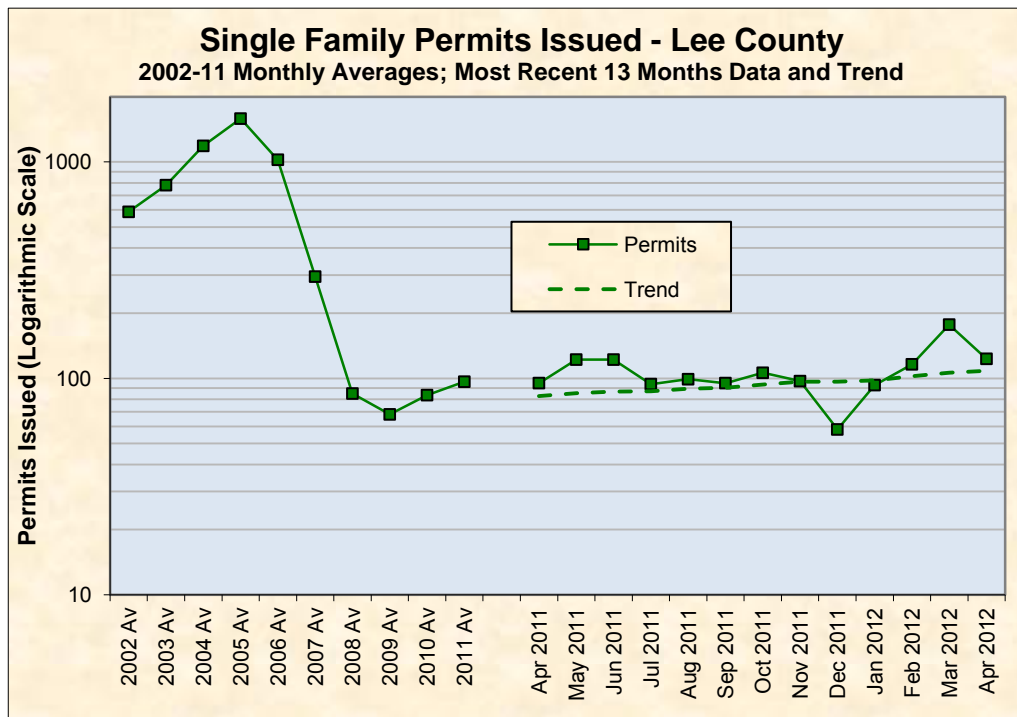


Source: Local County Tourism, Tax, and Economic Development Reports

Single-Family Building Permits

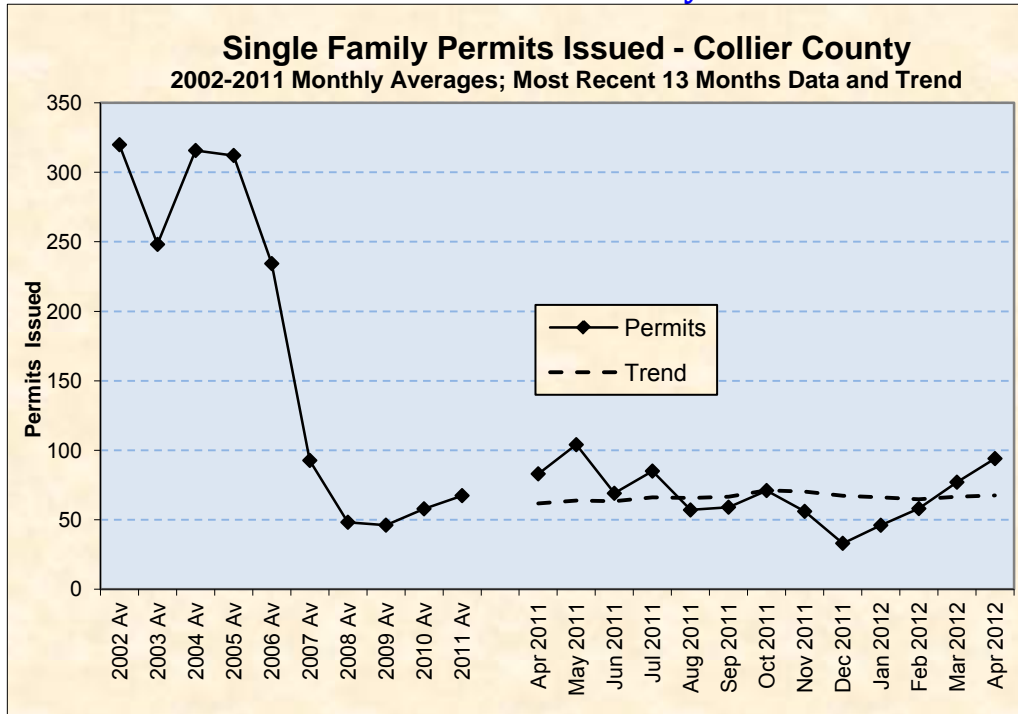
Lee County had 123 single-family building permits issued during April 2012, a decline of 54 permits from March 2012, but 28 more than in April 2011, as shown in Chart 7 (which employs a logarithmic scale on its y-axis to more clearly portray long-term trends). Collier County issued 94 permits in April 2012, up from 77 in March 2012, and from 83 in April 2011, as shown in Chart 8. Charlotte County permits increased to 28 in April, three more than March 2012, and nine more than were issued in April 2011, as shown in Chart 9. For the three coastal counties combined, 245 single-family permits were issued in April 2012, down 12 percent from the March 2012 figure of 279, and 24 percent higher than the 197 total of April 2011. Data from Hendry County indicate that 6 single-family building permits were issued between January–April 2012, compared with 9 permits in the first four months of 2011.

Chart 7: Lee County



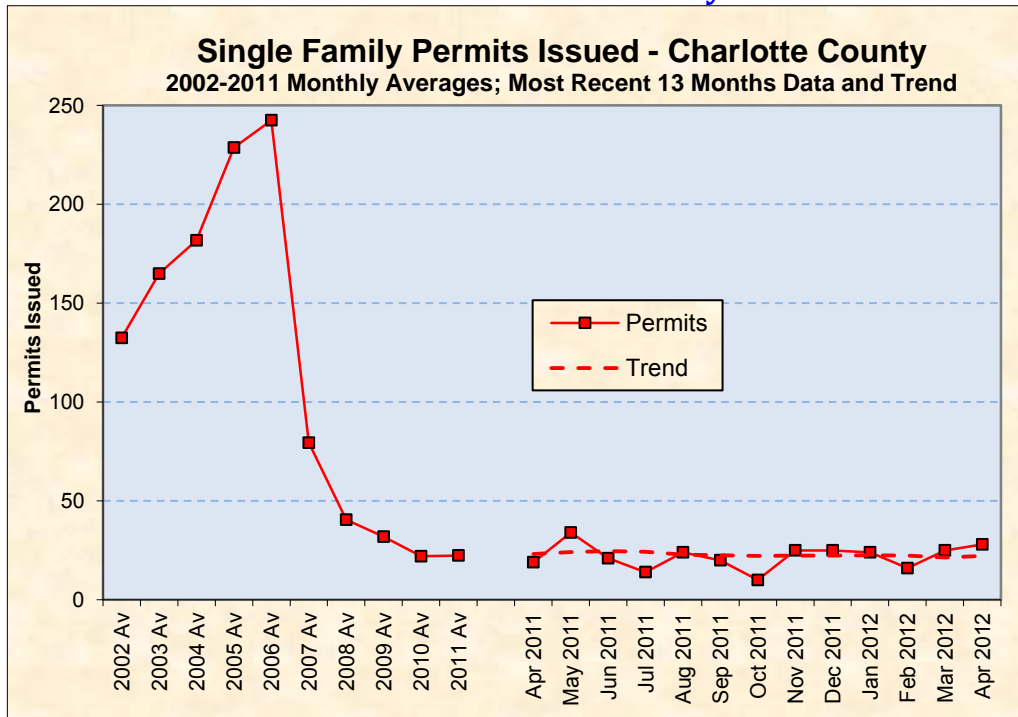
Source: Local Building and Zoning Departments, including Fort Myers, Cape Coral, and Unincorporated Lee County, Bonita Springs and Fort Myers Beach permits.

Chart 8: Collier County



Source: Local Building and Zoning Departments, includes unincorporated Collier County permits only.

Chart 9: Charlotte County



Source: Local Building and Zoning Departments, includes unincorporated Charlotte County permits only.

Taxable Sales

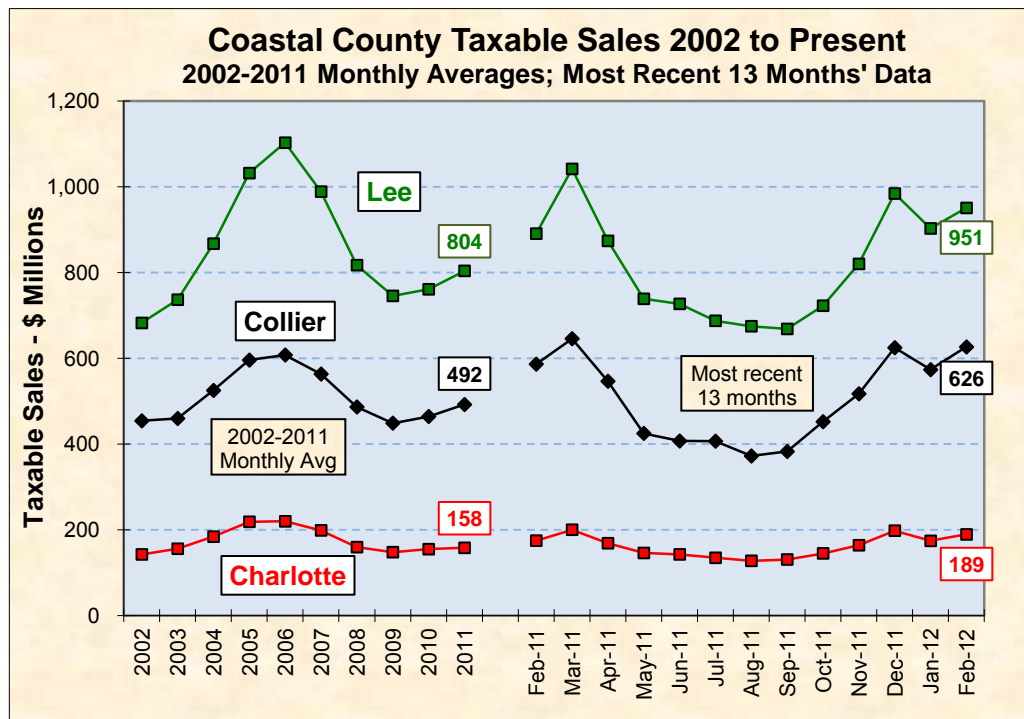
Taxable sales figures track consumer spending, an important component of the regional economy. The following charts show the latest month of merchants' collections (February 2012), rather than the reporting month issued by the Florida Department of Revenue.

All three coastal counties reported higher taxable sales in February 2012 compared to February 2011, a total gain of \$114.4 million, or seven percent. Coastal County taxable sales trends are shown in Chart 10. Charlotte County's taxable sales of \$189.4 million in February 2012 represented an eight-percent increase from the February 2011 figure. Lee County taxable sales amounted to \$950.6 million in February 2012, a seven-percent increase over February 2011; while Collier County's taxable sales rose to \$626.5 million in February 2012, a seven-percent increase over February 2011.

Hendry County's taxable sales of \$27.0 million in February were up 11 percent over February 2011. Glades County reported February 2012 taxable sales of \$2.4 million, an eight-percent decrease from February 2011. Taxable sales trends for Hendry and Glades Counties are shown in Chart 11.

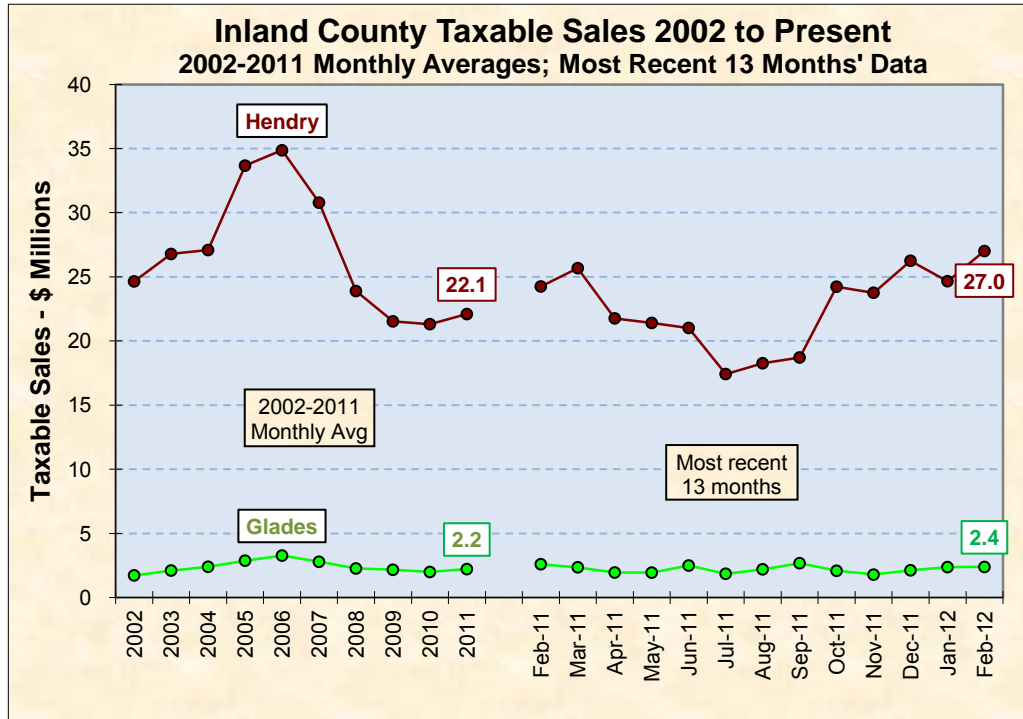
Charts 12, 13, and 14 depict changes in taxable sales from the same month a year earlier. Lee County has shown positive year-over-year comparisons for twenty consecutive months; Collier County, for the last eighteen months. Charlotte County's taxable sales growth has been positive and accelerating since October 2011.

Chart 10: Taxable Sales for Coastal Counties



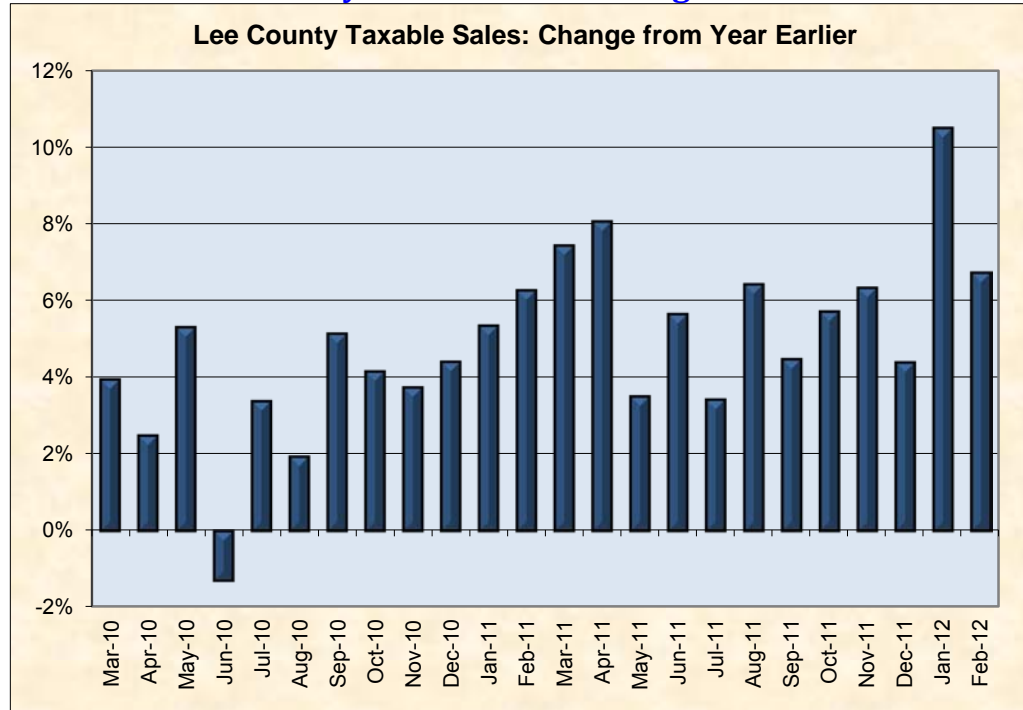
Source: Florida Department of Revenue, Office of Tax Research

Chart 11: Taxable Sales for Inland Counties



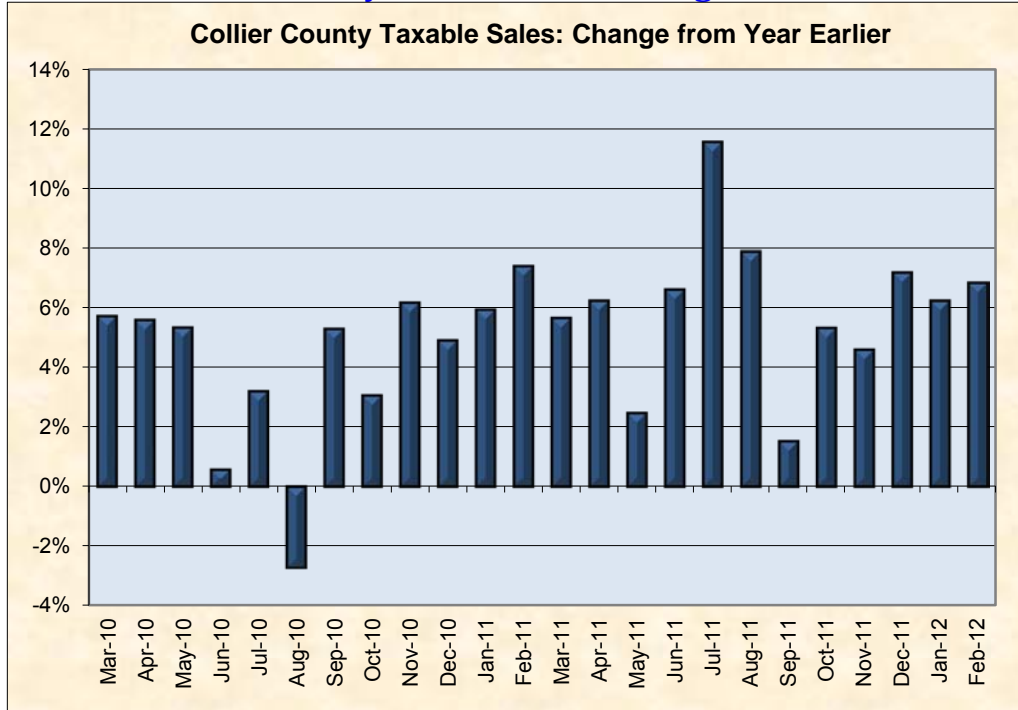
Source: Florida Department of Revenue, Office of Tax Research

Chart 12: Lee County Taxable Sales Change from a Year Earlier



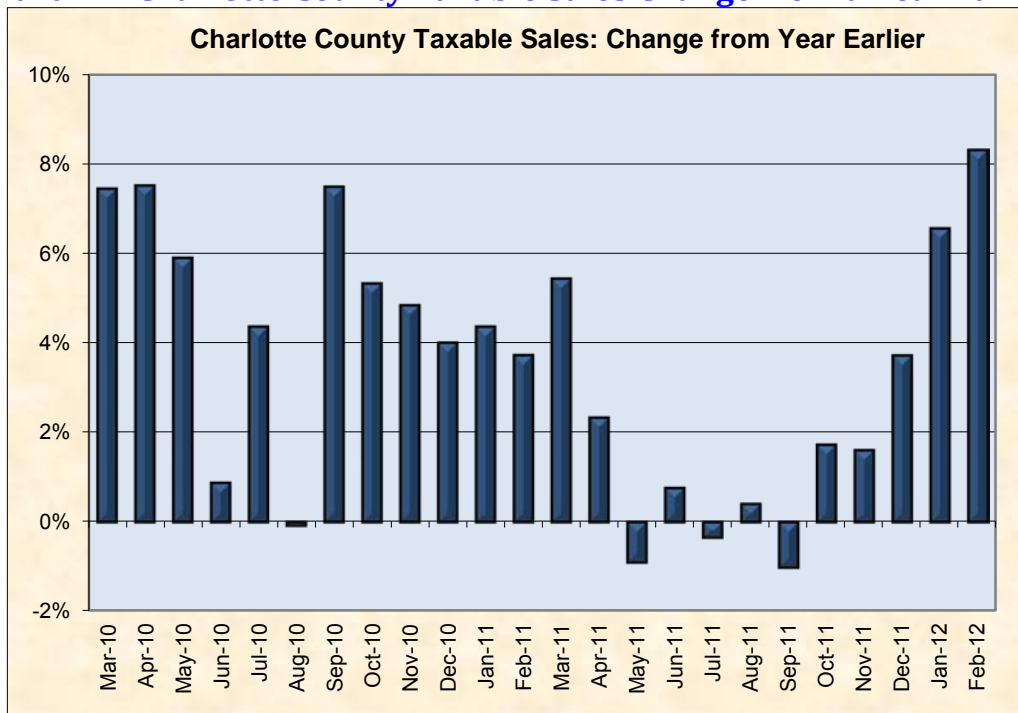
Source: Florida Department of Revenue, Office of Tax Research

Chart 13: Collier County Taxable Sales Change from a Year Earlier



Source: Florida Department of Revenue, Office of Tax Research

Chart 14: Charlotte County Taxable Sales Change from a Year Earlier



Source: Florida Department of Revenue, Office of Tax Research

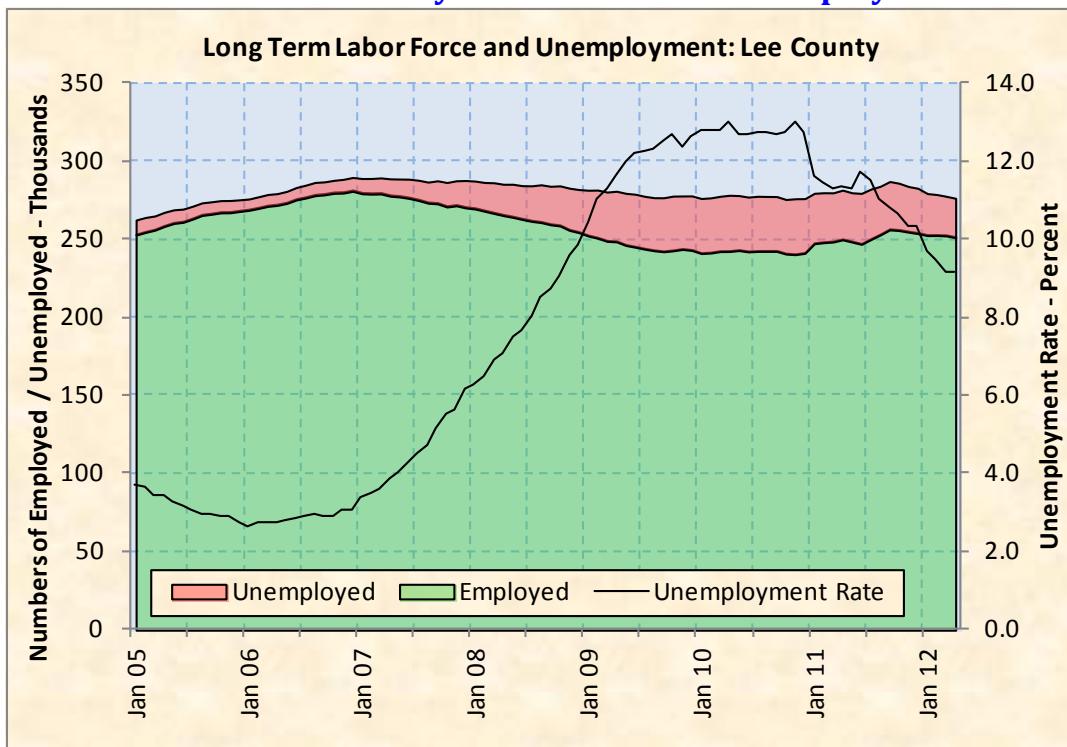
Workforce – Labor Force, Employment and Unemployment

Charts 15, 16, 17, 18, and 19 show total persons employed, unemployed, and the unemployment rate for each county in the region from January 2005 to April 2012, on a seasonally-adjusted basis. Seasonal adjustments show long-term trends more clearly. Unemployment rates above five or six percent generally reflect cyclical unemployment and a slowdown of the economy from long-run trends.

April 2012 seasonally-adjusted unemployment rates in the five reporting counties showed further improvement compared to April 2011. For the five counties in total, the unemployment rate has declined from 11.3 percent in April 2011 to 9.2 percent in April 2012. Lee County's seasonally-adjusted unemployment rate was 9.2 percent in April 2012, unchanged from March 2012, and down from 11.3 percent in April 2011. Collier County's unemployment rate was 8.6 percent in April 2012, slightly higher than March's 8.5 percent, but down by over two percentage points from April 2011. Charlotte County had an April 2012 unemployment rate of 9.1 percent, the same figure as March 2012, and two percentage points lower than the April 2011 figure. Hendry's unemployment rate edged up to 13.8 percent in April 2012, up from 13.1 percent in March 2012, but lower than the 15.5 percent rate for April 2011. The unemployment rate in Glades County was 9.6 percent in April 2012, up slightly from March's figure of 9.5 percent, but down from 10.7 percent in April 2011. Total employment in the five reporting counties increased by 5,528 persons (one percent) over April 2011, while the number of unemployed dropped by 11,633, for a net reduction in the workforce of 6,105.

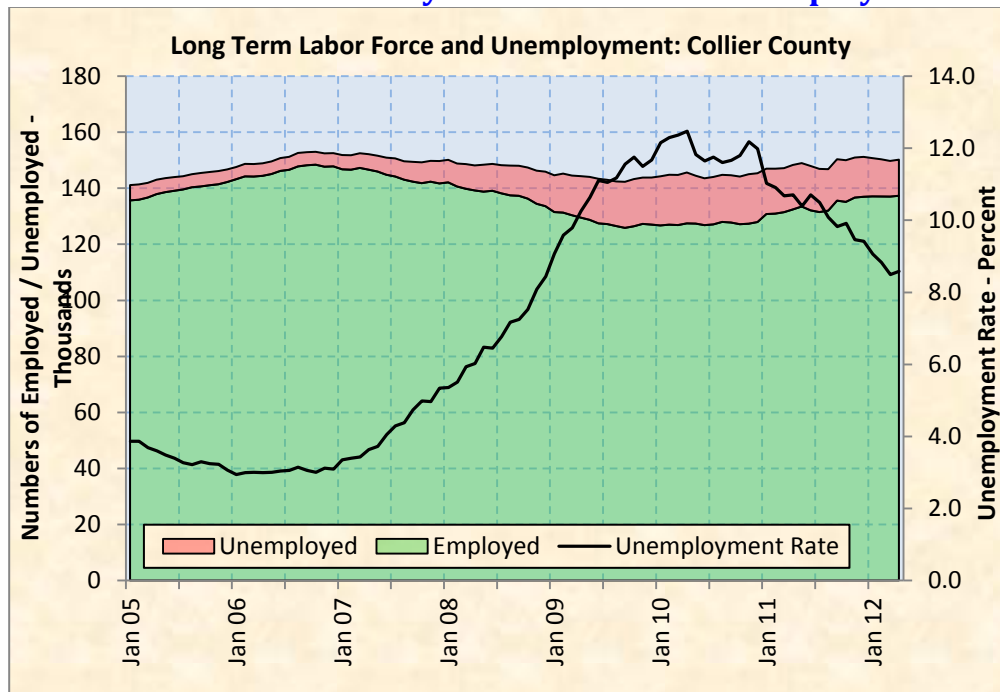
The seasonally-adjusted unemployment rate for the state of Florida decreased from 10.6 percent in April 2011 to 9.0 percent in March 2012 to 8.7 percent in April 2012, its lowest level since January 2009. The national unemployment rate also shows a pattern of decline from 9.0 percent in April 2011 to 8.2 percent in March 2012 to 8.1 percent in April 2012.

Chart 15: Lee County Labor Force and Unemployment



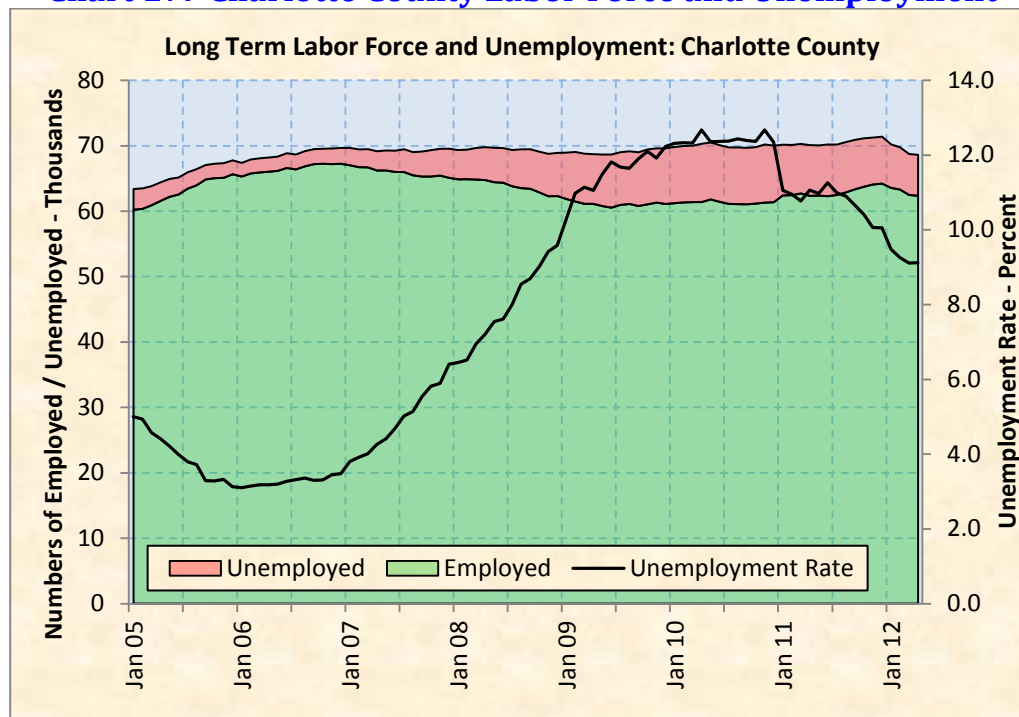
Source: Florida Department of Economic Opportunity and seasonal adjustment by RERI

Chart 16: Collier County Labor Force and Unemployment



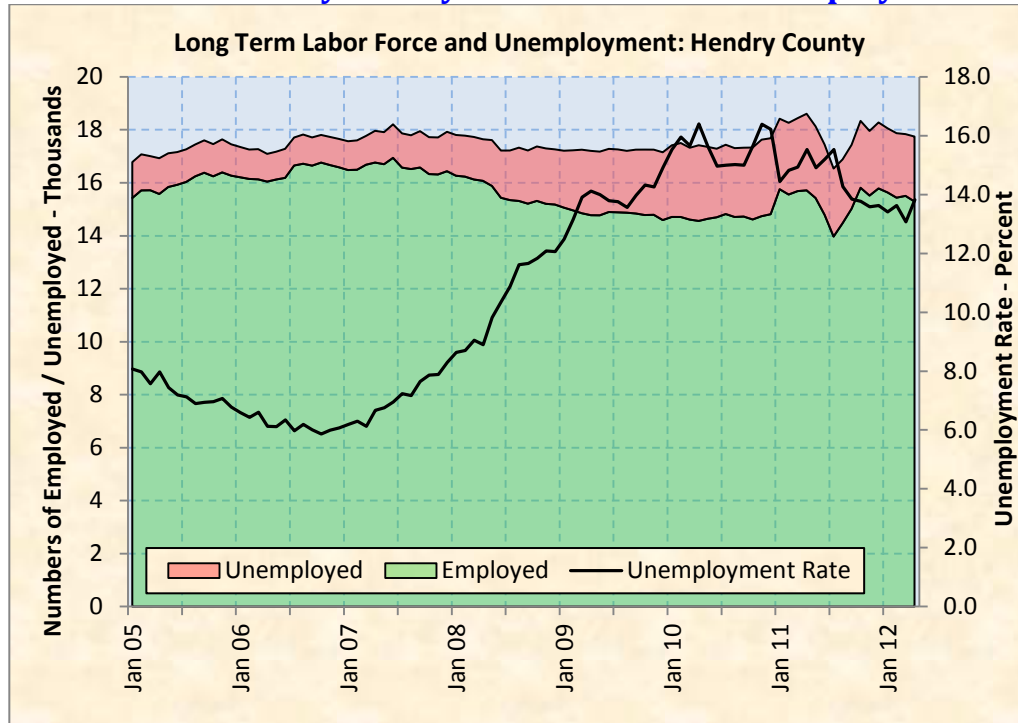
Source: Florida Department of Economic Opportunity and seasonal adjustment by RERI

Chart 17: Charlotte County Labor Force and Unemployment



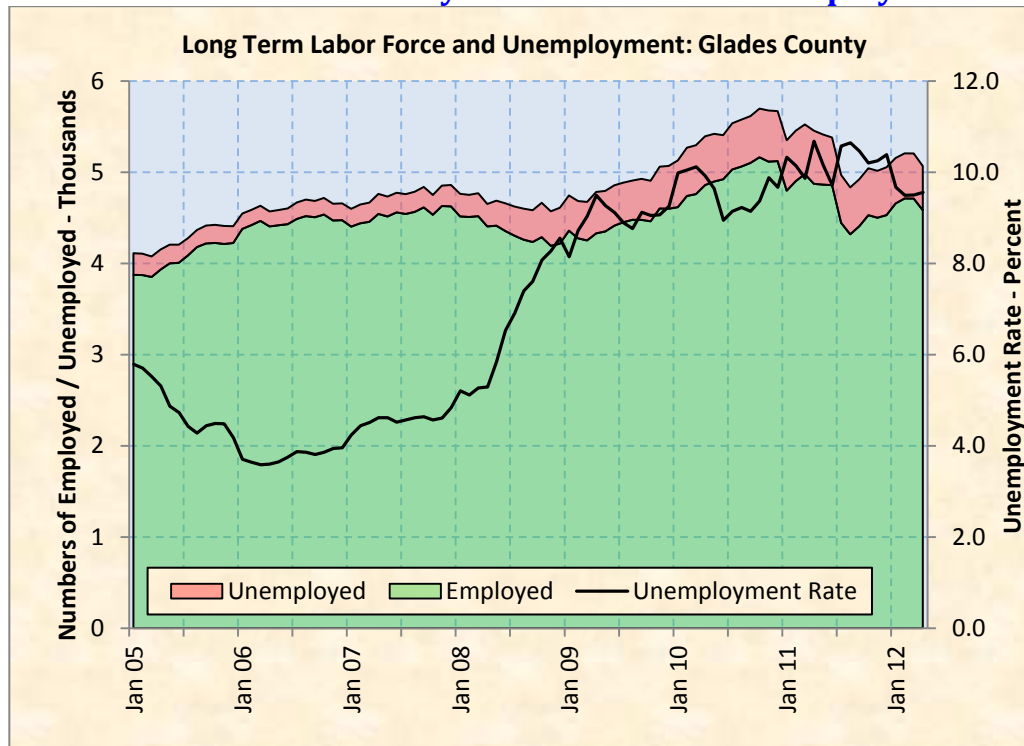
Source: Florida Department of Economic Opportunity and seasonal adjustment by RERI

Chart 18: Hendry County Labor Force and Unemployment



Source: Florida Department of Economic Opportunity and seasonal adjustment by RERI

Chart 19: Glades County Labor Force and Unemployment



Source: Florida Department of Economic Opportunity and seasonal adjustment by RERI

Sales of Single-family Homes and Median Sales Prices

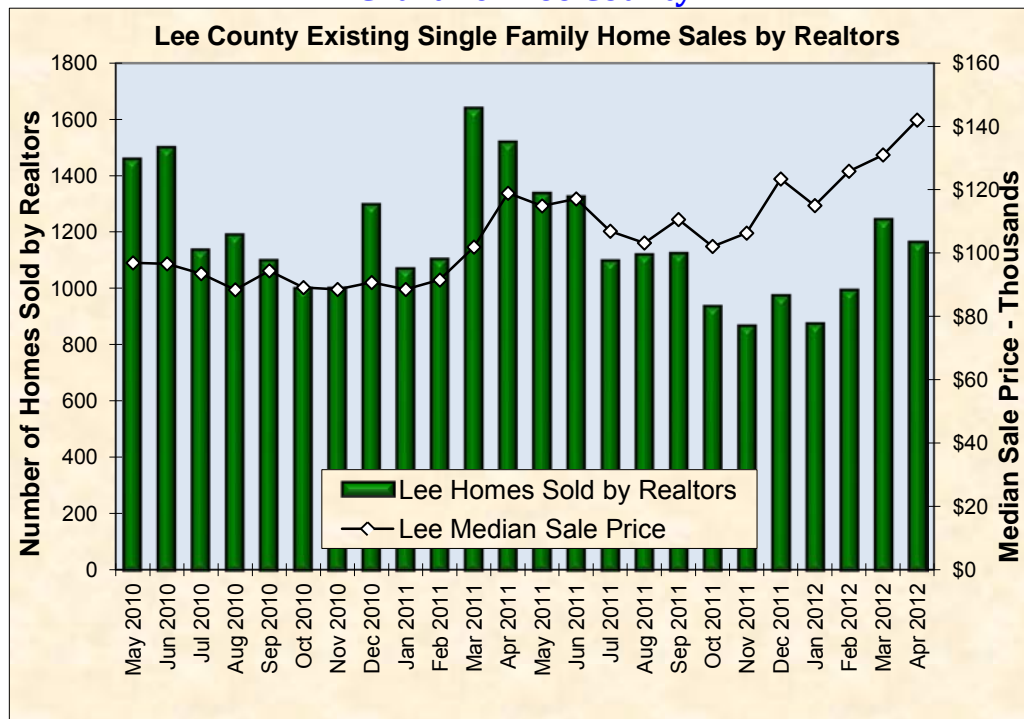
Combined sales of single-family homes in the coastal counties amounted to 1,985 units in April 2012, a decrease of four percent from the prior month, and 12 percent below the April 2011 figure. Median single-family home prices in the three counties continue to show increases compared to a year ago.

There were 1,166 realtor sales in Lee County in April 2012 at a median price of \$142,000, down from 1,245 sales in March 2012 at a median price of \$131,000. Sales declined by 23-percent from the 1,520 reported in April 2011, although the median price showed a substantial increase from \$118,900.

Collier County had 431 single-family home sales in April 2012, nearly unchanged from 432 in March 2012 and up five percent from 412 in April 2011. The median price increased to \$258,000 in April 2012 from \$237,000 in April 2011, but showed a decline from \$266,000 in March 2012.

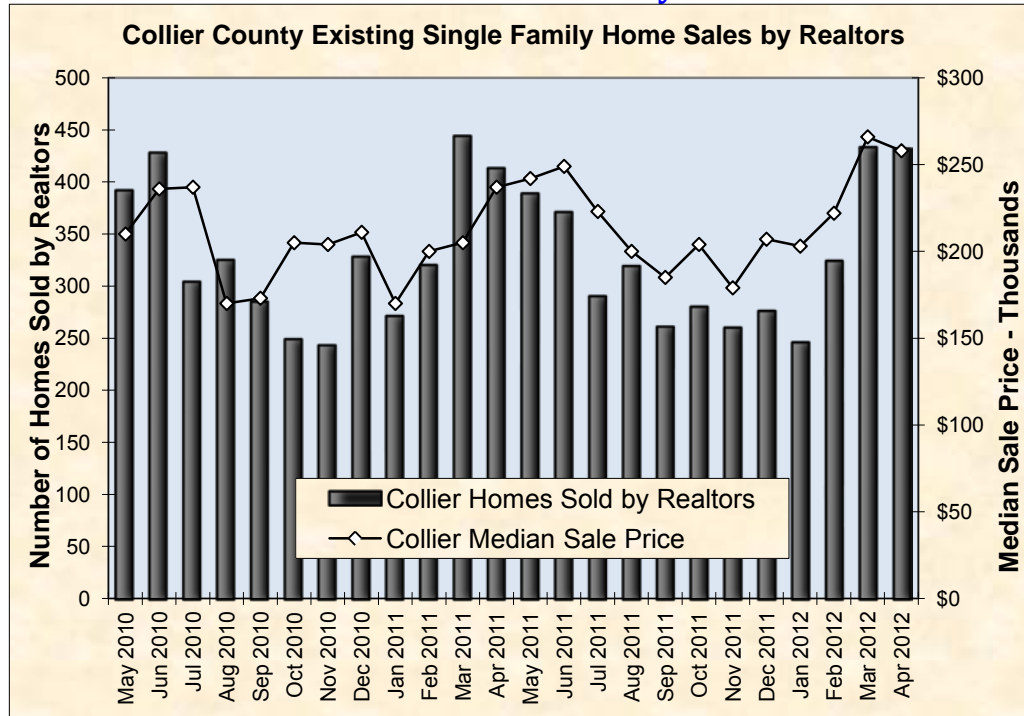
Charlotte County reported 388 single-family home sales in April 2012 at a median price of \$116,250, up from 321 sales in April 2011 at a median price of \$100,300 and 382 home sales in March 2012 at a median price of \$118,250.

Chart 20: Lee County



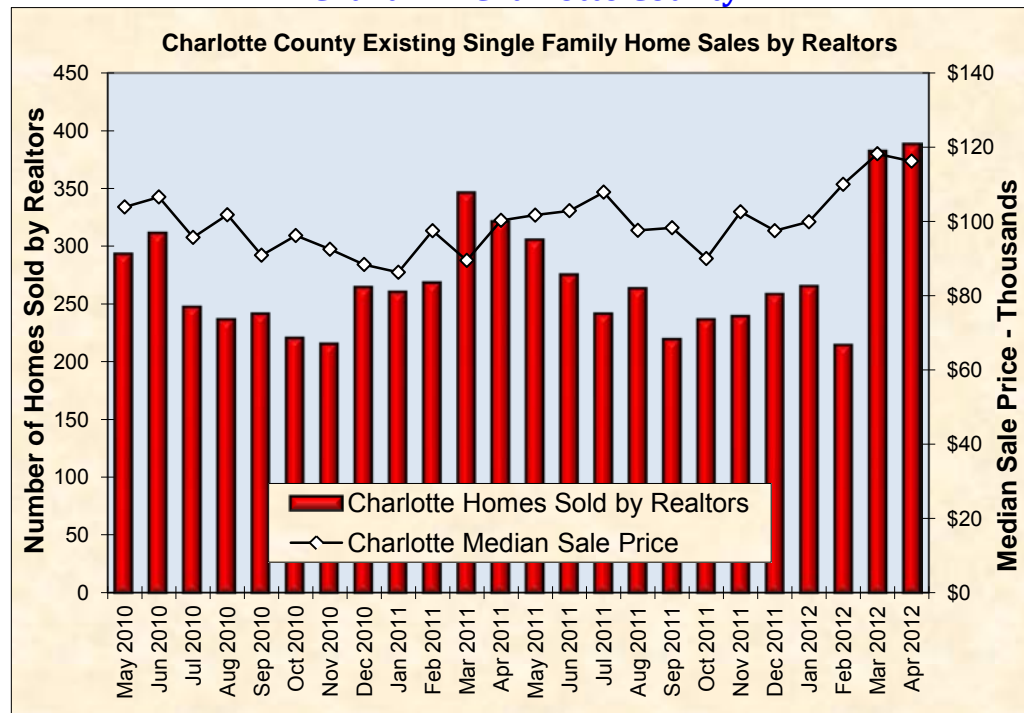
Source: Realtor Association of Greater Fort Myers and the Beach, Inc.

Chart 21: Collier County



Source: Naples Area Board of Realtors® (NABOR) www.naplesarea.com

Chart 22: Charlotte County



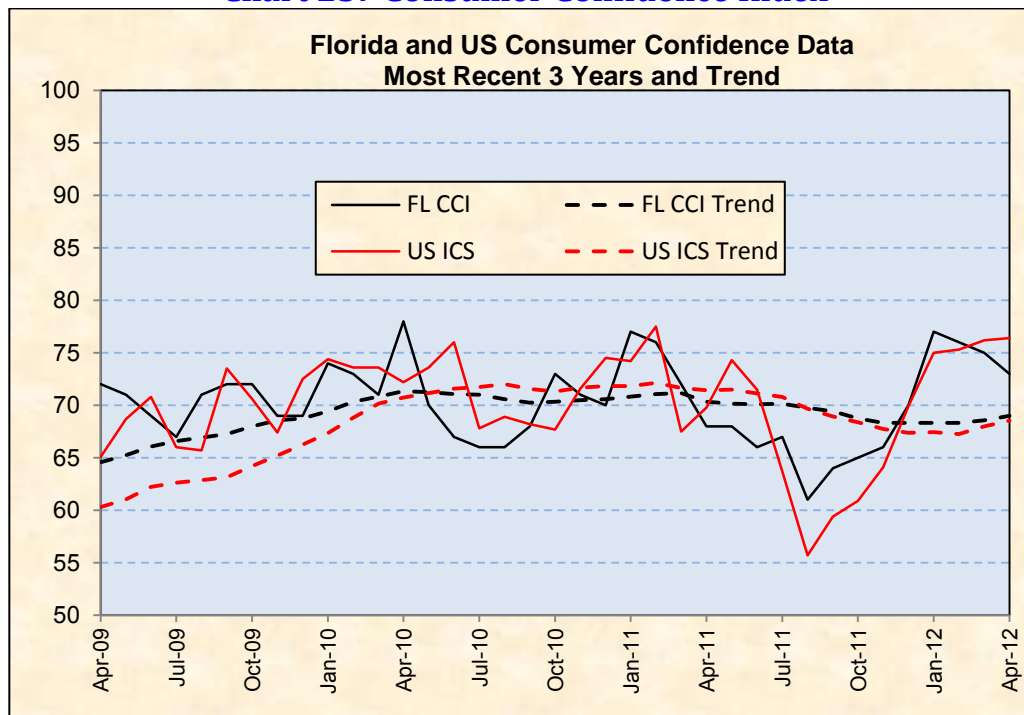
Source: Florida Realtors® Punta Gorda, Florida MSA ; <http://media.living.net/statistics/statisticsfull.html>

Consumer Confidence Index

Chart 23 shows monthly data for the last three years, as well as 12-month moving average trend lines for both the Florida Consumer Confidence Index (“CCI”) reported by the University of Florida Bureau of Economic and Business Research (BEBR) and for the United States Index of Consumer Sentiment (“ICS”) reported by Thomson Reuters/University of Michigan. The national ICS for April 2012 inched up to 76.4, a 0.2-point increase from March 2012, and a 6.6-point increase from April 2011. Their April 27 Surveys of Consumers report notes in part: “Confidence remained largely unchanged at improved levels in April as consumers were still hopeful about future job gains despite disappointing recent developments. The revival of confidence critically depends on the two economic events that consumers still expect to happen: that jobs will become more plentiful and that gasoline prices will continue to edge downward. Without renewed gains in jobs and incomes, economic optimism will remain at lackluster levels.”

The Florida Consumer Confidence Index for April declined to 73, down two points from the March figure of 75, but five points higher than April 2011. “As we expected, consumer confidence declined again in April, the third month of declines,” noted Chris McCarty, the Survey Director. “While we are in many ways repeating the pattern from last year, the levels of consumer confidence among Floridians are higher overall. This time last year, the index was at 68 compared to 73 this month. All five of the index components are higher than they were last year, although lower than last month. Last year the decline in confidence which reached its lowest point in August coincided with a decline in state revenue, leading to the budget deficit the Legislature had to make up in the session. It is notable that the declines were mostly among seniors who as a group tend to be on a fixed budget.”

Chart 23: Consumer Confidence Index

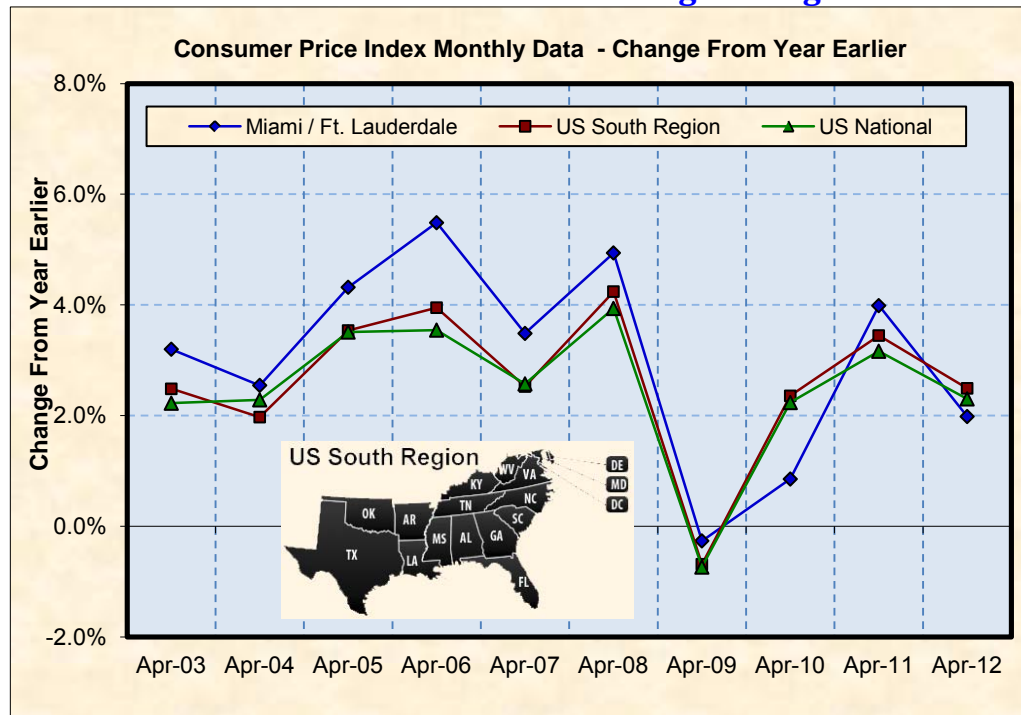


Source: Bureau of Economic and Business Research, University of Florida and Thomson Reuters/University of Michigan

Consumer Price Index

Consumer price indices (CPI) for the nation, the region, and the Miami-Fort Lauderdale area are shown in Chart 24. The most recent release covers data through April 2012, and shows some moderation of consumer price growth. From April 2011 to April 2012, the National CPI increased by 2.3 percent, the Southern Region CPI increased by 2.5 percent, and the Miami-Fort Lauderdale area CPI rose by 2.0 percent. The Federal Reserve Open Market Committee reports that it continues to pay close attention to the inflation rate and inflationary expectations.

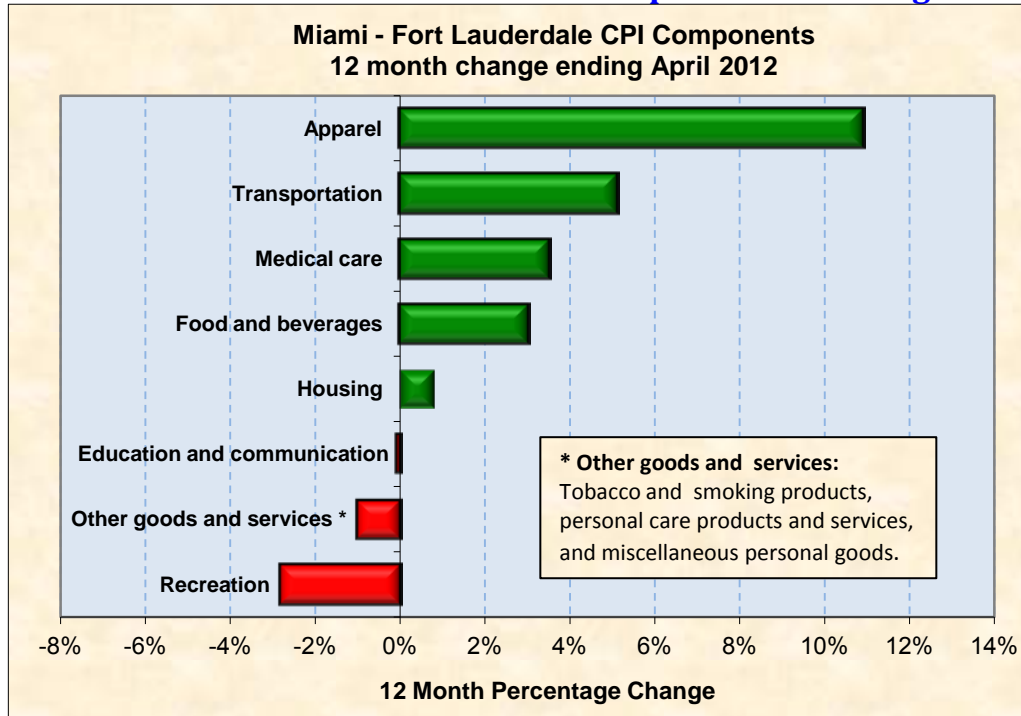
Chart 24: CPI Annual Percentage Change



Source: BLS

The components of the Miami-Fort Lauderdale Consumer Price Index for the 12 months ending April 2012 are shown in Chart 25. The largest increases were shown in the categories of apparel (10.9 percent), transportation (5.1 percent), medical care (3.5 percent), and food & beverage (up 3.0 percent).

Chart 25: Miami-Fort Lauderdale CPI Component Percentage Change



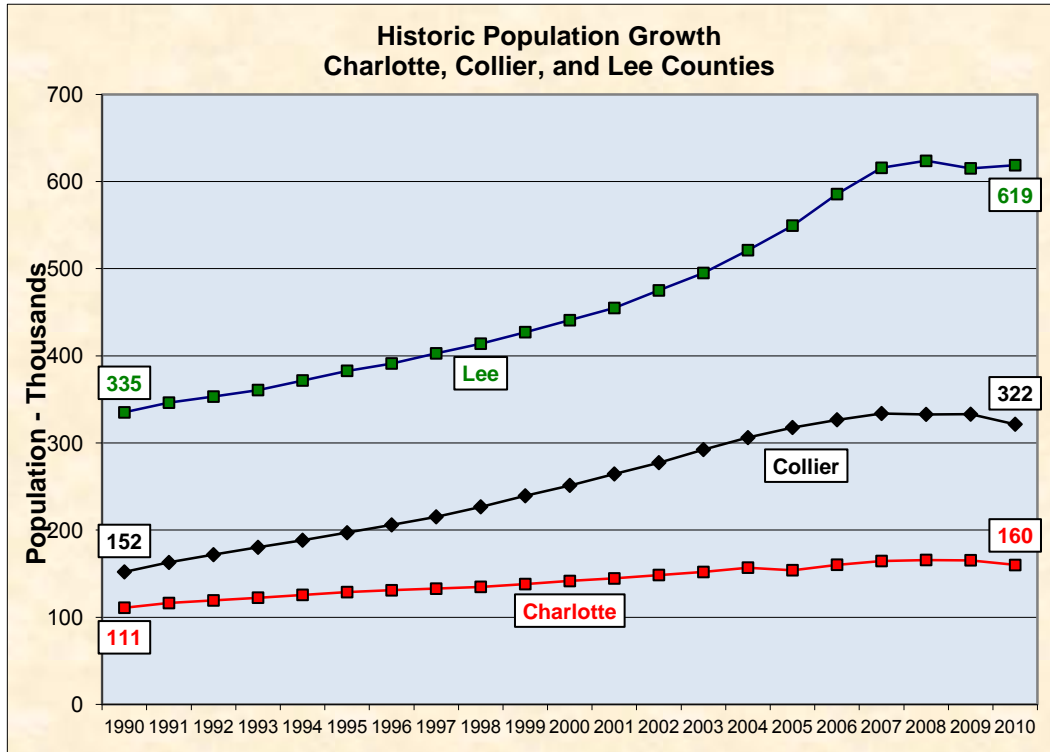
Source: BLS

Population

The following charts reflect the most recent county population forecasts released by the University of Florida's Bureau of Economic and Business Research (BEBR). Population growth from 1990 to 2010 is shown in Charts 26 and 27. Collier County grew at an average annual compound growth rate of 3.8 percent from 1990 to 2010. Lee County's population grew at an annual rate of 3.1 percent. Charlotte, Glades, and Hendry Counties had average annual rates of population growth between 1.8 and 2.7 percent per year.

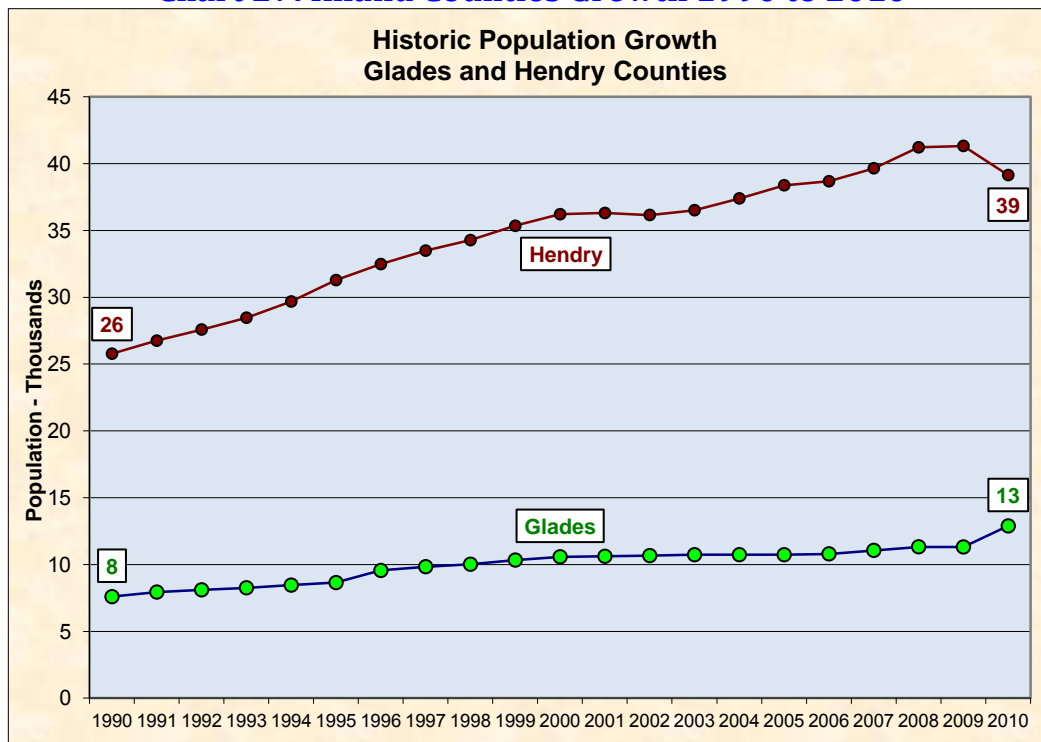
Chart 28 and its accompanying table show projected population increases from 2015 to 2040. The overall rate of regional growth averages 1.6 percent per year for this period, resulting in a 25-year increase of 47 percent.

Chart 26: Coastal Counties Growth 1990 to 2010



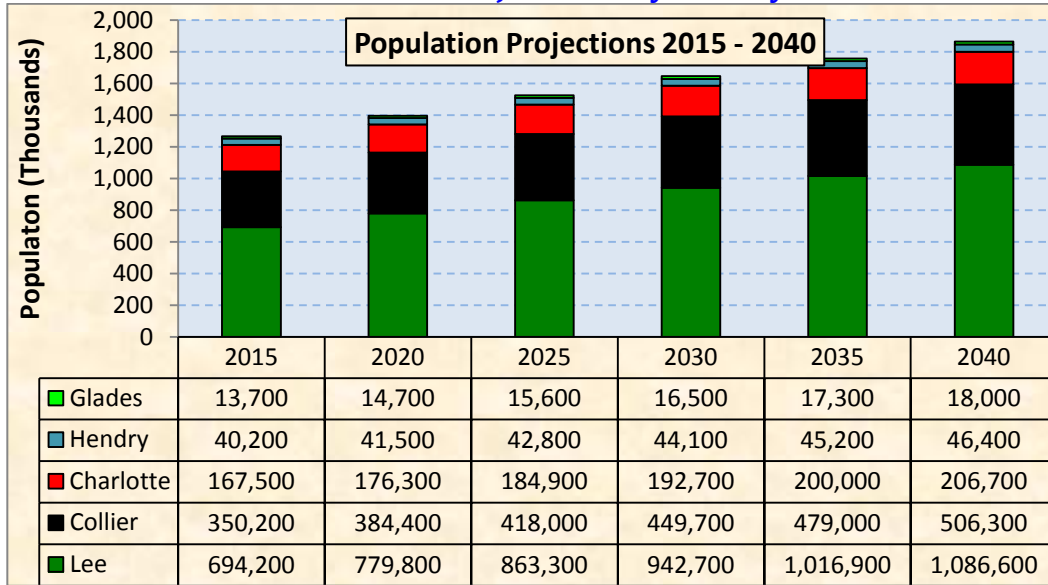
Source: Florida EDR: Florida Demographic Estimating Conference, January 2010 and the Florida Demographic Database, August 2010

Chart 27: Inland Counties Growth 1990 to 2010



Source: Florida EDR: Florida Demographic Estimating Conference, January 2010 and the Florida Demographic Database, August 2010

Chart 28: Projections by County



Source: Florida EDR: Florida Demographic Estimating Conference, January 2010 and the Florida Demographic Database, August 2010. Updated October 2011.