



LEE COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE

**COMMUNITY DEVELOPMENT / PUBLIC WORKS BUILDING
1500 MONROE STREET, FORT MYERS
FIRST FLOOR CONFERENCE ROOM 1B**

**Monday, October 18, 2021
2:00 PM**

AGENDA

1. Call to Order / Review of Affidavit of Publication
2. Approval of Minutes – September 13, 2021
3. 2021/2022 Lee County SHIP Cycle
 - a. Application Overview and Funding Recommendations
4. Adjournment

To view a copy of the agenda, go to www.leegov.com/dcd/calendar. For more information, contact Angela Dietrich at adietrich@leegov.com.

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MINUTES REPORT
AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)
September 13, 2021

MEMBERS PRESENT:

Commissioner Ray Sandelli
Al J. Giacalone III
Steve Wood
Shawn Williams, Chair
Ramie Hall, Vice-Chair
Michael Wukitsch
Melisa Giovannelli
Jill Morrissey

MEMBERS ABSENT

Marion Briggs
Henry Zuba

STAFF PRESENT

Dave Loveland, Director Community Development
Mikki Rozdolski, Manager, Planning Section
Brandon Dunn, Principal Planner
Angela Dietrich, SHIP Coordinator
Amanda Swindle, County Attorney
Jeannie Sutton, Deputy Director

MEMBERS OF THE PUBLIC/INTERESTED PARTIES

Lois Healy, Affordable Homeownership Foundation
Becky Lucas, Habitat for Humanity
Karen Rodriguez, Habitat for Humanity

Agenda Item 1 – Call to Order/Affidavit of Publication

Ms. Shawn Williams brought the meeting to order at 2:00 p.m. in the Public Works/ Community Development Building, 1st Floor Conference Room, Downtown, Fort Myers.

Ms. Amanda Swindle, stated the Affidavit of Publication was sufficient as to form and content and the meeting could proceed.

Agenda Item 2 – Approval of Minutes – February 10, 2020

Mr. Michael Wukitsch made a motion to approve the minutes with no changes, Mr. Steve Wood 2nd the motion. The motion passed unanimously.

Agenda Item 3 – Elections – Chair and Vice Chair

Mr. Al Giacalone made a motion to nominate Mr. Williams as Chair. Ms. Ramie Hall 2nd the motion. The motion passed unanimously.

Affordable Housing Committee
September 13, 2021 - Draft

Ms. Melisa Giovannelli made a motion that Ramie Hall is elected to Vice-Chair. Mr. Wukitsch 2nd the motion. The motion passed unanimously.

Agenda Item 4 – Public Hearing on Affordable Housing Incentive Report

Mr. Brandon Dunn gave an overview of the Affordable Housing Incentive Report. Mr. Dunn went over all changes to the Affordable Housing Incentive Report since last year's adoption of the report.

The Affordable Housing Advisory Committee had no questions or comments in regards to the Affordable Housing Incentive Report.

Commissioner Sandelli made a motion to approve the Affordable Housing Incentive Report. Ms. Giovannelli 2nd the motion. The motion passed unanimously.

Agenda Item 5 – 2021/2022 Grant Funding Cycle

Ms. Angela Dietrich stated that Lee County has \$2,954,280 of SHIP funds to allocate for FY 2021/2022. Lee County has received 22 applications review and rank for these funds. Once all the applications are reviewed and ranked, Staff will be bringing their recommendations to the committee.

Agenda Item added by Committee Member

Mr. Williams wanted to take a moment to thank everyone in attendance during these difficult times. He also asked that the committee members be aware that Lee County has available funds through the American Rescue Plan for affordable housing. He asked that the committee members keep track of all available funding and to advocate that any available funds are used for affordable housing.

Agenda Item 6 – Adjournment

Mr. Williams asked for a motion to adjourn at 2:08 pm. Mr. Wukitsch made the motion. Commissioner Sandelli 2nd the motion. The motion passed unanimously.

A recording of this meeting is available. Please contact Angela Dietrich at 239-533-8389 or adietrich@leegov.com to obtain a copy of the recording.

**FY 2021/2022 SHIP APPLICATION
SUMMARY & FUNDING RECOMMENDATION**

HOMEOWNERSHIP STRATEGIES – AMOUNT AVAILABLE \$2,064,580													
Application #		1	2	3	n/a	4	5	6	7	8	9	10	11
Strategy		New Construction			Down Payment Assistance	Owner Occupied Rehab		Purchase Assistance with Rehab		Foreclosure Prevention		Homeownership Counseling	
Applicant		Habitat for Humanity	Lee County Housing Development Corp.	Lee County Housing Development Corp.	Department of Human & Veteran Services	Lee County Housing Development Corp.	Center for Independent Living Gulf Coast	Habitat for Humanity	Lee County Housing Development Corp.	Affordable Homeownership Foundation, Inc.	Lee County Housing Development Corp.	Habitat for Humanity	Lee County Housing Development Corp.
REQUEST	Funding Amount	\$1,400,000	\$240,000	\$390,000	\$400,000	\$525,000	\$145,000	\$640,000	\$65,000	\$125,000	\$80,000	\$40,000	\$200,000
	Number & Income Levels of Households Assisted	3 Very Low 32 Low	6 Low	6 Very Low	6 Very Low	5 Very Low 5 Low	5 Very Low	8 Very Low Low	1 Very Low	20-25 Very Low, Low and Moderate	10 Very Low, Low and Moderate	40 ELI, Very Low, and Low	200 Very Low, Low and Moderate
RECOMMENDATION	Funding Amount	\$764,580	-0-	\$365,000	\$400,000	\$325,000	\$145,000	-0-	\$65,000	-0-	-0-	-0-	-0-
	Number & Income Levels of Households Assisted	2 Very Low 16 Low Special Needs: 5	N/A	5 Very Low 1 Low Special Needs: 5	6 Very Low Special Needs: Priority	5 Very Low Special Needs: 2	5 Very Low Special Needs: 5	N/A	1 Very Low Special Needs: 1	N/A	N/A	N/A	N/A
Total Funding per Strategy		\$1,129,580			\$400,000	\$470,000		\$65,000		-0-			
Notes		Projects serving Very Low and Low income and Special Needs households prioritized to meet requirements of F.S. 420.9075(5)				Projects serving Very Low income households prioritized to meet requirements of F.S. 420.9075(5)		Projects serving Very Low income households prioritized to meet requirements of F.S. 420.9075(5)		No funding recommended; funding for construction activities prioritized consistent with F.S. 420.9075(5)(c)			

**FY 2021/2022 SHIP APPLICATION
SUMMARY & FUNDING RECOMMENDATION**

RENTAL STRATEGIES – AMOUNT AVAILABLE \$897,086											
Application #	12	13	14	15	16	17	18	19	20	21	
Strategy	New Construction		Rental Rehab								
Applicant	Affordable Homeownership Foundation, Inc.	Lee County Housing Development Corp.	Goodwill Industries Country Cove	Goodwill Industries The Pines	LARC	Lee County Housing Development Corp.	SalusCare 3660 Evans	SalusCare 4120 Evans	Partnership-In-Housing Pueblo Bonito (Phase I)	Dunbar Improvement Association, Inc.	
REQUEST	Funding Amount	\$385,000	\$90,000	\$461,600	\$376,350	\$266,970	\$45,000	\$215,892	\$237,659	\$500,000	\$262,562
	Number & Income Households/ Individuals Assisted	2 Very Low 2 Low Special Needs	2 Very Low Special Needs	14 Very Low Developmental Disabled Households	14 Very Low Developmental Disabled Households	6 Very Low Developmental Disabled Individuals	1 Very Low Special Needs	9 Very Low Special Needs	10 Very Low Special Needs	80 Very Low	10 Very Low Special Needs
RECOMMENDATION	Funding Amount	-0-	-0-	\$376,058	\$315,058	\$205,970	-0-	-0-	-0-	-0-	-0-
	Number & Income Levels of Households/ Individuals Assisted	N/A	N/A	14 Very Low Developmental Disabled Households	14 Very Low Developmental Disabled Households	6 Very Low Developmental Disabled Individuals	N/A	N/A	N/A	N/A	N/A
Total Funding per Strategy	-0-		\$897,086								
Notes	Projects serving Developmental Disabled prioritized to meet requirements of F.S. 420.9075(5)(d).										