



CDBG-DR Affordable Housing Development Evaluation Committee Meeting

September 9, 2024, at 1:00 P.M.

Room 118, Lee County Administration East Building, 2201 Second St., Fort Myers, 33901

I. Call to order

Meeting was called to order at 1:00 pm by Anthony Farhat, the Evaluation Committee Chair.

II. Roll Call

Present: Elly McKuen, Steven Belden, Shane Spring, Dawn Belamarich, Philip Burnett, Matthew Price, Kevin Besserer, Eileen Webster, Amy Yearsley, John Gardner, Charles Kettelman, Anthony Farhat, Robbie Roepstorff

Absent: Catherine Reynolds, Frankie Kropacek

III. Welcome and Introductory Remarks

Committee members and County staff were introduced. Jeannie Sutton provided an overview of the NOFA process, an explanation of the staff review process, and the purpose and procedure of the meeting.

IV. Public Comment

The Chair opened the floor to public comment. Seventeen applicants spoke about their proposed projects.

V. Review of Single-Family Projects and Questions for Applicants

The committee reviewed single-family projects and questioned Becky Lucas of Habitat for Humanity of Lee and Hendry Counties, Inc.

VI. Formulate and Vote on Single-Family Recommendations to BoCC

Motion:

Advance staff recommendations to the Board of County Commissioners.

Motion made by Matthew Price and seconded by Robbie Roepstorff. Motion carried unanimously.

A short break was called by the Chair. The meeting reconvened at 2:43 PM.

VII. Review of Multi-Family Projects and Questions for Applicants

Jeannie Sutton explained the multi-family staff analyses and provided the committee with several spreadsheets sorting the projects by total score, CDBG-DR Subsidy per low-and-moderate income (LMI) housing unit, total CDBG-DR funding request, total LMI units, average score, and the average of the two highest scores. Glen Salyer explained the appeals process and addressed committee questions.

During its deliberations, the committee posed questions directly to applicants. The Chair also provided all applicants another opportunity to address the committee.

The Chair concluded the applicant input period at 3:49 PM.

VIII. Formulate and Vote on Multi-Family Recommendations to BoCC

The committee decided to recommend three projects for award and delay further recommendations for a second meeting in order to gather more information.

Motion:

Recommend three applications be awarded grants: #800018 Hermosa North Fort Myers II; #800031 Ekos on Evans; and #800001 Bayshore Pines.

Motion made by Matthew Price and seconded by Robbie Roepstorff. Motion carried unanimously.

The committee discussed the procedure for its next meeting in an effort to evaluate the readiness of each project.

Motion:

Conduct another evaluation meeting and invite multi-family development applicants with a minimum NOFA score of 80—plus Application # 800029—to make a three-minute presentation describing their proposals, with a particular focus on:

- 1) Status of all development approvals required to begin construction; and**
- 2) Details concerning project funding commitments currently in place.**

Motion made by Matthew Price and seconded by Philip Burnett. Motion carried unanimously.

The meeting adjourned at 4:42 PM.

Minutes were recorded by Jessica Bucci, Administrative Specialist Senior.