

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

8.26.02

Blue Sheet No. 20020995

1. REQUESTED MOTION:

ACTION REQUESTED:

(1) Approve submission to the State Office on Homelessness, Tallahassee, of Lee County's Homeless Continuum of Care Homeless Housing Assistance Grant FY 2003. (2) Authorize Chairman to sign Cover Letter and Certifications, (3), and authorize Chairman to sign Sub recipient Agreements once prepared.

WHY ACTION IS NECESSARY:

The Florida State Office on Homelessness requires signed applications and certifications in order to enter the annual Homeless Housing Assistance Grant competition

WHAT ACTION ACCOMPLISHES:

Allows Lee County to apply for state competitive grant funding for a 16 bed transitional housing facilities for homeless families and women by the Salvation Army.

2. DEPARTMENTAL CATEGORY: 05
COMMISSION DISTRICT # CW C5A

3. MEETING DATE: 09-10-2002

4. AGENDA:

CONSENT
 ADMINISTRATIVE
 APPEALS

PUBLIC
 WALK ON
 TIME REQUIRED:

5. REQUIREMENT/PURPOSE:
(Specify)

STATUTE
 ORDINANCE
 ADMIN.
 CODE
 OTHER

6. REQUESTOR OF INFORMATION:

A. COMMISSIONER N/A
 B. DEPARTMENT Human Services
 C. DIVISION N/A

BY: Karen B. Hawes, Director

7. BACKGROUND:

The State Office on Homelessness, Florida Department of Children and Families, has invited competitive application for grant funds for homeless housing. The Department of Human Services, Board of County Commissioners, is the designated lead agency in the Lee County catchment area for this application. The Salvation Army is the sponsoring organization and will construct and operate the facility if awarded.

8. MANAGEMENT RECOMMENDATIONS: Staff recommends approval

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
<i>DKH</i>	N/A	N/A		<i>Andrea Jaw</i>	OA <i>RK 8/27</i>	COM <i>8/29/02</i>	Risk <i>8/29/02</i>	GC <i>8/27/02</i>	<i>[Signature]</i>

10. COMMISSION ACTION:

APPROVED
 DENIED
 DEFERRED
 OTHER

Rec. by CoAtty
 Date: 8/27/02
 Time: 10:06pm
 Forwarded to:
11:19 pm

RECEIVED BY
 COUNTY ADMIN. *RK*
8/27 20
 COUNTY ADMIN.
 FORWARDED TO: *BL*
8/29 11:20



LEE COUNTY SOUTHWEST FLORIDA

HOMELESS

HOUSING ASSISTANCE GRANT

THE SALVATION ARMY HOMELESS HOUSING PROJECT

**Florida State Office on Homelessness
2003 Application**

Prepared in Conjunction with:

Lee County Coalition for the Homeless, Florida, Inc.
Southwest Florida Homeless Coalition
State of Florida District 8 Department of Children and Families

Submitted by:

Lee County Board of County Commissioners
Lee County Department of Human Services

Submitted: September 30, 2002

Lee County



Coalition for the Homeless
Florida, Inc.



Fort Myers News Press
February 17, 2000
Angel Streeter, reporter
Adam West, photographer

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BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (941) 652-7930

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing
Examiner

September 10, 2002

Mr. Tom Pierce
Executive Director
State Office on Homelessness
Department of Children and Families
1317 Winewood Boulevard,
PDHO, Building 2, Room 103-C
Tallahassee, FL 32399-0700

**SUBJECT: SALVATION ARMY HOMELESS HOUSING PROJECT
2003 FLORIDA HOUSING ASSISTANCE GRANT
LEE COUNTY**

Dear Tom:

Please find enclosed the Lee County application for the Housing Assistance Grant of the Florida State Office on Homelessness for the **Salvation Army Homeless Housing Project**. Funding requested for this Project is \$750,000 (\$46,875 per unit) to add 16 critically needed transitional housing beds for homeless persons in the county. The shortage of beds for known and documented homeless residents is at least 370 beds (.84 bed per 1000 county population) and hidden and undocumented homeless increase this need substantially. Lee County prioritizes the elimination of homelessness and we look forward to leveraging county investments with the funding support of your office.

If you have questions, please contact Richard Faris, Senior Planner of the Department of Human Services at (941) 652-7930

Sincerely,

Robert P. Janes,
Chairman
Lee County Board of County Commissioners

C: Donald D. Stilwell, County Manager
Bruce D. Loucks, Assistant County Manager
Karen B. Hawes, Director, Department of Human Services

S:\Np\Florida Homeless Grants\FLGR03.HOUSING\FLHHAG03.DOC\1.FLHHAG03.letter.REV8.22.02.doc

BUDGET, AND SOURCE AND USE
SALVATION ARMY HOUSING ASSISTANCE GRANT
(EXHIBIT 3)

A. Budget

Activity	HHAG Request	All Other Sources	Total Cost
Acquisition	Not Eligible	\$40,000.00	\$40,000.00
Rehabilitation	\$0.00	\$0.00	\$0.00
New Construction	\$714,286.00	\$83,864.00	\$798,150.00
Permits, Fees	\$0.00	\$500.00	\$500.00
Project Design	Not Eligible	\$0.00	\$0.00
Off-Site Improvements	Not Eligible	\$0.00	\$0.00
Grant Administration (5% Maximum)	\$35,714.00	\$0.00	\$35,714.00
TOTALS	\$750,000.00	\$124,364.00	\$874,364.00

B. Project Financing Source and Use

Source of Cash/Financing	Amount of Funding	Uses of the Cash	Firm Commitment Yes/No
1. Homeless Housing Asst Grant	\$750,000.00	New Construction	YES
2. Internal funds/2002 Challenge	\$55,039.00	Development Fees	YES
3. Restricted Donations	\$69,325.00	Acq. /Construction	YES
TOTALS	\$874,364.00		

C. Leveraging Criteria

Amount of Homeless Housing Grant Assistance Requested \$750,000.00
Number of New Homeless Housing Units 16

\$750,000.00 for 16 equals \$46,875.00
HHAG Grant Request: **new units** **Per new housing unit created**

Sponsor-Added Leverage: \$7,772.75
Per new housing unit created

D. Certification by Lead Agency

I hereby attest and certify that the above financial information is true and accurate, and that the requested grant assistance per unit of new homeless housing to be created is true and accurate.

Lead Agency Name: Lee County Board of County Commissioners

Lead Agency Official: Robert P. Janes, Chairman

Signature: _____

Date Executed: September 10, 2002



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (941) 652-7930

Bob Janes
District One

September 10, 2002

Douglas R. St. Cerny
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Mr. Tom Pierce

Ray Judah
District Three

Executive Director

Andrew W. Coy
District Four

State Office on Homelessness

John E. Albion
District Five

Department of Children and Families

Donald D. Stilwell
County Manager

1317 Winewood Boulevard

PDHO, Building 2, Room 103-C

Tallahassee, FL 32399-0700

James G. Yaeger
County Attorney

**SUBJECT: CERTIFICATION OF CONSISTENCY for the
The Salvation Army Homeless Housing Project
2003 Homeless Housing Assistance Grant Application,
Lee County, Florida**

Diana M. Parker
County Hearing
Examiner

Dear Tom:

The Board of County Commissioners of Lee County hereby certifies that the 2002 Homeless Housing Assistance Grant Application for **The Salvation Army Homeless Housing Project** submitted herewith is consistent with the *Lee County Homeless Continuum Of Care Strategic Plan, HUD FY 2002*, as amended August 27, 2002, and that the use proposed is contained within the *Strategic Plan*.

The Salvation Army Homeless Housing Project proposed for assistance under this application is referenced on page 12-A of the *Continuum Of Care Strategic Plan*. Please find attached a copy of this applicable section.

If you have questions, please contact Richard Faris, Senior Planner, of the Department of Human Services at (239) 652-7930

Sincerely,

Robert P. Janes,
Chairman
Lee County Board of County Commissioners

C: Donald D. Stilwell, County Manager
Bruce D. Loucks, Assistant County Manager
Karen B. Hawes, Director, Department of Human Services

Att: Citation Section

Att: Copy of 2002 Continuum of Care Amendment approved and submitted 8/27/02

Excerpt:

Page 12-A, Lee County 2002 Homeless Continuum of Care

Component: Transitional Housing			
Provider Name	Facility Name	Individuals	Persons in Families with Children
SWFAS	Vince Smith Center	20	
Ft Myers Rescue Mission	Mission	40	
The Salvation Army	Edison Service Center	6	20
Anne's Restoration House	Anne's Restoration House	12	
Eagle Recovery	Eagle Recovery	6	
Garden Foundation	Garden Foundation	12	
Hansen-Bays, Inc.	Hansen-Bays, Inc.	24	
Harvest House	Harvest House	4	
Healthy Choice	Healthy Choice	6	
Longorio Camp	Longorio Camp		0
Our Mother's Home	Our Mother's Home		8
Regeneration House	Regeneration House	3	
DATE	DATE (substance Abuse)	15	6
Ruth Cooper Center	Serenity House	9	
Ruth Cooper Center		30	
Sunset House	Sunset House	5	
SWFAS	Transitional Living Ctr	25	
Teen Challenge	Pine Manor Residence	24	
Tice House	Tice House	8	
Vince Rizzo Ministries	Vince Rizzo Ministries	16	
Hanna House	Hanna House	19	
	Subtotal	282	34

Housing planned:
Salvation Army - 16 new beds - 2003
 Renewal funding for SWFAS transitional housing in the 2002 CoC application
 Supportive Housing with Lee County HOME funding in development - 2003 -

How homeless persons access/receive assistance:
 Emergency Shelter providers refer homeless occupants to transitional housing. Prior to referral shelter staff often start the process of restoration through stabilization and enrollment in vocational and self-sufficiency services. Outreach staffs also refer homeless persons directly to transitional housing facilities. As with shelters, referral may also come from medical providers or police and sheriff's officers. In some cases, individuals and families arrange their own transport. Persons receive room and in some cases food and services at the facilities. Upon arrival clients are assessed for Mainstream and other resources. Persons receive room, food and case management supportive services at the facilities. In 2004, housing providers will be linked by the Lee County HMIS.

Copy:

Format 5.a Lee County 2002 Homeless Continuum of Care: Rev. 8.27.02

Continuum of Care: Gaps Analysis

	Estimated Need	Current Inventory	Unmet need/ Gap
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Individuals

Beds		Estimated Need	Current Inventory	Unmet need/ Gap
	Emergency Shelter	339	228	111
	Transitional Housing	249	282	
	Permanent Supportive Housing	168	90	78
	<i>Total</i>	756	600	¹ 189(156)

Sub-populations		Estimated Need	Current Inventory	Unmet need/ Gap
	Chronic Substance Abuse	273	297	
	Seriously Mentally Ill	167	144	23
	Dually-Diagnosed	159	152	7
	Veterans	114	81	33
	Persons with HIV/AIDS	46	28	18
	Victims of Domestic Violence	159	64	95
	Youth	114	81	33
	Other			

Persons in Families With Children

Beds		Estimated Need	Current Inventory	Unmet need/ Gap
	Emergency Shelter	14	52	
	Transitional Housing	212	34	178
	Permanent Supportive Housing	23	20	3
	<i>Total</i>	249	106	181(143)

Sub-populations		Estimated Need	Current Inventory	Unmet need/ Gap
	Chronic Substance Abuse	91	88	3
	Seriously Mentally Ill	56	70	
	Dually-Diagnosed	53	49	4
	Veterans	38	11	27
	Persons with HIV/AIDS	15	25	
	Victims of Domestic Violence	53	90	
	Other			

¹ (higher figure reflects beds not transferable between need types)

4.
NARRATIVE
SALVATION ARMY HOMELESS HOUSING PROJECT

SUMMARY

The Salvation Army will use \$750,000 to support construction of sixteen new critically needed transitional housing units for homeless women and families. The total construction costs and implementation costs will exceed \$1 million dollars. The Salvation Army, Fort Myers, will operate the project, which is located at their Fort Myers campus, when completed.

These new facilities will provide transitional housing for up to two years for homeless persons coming from emergency shelters, primarily women and families. Residents will be homeless under Department of Housing and Urban Development definition. Four new buildings will be constructed. This homeless housing project will supply housing for six to eight families with the option to include housing for up to eight women.

The grant-funded project is the major element of a larger, multi-year project which began with the identification of the priority need for transitional housing and which will complete as homeless individuals and families progress from the facility to permanent housing. Grant expenditures in this phase begin at the time of the first construction draws and end with billing for the residences in place with cabinetry and built-ins. Succeeding phases will see the occupancy preparations, resident occupancy and the beginning of coordinated services.

The Grant-Term Housing Outcome is the delivery of the structures. The Long-Term Outcome is the progression of homeless persons to permanent housing. This process is accomplished through a continuum of supportive aftercare services accessed within the local community. Services include the core elements of case management: (1) assessment; (2) service/case plan development; (3) linking and coordination of services; (4) reassessment and follow-up; and (5) monitoring of services. Financial assistance may also be provided in the form of furniture, clothing, and food through the Salvation Army Crisis Management Outreach Services. Case Management Outcomes ensure achievement of permanent housing and maintenance of stable employment for the individual and family within a two-year service model.

DEVELOPMENT TEAM

Project Director:

Meg Geltner is the General Manager for the Salvation Army with nineteen years experience. Her role is to oversee and ensure timeliness and accurate adherence to project timelines and standards and budget and contractual compliance. She has managed \$3.6 million dollars worth of construction projects during her tenure. She has worked to acquire nearly four blocks of property and worked with city planning and zoning boards to successfully implement the master plan. Ms. Geltner currently manages an operating budget of more than \$7,000,000 for the Fort Myers Salvation Army. Her prior experience in emergency and transitional housing for the homeless is extensive. Projects include the construction of the Red Shield Lodge, a 162 bed emergency shelter and the Crossroad Center that houses 38 homeless men recovering from substance abuse. Both facilities are located within the downtown Fort Myers Salvation Army campus.

Project Manager:

Tim McCormick is responsible for implementing the project plan and development. He will oversee predevelopment plans, coordinate the activities and personnel including contractors, architect, and project engineer and ensure adherence to the Fort Myers building and zoning codes. Mr. McCormick has fifteen years experience as a facilities administrator. Projects include renovations at the South West Florida juvenile detention center in Fort Myers and the Crossroads Center, Outreach Services Center, Primary Care Medical Clinic, and the Department of Corrections and the Family Unit facilities on the Salvation Army Fort Myers campus. He also is responsible for the ongoing renovations and maintenance of the current transitional living facilities, Garrett House and Harbor House.

Project General Contractor:

Howard Wheeler is the president of Chris Tel Construction Company. He is responsible for overall construction of the project. He has more than 20 years experience in all phases of building including, bidding, supervision and administration. Past projects include The Crossroads Center, The Red Shield Lodge, and the Outreach Services Center renovations. New construction projects include; the Edison Community College, Fort Myers; the Bay Shore Fire Building in Fort Myers; the Families First Center in Charlotte County; and numerous residences in the Lee County area.

Architect:

Phil Krieg is the project Architect. He is responsible for coordinating architectural design, structural engineering, mechanical and electrical engineering, and design and construction documents, permits and construction administration. Mr. Krieg has extensive project experience with large nursing home facilities and assisted living facilities. These include; Moose Haven Life Center, Orange Park, Florida; The Moorings Park, Naples, Florida; and Shell Point Village Nursing Pavilion in Fort Myers, Florida.

Project Engineer:

Tom Lehnert is the Vice President of Banks Engineering Inc. He is responsible for land surveying, land planning, engineering design and regulatory permitting. He has fourteen years experience in these areas. Past projects include the Miramar Factory Outlets in Estero (a 600,000 square foot mall), the Daniels Parkway Center, a commercial sub-division for commercial buildings, a 152-unit hotel and other commercial and residential projects in the Lee County area.

Salvation Army Chief Engineer:

George Varney has five years experience with the Salvation Army as the Chief Engineer and has 40 years experience as a mechanical engineer. Commercial projects include; Midcon Corp. Lombard, Illinois, (1/4 million square feet) - design and installation of the HVAC system; Kroeschell Engineering and Operations in Chicago Illinois; along with the Amoco Oil Research center, (1/2 million square feet) -. operations and maintenance of the HVAC systems. He also designed and installed all utility and distribution services at Amoco Oil in Naperville, Illinois. His project responsibilities include the review of all construction plans and change order monitoring. He acts as on-site supervisor to monitor construction process and project progress.

Project Operations:

Meg Geltner is the General Manager for the Salvation Army. Her role is to oversee and ensure the effective and efficient operation of the project transitional housing and integrated support services. Ms. Geltner currently manages an operating budget of more than \$7,000,000 for the Fort Myers Salvation Army. (Additional Operational description is found in the following section – *Support Services*). Her 19-year prior experience in emergency and transitional housing for the homeless includes the *Red Shield Lodge*, and the *Crossroad Center*. Both operations are in Fort Myers, Florida.

SUPPORT SERVICES

The needs of the transitional housing residents will be addressed through comprehensive case management. The part-time Housing Case Manager or Social Worker will be responsible for all case management duties. These positions require a bachelor's degree in a human services field from an accredited university and two years experience in social services. This position is under the direct supervision of a Social Services Coordinator. During supervision meetings, the Coordinator and the Case Manager will address the needs of the residents, staff case loads, interventions necessary to obtain permanent housing and resources, and a review of documentation regarding resident contacts.

The Case Manager will interview potential residents, assess the needs of the person and/or family and conduct an orientation. Once a move-in date is established, the case manager and the resident will develop an individualized life management plan. This plan will outline the program requirements and outcomes for permanent housing to be achieved within 18 months.

The case management responsibilities include: referrals for and linking to mainstream services, advocacy for persons who are homeless, individual and group counseling sessions and problem solving of day-to-day concerns. The case manager will also assist residents to complete applications for housing, locating affordable housing and ensure the readiness of residents for independent living. Assistance is also provided to access ancillary services such as medical services child-care and transportation. These are frequent barriers that interfere with long-term stability of employment which has a direct impact upon housing.

Finally, the case manager will evaluate and discuss monthly with the residents, their progress and growth toward independence and permanency of housing. If goals are changed and modifications or additions to the life plans are required this will be accomplished at the monthly meeting, or sooner if appropriate. Residents are guided to access appropriate local agencies and resources (see site map and legend) to ensure that they are given adequate support and a positive outcome of stable, affordable and permanent housing.

To ensure program quality, a Resident Satisfaction Survey is completed at two months of residency and at discharge. Review and analysis of the survey outcomes will be completed annually and serve as a tool to drive program quality as well as provide suggestions for program improvements.

A final factor is safety of the facility residents. Safety on the Fort Myers' Salvation Army campus is provided through the monitor technician minimum-security watch. Security personnel monitor strategically placed security cameras, 24 hours daily. Additionally, security rounds are performed two times nightly after dark, to secure the campus area. The backup documentation of security events will include any incident reports regarding breaches in security and a record of all patrol sweeps. Patrol sweeps are recorded in the security Master control log.

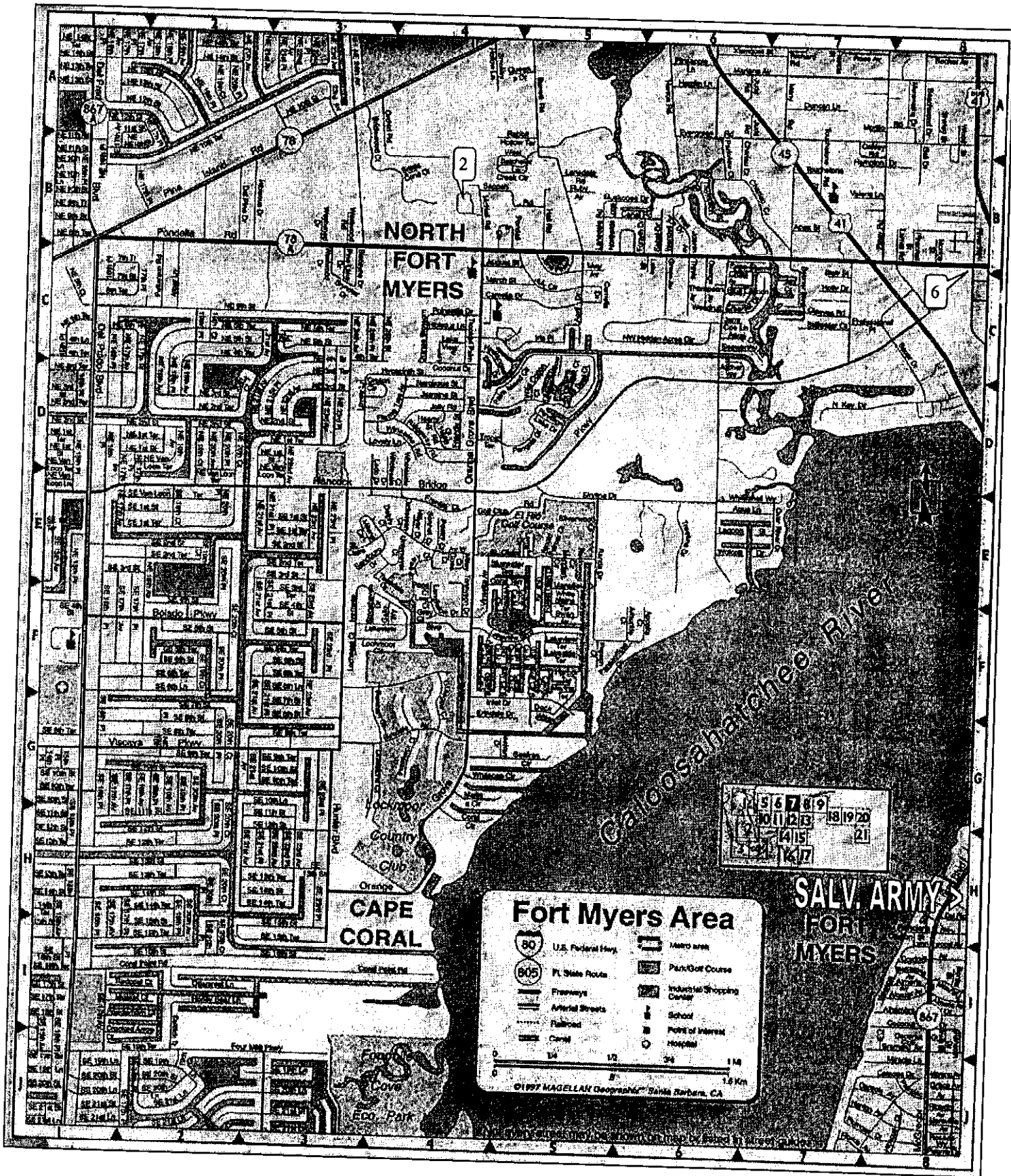
MAP LOCATIONS AND LEGEND

The following maps and legends identify the location of community resources and the distance that they are located from The Salvation Army Residential Transitional Housing site. Daily transportation is provided to many mainstream programs. In addition to mapped facilities many other resources are available including: Medicaid, Women, Infants and Children (WIC) nutritional supplements, Planned Parenthood, Lee County Association for Retarded Citizens, Lee County Schools Early Intervention program, Department of Children and Families, "WE CARE" (free medical care), Indigent Drug Program (free medications), ACT shelter for domestic violence victims and many others.

The following explanations refer to the legend:

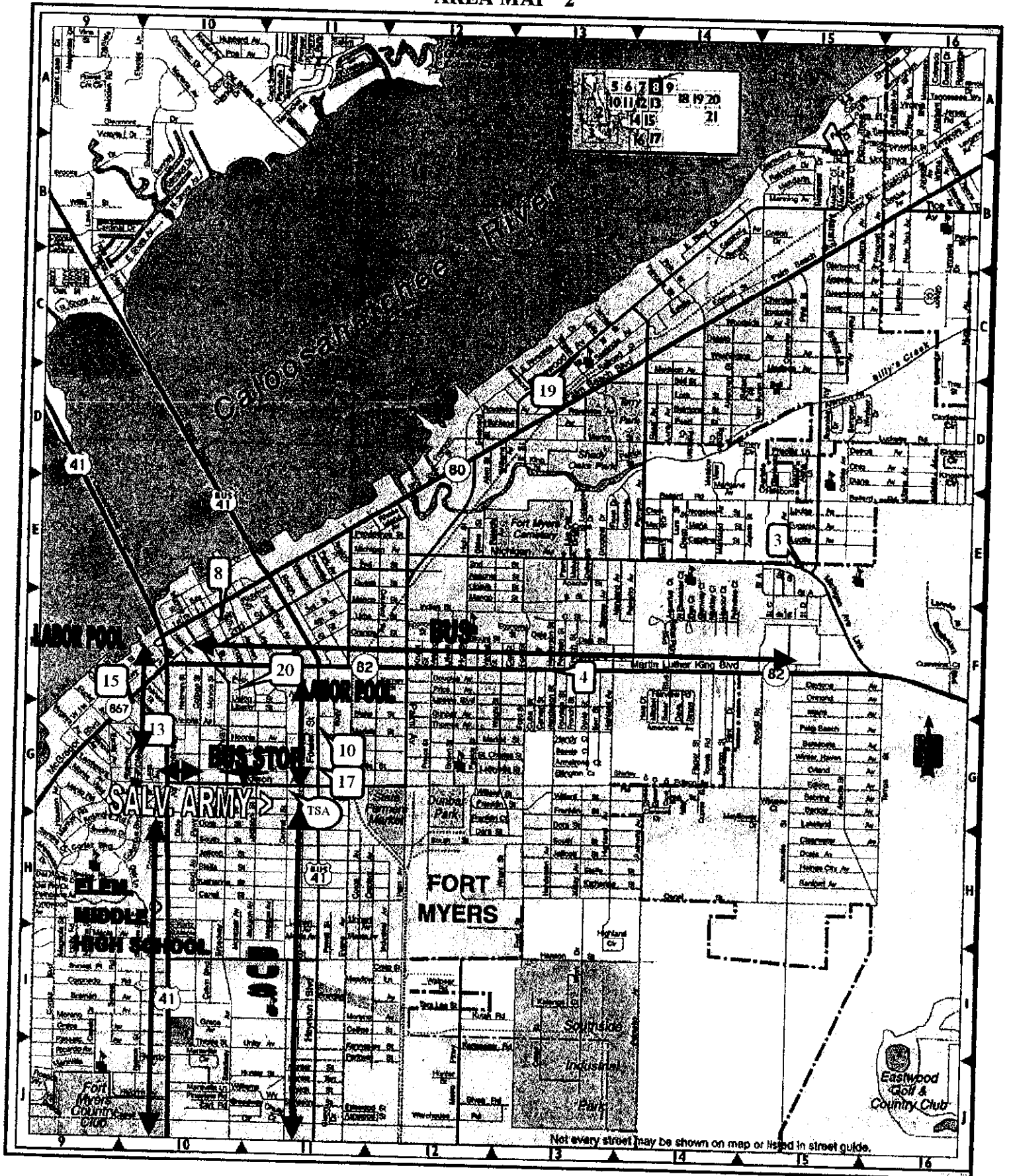
1. <u>The One Stop Center</u> : Vocational Rehabilitation Services, WAGES (welfare to work), AFDC, TANF (funds for housing), food stamps, Unemployment services and the Work Force Council.
2. <u>Lee County Housing Authority</u> : Housing application and affordable housing placement
3. <u>Fort Myers Housing Authority</u> : Housing application and affordable housing placement
4. <u>Community Redevelopment Agency</u> : Section 8 Housing assistance.
5. <u>Child Care of Southwest Florida</u> : Financial assistance for childcare and referral for licensed childcare centers.
6. Lee County <u>Department of Human Services</u> : long-term case management, LIFT and TANF financial assistance.
7. <u>Child Support Enforcement</u> : Assistance for collection of child support
8. <u>Legal Aid Society</u> : Free legal representation
9. <u>Edison Community College</u> : Training for a college degree or programs that award certifications and specialized training
10. Lee County <u>School District Social Services</u> : School social worker/Access to education for children who are indigent or homeless
11. <u>Veteran's Administration</u> : Free medical, legal, training and personal needs met for veterans
12. <u>Social Security Office</u> : Social security benefits
13. <u>Camelot Community Care</u> : Children's and families' mental health services
14. <u>Ruth Cooper Center</u> : Adult and children's mental health services, Crisis Stabilization Unit
15. <u>Southwest Florida Addictions Services</u> : Detox and substance abuse treatment center
16. <u>Consumer Credit Counseling</u> : Financial education and money management training
17. <u>Women's Resource Center</u> : Clothing (Dress for Success) and job preparedness
18. <u>Sunstate Beauty School</u> : Hair and beauty training school and free haircuts
19. <u>Covenant Community Ministries</u> : Licensed day care
20. <u>Intermodal Bus Station</u> : Greyhound bus services and Lee County Transportation Services

AREA MAP "1"



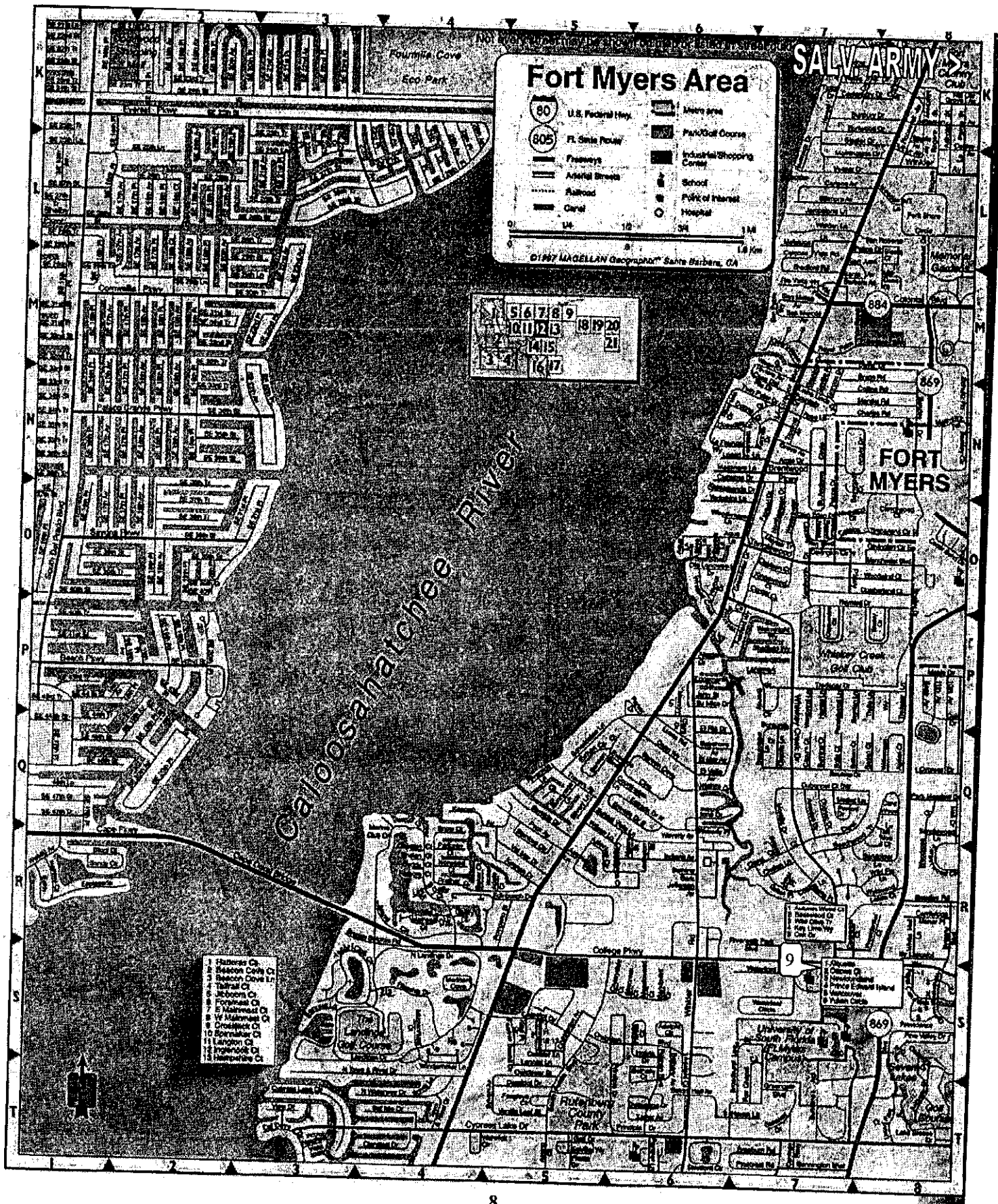
SALVATION ARMY HOMELESS HOUSING PROJECT

AREA MAP "2"

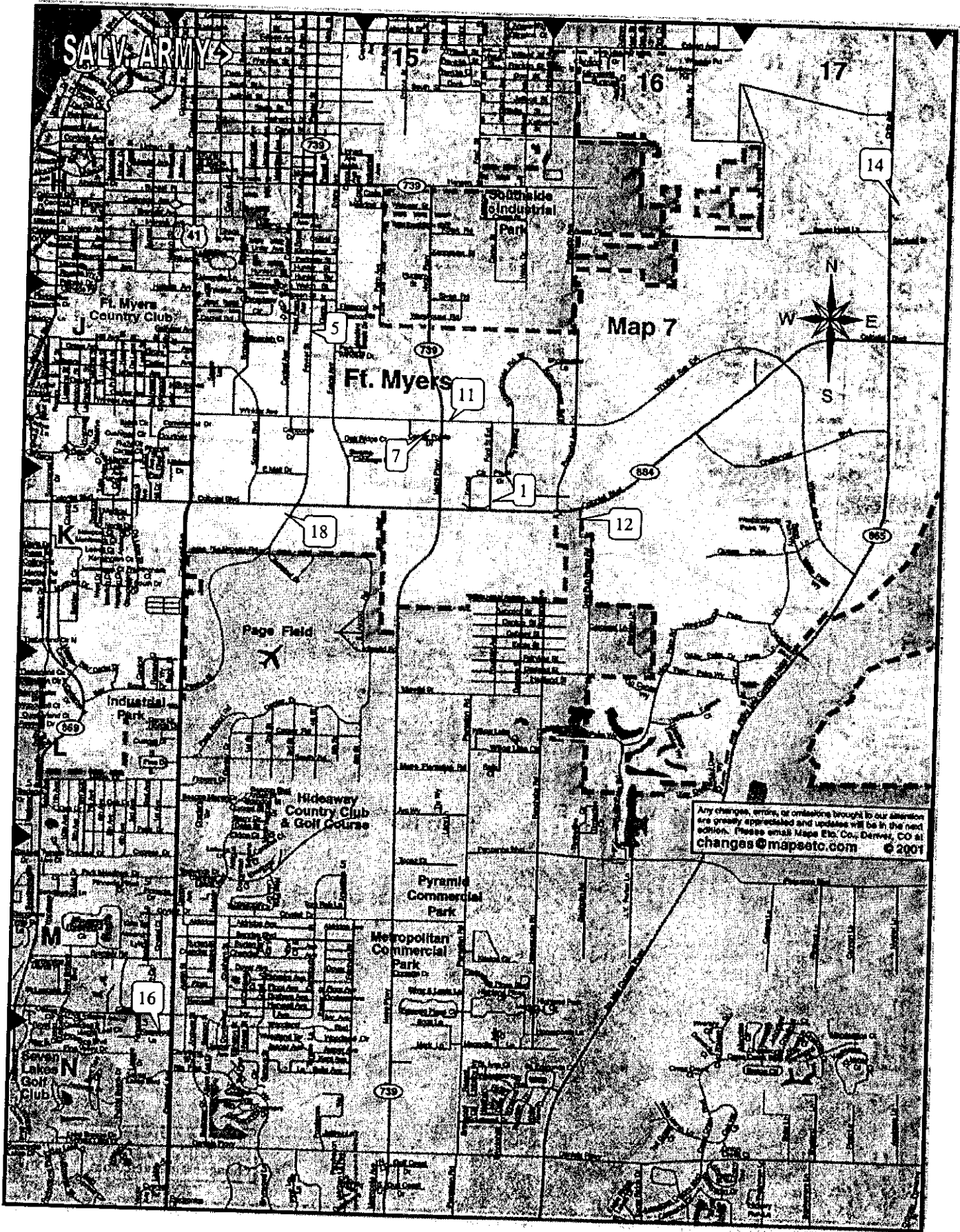


SALVATION ARMY HOMELESS HOUSING PROJECT

AREA MAP "3"



AREA MAP "4"



LEGEND FOR AREA MAPS 1 - 4

1

One Stop Center

4150 Ford Street Ext

Fort Myers, FL

33916-9498 US

Total Distance: 3.17 miles

3

Fort Myers Housing Authority

4224 Michigan Ave

Fort Myers, FL

33916 US

Total Distance: 3.70 miles

5

Child Care of SW Florida

3625 Fowler St

Fort Myers, FL

33901-0904 US

Total Distance: 1.70 miles

7

Child Support Enforcement

2830 Winkler Ave

Fort Myers, FL

33916-9375 US

Total Distance: 3.05 miles

9

Edison Community College

8099 College Pkwy

Fort Myers, FL

33919-5566 US

Total Distance: 6.44 miles

11

Veteran's Administration

3033 Winkler Avenue Ext

Fort Myers, FL

33916-9413 US

Total Distance: 2.81 miles

2

Lee County Housing Authority

14170 Warner Cir

North Fort Myers, FL

33903-3528 US

Total Distance: 5.43 miles

4

Community Redevelopment Agency

3326 Dr Martin Luther King Blvd

Fort Myers, FL

33916-2041 US

Total Distance: 1.67 miles

6

Lee County Department of Human Services

83 Pondella Rd

North Fort Myers, FL

33903-4434 US

Total Distance: 3.12 miles

8

Legal Aid Society

2225 Main St

Fort Myers, FL

33901-2918 US

Total Distance: 1.33 miles

10

Lee County School District Social Services

2523 Market St

Fort Myers, FL

33901-3911 US

Total Distance: 0.39 miles

12

Social Security Office

10100 Deer Run Farms Rd

Fort Myers, FL

33912-1093 US

Total Distance: 4.10 miles

13

Camelot Community Care

2232 Altamont Ave

Fort Myers, FL

33901-3561 US

Total Distance: 0.90 miles

15

Southwest Florida Addiction Services

2101 McGregor Blvd

Fort Myers, FL

33901-3411 US

Total Distance: 1.47 miles

17

Women's Resource Center

2301 Fowler St

Fort Myers, FL

33901-5151 US

Total Distance: 0.21 miles

19

Covenant Community Ministries

940 Tarpon St

Fort Myers, FL

33916-1139 US

Total Distance: 2.78 miles

14

Ruth Cooper Center

2789 Ortiz Ave

Fort Myers, FL

33905-7806 US

Total Distance: 5.09 miles

16

Consumer Credit Counseling

12811 Kenwood Lane

Fort Myers, FL

33907-5667 US

Total Distance: 6.10 miles

18

Sunstate Beauty School

2418 Colonial Blvd

Fort Myers, FL

33907-1415 US

Total Distance: 3.00 miles

20

Intermodal Bus Station

2250 Peck Street

Fort Myers, FL

33901-3639 US

Total Distance: 0.65 miles

5.
NUMBER OF NEW HOMELESS UNITS
SALVATION ARMY HOMELESS HOUSING PROJECT
(EXHIBIT 4)

The Salvation Army Homeless Housing Project will provide 16 new units of homeless housing. The number of unit was calculated by multiplying eight two-bedroom dwelling by two units per dwelling. All units are for homeless persons. All units will be reserved for homeless persons for a period of not less than ten years. The agency has constant and continued need for homeless housing as part of its basic mission to serve this population and agrees to this reservation as a requirement of this application. In addition a five-year lien will be recorded in the favor of the state requiring repayment in the case of nonconformance to grant requirements.

New Construction Projects

<u>TOTAL PROJECT UNITS</u>	<u>TYPE OF DWELLING</u>	<u>UNITS RESERVED FOR HOMELESS</u>
16	Efficiency Units	X1
	1 Bedroom Dwellings	X1
	2 Bedroom Dwellings	8 X 2 = 16
	3 Bedroom Dwellings	X3
	4 Bedroom Dwellings	X4
	SRO – Rooms	X1
	Dormitory Style	X1
	(_____ Square Footage <div style="text-align: center;">÷ 150 sq. ft. = unit)</div>	

TOTAL

16

Certification by Lead Agency

I hereby attest and certify that the above count of new units for homeless housing is true and accurate.

Lead Agency Name: **Lee County Board of County Commissioners**

Lead Agency Official: **Robert P. Janes, Chairman**

Lead Agency Official Signature: _____

Date Executed: **September 10, 2002**

6.

**UNMET NEED PER CATCHMENT AREA POPULATION
SALVATION ARMY HOMELESS HOUSING PROJECT
(EXHIBIT 6)**

1. Type of housing project contained in this Homeless Housing Assistance Grant.
 Transitional Housing
 Permanent Housing
2. From Gaps Analysis Table Exhibit 1 Continuum of Care plan filed with the Office on Homelessness as of June 30, 2002,

Homeless Population Category	Unmet Need/Gap
1. Individuals	189 beds
2. Persons in Families with Children	181 beds
TOTAL UNMET NEEDS	370 beds

3. the 2000 Population of Catchment Area.
Data from Exhibit 5,

COUNTY NAME	2000 POPULATION
1. <u>LEE</u>	<u>440,888</u>
2. _____	_____
3. _____	_____
TOTAL POPULATION	440,888

4. The Need Ratio
Divide the unmet need for beds by the total population of the catchment area.

Unmet Need for Beds	<u>370</u> Beds
divided by:	÷
2000 Population,	<u>441,000</u> Population
equals:	.84 Beds / 1000 Population
	Need Ratio: Beds / 1000 Population

UNMET NEED

Certification by Lead Agency

I hereby attest and certify that the above data is true and accurate; that the above data on the unmet needs is based upon a gaps analysis which uses data that (1) represents the housing need for homeless persons in the catchment area on any given night, (2) is not adjusted through the use of multipliers or other means, (3) is derived directly from street counts, point-in-time surveys, homeless management information systems, service provider agency records, or similar empirical methods; (4) includes only persons who are homeless according to the operational definition of homelessness used by HUD, and (5) represents an unduplicated count or estimate to the greatest extent possible, AND that the data reported is based upon an adjusted estimate of housing needs adopted by the continuum of care, which meets the above five data requirements.

Lead Agency Name: **Lee County Board of County Commissioners**

Lead Agency Official: **Robert P. Janes, Chairman**

Lead Agency Official Signature: _____

Date Executed: **September 10, 2002**

7.
PERFORMANCE MEASURES
SALVATION ARMY HOMELESS HOUSING PROJECT

Housing Grant-Period Outcomes

The Grant-Term Housing Outcome for this project is *The Salvation Army has new transitional housing structures erected*. This Housing Outcome is an aspect of the long-term goal, which is – *sixteen homeless persons receive transitional services and housing which supports their return to independent living*. The long-term goal will be measured in terms of participant income and transition to permanent housing. The Grant-Term Performance Measure is the contractor billing for structures in place. Schedules are shown in the following section *Readiness to Undertake the Project*.

Supportive Service Outcomes.

The Long-Term Outcome is the progression of homeless persons to permanent housing. This process is accomplished through a continuum of supportive aftercare services accessed within the local community. Services include the core elements of case management: (1) assessment; (2) service/case plan development; (3) linking and coordination of services; (4) reassessment and follow-up; and (5) monitoring of services. Financial assistance may also be provided in the form of furniture, clothing, and food through the Salvation Army Crisis Management Outreach Services. Case Management Outcomes ensure achievement of permanent housing and maintenance of stable employment for the individual and family within a two-year service model.

Performance Measures:

1. Fifty percent of all transitional housing participants will obtain permanent housing within two years.
2. Fifty percent of all transitional housing participants will maintain or increase their income during program participation, up to two years.
3. Minimum-security personnel will conduct a grounds patrol, two times nightly after dark to secure the campus area.

Long-term service goals and measures are also discussed in *Section 4 – Narrative*.

Conformance to Continuum of Care Goals

The Salvation Army Housing Project outcomes conform to the *2002 Lee County Homeless Continuum of Care* goal – “homeless persons achieve self-sufficiency and permanent housing” and related *Action Steps* all found in the *Continuum* document previously submitted.

8.

READINESS TO UNDERTAKE PROJECT SALVATION ARMY HOMELESS HOUSING PROJECT

Readiness

Salvation Army Homeless Housing Project activities submitted for the 2003 Housing Assistance Grant have been selected to allow for completion of all covered activity by the June 30, 2003 deadline. In addition to the Homeless Housing Grant criteria, the Lee Continuum reviewed the readiness of this project against the similar Challenge Grant criteria. *Identification of Homeless Clients* process is easily accomplished for the project as clients are drawn from the providers' existing client base. The *Selection of Providers* process is eased as all providers are currently working with the sponsor. Initial discussions to speed the *Contracting with Lead Agency* process has already begun. The Salvation Army contracts regularly with the lead agency. The lead agency has experience in speeding the *Contracting with DCF* process. The initial scope of work will be conveyed to the local contract manager in draft form prior to award. *Obtaining Permits/Zoning* is in process at this point. *Supplier, construction contracts are in discussion and most contractors identified and scheduled.* As noted the Salvation Army has experience with the lead agency draw process and the *Drawdown Schedule* will be further detailed in advance to facilitate timely cash payments. The project will *Gather, Report Outcomes.* By maintaining continual record keeping for client contacts. Outcome reporting for all activities is projected within sixty days following the grant deadline.

Site Control

The Salvation Army currently holds the deed for the proposed transitional homeless housing project on lots comprising 2400 Willard Street, Strap #24-44-24-P3-0210D.0010, Lots 1-10. See the **Deed** attached.

Zoning

The current land use/zoning of the property is Medium Density multifamily "A-2". The current zoning will allow for the transitional homeless housing project proposed for the site. See the **Letter** of the City of Fort Myers Zoning Officer attached.

Permits

The Salvation Army submitted the plans in July 2002 to the City of Fort Myers to issue permits to begin the project. The permitting process will be completed by the time of the grant award.

CONSTRUCTION, DRAW, OUTCOME SCHEDULE

Objective	Schedule	Draw	Verification of Outcome	Person Responsible
1. Purchase property	Aug. 2000	NA	Deed COMPLETE	Geltner
2. Obtain zoning approval	July, 2002	NA	Zoning Verification COMPLETE	McCormick
3. Site and construction plans completed	July, 2002	NA	City of Fort Myers COMPLETE	Wheeler
4. Application for permits	July, 2002	NA	City of Fort Myers COMPLETE	Wheeler
5. Permits issued	Oct. 5, 2002	NA	Permit document	Wheeler
6. Begin construction	Oct. 5, 2002	NA	Permits posted	Wheeler
7. Floor slab completed	Nov. 15, 2002	30%	City of Ft. Myers	Wheeler
8. Framing completion	Dec. 30, 2002	20%	City of Ft. Myers	Wheeler
9. Mechanical, electrical, plumbing rough-in	Feb. 12, 2003	5%	City of Ft. Myers	Wheeler
10. Finished drywall, roofing	March 26, 2003	20%	City of Ft. Myers	Wheeler
11. Interior trim, casework, plumbing	May 28, 2003	15%	City of Ft. Myers	Wheeler
12. Completion of project	June 30, 2003	10%	City of Ft. Myers	Wheeler
13. Report Grant-Term Outcome	Aug 30, 2003 (on or before)	NA	Report	Geltner

9.
OPERATING PRO FORMA
SALVATION ARMY HOMELESS HOUSING PROJECT
(EXHIBIT 7)

INCOME

Rent Schedule

Efficiency ___ units @\$ ___/month x 12 months	
1 Bedroom ___ units @\$ ___/month x 12 months	
2 Bedroom <u>2</u> units @\$ <u>800</u> /month x 12 months	<u>\$19,200.00</u>
3 Bedroom ___ units @\$ ___/month x 12 months	
4 Bedroom ___ units @\$ ___/month x 12 months	
Other: 2 Bedroom sliding scale	
<u>(2) 6</u> units @\$ <u>200</u> /month X 12 months	<u>\$14,400.00</u>

GROSS RENTAL INCOME

	\$33,600.00
Less Vacancy Rate (5% min)	<u>(\$1,680.00)</u>
Plus Other Income	
Private Donations	<u>\$1,600.00</u>

EFFECTIVE GROSS INCOME

\$33,520.00

OPERATING EXPENSES

Management Fees	\$80.00
Salaries	\$10,000.00
Repair and Maintenance	\$3,000.00
Contract Services	
Utilities	\$15,840.00
Administration	
Insurance	\$800.00
Real Estate Taxes	
Miscellaneous: Support Services	\$3,800.00
Replacement Reserves (____%)	

TOTAL OPERATING EXPENSES **\$33,520.00**

NET OPERATING INCOME

Effective Gross Income	\$33,520.00
Operating Expenses	(\$33,520.00)

NET OPERATING INCOME

Control Documents/Deed

WARRANTY DEED
(FROM CORPORATION)

Name: Metropolitan Title Guaranty
 Address: 12651 McGregor Blvd., Ste. 2-202
 Ft. Myers, FL 33919

This Instrument Prepared by: Branda McLeod
 Metropolitan Title & Guaranty

Address: 12651 McGregor Blvd., Ste. 2-202
 Ft. Myers, FL 33919

Property Appraiser Parcel Identification (Folio) Number(s):

Grantee(s) S.B.#(s):

INSTR # 5005903
 OR BK 03328 PG 4306
 RECORDED 11/17/00 83142 PM
 CHARLIE GREEN CLERK OF COURT
 LEE COUNTY
 RECORDING FEE 6.00
 DOC TAX PD IF. B. 201.02 426.00
 DEPUTY CLERK L. Wheat

File No.: 00-25-0822B
 SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made and executed the 15th day of November A.D. 2000 by
 JERUSALEM FUNDAMENTAL BAPTIST CHURCH, INC.

a corporation existing under the laws of Florida, and having its principal place of
 business at 2525 Jackson Street, Fort Myers, Florida 33901
 hereinafter called the grantor, to THE SALVATION ARMY, a Georgia Corporation
 whose postoffice address is 1424 NE Expressway NE
 Atlanta, GA 30329
 hereinafter called the grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
 the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
 valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien,
 remise, release, convey and confirm unto the grantee, all that certain land situate in Lee
 County, Florida, viz:
 Lots 3, 4, 5, 6, 7, 8, 9, 10, 17, 18, 19 and 20, Block D, PINERURST PARK,
 according to the Plat thereof, as recorded in Plat Book 5, page 16, of the
 Public Records of Lee County, Florida.

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record,
 if any; taxes and assessments for the year 2001, and subsequent years; and to all applicable zoning ordinances and/or
 restrictions and prohibitions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise
 appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple;
 that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title
 to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is
 free of all encumbrances.

In Witness Whereof the grantor has caused these presents to be
 executed in its name, and its corporate seal to be hereunto affixed, by its proper
 officers thereunto duly authorized, the day and year first above written.

(CORPORATE SEAL)

ATTEST: JERUSALEM FUNDAMENTAL BAPTIST CHURCH, INC.

Signed, sealed and delivered in the presence of:

Henry A. Henry
 HENRY A. HENRY

By *Roland D. St. Wark*
 Roland D. St. Wark, President

JERUSALEM FUNDAMENTAL BAPTIST CHURCH, INC.
 STATE OF Florida
 COUNTY OF Lee

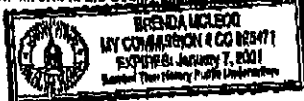
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,
 personally appeared Roland D. St. Wark

(Personally known to me or has been identified by Florida State Driver's License(s) . being duly sworn and
 well known to me to be the President and
 of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence
 of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed
 thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last above of this 15th day of November A.D. 2000

My Commission Expires:

CF # 00-25-0822B



Branda McLeod

Lee/City Zoning Letter



COMMUNITY DEVELOPMENT
CITY OF FT. MYERS, FLORIDA

City of Fort Myers, Florida



2285 Union Street, PO drawer 2217, Fort Myers, Florida 33901

July 23, 2002

The Salvation Army
P. O. Box 60087
Fort Myers, Florida
33906-6087

RE: Zoning Verification
 Strap # 24-44-24-P3-0210D.0010
 Lots 1-10

ATTN: Tim McCormick

Dear Mr. McCormick:

The above property is located within The City of Fort Myers, Florida. The current land use/zoning of the property is Medium Density multifamily "A-2"

The Growth Management Code, Section 25-67, does list multifamily up to 12 units per acre as a permitted use in the "A-2" land use/zoning district as long as all other codes are met upon development. The definition in the Growth Management Code for dwelling, multiple family means a building or group of buildings, designed for and occupied by three (3) or more families with separate housekeeping and cooking facilities for each family to include apartments, townhouses, and condominiums.

Low-income rental housing/multi-family would be permitted for homeless persons under this zoning district. However, Supervised Apartments require the approval of a conditional use in the "A-2" land use district (definition attached).

I am enclosing certain sections of the Growth Management Code for our review. If you have any further questions, please feel free to contact me at 941-332-6724.

Sincerely,

Development Review and Licensing

Carole Clingenpeel
Zoning Officer

CC/

CITY OF FORT MYERS
2200 SECOND STREET
FORT MYERS, FL 33901

BUILDING & ZONING
2285 UNION STREET
FORT MYERS, FL 33901

BUILDING AND ZONING

***** ADDRESS/PARCEL DATA INFORMATION *****

REFERENCE NBR: 27580

ADDRESS: 2400 WILLARD ST #APH APT: APH

OWNERS LAST NAME: SALVATION ARMY

OWNERS FIRST NAME:

OWNER ADDR: PO BOX 60087 ST APT:

CITY: FT. MYERS STATE: FL ZIPCODE: 33906

STRAP: 244424P30210D0010 S/T/R: 24 44 24 ZONING: A-2 MAP: 510

LOT: 1-10 BLOCK: D STRUCTURE STATUS: ACTV

SUBDIVISION: 282 : PINEHURST PARK

STATE LAND USE CODE: 1140 : ADDRESS/PARCEL HISTORY.

NBR RES UNITS: 0 NBR COMM UNITS: 0 NBR FLOORS: 0

ADDL STRUCT: 0 CONST-TYPE: PARKING: 0 CONDITION:

FLOOD ZONE: B FLOOD ELEVATION: FLOOD MAP:

RIVERFRONT: N LAKEFRONT: PLATTED LOT: Y

STR SQFT: 0 LOT SIZE: 6000 YEAR BUILT:

SET BACK: FRONT:

LEGAL DESCRIPTION:

PRIOR PARCEL#: 24850010, SALVATION ARMY
TRANSITIONAL
HOUSING PINEHURST PARKBLK D PB 5 PG 16
LOTS 1-10