

Agenda Item Summary

1. ACTION REQUESTED/PURPOSE: Execute grant award agreements for rental projects using 2005/2006 Hurricane Housing Recovery funds, 2004/2005 SHIP and 2005/2006 SHIP funds, and issue commitment letters for SHIP years 2006/2007 and 2007/2008, per the recommended allocations..

2. WHAT ACTION ACCOMPLISHES: Allows the county to enter into agreements with affordable housing providers for the construction of affordable rental housing.

3. MANAGEMENT RECOMMENDATION: Approve

4. Departmental Category: 4 **CYA** **5. Meeting Date:** 01-24-2006

6. Agenda:	<input checked="" type="checkbox"/> Consent	7. Requirement/Purpose: (specify)	<input type="checkbox"/> Statute	8. Request Initiated:	<input type="checkbox"/> Commissioner	N/A
	<input type="checkbox"/> Administrative		<input type="checkbox"/> Ordinance		<input type="checkbox"/> Department	Community Development
	<input type="checkbox"/> Appeals		<input type="checkbox"/> Admin. Code		<input type="checkbox"/> Division	Planning
	<input type="checkbox"/> Public		<input type="checkbox"/> Other		<input type="checkbox"/> By: Paul O'Connor, AICP, Planning Director	
	<input type="checkbox"/> Walk-On				<i>POC 01/10/06</i>	

9. Background: To expedite disbursement of funds, staff divided the review process into two strategies: homeownership and rental.

- Homeownership:** The BoCC approved Hurricane Housing Recovery awards on November 22, 2005; SHIP awards will be brought for consideration at a later meeting.
- Rental:** This agenda item deals only with rental projects. To maximize funds available, projects were sequenced over the maximum time available and by funding source.

The recommendations are in compliance with the Hurricane Housing Assistance and SHIP plans and were reviewed and approved by the Affordable Housing Committee on January 5, 2006.

RECOMMENDATIONS FOR FUNDING

Hurricane Housing Recovery Funds (HHR) (General Rental)	640,231
Hurricane Housing Recovery Funds (HHR) (Extremely Low Income Rental)	500,579
	1,140,810
2004/2005 SHIP Supplemental	457,898
2005/2006 SHIP year 1 of 3 year cycle	546,700
	1,004,598

RECOMMENDATIONS FOR COMMITMENT LETTERS

06/07 SHIP year 2 of 3 year cycle	546,700
07/08 SHIP year 3 of 3 year cycle	546,700

HHR funds are maintained in the following account 12080513801.508302. 1118
 04/05 SHIP funds are maintained in the following account LB5540513801.508309.S/L LB008
 05/06 SHIP funds are maintained in the following account LB5540513801.508309.S/L LB009
 Attachments: Evaluation and Recommendation charts

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
					Analyst	Risk	Grants	Mgr.	
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	N/A	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

11. Commission Action:

Approved
 Deferred
 Denied
 Other

RECEIVED BY COUNTY ADMIN: *[Signature]*

1-11-06

10:40

COUNTY ADMIN FORWARDED TO: *[Signature]*

1-11-06

11:36 am

Rec. by CoAtty

Date: 1/11/06

Time: 10:20 AM

Forwarded to: *[Signature]*

t Showing Breakdowns of HHR and SHIP Funds for Rental Strategies Only

Folder #	Applicant	2005/06 Hurricane Housing Recovery (HHR)		2004/05 SHIP Supplemental		2005/06 SHIP year 1 of 3 year cycle		2006/07 SHIP year 2 of 3 year cycle		2007/08 SHIP year 3 of 3 year cycle	
		General Rental Available \$640,231	Extremely Low Income Bonus Available \$500,579	Available \$457,898	Available \$546,700	Available \$546,700	Available \$546,700	Request	Request	Request	Request
1	General Rental Partnership in Housing	\$ 240,000		\$ 230,774		\$ 399,690					
2	Special Needs Rental Goodwill	\$ 250,000		\$ 250,000							
3	Fit Rsrve (Heron Pond II)	\$ 295,732				\$ 306,490	\$ 150,000				
4	SWFAS (6DU) New					\$ 199,287	\$ 199,287				
5	SWFAS (6DU) Rehab										
6	Renaissance Manor	\$ 1,005,020		\$ 159,457							
7	SWFAS (4DU)	\$ 40,044		\$ 40,044							
8	DHS							\$ 81,010	\$ 270,000	\$ 188,990	
9	Foundation for Challenged							\$ 225,000			
10	SWFAS (Detox)								\$ 546,700	\$ 357,710	\$ 546,700
	TOTAL Funds	\$ 1,830,796	\$ 640,231	\$ 640,231	\$ 500,579	\$ 1,130,467	\$ 546,700	\$ 816,700	\$ 546,700	\$ 546,700	\$ 546,700

Summary Chart of HHR and SHIP Funds for Rental Strategies Only

Rental Strategies Grand Total HHR and SHIP Available \$3,238,808			
Rental Folder #	Applicant	Total Requested	Total Recommended
1	Partnership in Housing	\$ 639,690	\$ 639,690
2	Goodwill	\$ 250,000	\$ 250,000
3	Flt Rsrve (Heron Pond II)	\$ 602,222	\$ 150,000
4	SWFAS (6DU) New	\$ 199,287	\$ 199,287
5	SWFAS (6DU) Rehab	\$ 165,385	\$ 165,385
6	Renaissance Manor	\$ 1,005,020	\$ 619,992
7	SWFAS (4DU)	\$ 40,044	\$ 40,044
8	DHS	\$ 270,000	\$ 270,000
9	Foundation for Challenged	\$ 365,000	\$ -
10	SWFAS (Detox)	\$ 1,093,400	\$ 904,410
TOTAL FUNDS		\$ 4,630,048	\$ 3,238,808

Rental Strategies						
Grand Total HHR Funds Available						
\$1,140,810						
Rental Folder #	Ranking	Points	Applicant	Total Requested	Total Recommended	
7	1	163	SWFAS (4DU)	\$ 40,044	\$ 40,044	
2	2	155	Goodwill	\$ 250,000	\$ 250,000	
6	3	153	Renaissance Manor	\$ 1,005,020	\$ 619,992	
1	4	121.5	Partnership in Housing	\$ 240,000	\$ 230,774	
3	5	106	Fit Rsrve (Heron Pond II)	\$ 295,732	\$ -	
TOTAL Funds				\$ 1,830,796	\$ 1,140,810	

Rental Strategies						
Grand Total SHIP Funds Available						
\$2,097,998						
Rental Folder #	Ranking	Points	Applicant	Total Requested	Total Recommended	
4	1	153	SWFAS (6DU) New	\$ 199,287	\$ 199,287	
5	1	153	SWFAS (6DU) Rehab	\$ 165,385	\$ 165,385	
10	1	153	SWFAS (Detox)	\$ 1,093,400	\$ 904,410	
8	2	150	DHS	\$ 270,000	\$ 270,000	
1	3	121.5	Partnership in Housing	\$ 399,690	\$ 408,916	
3	4	106	Fit Rsrve (Heron Pond II)	\$ 306,490	\$ 150,000	
9	5	83	Foundation for Challenged	\$ 365,000	\$ -	
TOTAL FUNDS				\$ 2,799,252	\$ 2,097,998	

Disaster Assistance Funding - Hurricane Housing Recovery 2005/06, SHIP 2004/05, SHIP 2005/08 Rental Strategies

Folder # / Applicant / Project Location	Funding Source / Folder # and File #	Project Description and Number of Units	Requested			Recommendations			
			Amount of S's Requested / Total Project Cost	Amount of Other Funding	\$ Per Unit / Cost Per Unit	Households (HH) and Income	Amount	Comments	
General Rental									
Rental Folder #1									
Partnership In Housing (P-In-Housing) (Pueblo Bonito III)	HHR 2005/06 (1-1)	Pueblo Bonito III consists of 30 dwelling units (15 duplexes) 7 VL & 23 L	\$ 240,000 HHR \$4,189,828 Total Cost	\$2,450,000 HOME \$834,000 (Mortgage) \$266,138 SHIP awarded \$399,690 SHIP 05/06 Requested	\$ 34,153 Av. HHR 2005/06 per Unit \$139,661 Cost per Unit	30 (HH) 7 VLI 23 LI	\$230,774	Total Recommended \$230,774 HHR 05/06 (2VL, 8L) \$292,513 SHIP 04/05 (4 VL, 10L) \$116,403 SHIP 05/06 (1 VL, 5 L) \$639,690 Total (7 VL, 23L) Total Requested \$240,000 HHR 05/06 \$399,690 SHIP 05/06 \$639,690 Total Project funding is already in place. Additional funds are needed to offset increases in labor, materials and unexpected regulatory requirements. This is the third phase of the successful Pueblo Bonito Development in Bonita Springs to provide 30 General Rental units with preference given for hurricane victims. Applicant has site control. Completion October 2006	
-Bonita Springs	SHIP 2004/05							\$292,513	
	SHIP 2005/06 (1-2)		\$399,690 SHIP					\$116,403	
	SHIP 2006/07								
	SHIP 2007/08								

Disaster Assistance Funding - Hurricane Housing Recovery 2005/06, SHIP 2004/05, SHIP 2005/08 Rental Strategies

Folder # / Applicant/ Project Location	Funding Source/ (Folder # and File #)	Project Description and Number of Units	Requested			Recommendations		
			Amount of \$'s Requested/ Total Project Cost	Amount of Other Funding	\$ Per Unit/ Cost Per Unit	Households (HH) and Income	Amount	Comments
Special Needs Rental—For Special Needs Only, One Bedroom Equals One Household								
Rental Folder #2	HHR 2005/06	Construction of 14 apartments: 9 apts with 1 bedroom and 5 with 2 bedrooms for a total of 19 dwelling units for very low income disabled residents	\$ 250,000 HHR \$1,605,600 Total Cost	\$1,355,600 HUD 811	\$ 17,857 Av. HHR 2005/06 per Unit \$114,687 Cost per Unit	19 (HH) 19 VLI	\$250,000	<u>Total Recommended</u> \$250,000 HHR 05/06 <u>Total Requested</u> \$250,000 HHR 05/06 Provide 19 very low income beds for the physically disabled. Although HUD does not allow preference for extremely low income in practice most clients will be ELL. Preference will be given to hurricane victims provided all other criteria is met. This project will help address the extreme lack of supportive housing in Lee County. Goodwill has used innovative design with the goal of increasing independence by using a cluster concept to allow for a community atmosphere in which support can be given among the residents. Applicant has site control. Completion August 2006.
Southwest FL	(2-1)							
Goodwill X, Subdivision of Goodwill (SWF GWI-X) (The Pines)								
-Uninc. Lee (North Fort Myers)								
	SHIP 2004/05							
	SHIP 2005/06							
	SHIP 2006/07							
	SHIP 2007/08							

Disaster Assistance Funding - Hurricane Housing Recovery 2005/06, SHIP 2004/05, SHIP 2005/06, SHIP 2005/08 Rental Strategies

Folder # / Applicant/ Project Location	Funding Source/ (Folder # and File #)	Project Description and Number of Units	Requested			Recommendations		
			Amount of \$'s Requested/ Total Project Cost	Amount of Other Funding	\$ Per Unit/ Cost Per Unit	Households (HH) and Income	Amount	Comments
Special Needs Rental—For Special Needs Only, One Bedroom Equals One Household								
Rental Folder #3	HHR 2005/06 (3-1)	Construction of 130 apartments for the elderly 65- 1 bedroom units 65- 2 bedroom units	\$295,732 HHR 05/06 \$14,233,997 Total Cost	\$3,800,000 (mortgage) \$8,492,000 partner equity dependent on approval of Tax Credits in July 2006.	\$2,275 Av. HHR 2005/06 per Unit \$2,358 Av. SHIP per unit \$109,492 Cost per Unit	No Funding	Total Recommended \$150,000 SHIP 05/06 Total Requested \$295,732 HHR 2005/06 \$306,490 SHIP 2005/06 \$602,222 Total	\$150,000 in SHIP funds was previously awarded in conjunction with the FHFC state bonds. However the bond financing structure was deemed unfeasible. Heron Pond returned the \$150,000 and now is requesting \$602,222 as a local match for a tax credit project.
-Umnc. Lee (Lehigh)	SHIP 2004/05							Staff is recommending only \$150,000 because that is the minimum local match required and there are no guarantees that the state funds requested will be awarded. The developer may re-apply once funding is secured.
	SHIP 2005/06 (3-2)		\$306,490 SHIP 05/06			130 (HH) 39 VLI 91 LI	\$150,000	Applicant has site control. Completion depends if funded by state.
	SHIP 2006/07							
	SHIP 2007/08							

Disaster Assistance Funding - Hurricane Housing Recovery 2005/06, SHIP 2004/05, SHIP 2005/08 Rental Strategies

Folder # / Applicant/ Project Location	Funding Source/ (Folder # and File #)	Project Description and Number of Units	Requested			Recommendations		
			Amount of \$'s Requested/ Total Project Cost	Amount of Other Funding	\$ Per Unit/ Cost Per Unit	Households (HH) and Income	Amount	Comments
Special Needs Rental—For Special Needs Only, One Bedroom Equals One Household								
Rental Folder #4 SWFAS (6 DU New) -Fort Myers	HHR 2005/06							
	SHIP 2004/05							
	SHIP 2005/06 (4-1)	One duplex (2 dwelling units with 3 bedrooms each) for 6 beds. Supportive housing for persons w/substance abuse and /or mental illness.	\$199,287 SHIP 05/06	\$120,828 CDBG \$ 42,660 Land	\$33,215 Av SHIP per unit/ \$60,462 Av cost per unit	6 (HH) 3 VLI 3 LI	\$199,287	<p><u>Total Recommended</u> \$199,287 SHIP 05/06</p> <p><u>Total Requested</u> \$199,287 SHIP 05/06</p> <p>One duplex (2 DU with 3 bedrooms each) for 6 new beds. Lee County DHS donated two deteriorated houses to SWFAS. SWFAS plans to demolish and re-build the duplexes adjacent to other Permanent Supportive Housing operated by SWFAS and near its Transitional Living Center. Acquiring land and building new Permanent Supportive Housing adjacent to an existing campus of substance abuse treatment and co-occurring disorder facilities is innovative. Preference will be given to hurricane victims provided all other criteria are met.</p> <p>Applicant has site control. Completion July 31, 2006</p>
	SHIP 2006/07							
	SHIP 2007/08							

Disaster Assistance Funding - Hurricane Housing Recovery 2005/06, SHIP 2004/05, SHIP 2005/08 Rental Strategies

Folder # / Applicant/ Project Location	Funding Source/ (Folder # and File #)	Project Description and Number of Units	Requested			Recommendations		
			Amount of \$'s Requested/ Total Project Cost	Amount of Other Funding	\$ Per Unit/ Cost Per Unit	Households (HH) and Income	Amount	Comments
Special Needs Rental—For Special Needs Only, One Bedroom Equals One Household								
Rental Folder #5 SWFAS (6 DU Rehab) -Fort Myers	HHR 2005/06							
	SHIP 2004/05 (5-1)	Rehab one house (2 beds) and 2 apartments (2 beds each or 4 beds) for 6 bed supportive housing for persons with substance abuse and mental illness.	\$165,315 SHIP	\$177,667 HUD \$33,333 CDBG	\$275,564 AV SHIP per Unit \$61,897 AV Cost per unit	6 (HH) 3 VLI 3 LI	\$165,385	<p><u>Total Recommended</u> \$165,385 SHIP 05/06</p> <p><u>Total Requested</u> \$165,385 SHIP 05/06</p> <p>SWFAS purchased with HUD and CDBG funds an existing 2-bedroom house and 2 separate apartments with 2 bedrooms each. SWFAS plans to rehab the house and the 2 apartments. The house will accommodate 2 individuals (1 per bedroom) and the 2 apartments will accommodate 4 individuals for a total of 6. Acquiring Permanent Supportive Housing adjacent to an existing campus of substance abuse treatment and co-occurring disorder facilities is an innovative approach. Applicant has site control. Completion by November 30, 2006</p>
	SHIP 2005/06							
	SHIP 2006/07							
	SHIP 2007/08							

Disaster Assistance Funding - Hurricane Housing Recovery 2005/06, SHIP 2004/05, SHIP 2005/08 Rental Strategies

Folder # / Applicant/ Project Location	Funding Source/ (Folder # and File #)	Project Description and Number of Units	Requested			Recommendations		
			Amount of \$'s Requested/ Total Project Cost	Amount of Other Funding	\$ Per Unit/ Cost Per Unit	Households (HH) and Income	Amount	Comments
Special Needs Rental—For Special Needs Only, One Bedroom Equals One Household								
Rental Folder #6 Renaissance Manor (RMI) -Fort Myers	HHR 2005/06 (6-1)	Total project: 7 duplexes (14 dwelling units with 3 beds each) for 42 persons. Request for: 3 duplexes (6 dwelling units with 3 beds each) for 18 persons with physical disabilities and/or mental illness.	\$1,005,020 HHR 05/06 \$3,483,498 Total Cost	\$209,109 SHIP awarded; other federal, state local funds are being solicited	\$51,667 AV HHR/SHIP per unit (bed) \$58,341 av. cost per unit	12 households 10 ELI 2 VLI	\$619,992	<u>Total Recommended</u> \$460,535 ELI HHR 05/06 \$159,457 HHR 05/06 \$619,992 Total <u>Total Requested</u> \$1,005,020 HHR 05/06 Renaissance Manor plans to build 7 duplexes (3 beds per unit) for a total of 42 beds for extremely low and very low-income persons with physical disabilities and/or mental illness. The request is for 18 units (beds). Staff recommends 12 units (2 duplexes/4 DU with 3 beds ea) (1 of the 7 duplexes has already been allocated SHIP funding in a previous Cycle). This will increase the total number of duplexes built with SHIP funds to three. These units be will be used as a match. HUD has expressed an interest in funding. Renaissance proposes to construct the dwelling w/insulated panels that are hurricane and termite resistant and zero energy capable. Renaissance has developed a system of mixing real estate management, coordinating with social service providers and responding to the 24-hour needs of tenants. Preference will be given to hurricane victims provided all other criteria are met. Applicant has site control. Completion September 2007
	SHIP 2004/05							
	SHIP 2005/06							
	SHIP 2006/07							
	SHIP 2007/08							

Disaster Assistance Funding - Hurricane Housing Recovery 2005/06, SHIP 2004/05, SHIP 2005/08 Rental Strategies

Folder # / Applicant/ Project Location	Funding Source/ (Folder # and File #)	Project Description and Number of Units	Requested			Recommendations		
			Amount of \$'s Requested/ Total Project Cost	Amount of Other Funding	\$ Per Unit/ Cost Per Unit	Households (HH) and Income	Amount	Comments
Special Needs Rental—For Special Needs Only, One Bedroom Equals One Household								
Rental Folder #7 SWFAS (4 DU) -Fort Myers	HHR 2005/06 (7-1)	One duplex (2 units with 2 bedrooms each) for 4 beds for extremely low and very low income persons recovering from substance abuse 2 ELI 2 V/L	\$ 40,044 HHR 05/06 \$201,374 Total Cost No Admin Request	\$140,000 SHIP (previous award) \$ 21,330 donated land	\$40,044 Av. HHR 2005/06 \$50,343 Cost per unit	1 (HH) 1 ELI	\$40,044	<p><u>Total Recommended</u> \$40,044 ELI HHR 05/06</p> <p><u>Total Requested</u> \$40,044 HHR 05/06</p> <p>During the previous 3 year SHIP cycle, SWFAS received \$140,000 to build a duplex in 2005 on a donated parcel. However due to escalating construction costs, an additional \$40,044 is needed to complete the project. The new duplex would be adjacent to other permanent supportive housing operated by SWFAS and near its Transitional Living Center. Acquiring land and building a new Permanent Supportive Housing adjacent to an existing campus of substance abuse is innovative. Preference will be given to hurricane victims provided all other criteria are met.</p> <p>Applicant has site control. Completion April 2006</p>
	SHIP 2004/05							
	SHIP 2005/06							
	SHIP 2006/07							
	SHIP 2007/08							

Disaster Assistance Funding - Hurricane Housing Recovery 2005/06, SHIP 2004/05, SHIP 2005/08 Rental Strategies

Folder # / Applicant/ Project Location	Funding Source/ (Folder # and File #)	Project Description and Number of Units	Requested			Recommendations		
			Amount of \$'s Requested/ Total Project Cost	Amount of Other Funding	\$ Per Unit/ Cost Per Unit	Households (HH) and Income	Amount	Comments
Special Needs Rental—For Special Needs Only, One Bedroom Equals One Household								
Rental Folder #8 Department of Human Services (DHS)	HHR 2005/06							
	SHIP 2004/05							
	SHIP 2005/06							
-Uninc. Lee	SHIP 2006/07 (8-1)	Lee County DHS will provide supportive housing for a total of 22 individuals (all VLJ). This request is for 6 of those individuals	\$270,000 SHIP \$1,001,417	\$125,000 Home \$289,817 CDBG \$340,000 FHFC	\$12,273 AV SHIP \$45,500 AV cost per unit	6 (HH) 6 VL	\$81,010 \$188,990	<p><i>Total Recommended</i> \$ 81,010 SHIP 05/06 \$188,990 SHIP 06/07 \$270,000 Total</p> <p><i>Total Requested</i> \$270,000 SHIP 06/07</p> <p>Lee Co DHS will develop supportive housing for persons with mental and other disabilities and then turn these properties over to a local nonprofit for ownership and operations. The proposed development is for the following properties owned by DHS:</p> <p>Rehab of 2 single-family units, 915 SE 31st Ter CC 33904 - 3 beds 801 Zena Dr. FM 33905 - 2 beds</p> <p>New construction of 2 duplexes 302 Danley Rd FM 33907 - 2 & 3 beds 301 Center Rd. FM 33907 - 2 & 2 beds</p> <p>New Construction of 2 single family units 169 Lucille Ave. FM 33905 - 3 beds 323 Buena Vista FM 33905 - 3 beds</p> <p>DHS requests \$270,000 in SHIP for new construction of 2 single-family units at Lucille Ave. and 323 Buena Vista for a Total of 6 beds.</p> <p>Applicant has site control. Completion date June 2007.</p>
	SHIP 2007/08							

Disaster Assistance Funding - Hurricane Housing Recovery 2005/06, SHIP 2004/05, SHIP 2005/08 Rental Strategies

Folder # / Applicant / Project Location	Funding Source / Folder # and File #	Project Description and Number of Units	Requested			Recommendations					
			Amount of \$'s Requested / Total Project Cost	Amount of Other Funding	\$ Per Unit / Cost Per Unit	Households (HH) and Income	Amount	Comments			
Special Needs Rental—For Special Needs Only, One Bedroom Equals One Household											
Rental Folder #9 Foundation for Challenged	HHR 2005/06										
	SHIP 2004/05 (9-1)	New construction or renovation of single-family houses to provide supportive housing for 16 VLI individuals.	\$140,000 SHIP \$1,286,500	\$990,000 community lender \$156,500 internal funds	\$8,750 Av SHP per unit \$80,406 Total cost per unit		No funding		No funding recommended. Total Requested \$140,000 SHIP 04/05 \$225,000 SHIP 05/06 \$365,000 Total The Foundation for the Challenged is requesting SHIP funds to acquire or renovate single family houses to provide Supportive Housing for individuals with developmental disabilities currently at Gulf Coast Center, a state facility scheduled for closure. The specific requests are: \$140,000 SHIP 04/05 for 4 (4-bedroom) homes (16 beds) \$225,000 SHIP 05/06 for 5 (4-bedroom) homes (20 beds) The foundation would select the residents and the homes to be built or acquired after SHIP funds are awarded. The foundation is working with the Florida Agency for Persons with Disabilities (APD) and expects to receive rent subsidies from APD. However, there is no guarantee that APD will provide such rent subsidies to the Foundation and without such rent subsidies the project may not be feasible. Applicant does not have site control. Completion depends if funded by APD.		
	SHIP 2005/06 (9-2)	New construction or renovation of single-family houses to provide supportive housing for 20 VLI individuals.	\$225,000 SHIP \$1,608,125	\$1,237,500 community lender \$145,625 internal funds	11,250 Av SHIP per unit \$80,406 Total cost per unit		No funding				
SHIP 2006/07											
SHIP 2007/08											

Disaster Assistance Funding - Hurricane Housing Recovery 2005/06, SHIP 2004/05, SHIP 2005/08 Rental Strategies

Folder # / Applicant/ Project Location	Funding Source/ (Folder # and File #)	Project Description and Number of Units	Requested			Recommendations		
			Amount of \$'s Requested/ Total Project Cost	Amount of Other Funding	\$ Per Unit/ Cost Per Unit	Households (HH) and Income	Amount	Comments
Special Needs Rental—For Special Needs Only, One Bedroom Equals One Household								
Rental Folder #10 SWFAS (Detox)	HHR 2005/06							
	SHIP 2004/05							
-Fort Myers	SHIP 2005/06							
	SHIP 2006/07 (10-1)	Phase I of a proposed 40 bed Detox Center on a 4 acre parcel owned by the city of Fort Myers 36 VLI, 2LI, 2MI	\$546,700 SHIP \$3,875,155	\$531,800 Land lease from city \$250,00 sale of existing Detox \$330,335 Bequest (received) \$1,669,620 Fund raising & mortgage	\$27,335 Av SHIP per unit \$96,878 Av cost per unit	40 household 36 VLI 2 LI 2 MI	\$357,710	<p>Total Recommended \$357,710 SHIP 06/07 \$546,700 SHIP 07/08 \$904,410 Total</p> <p>Total Requested \$546,700 SHIP 06/07 \$546,700 SHIP 07/08 \$1,093,400 Total</p> <p>SWFAS plans to build a 12,000 sq ft 30 to 40-bed Detoxification Center on a 4-acre parcel on Evans Ave. owned by the city of FM, which voted to enter into a long-term lease (50-year with two 10 year extensions) with SWFAS. The site would house the Detox Center, SWFAS Outpatient Center and Administration complex.</p> <p>This proposal would replace the 17-bed Detox center that SWFAS has run for the last 20-years. In any given month up to 30adults are held in protective custody at the jail or admitted at the hospital emergency room because there is no room at the existing Detox. Both the jail and the hospital are costly and less effective alternatives than the Detox would be. Currently the lack of Detox beds has led to a crisis situation. Applicant has site control. Completion May, 2008.</p>
	SHIP 2007/08 (10-2)	Phase II of a proposed 40-bed Detox Center on a 4 acre parcel owned by the city of Fort Myers	\$546,700 SHIP \$3,875,155			Same as above.	\$546,700	