

7/12/2006

Agenda Item Summary

1. ACTION REQUESTED/PURPOSE: 1) Approve submission of Lee County's Homeless Housing Grant Florida FY 2007 to the State of Florida Office on Homelessness, Tallahassee, 2) Authorize Chairwoman to sign Cover Letters and Certifications and 3) Adopt minor revision to Lee County Continuum of Care HUD FY 2006.

2. WHAT ACTION ACCOMPLISHES: Allows Lee County to apply for state funding for a local homeless project by the Department of Human Services and a local non-profit agency.

3. MANAGEMENT RECOMMENDATION:

Staff recommends approval.

4. Departmental Category: 05 **CSA** **5. Meeting Date:** 8/1/06 DATE CRITICAL

6. Agenda: <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Administrative <input type="checkbox"/> Appeals <input type="checkbox"/> Public <input type="checkbox"/> Walk-On	7. Requirement/Purpose: (specify)		8. Request Initiated: Commissioner _____ Department Human Services Division na By: Karen B. Hawes, Director
	<input type="checkbox"/> Statute	_____	
	<input type="checkbox"/> Ordinance	_____	
	<input type="checkbox"/> Admin. Code	_____	
<input checked="" type="checkbox"/> Other	Part VI Chapter 420 Florida Stat		

9. 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 and solicits and submits applications from agencies that provide services to the homeless.

- Attachments:
Cover Letter
Homeless Housing Grant Consistency Letter
Homeless Housing Grant Application
Grant Application Data Form

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	
[Signature]	N/A	N/A	N/A	[Signature]	RK 7/14	[Signature]	[Signature]	[Signature]	HS 7/19/06

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN: [Signature]
7-18-06 9:30 AM
COUNTY ADMIN FORWARDED TO: [Signature]

Rec. by CoAtty
[Signature]
[Signature]

PLEASE RUSH!

MEMORANDUM FROM
THE DEPARTMENT OF
HUMAN SERVICES
ADMINISTRATION

DATE CRITICAL

LEE COUNTY ATTORNEY

2006 JUL 18 AM 9:13

Date: July 18, 2006

To: All Concerned Departments

From: Karen B. Hawes
Director

Re: Blue Sheet (Number 20060949)

Blue sheet number 20060949 needs to be walked on to the August 1, 2006 Board of County Commissioners meeting.

This blue sheet needs to be signed to allow Lee County to apply for state funding for a local homeless project by the Department of Human Services and a local non-profit agency.

Thank you.

Deadline 7/20

to make
8-1 - BOCC
Date

(Does not need to be a W/O)
Angie Edus / Fraser

GRANT APPLICATION DATA FORM

SUBMITTING DEPARTMENT/DIVISION: Department of Human Services

Contact Person: Richard Faris

Telephone #: 533-7930

Were the services of the County's grant development consultant utilized for this application?
(For ex. Full proposal preparation, consultation, research, phone inquiry, etc.) YES NO

If you answered YES, please briefly explain:

NAME OF GRANT: State Office On Homelessness Homeless Housing Assistance Grant

GRANTOR AGENCY: State Office On Homelessness. Department of Children and Families

Is this grant a "Pass-Through" of Federal Funds to State?
____ Yes No Unknown

DEADLINE FOR SUBMITTAL: 8/3/2006

GRANT AMOUNT: \$750,000

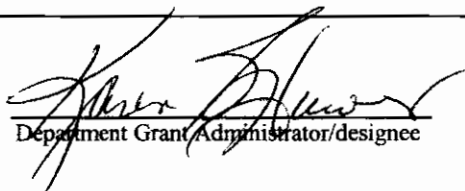
MATCHING REQUIREMENTS (include how the matching will be met):
No Match required

PURPOSE OF GRANT: Homeless Services

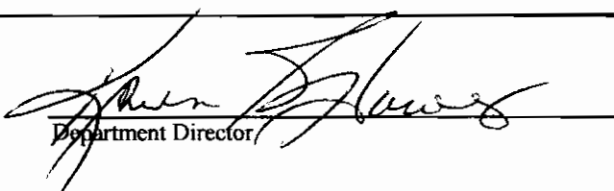
IMPACT STATEMENTS

Please describe the benefit of this grant to the community.
Homeless residents receive housing and services

Please describe the operational impact to Lee County Government.
Human Services contracts sub-recipient



Department Grant Administrator/designee
Date 6/13/2006



Department Director
Date 6/13/2005

Bob Janes
District One August 1, 2006

Douglas R. St. Cerny
District Two

Mr. Tom Pierce
Executive Director

Ray Judah
District Three

State Office on Homelessness
Department of Children and Families

Tammy Hall
District Four

1317 Winewood Boulevard,
PDHO, Building 3, Room 325
Tallahassee, FL 32399-0700

John E. Albion
District Five

Donald D. Stilwell
County Manager

SUBJECT: RENAISSANCE MANOR, LEE COUNTY
HOMELESS HOUSING ASSISTANCE GRANT PROJECT
Florida FY 2007

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

Dear Mr. Pierce:

Please find enclosed the Lee County application for the *Homeless Housing Assistance Grant* of the Florida State Office on Homelessness for the **Broadway Place** of Renaissance Manor, Inc with Budget and required Certifications. Funding requested for this Project is \$750,000 (\$17,857 per unit) to add 42 critically needed permanent housing beds for homeless persons in the County. The shortage of beds for known and documented homeless residents is at least 1372 beds (3.11 beds per 1000 County population). 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 (239) 533-7930, fax (239) 533-7960

Sincerely,

Tammara H. Hall, Chairwoman
Lee County Board of County Commissioners

Encl: Budget and Certifications

C: Karen B. Hawes, Director, Department of Human Services



BOARD OF COUNTY COMMISSIONERS
August 1, 2006

Writer's Direct Dial Number: (239) 533-7930

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

Mr. Tom Pierce
Executive Director
State Office on Homelessness
Department of Children and Families
1317 Winewood Boulevard,
PDHO, Building 3, Room 325
Tallahassee, FL 32399-0700

SUBJECT: CERTIFICATION OF CONSISTENCY
WITH CONTINUUM OF CARE
RENAISSANCE MANOR, LEE COUNTY
HOMELESS HOUSING ASSISTANCE GRANT PROJECT
Florida FY 2007

Dear Mr. Pierce:

The Board of County Commissioners of Lee County hereby Certifies that the Renaissance Manor Homeless Housing Assistance Grant as submitted herewith is consistent with the Lee County Homeless Continuum Of Care Strategic Plan, HUD FY 2006 As Amended this date. The amended plan is appended here.

Please find attached Documentation displaying the location of the proposed use within the Strategic Plan. If you have questions, please contact Richard Faris, Senior Planner of the Department of Human Services, at (239) 533-7930, fax (239) 533-7960.

Sincerely,

Tammara H. Hall,
Chairwoman
Lee County Board of County Commissioners

Encl: Citations, Copy, and HHAG Amendment

C: Karen B. Hawes, Director, Department of Human Services

ORIGINAL



LEE COUNTY

SOUTHWEST FLORIDA

HOMELESS

HOUSING ASSISTANCE GRANT

**BROADWAY PLACE
RENAISSANCE MANOR, INC**

**State Office on Homelessness
Florida FY 2007 Application**

Prepared in Conjunction with:

Lee County Coalition for the Homeless
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: August 1, 2006

vers. staff



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

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Original Consistency Letter

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SECTION 1

(Sample, Original Attached Separately)

August 1, 2006

Mr. Tom Pierce
Executive Director
State Office on Homelessness
Department of Children and Families
1317 Winewood Boulevard,
PDHO, Building 3, Room 325
Tallahassee, FL 32399-0700

**SUBJECT: RENAISSANCE MANOR, LEE COUNTY
HOMELESS HOUSING ASSISTANCE GRANT PROJECT
Florida FY 2007**

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If you have questions, please contact Richard Faris, Senior Planner of the Department of Human Services at (239) 533-7930, fax (239) 533-7960

Sincerely,

(Signature - See signed original)
Tammara H. Hall, Chairwoman
Lee County Board of County Commissioners

Encl: Budget and Certifications

C: Karen B. Hawes, Director, Department of Human Services

SECTION 2

**EXHIBIT C
HOMELESS HOUSING ASSISTANCE GRANT
BUDGET, AND SOURCE AND USE**

A. Budget

<u>Activity</u>	<u>HHAG Request</u>	<u>All Other Sources</u>	<u>Total Cost</u>
Acquisition	Not Eligible	\$261,000	\$ 261,000
Rehabilitation	\$0	\$0	\$0
New Construction	\$712,500	\$581,790	\$1,294,290
Permits, Fees	\$0	\$ 40,000	\$ 40,000
Project Design	Not Eligible	\$100,000	\$ 100,000
Off-Site Improvements	Not Eligible	\$0	\$0
Grant Administration (5% maximum)	\$37,500	\$0	\$ 37,500
TOTALS	\$750,000	\$982,790	\$1,732,790

B. Project Financing Source and Use

<u>Attached Source of Cash/Financing</u>	<u>Amount of Funding</u>	<u>Uses of the Cash</u>	<u>Written Commitment Yes/No</u>
1. Homeless Housing Asst. Grant	\$750,000	2.5 duplex (15 units)	request
2. SHIP Funds, Lee	\$209,109	1 duplex (6 units)	yes
3. HUD, COC	\$132,789	.5 duplex (3 units)	yes
4. Lee Hurricane Funds	\$619,992	2.5 duplexes (15 units)	yes
5. HUD, COC, request	na	.5 duplex (3 units)	no
6. RM funds	\$20,900	leasehold/survey/apprais.	yes
TOTALS	\$1,732,790		

C. Grant Drawdown Schedule

Please fill in below your anticipated schedule for drawing the state grant from the department. For planning purposes, expect the grant to be awarded by the end of the first quarter of the fiscal year.

<u>Quarter</u>	<u>Draws Expected</u>	<u>Drawn</u>
July 1 – Sept. 30	Grant Award	0%
Oct. 1 - Dec. 31	\$187,500	25%
Jan. 1 – March 31	\$187,500	50%
April 1 – June 30	\$375,000	100%

2

D. Leveraging Criteria

I. One of the preference criteria to be used in the ranking of the applications shall be leveraging of other sources of funds. The priority shall go to the application that requires the lowest dollar amount of Homeless Housing Assistance Grant funding per new unit of homeless housing to be created by the project.

- | | |
|--|-----------|
| 1. Amount of Homeless Housing Assistance Grant Requested | \$750,000 |
| 2. Number of New Homeless Housing Units | <u>42</u> |

Divide the total amount of the Homeless Housing Assistance Grant requested by the total number of new units of homeless housing to be created, to determine the amount of grant assistance requested per unit of housing to be created. The figure shall be expressed in dollars and cents.

Divide HHAG Grant Request \$750,000
 by number of new units 42
 to equal \$17,857 / per unit of new housing created.

Leverage: Grant Amount Per Unit \$17,857

II. The second preference criteria shall be the leveraging ratio of other private and public dollars committed to the amount of the grant requested. The priority ranking shall go to the application that leverages the highest ratio of other funds to the grant dollars requested. Example: a project has written commitments of \$500,000 in other private and public funds, and requests a grant of \$300,000. A leveraging ratio is calculated by dividing \$500,000 by \$300,000, to result in a ration of 1.67.

- | | |
|---|---------------|
| (1) From section B above, enter the total amount of written commitments of other private and public dollars. | \$982,790 |
| (2) From section B above, enter the total amount of the Homeless Housing Assistance Grant requested. | \$750,000 |
| (3) Divide the total in line 1 by the total in line 2 to result in a leverage ratio calculated to two decimal places (1.01) | 1.31
Ratio |

E. Certification by Lead Agency (Leverage)

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: Tammara H. Hall, Chairwoman

Lead Agency Official Signature: _____

Date Executed: August 1, 2006

SECTION 3

(SAMPLE, ORIGINAL ATTACHED SEPARATELY)

August 1, 2006

Mr. Tom Pierce
Executive Director
State Office on Homelessness
Department of Children and Families
1317 Winewood Boulevard,
PDHO, Building 3, Room 325
Tallahassee, FL 32399-0700

**SUBJECT: CERTIFICATION OF CONSISTENCY WITH CONTINUUM OF CARE
RENAISSANCE MANOR, LEE COUNTY
HOMELESS HOUSING ASSISTANCE GRANT PROJECT
Florida FY 2007**

Dear Mr. Pierce:

The Board of County Commissioners of Lee County hereby Certifies that the Renaissance Manor Homeless Housing Assistance Grant as submitted herewith is consistent with the Lee County Homeless Continuum Of Care Strategic Plan, HUD FY 2006 As Amended this date. The amended plan is appended here.

Please find attached Documentation displaying the location of the proposed use within the Strategic Plan. If you have questions, please contact Richard Faris, Senior Planner of the Department of Human Services, at (239) 533-7930, fax (239) 533-7960.

Sincerely,

Sincerely,

(See signature on original attached separately)

Tammara H. Hall,
Chairwoman
Lee County Board of County Commissioners

Encl: Citations, Copy, and HHAG Amendment

C: Karen B. Hawes, Director, Department of Human Services

3

(Additional Copy of this Amendment attached to Application)



LEE COUNTY

SOUTHWEST FLORIDA

2006 HOMELESS

CONTINUUM OF CARE

STRATEGIC PLAN

AMENDMENT NO. 2
AUGUST 1, 2006

U.S. Department of Housing and Urban Development
2006 Supportive Housing Program
2006 Shelter Plus Care Program
Consolidated Application

Prepared in Conjunction with:

Lee County Homeless Coalition
State of Florida District 8 Department of Children and Families

Submitted by:

Lee County Board of County Commissioners

State Office on Homelessness 8/1/06

3 Documentation

Revised August 1, 2006 For State Office of Homelessness
Amended HUD FY 2006 Housing Chart

Excerpt:

Page 12 Lee County 2006 Homeless Continuum of Care as Amended 8.1.06

HUD 40090-1-I

I: CoC Housing Inventory Charts

Permanent Supportive Housing*: Fundamental Components in CoC System – Housing Inventory Chart											
Provider Name	Facility Name	HMIS Part. Code	Number of Year-Round Beds in HMIS		Geo Code	Target Population		Year-Round			Total Year-Round Beds
			Ind.	Fam.		A	B	Family Units	Family Beds	Individual CH Beds	
Current Inventory			Ind.	Fam.							
Renaiss. Manor	Sans Souci SHP SPC HOME	5	21		129071	SM				21/21	21
Ruth Cooper Ctr	Shelter Plus Care	5	27	6	129071	M		2	6	27/17	33
CDBG LCHDC	2003 Units	2	6		120402	SMF				6/3	6
HOME S. Hsg	2001 02 Units	2	4	0	120402	FC				4/3	4
SWFAS	2001 Units	5	8	2	129066	M		1	2	8/4	10
SUBTOTALS:			66	8	SUBTOT. CURRENT INVENTORY:			3	8	66/48	74
New Inventory in Place in 2005 (Feb. 1, 2005 – Jan. 31, 2006)			Ind.	Fam.							
SWFAS	2001 Units	5	8	0	129066	SMF				8/4	8
B. Fredericks	B. Fredericks	P	8	0	129071	SM				8/8	8
SUBTOTALS:			16	0	SUBTOTAL NEW INVENTORY:			0	0	16/12	16
Inventory Under Development			Anticipated Occupancy Date								
Renaiss. Manor	Broadway Pl 2005		2007		120966	SM				8/8	8
Ren. Manor+HHAG	Broadway Pl 2006		2008- AMENDED		120966	SM				3/3-42/10	42
HOME Supp Hsg	2004/05 Units		2007		129071	SMF				18/4	18
SWFAS	2004 Units		2007		120966	SMF				9/9	9
SUBTOTAL INVENTORY UNDER DEVELOPMENT:								0	0	38/24 77/34	38 77
TOTALS:								3	8	120/84 159/94	128 159
Unmet Need								38	95	312/258 273/248	407 368
1. Total Year-Round Individual PH Beds:			81	4. Total Year-Round Family Beds:			8				
2. Year-Round Individual PH Beds in HMIS:			73	5. Year-Round Family PH Beds in HMIS:			8				
3. HMIS Coverage Individual PH Beds: (Divide line 2 by line 1 and multiply by 100. Round to a whole number.)			90(%)	6. HMIS Coverage Family PH Beds: (Divide line 5 by line 4 and multiply by 100. Round to a whole number.)			100%				

SECTION 4 AGENCY NARRATIVE

Renaissance Manor, Broadway Place

The Project

The project is the construction of 42 units of permanent housing for homeless individuals with mental health disabilities on a 1.3-acre site near Edison Square Mall. The project includes seven duplexes, each apartment will contain three-bedrooms. Renaissance Manor, Inc. (RM) owns the commercially zoned, vacant property in the City of Ft. Myers. The units will access existing local services via a bus stop that adjoins that the property and services in walking distance. Each apartment unit will contain approximately 1,500 square feet of living space with bedrooms, full kitchen, two baths with either a shower or tub, living room and front porch. The plans situate the duplexes on the lots to allow for small gardens. Upcoming work includes: land preparation, paying impact fees, sewer hook-up, constructing a concrete platform for the units, housing construction, finishing the exterior and interior, obtaining a Certificate of Occupancy and selecting and supporting residents to occupy the housing. By building through Metals U.S. or similar type of construction, RM will provide housing as soon as 60-75 days after financing. Metals US uses structural insulated panels that are zero energy capable and hurricane and termite resistant. RM has completed an updated survey and site plan. In January 2005, the City of Ft. Myers provided RM a zoning letter indicating the property's suitability for the proposed development. A permit will be obtained by December 31, 2006.

The requested HHAG funds provide the final funds for construction of 2.5 duplexes. RM has a Florida Housing Pre-Development Loan to finance preconstruction. To date, RM obtained SHIP funds for one duplex, HUD COC for half a duplex, Hurricane Funds for 2.5 duplexes, and has a pending HUD COC application for half a duplex.

Renaissance Manor accepts potential residents after an interview and reference check process that collects information from the patient, available family members, medical history and doctor's recommendations. Renaissance Manor anticipates these residents will experience long-term and dual diagnosis mental illness. This project provides permanent housing and associated services.

The Project Development Team

Scott Eller, Executive Director has 10 years of experience running housing facilities with adults with mental illness and other disabilities. His recent experience includes leading Renaissance Manor upgrades and development of an assisted living facility including 41 beds and 59 independent living units in Sarasota and Lee Counties. He has worked with SHIP, CDBG, COC, Shelter Plus Care, HOME and local foundation funding. (Role: principal in charge of project.)

Heather Eller, Administrator has 10 years of experience in health care administration for the mentally ill. Her background includes providing materials for auditing and review agencies and the maintenance of client files plus daily operational oversight of the assisted living facility. (Role: daily oversight, patient care and documentation of eligibility and other needs.)

Robert Tonetti, Lee County Housing Director, coordinates all of RM activities in Lee County and manages the Lee housing units. His background includes 20 years of case management and special needs housing activities in Lee and Collier Counties. (Role: Day-to-day coordination of existing housing including liaison with Lee County mental health providers and local assistance in developing housing units in Lee County.)

4

Carlos Frizone is a certified general contractor and civil engineer. He has 25 years of experience in the construction industry. His experience includes knowledge of construction with alternate building systems. He has developed numerous properties in Lee County Florida including office parks and luxury and single-family homes.

Project Operation

Renaissance Manor, Inc. will own, develop and operate the structure.

Experience

Incorporated as a 501(c) in 1999, Renaissance Manor, Inc. experience as a nonprofit housing organization includes the development, improvement and operation of the following sites:

Assisted Living Facility at 1401 16th Street in Sarasota

Assisted Living Phase I: RM refurbished the Carriage House on the facility. This project took two and a half months. The Wilson-Wood Foundation provided \$30,000 for the renovation in 1999.

Assisted Living Phase II: While full, RM renovated this assisted living facility. The renovation included the main wing, the upgrade of 17 bathrooms and adding 3 beds. SHIP funds and grants from the Selby Foundation, the Community Foundation of Sarasota, the Wilson-Wood Foundation and private donations funded this \$235,800 project. Finished in 2000, the builders completed the project in seven months.

Assisted Living Phase III: RM upgraded and expanded client rooms including adding three baths. At the same time, RM modernized other areas and added a 1,400 square foot wing with a theatre screen. Funded by the Selby Foundation and private donations, RM completed this \$73,000 project on budget in 85 days in 2001.

Independent Living Facilities

Nutmeg Apartment Complex, Clark Road, Sarasota

Jointly with Coastal Behavioral Healthcare, RM purchased a 10-bedroom apartment facility, in June 2001, with SHIP funds of \$266,000 and a donation of \$100,000 from the Selby Foundation.

Occupancy of these Sarasota units began in Summer 2001. After this, RM obtained additional funds to complete more upgrades from the Wilson-Wood Foundation and other sources.

Tammi House, Sevilla Street, North Port

RM and Coastal Behavioral purchased an additional property in North Port, which opened in 2004. This project was funded with SHIP funds, a \$100,000 grant from the Gulf Coast Foundation and two HUD Continuum of Care grants.

1. In spring 2004, RM constructed 21 units in Lee County on San Souci Road, Ft. Myers with funds from HUD-Continuum of Care, Shelter Plus Care, CDBG, HOME and a Florida State Challenge Grant.

Additionally, RM, provides 10 independent living units at scattered sites in Sarasota County. RM also rents three family houses with at least one member with mental health challenges. All of these properties provide low-income and very low-income housing. Scott Eller and Heather Eller are involved in these projects. The Lee County Housing Director (Robert Tonetti) joined the team with the opening of the Lee County San Souci Road site.

4

Supportive Services Committed to Occupants

Renaissance Manor, Inc. provides high-quality, permanent, long-term housing to adults diagnosed with mental illness and supports their residence in the least-restrictive and safest environment possible. This program provides 42 people with long-term mental illness housing and support services in the least restrictive and safest environment possible to empower them to be self-sufficient. Adults served range from age 18 to 65.

For the 10 project years, Renaissance Manor will provide or cause to be provided quality affordable housing, onsite staffing, screening prior to residency, on-site case management, supportive living life skills training, community enrichment opportunities, ongoing observation and transportation to supplement local bus service. Staff helps each resident develop an Individuals Service Plan to coordinate support services based their own personal goals and three program goals: 1) to obtain and remain in permanent housing, 2) to achieve self-determination and 3) to increase their skills and income.

To augment case management (provided by Lee Mental Health Center, Coastal Behavioral Health Care or other state funded mental health provider) and support services arranged by the case manager, RM staff provide life skills services in small group classes and with one-on-one demonstrations at the housing sites. As part of these services, residents receive ongoing encouragement and feedback to help them improve and practice skills related to daily living and apartment or room upkeep. These skills help residents' function more independently, experience success in their housing and develop income-related skills and interests.

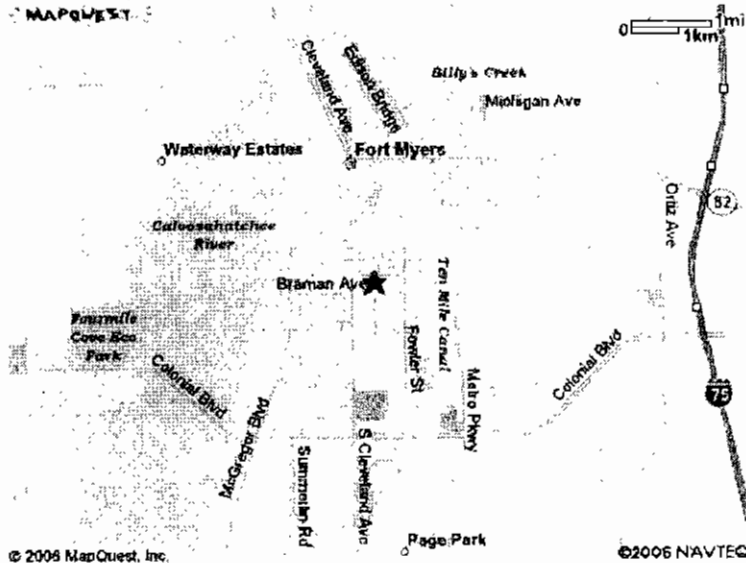
Coordination of services

- All persons served will be eligible for mainstream services.
- If the client contacts Renaissance Manor directly, staff will interview them to obtain information and make referrals for immediate and emergency needs.
- If mental health needs are indicated, the individual will be sent to Lee Mental Health Center, Coastal Behavioral Healthcare or another local mental health provider for assessment. In some cases this takes place at an office, in other cases the local mental health provider will provide these services (and follow-up services) on-site wherever the client is located i.e., in a temporary shelter, in jail, temporary housing, at a worksites or in Renaissance Manor housing units.
- This assessment includes checking for eligibility for the following mainstream health and social services programs: SSI, TANF, Medicaid, Food Stamps, SCHIP, Workforce Investment Act and Veterans Health Care programs.
- If the client is referred to Renaissance Manor for housing, Renaissance Manor sets up appointments and takes resident to medical and psychiatric evaluations.
- The resident, mental health services provider/ case manager and Renaissance Manor staff meet to develop a wellness plan based on all the information obtained and apply for any benefits for which they are eligible, but have not obtained.
- As needed, Renaissance Manor helps with additional appointments and assessing services in coordination with the case management staff for such activities like seeing a psychiatrist, medical services, counseling, job training, life skills and income management services or obtaining benefits.
-

4 Project Location

The property is located within a five-minute walk to Edison Square Mall, a regional mall with more than 150 stores and services. Besides mall amenities, the property rests close to a medical park, grocery store, post office, movie theatre, within a mile of the local high school and adjacent to a small city park. Bus routes are within five-minute walk access both Lee Mental Health Center for Behavioral Health Care and Coastal Behavioral Healthcare Services.(See maps)

Broadway Place
Fort Myers, FL 33901-7206, US



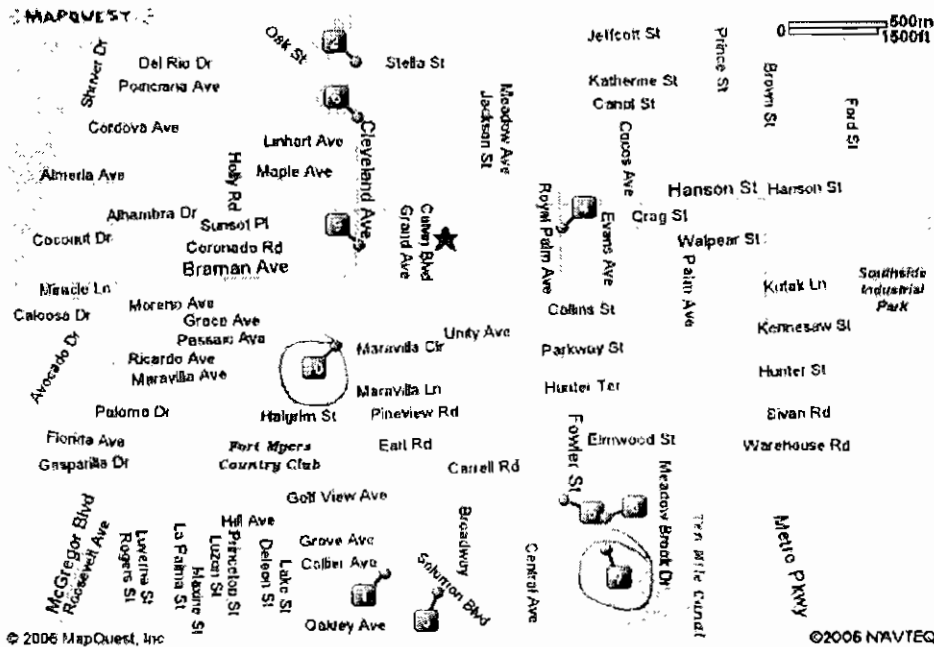
All rights reserved. Use Subject to License/Copyright
This map is informational only. No representation is made or warranty given as to its content. User assumes all risk of use. MapQuest and its suppliers assume no responsibility for any loss or delay resulting from such use.



Notes:
Health Care Agencies, Mental Health Abuse Provider

Results 1 to 10 for health care agencies near 3047 Broadway, Fort Myers, FL 33901-7206

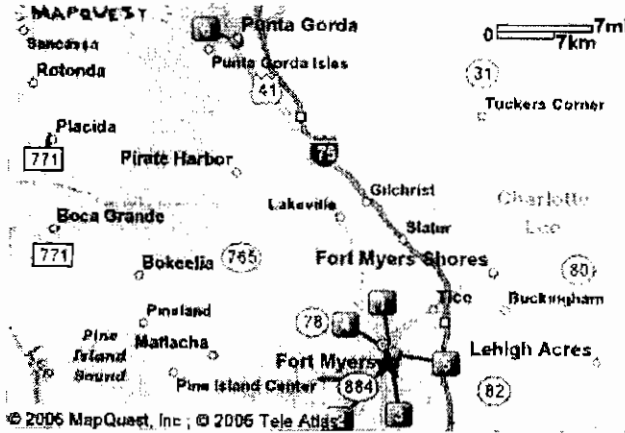
- | | |
|---|---|
| <p>1. X L Care Agency Inc
2650 Collier Ave # 200, Fort Myers, FL (0.94 miles away)
239-332-3766</p> <p>2. Alliance Home Health Care
2665 Cleveland Ave # 201, Fort Myers, FL (0.57 miles away)
239-337-1064</p> <p>3. Accu-Care Nursing Svc Inc
3822 Broadway # C, Fort Myers, FL (0.99 miles away)
239-931-9788</p> <p>4. Meineke Car Care Ctr
3029 Fowler St, Fort Myers, FL (0.36 miles away)
239-334-1192</p> <p>5. Child Care-Southwest Florida
3625 Fowler St, Fort Myers, FL (0.82 miles away)
239-278-1002</p> | <p>6. Lee Memorial Home Health
2776 Cleveland Ave, Fort Myers, FL (0.44 miles away)
239-332-6440</p> <p>7. Lee County Health DEPT-WIC
3691 Evans Ave # 205, Fort Myers, FL (1.00 miles away)
239-344-2000</p> <p>8. Child Care-Southwest Florida
3630 Evans Ave, Fort Myers, FL (0.92 miles away)
239-274-0160</p> <p>9. Arcadia Health Svc
3049 Cleveland Ave, Fort Myers, FL (0.27 miles away)
239-226-0685</p> <p>10. Lee Mental Health Ctr
1942 Passaic Ave, Fort Myers, FL (0.45 miles away)
239-939-3156</p> |
|---|---|



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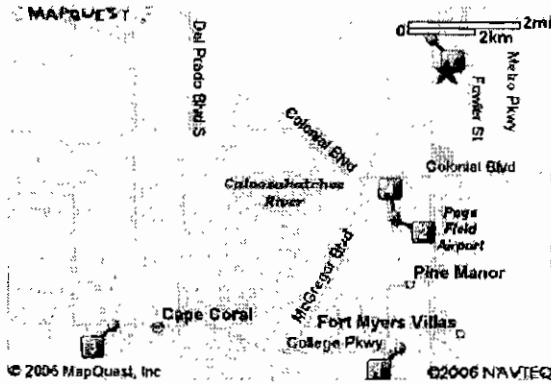
4 Documentation



6 results for **salvation army** near **3047 Broadway, Fort Myers, FL 33901-7206**

1. **Salvation Army**
2476 Edison Ave, Fort Myers, FL (0.91 miles away)
239-334-1333
2. **Salvation Army**
10291 McGregor Blvd, Fort Myers, FL (2.52 miles away)
239-278-1551
3. **Salvation Army Thrift Store**
3065 Fowler St, Fort Myers, FL (0.36 miles away)
239-337-4991
4. **Salvation Army**
2400 Edison Ave, Fort Myers, FL (0.87 miles away)
239-334-3745
5. **Salvation Army**
2581 Palm Ave, Fort Myers, FL (1.01 miles away)
239-337-0955
6. **Salvation Army Thrift Store**
130 Ann St, Punta Gorda, FL (23.95 miles away)
888-627-1001

4 Documentation



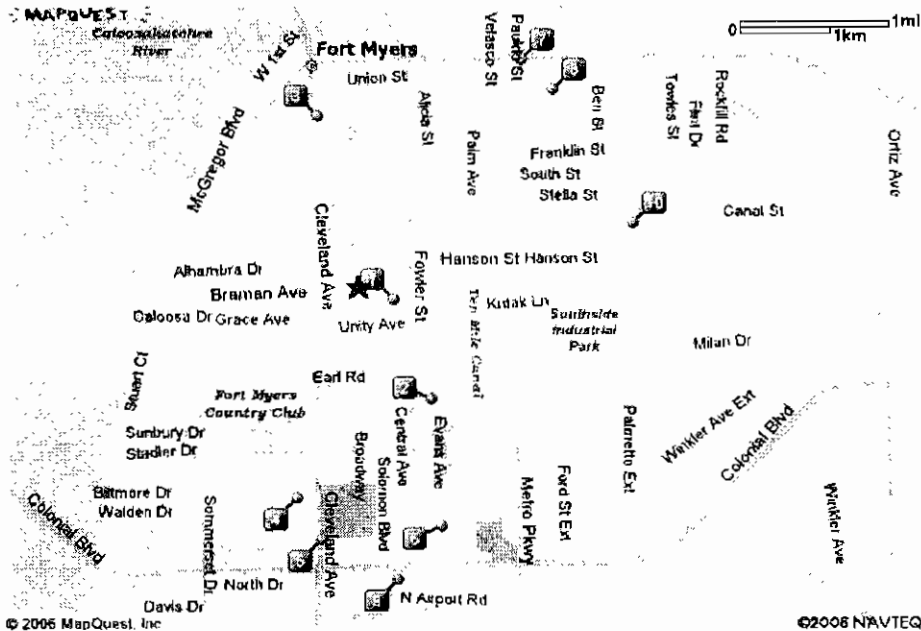
32 results for **substance abuse provider** near **3047 Broadway, Fort Myers, FL 33901-7206**

1. **Internet Service Provider**
12730 New Brittany Blvd # 303, Fort Myers, FL (4.50 miles away)
239-790-0000
2. **RJH Solutions Provider Inc**
43 Barkley Cir # 102, Fort Myers, FL (2.55 miles away)
239-481-6868
3. **Mobility Therapy Providers**
Joann Pilapil
523 Cape Coral Pkwy E, Cape Coral, FL (7.17 miles away)
239-549-7161
4. **Mobility Therapy Providers**
20 Barkley Cir, Fort Myers, FL (2.50 miles away)
239-275-2090
5. **A Drug 24 Hour Abuse**
Fort Myers, FL (0.32 miles away)
239-332-0645
6. **A Drug 24 Hour Abuse**
Cape Coral, FL (5.97 miles away)
239-549-0740
7. **Abuse Counseling & Treatment**
2023 Jeffcott St, Fort Myers, FL (0.59 miles away)
239-939-3112
8. **Center For Abuse & Rape**
PO Box 510234, Punta Gorda, FL (24.60 miles away)
941-639-5499
9. **A Alcohaaaaaal 24 Hour Abuse**
Cape Coral, FL (5.97 miles away)
239-542-4094
10. **A Alcohaaaaaal 24 Hour Abuse**
Fort Myers, FL (0.32 miles away)
239-332-0645

Documentation

Results 1 to 10 for day care centers near 3047 Broadway, Fort Myers, FL 33901-7206

- 1. **Little Sprouts Child Care Ctr**
3081 Central Ave, Fort Myers, FL (0.24 miles away)
239-332-5437
- 2. **Senior Friendship Ctr Inc**
3600 Evans Ave, Fort Myers, FL (0.84 miles away)
239-275-1881
- 3. **Apple Annie's Day Care Ctr**
2037 Hoople St, Fort Myers, FL (1.07 miles away)
239-334-0010
- 4. **Cheers Early Learning Ctr**
1851 Commercial Dr, Fort Myers, FL (1.33 miles away)
239-936-4466
- 5. **Fine Care Ctr Inc**
4300 Cleveland Ave # 2C, Fort Myers, FL (1.54 miles away)
239-278-3463
- 6. **Shining Stars Children's Ctr**
4244 Evans Ave, Fort Myers, FL (1.54 miles away)
239-277-0514
- 7. **Blossom Child Care Ctr**
3071 Dr Martin Luther King, Fort Myers, FL (1.76 miles away)
239-332-3838
- 8. **Shinning Light Child Care Ctr**
2229 Carver Ave, Fort Myers, FL (1.77 miles away)
239-344-3374
- 9. **Messina Children's Ctr**
4650 Fowler St, Fort Myers, FL (1.78 miles away)
239-278-1148
- 10. **P A Geraci Ctr**
3713 Canal St, Fort Myers, FL (1.86 miles away)
239-337-4995



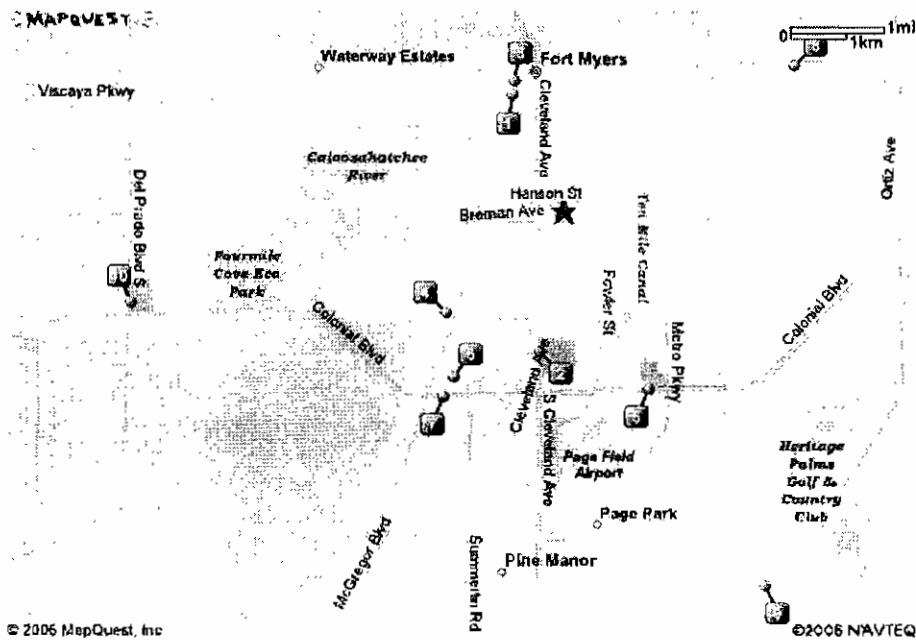
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Documentation

Results 1 to 10 for **shopping near 3047 Broadway, Fort Myers, FL 33901-7206**

- | | |
|---|--|
| <p>1. Edison Ford Square
2182 McGregor Blvd, Fort Myers, FL (1.25 miles away)
239-336-2230</p> <p>2. Edison Mall Shopping Ctr
4125 Cleveland Ave # 154, Fort Myers, FL (1.33 miles away)
239-939-5464</p> <p>3. Sanders Unlimited Inc
2026 Wilna St, Fort Myers, FL (1.36 miles away)
239-334-8852</p> <p>4. Cool Breeze of SW Fl By David
1317 Sunbury Dr, Fort Myers, FL (1.56 miles away)
239-281-3638</p> <p>5. Amtel Flea Market Mall
2855 Colonial Blvd, Fort Myers, FL (1.88 miles away)
239-939-3132</p> | <p>6. Smart Shopping Directories Inc
4640 Siesta Cir, Fort Myers, FL (1.95 miles away)
239-839-8084</p> <p>7. Royal Palm Square
1400 Colonial Blvd # 24, Fort Myers, FL (2.16 miles away)
239-939-2157</p> <p>8. Fleamasters Fleamarket
4135 Dr Martin Luther King Bl, Fort Myers, FL (2.77 miles away)
239-334-7001</p> <p>9. Rod Rest Unltd
7280 Penzance Blvd # 301, Fort Myers, FL (4.11 miles away)
239-274-5530</p> <p>10. Coralwood Shopping Center
2301 Del Prado Blvd S, Cape Coral, FL (4.63 miles away)
239-337-1710</p> |
|---|--|

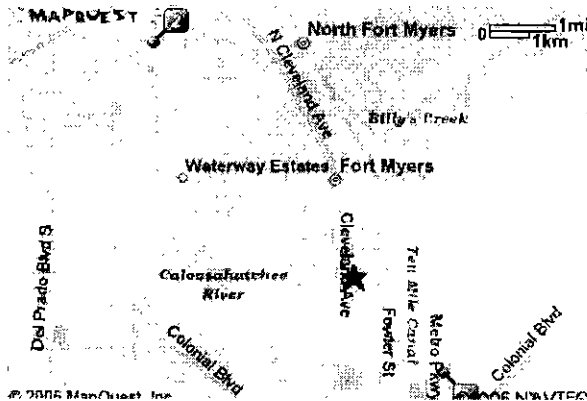


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4

Documentation

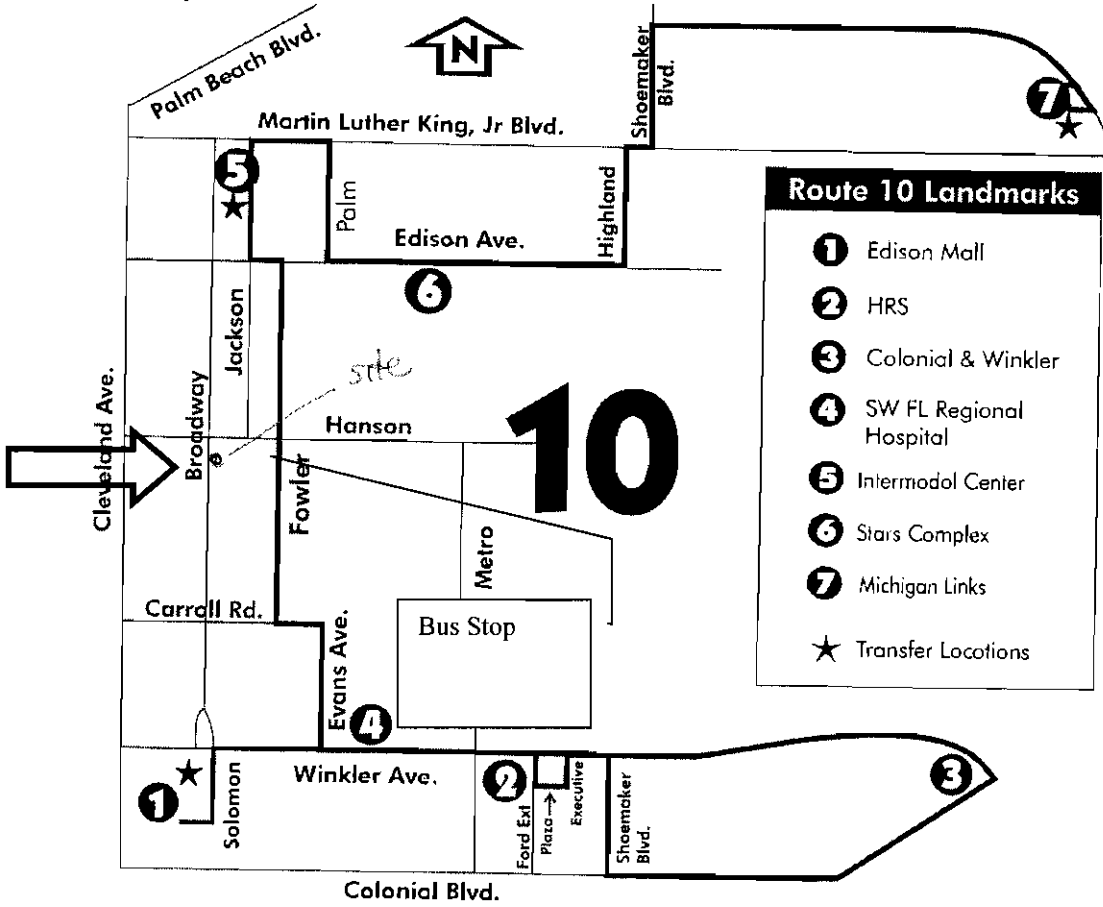


2 results for jobs near 3047 Broadway, Fort Myers, FL 33901-7206

- 1. Jobs & Benefits**
4150 Ford Street Ext # 15, Fort Myers, FL (1.84 miles away)
239-278-7140
- 2. Jobs & Benefits**
939 Pondella Rd, Fort Myers, FL (4.41 miles away)
239-656-7730

4 Documentation

Transportation



- Route 10 Landmarks**
- 1 Edison Mall
 - 2 HRS
 - 3 Colonial & Winkler
 - 4 SW FL Regional Hospital
 - 5 Intermodal Center
 - 6 Stars Complex
 - 7 Michigan Links
- ★ Transfer Locations

**Monday - Saturday
Service Only
No Sunday Service**

SECTION 5 (Units)

**EXHIBIT D
NUMBER OF NEW HOMELESS UNITS**

For New Construction Projects

<u>TOTAL PROJECT UNITS</u>	<u>TYPE OF DWELLING</u>	<u>UNITS RESERVED FOR HOMELESS</u>
14	3 Bedroom Dwellings	14 X 3 = 42

TOTAL: 42 Bedrooms

For Rehabilitation of Existing Buildings. *NA*

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: Tammara H. Hall, Chairwoman

Lead Agency Official Signature: _____

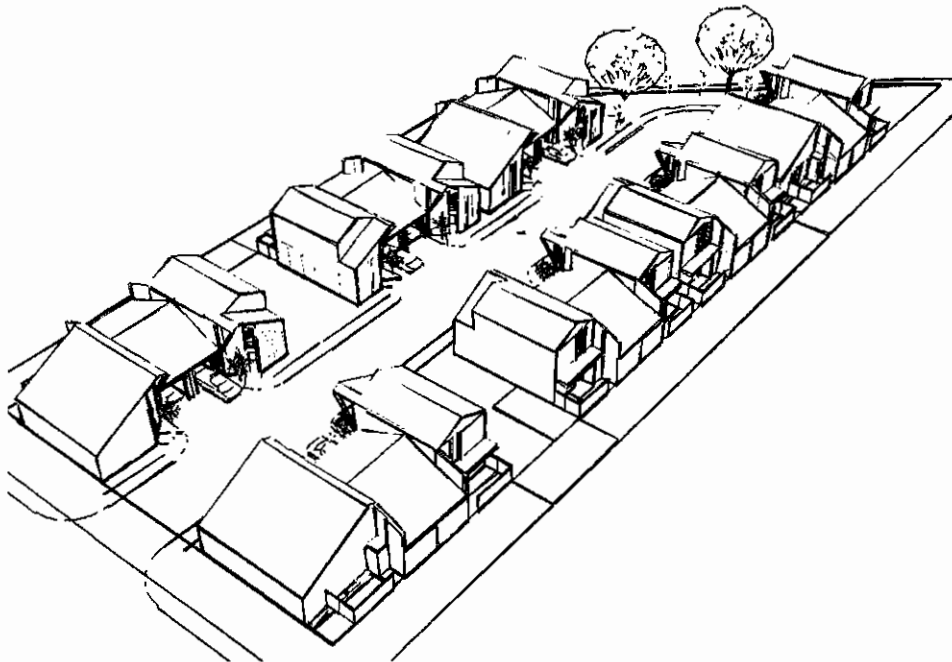
Date Executed: August 1, 2006

NOTE: Attached is a copy of the project site and floor plans noting the units to be built and the units reserved for occupancy by the homeless.

5 BROADWAY PLACE SITE PLAN Documentation

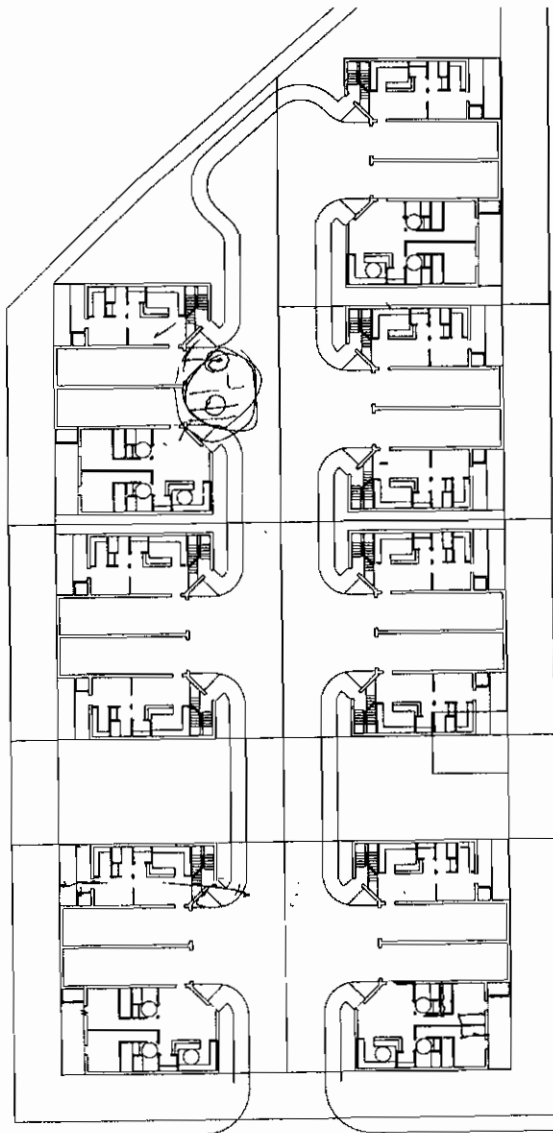


Parcel 36-44-24-PI-00012.0100
Owner of Record RENAISSANCE MANOR INC
Site Address 3831 BROADWAY FT MYERS FL 33901
Lee County Property Appraiser Online Parcel Inquiry 7/6/2007



5 BROADWAY PLACE FLOOR PLAN Documentation

**BROADWAY PLACE
RENAISSANCE MANOR
3831 BROADWAY
FORT MYERS FL 33901
42 BEDROOM UNITS**



ALL UNITS ARE NEW AND ALL UNITS ARE FOR HOMELESS OCCUPANTS

SECTION 6 NEED

**EXHIBIT E
UNSHELTERED HOMELESS POPULATION PER CATCHMENT AREA POPULATION**

1. From your Homeless Population Table from your 2006 Exhibit 1, Continuum of Care plan (Form HUD 40090 CoC-L) as submitted to HUD by May 25, 2006, please fill in the following data.

Homeless Population Category Population	Total Unsheltered Homeless
1. Single Individuals and Persons in Households without children	1,063 persons
2. Persons in Families with Children	309 persons
TOTAL Unsheltered Population	1,372 persons

2. Determine the 2000 Population of your Catchment Area. Using the data from Exhibit F, enter the data for your catchment area's total population. The number is expressed in thousands of persons.

Continuum of Care	2000 POPULATION
1. <u>Ft Myers/Cape Coral/Lee County CoC, FL 603</u>	<u>441</u>

3. Calculate the Need Ratio
Divide the unsheltered homeless population total by the total population of the catchment area. Round the population to the nearest 1000 population.

Total Unsheltered Homeless Persons	1,372	Persons
divided by:	÷	
2000 Population, (thousands of persons)	441	Population
equals:		
Need Ratio: Unsheltered Homeless Population/ 1000 Population (Round to nearest one hundredth of a person.)	3.11 Unsheltered Homeless Persons / 1000 Population	

6(Need)

Certification by Lead Agency

I hereby attest and certify that the above data is true and accurate; that the above data on the unsheltered homeless population is based upon an analysis which uses data that (1) represents the unsheltered homeless persons in the catchment area on any given night, (2) is true and accurate for the catchment area, and (3) is derived in accordance with the methods prescribed by the Department of Housing and Urban Development.

Lead Agency Name: Lee County Board of County Commissioners

Lead Agency Official: Tammara H. Hall, Chairwoman

Lead Agency Official Signature: _____

Date Executed: August 1, 2006

The HUD Exhibit 1 Homeless Population table, and Chart reflecting the method used to estimate the unsheltered population (HUD form 40090-1, COC-L). *Attached Following*

6 Documentation
HUD COC EXHIBIT

(EXCERPT 2006 CoC)
Lee County – Page 14
HUD 40090-1-K

CoC Homeless Population and Subpopulations
K: CoC Point-in-Time Homeless Population and Subpopulations Chart

Indicate date of last point-in-time count: 01/24/2006 (Next HUD required count – 2007)

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	36	2	81	119
1. Number of Persons in Families with Children:	125	4	309	438
2. Number of Single Individuals and Persons in Households without Children:	243	334	1,063	1,640
(Add Lines Numbered 1 & 2) Total Persons:	368	338	1,372	2,078

Part 2: Homeless Subpopulations	Sheltered	Unsheltered	Total
a. Chronically Homeless (For sheltered, list persons in emergency shelter <i>only</i>)	46	272	318
b. Severely Mentally Ill	146	*	429
c. Chronic Substance Abuse	312	*	919
d. Veterans	216	*	216
e. Persons with HIV/AIDS	14	*	42
f. Victims of Domestic Violence	na	*	117
g. Unaccompanied Youth (Under 18)	76	*	145

If applicable, complete the following section to the extent that the information is available. Be sure to indicate the source of the information by checking the appropriate box:

Data Source: Point-in-time count OR Estimate

Part 3: Hurricane Katrina Evacuees	Sheltered	Unsheltered	Total
Total number of Katrina evacuees			
Of this total, enter the number of evacuees homeless prior to Katrina	Not available		

*Optional for Unsheltered

CoC-K

L: CoC Homeless Population and Subpopulations Data Sources & Methods Chart

Complete the following charts based on the most recent point-in-time count conducted.
(Population/Subpopulation required in 2007, Supplementary Count done in Lee in 2006)

L-1: Sheltered Homeless Population and Subpopulations

(1) Check the <i>primary</i> method used to enumerate sheltered homeless persons in the CoC (check one):	
<input type="checkbox"/>	Point-in-Time (PIT) <u>no interview</u> – Providers did not interview sheltered clients during the point-in-time count
<input checked="" type="checkbox"/>	PIT <u>with interviews</u> – Providers interviewed each sheltered individual or household during the point-in-time count
<input type="checkbox"/>	PIT <u>plus sample of interviews</u> – Providers conducted a point-in-time count and interviewed a random sample of sheltered persons or households (for example, every 5th or 10th person)
<input type="checkbox"/>	PIT <u>plus extrapolation</u> – Information gathered from a sample of interviews with sheltered persons or households is extrapolated to the total sheltered population
<input type="checkbox"/>	Administrative Data – Providers used administrative data (case files, staff expertise) to complete client population and subpopulation data for sheltered homeless persons
<input type="checkbox"/>	HMIS – CoC used HMIS to complete the point-in-time sheltered count and subpopulation information
<input type="checkbox"/>	Other – please specify:
(2) Indicate steps taken to ensure data quality of the sheltered homeless enumeration (check all that apply):	
<input type="checkbox"/>	Instructions – Provided written instructions to providers for completing the sheltered point-in-time count
<input checked="" type="checkbox"/>	Training – Trained providers on completing the sheltered point-in-time count
<input checked="" type="checkbox"/>	Remind and Follow-up – Reminded providers about the count and followed up with providers to ensure the maximum possible response rate and accuracy
<input checked="" type="checkbox"/>	HMIS – Used HMIS to verify data collected from providers for the sheltered point-in-time count
<input type="checkbox"/>	Other – please specify:
(3) How often will sheltered counts of sheltered homeless people take place in the future?	
<input type="checkbox"/>	Biennial (every two years) Required
<input checked="" type="checkbox"/>	Annual Required or Supplementary
<input type="checkbox"/>	Semi-annual
<input type="checkbox"/>	Other – please specify:
(4) Month and Year when next count of sheltered homeless persons will occur: January, 2007	
(5) Indicate the percentage of providers completing the populations and subpopulations survey:	
75%	Emergency shelter providers
90%	Transitional housing providers
(na)	Permanent Supportive Housing providers

6 Documentation
HUD COC EXHIBIT

(EXCERPT 2006 CoC)
Lee County – Page 16
HUD 40090-1-L2

L-2: Unsheltered Homeless Population and Subpopulations*

(1) Check the primary method used to enumerate unsheltered homeless persons in the CoC:	
<input type="checkbox"/>	Public places count – CoC conducted a point-in-time count <u>without</u> client interviews
<input type="checkbox"/>	Public places count with interviews – CoC conducted a point-in-time count and interviewed every unsheltered homeless person encountered during the public places count
<input type="checkbox"/>	Sample of interviews – CoC conducted a point-in-time count and interviewed a random sample of unsheltered persons
<input type="checkbox"/>	Extrapolation – CoC conducted a point-in-time count and the information gathered from a sample of interviews was extrapolated to total population of unsheltered homeless people counted
<input checked="" type="checkbox"/>	Public places count using probability sampling – High and low probabilities assigned to designated geographic areas based on the number of homeless people expected to be found in each area. The CoC selected a statistically valid sample of each type of area to enumerate on the night of the count and extrapolated results to estimate the entire homeless population.
<input type="checkbox"/>	Service-based count – Interviewed people using non-shelter services, such as soup kitchens and drop-in centers, and counted those that self-identified as unsheltered homeless persons
<input type="checkbox"/>	HMIS – Used HMIS to complete the enumeration of unsheltered homeless people
<input type="checkbox"/>	Other – please specify:
(2) Indicate the level of coverage of the point-in-time count of unsheltered homeless people:	
<input type="checkbox"/>	Complete coverage – The CoC counted every block of the jurisdiction
<input type="checkbox"/>	Known locations – The CoC counted areas where unsheltered homeless people are known to congregate or live
<input checked="" type="checkbox"/>	Combination – CoC counted central areas using complete coverage and also visited known locations
<input type="checkbox"/>	Used service-based or probability sampling (coverage is not applicable)
(3) Indicate community partners involved in point-in-time unsheltered count (check all that apply):	
<input checked="" type="checkbox"/>	Outreach teams
<input checked="" type="checkbox"/>	Law Enforcement
<input checked="" type="checkbox"/>	Service Providers
<input checked="" type="checkbox"/>	Community volunteers
<input type="checkbox"/>	Other – please specify:
(4) Indicate steps taken to ensure the data quality of the unsheltered homeless count (check all that apply):	
<input checked="" type="checkbox"/>	Training – Conducted a training for point-in-time enumerators
<input checked="" type="checkbox"/>	HMIS – Used HMIS to check for duplicate information
<input type="checkbox"/>	Other – specify:
(5) How often will counts of unsheltered homeless people take place in the future?	
<input type="checkbox"/>	Biennial (every two years)
<input checked="" type="checkbox"/>	Annual
<input type="checkbox"/>	Semi-annual
<input type="checkbox"/>	Quarterly
<input type="checkbox"/>	Other – please specify:
(6) Month and Year when next count of unsheltered homeless persons will occur: Jan. 2007	

SECTION 7 PERFORMANCE MEASURES

BROADWAY PLACE HOMELESS HOUSING PROJECT

Broadway Place Outcomes and Performance Measures

Supportive Service Outcomes and Performance Measures

Resident stability

1. 50 percent of participants will remain in supportive housing for a 12- month period or move into another permanent housing option with their first 12- months of residency

Increased Income

2. 60 percent will obtain entitlement income such as social security or the optional state social security supplemental income within 6- months of residency

Greater Skills or Income

3. 70 percent of participants will select a goal to work toward and make progress on that goal. Goals include maintaining sobriety, medication compliance and complying with the mental health care provider

Grant-Term Housing Outcome

The Grant-Term Housing Outcome for this project is: new permanent housing structures erected. 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.

Conformance to Continuum of Care Goals

The Broadway Place Housing Project outcomes conform to the 2005 Lee County Homeless Continuum of Care goals as shown in the following excerpt from the most recent plan.

(EXCERPT 2006 CoC)
Lee County – Page 19
HUD 40090-1-N

Part III: CoC Strategic Planning
N: CoC 10-Year Plan, Objectives, and Action Steps Chart

<i>Objectives to End Chronic Homelessness and Move Families and Individuals to Permanent Housing</i>	<i>Local Action Steps To be completed within the next 12 months.</i>	<i>Measurable Achievement in 12 months</i>	<i>Measurable Achievement in 5 years</i>	<i>Measurable Achievement in 10 years</i>	<i>Lead Person (Who is responsible for accomplishing CoC Objectives?)</i>
1. Create new PH beds for chronically homeless persons.					

SECTION 8 READINESS TO UNDERTAKE THE PROJECT

BROADWAY PLACE HOMELESS HOUSING PROJECT

Readiness

Broadway Place Homeless Housing Project activities submitted for the Florida 2007 Housing Assistance Grant have been selected to allow for completion of all covered activity by the June 30, 2007 deadline. The Lee Continuum reviewed the readiness of this project against the similar Homeless Housing Grant criteria:

- *evidence of site control* - site is owned by Renaissance Manor Inc. and documentation attached
- *appropriate zoning is in place* – verification from the Fort Myers Zoning Officer is attached
- *construction permits*– per instructions a Corporate Certification is attached
- *construction time schedules* – the construction schedule follow this section.
- *grant draw down schedules* – grant draw down schedules are shown in Exhibit C and below
- *a reporting schedule for the outcomes* – follows below

Construction and Reporting Schedule

Permits Issued, 2/15/07

After the following working days, the following will be complete:

- +5 Plumbing and slabs completed
- +30 Dried in
- +15 Interior framing
- +10 Rough-in plumbing and electric
- +5 Rough in ac
- +15 Dry wall hung and complete
- +30 Final complete, trim out, flooring, ac, etc.
- +20 Punch list

June 30, 2007 or before complete

The Draw Down Schedule

<u>Quarter</u>	<u>Draws Expected</u>	<u>% Drawn</u>
July 1 – Sept. 30	Grant Award	0%
Oct. 1 - Dec. 31	\$187,500	25%
Jan. 1 – March 31	\$187,500	50%
April 1 – June 30	\$375,000	100%

Reporting schedule

Construction: quarterly

Resident outcomes: Yearly

8

**EXHIBIT I
READINESS TO PROCEED CERTIFICATION**

Name of Project: **Broadway Place**

Project Sponsor: **Renaissance Manor Inc.**

Lead Agency Submitting the Application: **Lee County Department of Human Services**

This is to certify that the Lead Agency named above has assessed the ability of the project sponsor and its development team to proceed with construction of the above named project in a timely manner, subject to the award of this grant.

Further, the Lead Agency is attaching hereto evidence of the following conditions:

1. The Project Sponsor has control of the project site.
(Documentation: Deed or fully executed property lease).
2. The unit of local government having zoning jurisdiction over the project has determined that the current zoning on the property will allow for the proposed project to proceed. (Documentation: Correspondence of local government that assessed current zoning of the project site.)
3. That the project team has already applied for the building permit. In the event that the building permit application has yet to be submitted, a letter of commitment from the project sponsor specifying the date certain by which such application shall be made. (Documentation: Application for building permit, the permit issued, or letter from project sponsor committing to apply for the permit by date certain.)

Certification by Lead Agency (Readiness)

I hereby attest and certify that the above named project and project development team has been assessed for its readiness to proceed; and that the Lead Agency finds that (1) the project is ready to proceed timely upon award of the grant, (2) that the project sponsor and development team currently has the capacity to undertake the project, and (3) that the Lead Agency shall monitor the project's progress and assist in all possible ways to help the project overcome any unforeseen barriers to timely completion.

Lead Agency Name: Lee County Board of County Commissioners

Lead Agency Official: Tammara H. Hall, Chairwoman

Lead Agency Official Signature: _____

Date Executed: August 1, 2006

Documentation of items 1, 2, and 3 above, *Attached*

8 1. Site Control

Lee County Property Appraiser - Online Parcel Inquiry

Page 1 of 3

LEE COUNTY PROPERTY APPRAISER

**PROPERTY DATA FOR PARCEL 36-44-24-P1-00012.0100
TAX YEAR 2005**

Parcel data is available for the following tax years:
[2001 | 2002 | 2003 | 2004 | 2005]

[Next Lower Parcel Number | Next Higher Parcel Number | Display Tax Bills on this Parcel | **NEW! Tax Estimator**]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2005 ROLL.

PROPERTY DETAILS

OWNER OF RECORD

RENAISSANCE MANOR INC
1401 16TH ST
SARASOTA FL 34236

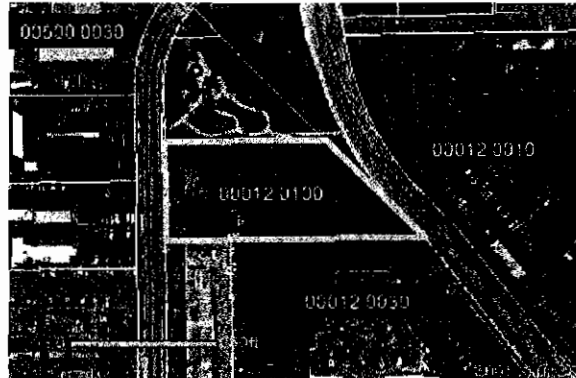
SITE ADDRESS

3831 BROADWAY
FT MYERS FL 33901

LEGAL DESCRIPTION

PAR IN S 1/2 OF
NW 1/4 DESC IN
OR 3128 PG 1022

[VIEWER] TAX MAP [PRINT]



[PICTOMETRY]

TAXING DISTRICT

246 - WINKLER SAFE NEIGHBORHOOD MSTU 10 - VACANT COMMERCIAL

DOR CODE

PROPERTY VALUES (TAX ROLL 2005)[NEW! HISTORY CHART]

EXEMPTIONS

ATTRIBUTES

JUST	75,300	HOMESTEAD	0	UNITS OF MEASURE	SF
ASSESSED	75,300	AGRICULTURAL	0	NUMBER OF UNITS	57,367.60
ASSESSED SOH	75,300	WIDOW	0	FRONTAGE	0
TAXABLE	75,300	WIDOWER	0	DEPTH	0
BUILDING	0	DISABILITY	0	BEDROOMS	
LAND	75,300	WHOLLY	0	BATHROOMS	
BUILDING FEATURES	0	SOH DIFFERENCE	0	TOTAL BUILDING SqFT	
LAND FEATURES	0			YEAR IMPROVED	



8 2. zoning authorization

11:11 9419550520
J6 01:24P

RENAISSANCE MANOR

PAGE 02/02
P.03

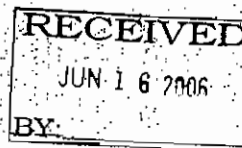


The City of Fort Myers, Florida
CDD/Development Services
1825 Hendry Street
Fort Myers, Florida 33901
(239) 332-6642



January 20, 2005

Michael E. Roeder, AICP
Knott, Consoer, Ebelmi, Hart & Swett, P.A.
1625 Hendry Street, 3rd Floor
Fort Myers, Florida 33902-2449



RE: Zoning Verification for Strap # 36-44-24-P1-00012.0100

TO WHOM IT MAY CONCERN:

The above vacant property is located within the corporate city limits of the City of Fort Myers, Florida. The property is south of the intersection of Collier Avenue and Broadway. The western boundary abuts Broadway and the eastern boundary abuts Solomon Boulevard. The future land use designation/zoning of the property is split. Approximately 75 feet of the northern portion is Business One (B-1), general commercial and the remainder of the southern portion is Business Two (B-2), intensive commercial. Both districts allow multi-family residential of twenty-five (25) or less units per acre.

This property may be subdivided (requiring platting) into separate lots for two-family dwellings if all regulations can be met. Each parcel must have street frontage on an improved street. The minimum lot size for two-family dwellings in both districts is 6,000 square feet of land area, 50 feet in width and 100 feet in depth, provided that either the width or the depth or both be increased to attain the required square footage of land area. The minimum living area for two-family dwelling units in both districts are as follows; efficiencies and one-bedroom units require 500 square feet (add 200 square feet for each additional bedroom). Services such as alcohol, detoxification, drug or mental health treatment centers are only permitted in a hospital campus.

Any development of the property requires compliance with all applicable codes per the current land use designation at the time of construction and issuance of a certificate of occupancy.

All of the City's development standards are contained in the Growth Management Code and can be found on the City's website at: www.cityofmyers.com. The permitted uses for the Business One (B-1) and Business Two (B-2) land use districts are listed in Chapter 25 Land Use, which is a Sub-part B of the Code of Ordinances.

If you should have any further questions, please feel free to contact me at 239-461-7120.

Sincerely,

Cheryl Riccobono, Zoning Officer
Development Services

L:\CDD-Admin\CDD-Development Services\Zoning\Zoning Verification letters\Y2005\Broadway-vacant-no address-364424p1000120100 duplex.doc

Received Time Jun. 19. 11:16AM

8 3. application for building permit

Renaissance Manor, Inc.

Telephone 941.365.8645
Facsimile 941.955.0520

J. Scott Eller
Executive Director
1401 16th Street
Sarasota, Florida 34236
ALF/LMH # 5258

July 6, 2006

Mr. Tom Pierce
Department of Children and families
Office of Homelessness
1317 Winewood Boulevard
Tallahassee, Florida 32399-0700

Re: 8. Readiness to Undertake the Project, Permit

Dear Mr. Pierce,

I hereby attest and certify that Renaissance Manor, Inc. will apply for a permit for the Broadway Place property on or before December 31, 2006.

Project Sponsor Name: Renaissance Manor, Inc.

Sponsor Agency Official: J. Scott Eller

Sincerely,


J. Scott Eller
Executive Director

8

EXHIBIT G
HOMELESS HOUSING ASSISTANCE GRANT
OPERATING PRO FORMA
BROADWAY PLACE HOMELESS HOUSING PROJECT

INCOME

Rent Schedule

3 Bedroom 14 units @ \$ 1,143/month x 12 months
 Lee County grant program 14 units @ \$417/month x 12 months

TOTAL INCOME

\$192,024
 \$70,056

GROSS RENTAL INCOME

\$262,080

Less Vacancy Rate (5% min) 10%

-- \$24,980

Plus Other Income

+ \$0

(describe source and amount)

EFFECTIVE GROSS INCOME

\$237,100

OPERATING EXPENSES

Management Fees

\$0

Salaries

\$97,695

Repairs and Maintenance

\$13,144

Contract Services

\$0

Utilities

\$35,530

Administration

\$18,102

Insurance

\$35,915

Real Estate Taxes

\$6,333

Miscellaneous

\$15,381

Replacement Reserves (6.8%)

\$15,000

TOTAL OPERATING EXPENSES

\$237,100

NET OPERATING INCOME

Effective Gross Income

\$237100

-- Operating Expenses

-- \$237100

NET OPERATING INCOME

\$0

TOTAL DEBT SERVICE

\$0

CASH FLOW

\$0

NOTES TO EXPLAIN ENTRIES, AS NEEDED:

Miscellaneous- funds to help residents with no resources to get started, often includes food, clothing and bus passes.

MEMORANDUM

**MEMORANDUM FROM
THE DEPARTMENT OF
HUMAN SERVICES
ADMINISTRATION**

Date: July 19, 2006

To: Public Resources

From: Richard Faris
Senior Planner

Re: RUSH Blue Sheet Number 20060949

Please attach the following appendix items to blue sheet number 20060949. (Florida Homeless Housing Grant)

These items have no impact on the bluesheet or the signature pages. They are merely photocopies of previous grant awards and can be attached at the rear of the document.

This bluesheet must be on the August 1 agenda or the Grant deadline will be missed.

Thank you for your assistance in expediting this blue sheet.

cc: County Attorney

2 Florida SHIP leverage

STANDARD SUBRECIPIENT CONTRACT

CSFA # 52.901
Contract No. C-
Funding Source: LB 5540513801.508302 S/L LB009

**AGREEMENT BETWEEN
THE LEE COUNTY BOARD OF COUNTY COMMISSIONERS
And
Renaissance Manor, Inc.**

THIS Service Capital (check one) CONTRACT entered this 8th day of August 2006, between LEE COUNTY hereinafter referred to as COUNTY and Renaissance Manor, Inc., a Not-for-Profit Corporation existing under the laws of the State of Florida and, hereinafter referred to as "PROVIDER".

WHEREAS, COUNTY believes it to be in the public interest to provide certain activities to Lee County through the PROVIDER according to this contract, the agency's intent as stated in the proposal and attachments and/or exhibits and all other terms and conditions as specified.

NOW THEREFORE, in consideration of the mutual covenants, promises, and representations contained herein COUNTY and the PROVIDER agree as follows:

ARTICLE I SCOPE OF SERVICES

The COUNTY has awarded the following amounts for each program listed below. The PROVIDER will be responsible for implementing these program(s) for the residents of Lee County: Program(s) must be implemented in accordance with the approved proposal(s) and exhibits/attachments.

ARTICLE II TERM OF CONTRACT

This contract shall begin August 08, 2006 and ends December 31, 2007 unless terminated as specified in Article VIII, Suspension/Termination.

ARTICLE III COMPENSATION AND REPORTS

A. Contract Payment

Payments will be made by the COUNTY to the PROVIDER and the PROVIDER agrees to accept as full compensation the total amount not to exceed \$209,109.00 during the term of this contract, subject to the provisions of Article III B. Deferred Payment/Return of Funds, and Article VIII, Suspension/Termination. Funding is contingent upon the COUNTY receiving the related State funds.

B. Deferred Payment/Return of Funds

The PROVIDER agrees to return to the COUNTY any overpayments due to funds disallowed pursuant to the terms of this contract. Such funds shall be considered county funds and must be refunded to the COUNTY within thirty (30) calendar days of receiving notice from the COUNTY in writing regarding the overpayment. Should repayment

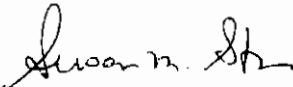
2.2 SHIP Leverage (Cont)

program, the mortgage may be assumed so long as all other SHIP requirements are met. All SHIP assisted rental and special needs properties offered for sale prior to 15 years must be subject to a right of first refusal for purchases at the current market value less the amount of the SHIP subsidy, to eligible nonprofit organizations that would provide continued occupancy by eligible persons. The mortgage will be sent to you under separate cover. The mortgage will need to be recorded before any funds will be disbursed.

Please send **both** copies of the Grant Award Agreements and a copy of the Certificate of Insurance to me so that we can obtain signatures from the County Attorney's office, the Chairwoman of the Board of County Commissioners and the Ex-Officio Clerk. Once the grant award agreement is fully executed, we will mail you an original for your files; the county will keep the other original for its files. **We must have the signed forms prior to the Commission meeting. Please return the documents no later than July 27, 2006.**

Remember, do not start on your project until the Contract with the County is fully executed. Your prompt attention to this matter is appreciated. As always we look forward to working with you and appreciate your interest in Lee County's affordable housing. If you have any questions, please contact me at (239) 479-8549 or via e-mail at strumsm@leegov.com.

Sincerely,



Susan M. Strum, AICP, Planner
Lee County Planning Division

Xc: Karen E. Davis, Renaissance Manor
Gloria M. Sajgo, AICP, Principal Planner

2 3 HUD CoC Leverage

copy submitted for signatures U-2-06



U.S. Department of Housing and Urban Development

Atlanta Region, Miami Field Office
Brickell Plaza Federal Building
909 SE First Avenue, Rm. 500
Miami, FL 33131-3042

RECEIVED
LEE COUNTY
DEPARTMENT OF
HUMAN SERVICES

230 MAY 30 PM 1:28

**Final Approval Letter for New SHP Projects Only
Site Control Documented**

May 10, 2006

Karen B. Hawes, Director
Human Services Department
Lee County
2440 Thomas Street
Fort Myers, FL 33901

Dear Ms. Hawes:

SUBJECT: Transmittal of Grant Agreements
Supportive Housing Program
Project Number: FL14B50-3001
Project Identifier Number: FL14149

Congratulations on the final selection of Broadway Place under the Supportive Housing Program. All conditions attached to your award for this project have been met.

HUD's total fund obligation for this project is \$132,789, allocated as follows:

- | | |
|---|-----------------|
| 1. Grant amount for Acquisition | <u>\$20,000</u> |
| 2. Grant amount for Rehabilitation | <u>\$-0-</u> |
| 3. Grant amount for New Construction | <u>\$85,000</u> |
| 4. Grant amount for Leasing | <u>\$-0-</u> |
| 5. Grant amount for Supportive Services | <u>\$20,000</u> |
| 6. Grant amount for Operating Costs | <u>\$5,000</u> |
| 7. Grant amount for HMIS | <u>\$-0-</u> |
| 8. Grant amount for Administration | <u>\$2,789</u> |

Enclosed are three copies of the Grant Agreement that constitutes the agreement between you and HUD. Please sign all three and return them to this office immediately. When the Grant Agreements are received, HUD will execute them, and one will be

HUD's mission is to increase homeownership, support community development and increase access to affordable housing free from discrimination.
www.hud.gov espans1.hud.gov

2.3 HUD CoC Leverage (Cont)

Lee County 2007 HHAG – p.3.4

The following were provided to you and processed at the time of your most recent grant award: Grantee Financial Instructions, Direct Deposit sign-Up Form (SF-1199A), LOCCS Voice Response Security Access Authorization Form (HUD-27054), and SNAP's Request Voucher for Grant Payment (HUD-27053-A). If you need additional forms for any reason, please contact us.

No funds can be disbursed to you until the Renewal Grant Agreement is fully executed.

If you have any questions, please contact Ronald M. Muscarella Senior CPD Representative, at (305) 536-4431 extension 2320. We look forward to working with you toward the successful continuation of your Supportive Housing Program project

Sincerely,



Maria R. Ortiz, Director
Community Planning and
Development Division

2.4 Hurricane Relief Funds Leverage

07/18/2008 15:08 FAX 9414798319

LEE CO DIV PLANNING

002

CSFA# 52,902
Contract No. C-3385
Funding Source: LB 120805113801 508302.8302

**AGREEMENT BETWEEN
THE LEE COUNTY BOARD OF COUNTY COMMISSIONERS
And
RENAISSANCE MANOR, INC.**

THIS Service Capital (check one) CONTRACT entered this 24th day of January 2006, between LEE COUNTY hereinafter referred to as COUNTY and RENAISSANCE MANOR, INC., a Not-for-Profit Corporation existing under the laws of the State of Florida and, hereinafter referred to as "PROVIDER".

WHEREAS, COUNTY believes it to be in the public interest to provide certain activities to Lee County through the PROVIDER according to this contract, the agency's intent is stated in the proposal and attachments and/or exhibits and all other terms and conditions as specified.

NOW THEREFORE, in consideration of the mutual covenants, promises, and representations contained herein COUNTY and the PROVIDER agree as follows:

ARTICLE I SCOPE OF SERVICES

The COUNTY has awarded the following amounts for each program listed below. The PROVIDER will be responsible for implementing these program(s) for the residents of Lee County. Program(s) must be implemented in accordance with the approved proposal(s) and exhibits/attachments.

ARTICLE II TERM OF CONTRACT

This contract shall begin January 24, 2006 and ends December 31, 2007 unless terminated as specified in Article VIII, Suspension/Termination.

ARTICLE III COMPENSATION AND REPORTS

A. Contract Payment

Payments will be made by the COUNTY to the PROVIDER and the PROVIDER agrees to accept as full compensation the total amount not to exceed \$619,992.00 during the term of this contract, subject to the provisions of Article III B. Deferred Payment/Return of Funds, and Article VIII, Suspension/Termination. Funding is contingent upon the COUNTY receiving the related State funds.

B. Deferred Payment/Return of Funds

The PROVIDER agrees to return to the COUNTY any overpayments due to funds disallowed pursuant to the terms of this contract. Such funds shall be considered county funds and must be refunded to the COUNTY within thirty (30) calendar days of receiving notice from the COUNTY in writing regarding the overpayment. Should

C4a
1-24-06

2.4 Hurricane Relief Funds Leverage (Cont)

07/18/2006 15:11 FAX 9414798319

LEE CO DIV PLANNING

009

provision of this contract is legally determined unlawful or unenforceable, the remainder of the contract shall remain in full force and effect and such terms or provisions shall be stricken.

IN WITNESS THEREOF, PROVIDER and COUNTY have caused this contract, to be executed by their undersigned officials as duly authorized.

PROVIDER:

COUNTY: LEE COUNTY

By: J. Scott Eller
Name (typed)
[Signature]
Signature of authorized officer
Executive Director
Title
01/17/2006
Date

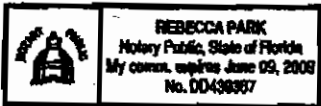
By: Tammara Hall
Name (typed)
[Signature]
Signature of authorized officer
Chairwoman
Title
1/24/06
Date

NOTARY:

By: [Signature]
Notary of Public (Signature)
Rebecca Park
Name (Typed)

ATTEST: CLERK OF CIRCUIT COURT

By: [Signature]
Title: Deputy Clerk
Date: 1/24/06



**APPROVED AS TO FORM:
COUNTY ATTORNEY'S OFFICE**

By: [Signature]
Title: Asst. Co. Atty.
Date: 4/26/06

2.6 Renaissance Manor leverage

Renaissance Manor, Inc.

Telephone 941.365.8645
Facsimile 941.955.0520

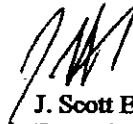
J. Scott Eller
Executive Director
1401 16th Street
Sarasota, Florida 34236
ALP/LMH # 5258

July 7, 2006

re: Homeless Housing Assistance Grant application, FL FY 2007

Renaissance Manor will supply funds for leasehold, survey, and appraisal from corporate accounts in the amount of \$20,900. Funds will support the Broadway Place Project and will be expended per the schedule in the Homeless Housing Assistance Grant application, FL FY 2007.

Yours sincerely



J. Scott Eller
Executive Director