

Summary of Grant Requests, Evaluation and Recommendation - Attachment 1

Note: Amount Available for Homeownership is \$583,039								ESTIMATED SPECIAL NEEDS DISTRIBUTION		DISTRIBUTION BY INCOME CATEGORY					
										VERY LOW		LOW		MODERATE	
HOMEOWNERSHIP Strategies	Application #	Applicant	Available 2016/2017	Available 2017/2018	Available 2018/2019	Request	Recommend	Amount	Units	Amount	Units	Amount	Units	Amount	Units
New Construction	1	Habitat for Humanity			345,000	\$345,000	\$345,000	\$69,000	2	\$103,500	3	\$241,500	7		
	2	Lee County Housing Development Corporation (LCHDC)				\$60,000	\$0								
	3	Lee County Housing Development Corporation (LCHDC)				\$40,000	\$0								
Downpayment / Closing Cost/ Acquisition / Rehab / Resale/Homeowner Rehab	N/A	Dept of Human Services (County set aside - \$80,000)			80,000	\$80,000	\$80,000					\$80,000	2		
Homeownership Rehabilitation (Disaster)	5	Habitat for Humanity		158,039		\$305,000	\$158,039			\$72,102	4	\$66,875	3	19,063	1
	6	Affordable Homeownership Foundation				\$200,000	\$0								
	7	Lee County Housing Development Corporation (LCHDC)				\$105,000	\$0								
Total			\$0	\$158,039	\$425,000	\$1,135,000	\$583,039	\$69,000	2	\$175,602	7	\$388,375	12	\$19,063	1

Note: Move 53,040 from rental to Homeownership Disaster funds to help another VL income homeowner.

Note: Amount Available for Rental is \$460,490								SPECIAL NEEDS		DISTRIBUTION OF RECOMMENDED SHIP FUNDS					
										VERY LOW		LOW		MODERATE	
RENTAL Strategy	Application #	Applicant	Available 2016/2017	Available 2017/2018	Available 2018/2019	Request	Recommend	Amount	Units	Amount	Units	Amount	Units	Amount	Units
Rental Rehab	4	Lee County Housing Development Corporation (LCHDC)				\$160,000	\$0								
	8	Affordable Homeownership Foundation - Disqualified				\$181,500	\$0								
	9	Protected Harbor, Inc. - Special Needs		92,727	147,273	\$480,500	\$240,000	\$240,000	6	\$240,000	6				
	10	Catholic Charities, Diocese of Venice Inc. - Disqualified				\$10,500	\$0	\$0							
	11	SW Florida GWI Housing VII - Ohio Place	108,289	112,201		\$220,490	\$220,490	\$220,490	15	\$220,490	15				
	12	SW Florida GWI Housing III - Broadway Place				\$139,224	\$0								
	13	Dunbar Improvement Association Inc. - Palm City Garden				\$220,011	\$0								
	14	Dunbar Improvement Association Inc. - Palm City Garden				\$140,007	\$0								
Total			\$108,289	\$204,928	\$147,273	\$1,552,232	\$460,490	\$460,490	21	\$460,490	21	\$0	0	\$0	0

								SPECIAL NEEDS		DISTRIBUTION OF RECOMMENDED SHIP FUNDS					
										VERY LOW		LOW		MODERATE	
			Available 2016/2017	Available 2017/2018	Available 2017/2018	Request	Recommend	Amount	Units	Amount	Units	Amount	Units	Amount	Units
Grand Totals			\$108,289	\$362,967	\$572,273	\$2,687,232	\$1,043,529	\$529,490	23	\$636,092	28	\$388,375	12	\$19,063	1

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Applicant/ Project Location	Project description with # and types of units M=Mod, L=Low, VL=Very Low Income, ELI – Extremely Low Income	SHIP Amount Requested/ Total Project Cost	Amount of Other Funding	Requested Average SHIP \$’s Per Unit/ Cost per Unit	House- holds & Income	Amount	Comments
<b>2018/2019 Homeownership- New Construction</b>							
Application #1  Agency Name: Habitat for Humanity  Project Name: New Construction  Location: Scattered sites Unincorporated Lee County Bonita Springs Fort Myers	Household Income 3 Very Low 7 Low 2 SP	\$345,000 SHIP  \$1,700,000 Total project cost	1 <sup>st</sup> Mortgage \$1,355,000 Other \$-0-	\$34,500 Average SHIP per unit for 10 units  \$170,000 Average cost per unit	<u>3</u> VLI <u>7</u> LI <u>—</u> MI	\$345,000	<b>Recommended: \$345,000 Construction of 10 single family houses for 3 VL, 7 LI including but not limited to at least 2 special needs household.</b>  Total Requested: \$345,000 Construction of 10 single family houses for 3 VL, 7 LI including but not limited to at least 2 special needs household.  Project Description  Habitat proposes to construct 10 single family houses. Habitat is their own mortgage company and can guarantee that the prospective homebuyers will have financing through Habitat’s zero interest home mortgage programs. Habitat owns the parcels that will be used for the construction of the homes.  The SHIP program disburses funds on a reimbursement basis. Applicants are reimbursed after providing adequate documentation that expenditures were made in compliance with the SHIP program.  Completion: December 30, 2020

Requested					Staff Recommendation		
Applicant/ Project Location	Project description with # and types of units M=Mod, L=Low, VL=Very Low Income, ELI – Extremely Low Income	SHIP Amount Requested/ Total Project Cost	Amount of Other Funding	Requested Average SHIP \$'s Per Unit/ Cost per Unit	House- holds & Income	Amount	Comments
<b>2018/2019 Homeownership- New Construction</b>							
Application #2  Agency Name: Lee County Housing Development Corp.  Project Name: New Construction  Location: Unincorporated Lee County	Household Income -0-Very Low 3 Low -0-M	\$60,000 SHIP  \$566,598 Total project cost	1 <sup>st</sup> Mortgage \$306,000 Other HOME \$200,598 Pending	\$20,000 Average SHIP per unit for 3 units  \$188,866 Average cost per unit	___ VLI ___ LI ___ MI	\$ - 0 -	<b>Recommended:</b> <b>\$ - 0 -</b>  Total Requested: \$60,000 Construction of 3 single family houses for 3LI  Project Description  LCHDC proposes to build 3 single family houses for low income households in Lehigh Acres. The total project cost is \$566,598. The proposed funding includes \$60,000 -- SHIP, \$200,598 -- HOME and \$306,000 and private financing. The applicant anticipates that site acquisition plus construction cost will be about \$188,866 per house. The estimated 1 <sup>st</sup> mortgage for each household is \$102,000  The SHIP program disburses funds on a reimbursement basis. Applicants are reimbursed after providing adequate documentation that expenditures were made in compliance with the SHIP program.  Completion: N/A
No funding is recommended based on ranking. The agency has 3 active open SHIP contracts; the agency should spend the encumbered funds before being awarded new funding. Staff recommends that the agency re-apply next funding cycle pending the status of current open contracts.							

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Applicant/ Project Location	Project description with # and types of units M=Mod, L=Low, VL=Very Low Income, ELI – Extremely Low Income	SHIP Amount Requested/ Total Project Cost	Amount of Other Funding	Requested Average SHIP \$'s Per Unit/ Cost per Unit	House- holds & Income	Amount	Comments
<b>2018/2019 Homeownership- New Construction</b>							
Application #3  Agency Name: Lee County Housing Development Corp.  Project Name: New Construction  Location: Unincorporated Lee County	Household Income -0- Very Low 2 Low -0- M	\$40,000 SHIP  \$392,318 Total project cost	1 <sup>st</sup> Mortgage \$244,000 Other HOME \$108,318 Pending	\$20,000 Average SHIP per unit for 2 units  \$196,159 Average cost per unit	___ VLI ___ LI ___ MI	\$_____	<b>Recommended: \$ -0-</b>  Total Requested: \$40,000 Construction of 2 single family houses for 2LI  Project Description  LCHDC proposes to build 2 single family houses for low income households in Lehigh Acres. The total project cost is \$392,318. The proposed funding includes \$40,000 -- SHIP, \$108,318 -- HOME and \$244,000 and private financing. The applicant anticipates that site acquisition plus construction cost will be about \$196,159 per house. The estimated 1 <sup>st</sup> mortgage for each household is \$122,000  The SHIP program disburses funds on a reimbursement basis. Applicants are reimbursed after providing adequate documentation that expenditures were made in compliance with the SHIP program.  Completion: N/A
No funding is recommended based on ranking. The agency has 3 active open SHIP contracts; the agency should spend the encumbered funds before being awarded new funding. Staff recommends that the agency re-apply next funding cycle pending the status of current open contracts.							

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Requested					Staff Recommendation		
Applicant/ Project Location	Project description with # and types of units M=Mod, L=Low, VL=Very Low Income, ELI – Extremely Low Income	SHIP Amount Requested/ Total Project Cost	Amount of Other Funding	Requested Average SHIP \$'s Per Unit/ Cost per Unit	House- holds & Income	Amount	Comments
<b>2018/2019 Rental – General and Special Needs New Construction</b>							
Application #4  Agency Name: Lee County Housing Development Corp  Project Name: Rental - New Construction  Location: Unincorporated Lee County	Household Income 2 Very Low 2 Low -0- M	\$160,000 SHIP  \$675,590 Total project cost	Mortgage \$-0- Other HOME \$515,590 Pending	\$40,000 Average SHIP per unit for 4 units  \$168,897 Average cost per unit	<input type="checkbox"/> VLI <input type="checkbox"/> LI <input type="checkbox"/> MI	\$ -0-	<b>Recommended: \$ - 0 -</b>  Total Requested: \$160,000 New Construction of at least 2 duplexes to house 4 families  Project Description  Applicant proposes to build 2 rental duplexes for 2 very low, 2 low incomes. They are proposing to help special needs population, homeless, victims of domestic violence and person living with HIV/Aids. Each side of the duplex will have 3 bedrooms and 2 bathrooms per unit. (a total of 2 in each duplex for 4 families). SHIP funds would be used to help with the construction.  The SHIP program disburses funds on a reimbursement basis. Applicants are reimbursed after providing adequate documentation that expenditures were made in compliance with the SHIP program.  Completion: N/A

No funding is recommended based on ranking. The agency has 3 active open SHIP contracts; the agency should spend the encumbered funds before being awarded new funding. Staff recommends that the agency re-apply next funding cycle pending the status of current open contracts.

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Requested					Staff Recommendation		
Applicant/ Project Location	Project description with # and types of units M=Mod, L=Low, VL=Very Low Income LI – Extremely Low Income	SHIP Amount Requested/ Total Project Cost	Amount of Other Funding	Requested Average SHIP \$’s Per Unit/ Cost per Unit	House- holds & Income	Amount	Comments
<b>2018/2019 Homeownership– Construction Rehab (Hurricane Disaster)</b>							
Application #5  Agency Name: Habitat for Humanity  Project Name: Homeownership Disaster Recovery  Location: Scattered Sites Unincorporated Lee County Bonita Springs Fort Myers	Household Income 5 Very Low 8 Low 3 M	\$305,000 SHIP  \$305,000 Total project cost	Mortgage \$-0- Other \$-0-	\$19,062.50 Average SHIP per unit for 16 units  \$19,062.50 Average cost per unit	<u>4</u> VLI <u>3</u> LI <u>1</u> MI	\$158,039	<b>Recommended:</b> <b>\$158,039</b> <b>Rehabilitation of 8 owner occupied houses affected by Hurricane Irma for 4 very low, 3 low and 1 moderate income households including, but not limited, to at least 2 special needs households</b>  Total Requested: \$305,000    Rehabilitation of 16 owner occupied houses affected by Hurricane Irma for 5 very low, 8 low and 3 moderate income households. Including but not limited to at least 2 special needs and 2 elderly household.  Project Description  Habitat plans on providing construction rehabilitation services for at least 5 very low, 8 low and 3 moderate income households that have been affected by Hurricane Irma.  The SHIP program disburses funds on a reimbursement basis. Applicants are reimbursed after providing adequate documentation that expenditures were made in compliance with the SHIP program.  Completion: December 30, 2019

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Requested					Staff Recommendation		
Applicant/ Project Location	Project description with # and types of units M=Mod, L=Low, VL=Very Low Income LI – Extremely Low Income	SHIP Amount Requested/ Total Project Cost	Amount of Other Funding	Requested Average SHIP \$'s Per Unit/ Cost per Unit	House- holds & Income	Amount	Comments
<b>2018/2019 Homeownership– Construction Rehab (Hurricane Disaster)</b>							
Application #6  Agency Name: Affordable Homeownership Foundation Inc.  Project Name: Homeownership Disaster Recovery  Location: Unincorporated Lee County Bonita Springs Fort Myers Cape Coral	Household Income 5 Very Low 10 Low 5M	\$200,000 SHIP  \$200,000 Total project cost	Mortgage \$ - 0 - Other Red Cross \$200,000 Pending	\$10,000 Average SHIP per unit for 20 units  \$20,000 Average cost per unit	— VLI — LI — MI	\$ - 0 -	<b>Recommended: \$ - 0 -</b>  Total Requested: \$200,000      Rehabilitation services for at least 20 or more households with 5 very-low, 10 low and 5 moderate incomes. Including but not limited to at least 5 special needs and 10 elderly households.  Project Description  AHF plans on providing construction rehabilitation services for at least 5 very low, 10 low and 5 moderate income households that have been affected by a hurricane disaster. Work to be completed includes roof replacements, flooring, replacing windows, drywall, garage doors, cabinets and painting.  The SHIP program disburses funds on a reimbursement basis. Applicants are reimbursed after providing adequate documentation that expenditures were made in compliance with the SHIP program.  Completion: N/A
No funding is recommended based on ranking. The agency has 2 active open contracts with the county; the agency should spend the encumbered funds before awarding new funding. Staff recommends that the agency re-apply next funding cycle pending the status of current open contracts.							

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Requested					Staff Recommendation		
Applicant/ Project Location	Project description with # and types of units M=Mod, L=Low, VL=Very Low Income LI – Extremely Low Income	SHIP Amount Requested/ Total Project Cost	Amount of Other Funding	Requested Average SHIP \$’s Per Unit/ Cost per Unit	House- holds & Income	Amount	Comments
<b>2018/2019 Homeownership– Construction Rehab (Hurricane Disaster)</b>							
Application #7  Agency Name: Lee County Housing Development Corp  Project Name: Homeownership Disaster Recovery  Location: Unincorporated Lee County Bonita Springs Fort Myers	Household Income 2 Very Low 3 Low _____M	\$105,000 SHIP  \$105,000 Total project cost	Mortgage \$ - 0 - Other \$ - 0 -	\$21,000 Average SHIP per unit for 5 units  \$21,000 Average cost per unit	_____ VLI _____ LI _____ MI	\$ - 0 -	<b>Recommended: \$ - 0 -</b>  Total Requested: \$105,000 Rehabilitation of 5 owner occupied houses affected by Hurricane Irma for 2 very low, and 3 low income households.  Project Description  LCHDC plans on providing construction rehabilitation services for at least 2 very low and 3 low income households who have been affected by a hurricane disaster. Work to be completed includes roof replacements, well and septic repairs, heating systems, water heaters, replacing windows and doors, siding, porches, repairing foundations or providing structural stability, handicap accessibility, plumbing and electrical repairs or upgrades and lead based paint testing and remediation.  The SHIP program disburses funds on a reimbursement basis. Applicants are reimbursed after providing adequate documentation that expenditures were made in compliance with the SHIP program.  Completion: N/A
No funding is recommended based on ranking. The agency has 3 active open SHIP contracts; the agency should spend the encumbered funds before being awarded new funding. Staff recommends that the agency re-apply next funding cycle pending the status of current open contracts.							



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Applicant/ Project Location	Project description with # and types of units M=Mod, L=Low, VL=Very Low Income LI – Extremely Low Income	SHIP Amount Requested/ Total Project Cost	Amount of Other Funding	Requested Average SHIP \$’s Per Unit/ Cost per Unit	House- holds & Income	Amount	Comments
<b>2018/2019 Rental – General and Special Needs Rental New Construction</b>							
Application #8  Agency Name: Affordable Homeownership Foundation Inc.  Project Name: Rental New Construction  Location: Unincorporated Lee County	Household Income 3Very Low 1 Low 0 M	\$181,500 SHIP  \$346,500 Total project cost	Mortgage \$ - 0 – Other CDBG & HOME \$165,000	\$45,375 Average SHIP per unit for 4 units  \$86,625 Average cost per unit	___ VLI ___ LI ___ MI	\$ - 0 -	<b>Recommended: \$ - 0 -</b>  Total Requested: \$181, 5000 Build 1 rental unit for 3 very low and , 1 low income households.  Project Description  Build 1 rental unit for 3 very low, and 1 low income household. Proposing to build SRO for people with disabilities. Each unit will have universal design and built to green standards. SHIP funds will be used to help with the construction.  Construction price per house is \$346,500  The SHIP program disburses funds on a reimbursement basis. Applicants are reimbursed after providing adequate documentation that expenditures were made in compliance with the SHIP program.  Completion: N/A
No funding is recommended. Based on the information submitted, the property does not meet zoning. It will have to be rezoned or the project concept and plans will have to be changed.							

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<b>2018/2019 Rental – General and Special Needs Rental Rehab</b>							
Application #9  Agency Name: Protected Harbor, Inc.  Project Name: Rental New Construction  Location: Cape Coral	Household Income 12 Very Low -0- Low -0- M 12 SP	\$480,000 SHIP  \$1,032,000 Total project cost	Mortgage \$ - 0 - Other CDBG \$552,000	\$40,000 Average SHIP per unit for 12 units  \$86,000 Average cost per unit	<u>  6  </u> VLI <u>     </u> LI <u>     </u> MI	\$240,000	<b>Recommended:</b> <b>\$240,000    Acquisition and Rehabilitation of 2 existing homes to be rented for 6 very low income special needs households.</b>  Total Requested: \$480,000    Acquisition of 4 existing homes to be rental unit for 12 very low incomes special needs households.  Project Description  Acquisition of 4 existing homes to be rental unit for 12 very low income special needs households. Each unit will be a universal design and built to green standards. SHIP funds will be used to help with the rehabilitation.  Construction Price per House is \$258,000  The SHIP program disburses funds on a reimbursement basis. Applicants are reimbursed after providing adequate documentation that expenditures were made in compliance with the SHIP program.  Completion: December 31, 2019

Requested					Staff Recommendation		
Applicant/ Project Location	Project description with # and types of units M=Mod, L=Low, VL=Very Low Income, ELI – Extremely Low Income	SHIP Amount Requested/ Total Project Cost	Amount of Other Funding	Requested Average SHIP \$'s Per Unit/ Cost per Unit	House- holds & Income	Amount	Comments
<b>2018/2019 Rental – General and Special Needs Rental Rehab</b>							
Application #10  Agency Name: Catholic Charities, Diocese of Venice Inc.  Project Name: Appliances  Location: Cape Coral	Household Income _____ Very Low _____ Low _____ M  Transitional housing	\$10,400 SHIP  \$10,400 Total project cost	Mortgage \$ -0- Other \$-0-	\$10,400 Average SHIP per unit for 2 units  \$5,200 Average cost per unit	_____ VLI _____ LI _____ MI	\$ - 0 -	<b>Recommended: \$ - 0 -</b>  Total Requested: \$10,400 Replace water heater, appliances and install a fence on the back  Project Description  Catholic Charities is asking for funding to replace water heaters, appliances and to install a fence on 1 duplex (2 units) located in Cape Coral used as transitional housing for victims of human trafficking.  The SHIP program disburses funds on a reimbursement basis. Applicants are reimbursed after providing adequate documentation that expenditures were made in compliance with the SHIP program.  Completion: N/A
No funding is recommended. The application was disqualified. It failed to meet the rehab component of the SHIP program. The funding requested is to purchase appliances only. Staff recommends that the agency re-apply next funding cycle and include rehab work on the units.							

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<b>2018/2019 Rental – General and Special Needs Rental Rehab</b>							
Application #11  Agency Name: SW Florida GWI Housing VII, Inc. Ohio Place          Project Name: Rental Rehab          Location: Fort Myers	Household Income 15 Very Low - 0 - Low - 0 - M 15 SP	\$220,490 SHIP  \$220,490 Total project cost	Mortgage \$ - 0 - Other \$ - 0 -	\$14,699 Average SHIP per unit for 15 units  \$14,699 Average cost per unit	15 VLI — LI — MI	\$220,490	<b>Recommended:</b> <b>\$220,490    Rehabilitation of 15 very low-income rental units at Ohio Place. The proposed work includes replacement of kitchen cabinets, installation of hurricane doors, water heaters, appliances, and new gutters.</b>  Total Requested: \$220,490    Replace kitchen cabinets; install hurricane doors, water heaters, appliances, new gutters.  Project Description  The project was built in 2001 by Goodwill (Southwest Florida GWI Housing VII, Inc.) and funded by HUD Section 811 Ohio Place. It includes 15 one and two bedroom rental units of supportive housing for persons who are physically disabled. The proposed renovation includes water heaters, refrigerators, stoves, new gutters, hurricane entrance doors and cabinets. Rents and operations are subsidized by HUD but the funding provided is not enough to keep up with long term capital replacement of items requested in this application.  The SHIP program disburses funds on a reimbursement basis. Applicants are reimbursed after providing adequate documentation that expenditures were made in compliance with the SHIP program.  Completion: December 30, 2019

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<b>2018/2019 Rental – General and Special Needs Rental Rehab</b>							
Application #12  Agency Name: SW Florida GWI Housing III, Inc. Broadway Place  Project Name: Broadway Place  Location: Fort Myers	Household Income 12 Very Low - 0 - Low - 0 - M 12 SP	\$139,224 SHIP  \$139,224 Total project cost	Mortgage \$ - 0 - Other \$ - 0 -	\$11,602 Average SHIP per unit for 12 units  \$11,602 Average cost per unit	___ VLI ___ LI ___ MI	\$ - 0 -	<b>Recommended: \$ - 0 -</b>  Total Requested: \$139,224 Replace water heaters, appliances, new gutters, install hurricane doors and cabinets  Project Description  The project was built in 1999 by Goodwill (Southwest Florida GWI Housing III, Inc.) and funded by HUD Section 811 Broadway Place. It includes 12 one and two bedroom rental units of supportive housing for persons who are physically disabled. The proposed renovation includes water heaters, refrigerators stoves, new gutters, hurricane entrance doors and cabinets. Rents and operations are subsidized by HUD but the funding provided is not enough to keep up with long term capital replacement of items requested in this application.  The SHIP program disburses funds on a reimbursement basis. Applicants are reimbursed after providing adequate documentation that expenditures were made in compliance with the SHIP program.  Completion: N/A
No funding is recommended based on ranking. The funding request for the rental strategy was in excess of the available funding.							

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<b>2018/2019 Rental – General and Special Needs Rental Rehab</b>							
Application #13  Agency Name: Dunbar Improvement Association, Inc.  Project Name: Palm City Gardens  Location: Fort Myers	Household Income 11 Very Low - 0 - Low - 0 - M	\$220,011 SHIP  \$220,011 Total project cost	Mortgage \$ - 0 - Other \$ - 0 -	\$20,001 Average SHIP per unit for ___ units  \$20,001 Average cost per unit	___ VLI ___ LI ___ MI	\$ - 0 -	<b>Recommended:</b>  <b>\$ - 0 -</b>  Total Requested: \$220,011 Kitchen renovations for 11 very low income households  Project Description  The project was built in 1987 with funding from the HUD Section 202 program and is owned by the Dunbar Improvement Association Inc. HUD Section 202 funding for maintenance and upgrades are minimal due to low rental income generated by the complex.  The project includes rehabilitation of an existing 100 unit, multifamily rental in Fort Myers. SHIP funds would be used for kitchen renovation for 11 apartments. Priority would be given to units occupied by tenants with Special Needs. The renovation includes changing kitchen lay outs, 30” removable base cabinets and range hoods with accessible controls.  The SHIP program disburses funds on a reimbursement basis. Applicants are reimbursed after providing adequate documentation that expenditures were made in compliance with the SHIP program.  Completion: N/A
No funding is recommended based on ranking. The funding request for the rental strategy was in excess of the available funding.							

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<b>2018/2019 Rental – General and Special Needs Rental Rehab</b>							
Application #14  Agency Name: Dunbar Improvement Association, Inc.  Project Name: Palm City Gardens  Location: Fort Myers	Household Income 7 Very Low - 0 - Low - 0 - M	\$140,007 SHIP  \$140,007 Total project cost	Mortgage \$ - 0 - Other \$ - 0 -	\$20,001 Average SHIP per unit for 7 units  \$20,001 Average cost per unit	___ VLI ___ LI ___ MI	\$ - 0 -	<b>Recommended:</b> <b>\$ - 0 -</b>  Total Requested: \$140,007 Kitchen renovations for 7 very low income households  Project Description The project was built in 1987 with funding from the HUD Section 202 program and is owned by the Dunbar Improvement Association Inc. HUD Section 202 funding for maintenance and upgrades are minimal due to low rental income generated by the complex.  The project includes rehabilitation of an existing 100 unit, multifamily rental in Fort Myers. SHIP funds would be used for kitchen renovation for 7 apartments. Priority would be given to units occupied by tenants with Special Needs. The renovation includes changing kitchen lay outs, 30” removable base cabinets and range hoods with accessible controls.  The SHIP program disburses funds on a reimbursement basis. Applicants are reimbursed after providing adequate documentation that expenditures were made in compliance with the SHIP program.  Completion: N/A
No funding is recommended based on ranking. The funding request for the rental strategy was in excess of the available funding.							

Application Scoring Criteria	Max Points	Homeownership			Homeownership Rehabilitation (Disaster)			Rental Strategy							
		Funds Available: \$345,000			Funds Available: \$105,000			Funds Available: \$478,062							
		Habitat for Humanity \$345,000	Lee Co. Housing Devl. Corp. \$60,000	Lee Co. Housing Devl. Corp. \$40,000	Habitat for Humanity \$305,000	Affordable Homeownership Foundation \$200,000	Lee Co. Housing Devl. Corp. \$105,000	Lee Co. Housing Devl. Corp. \$160,000	Affordable Homeownership Foundation \$181,500	Protected Harbor, Inc. \$480,000	Catholic Charities, Diocese of Venice \$10,400	SWFL Good Will Housing VII \$220,490	SWFL Good Will Housing III \$139,224	Dunbar Improvement Association Inc. \$220,011	Dunbar Improvement Association Inc. \$140,007
<b>Project Description - To receive the maximum number of points, the project must:</b> Be clearly described in the application and able to meet the expenditures deadline Be able to be completed in 12 months or less Be located in unincorporated Lee County Have energy efficient features and/or green building design	15	11	8	7	12	7	7	7	D I S Q U A L I F I E D	12	D I S Q U A L I F I E D	12	12	10	10
<b>Income Category - To receive the maximum number of points, the project must:</b> Provide assistance to special needs and/or very low or low income households	30	28	26	26	24	19	27	27		30		29	29	27	27
<b>Budget – To receive the maximum number of points, the applicant’s budget must:</b> Be clear, correct and reasonable Demonstrate that the project is financially feasible Disclose all funding sources and provide proof of funding (if applicable)	30	28	23	22	25	20	17	18		28		23	22	23	20
<b>Agency Capacity – To receive the maximum number of points, the agency must:</b> Demonstrate staff and resource capacity to complete project Have previous experience in providing affordable housing assistance Be in good standing on all previous SHIP contracts (if applicable)	15	14	7	5	13	5	5	5		12		11	10	12	12
<b>Site Control - To receive the maximum number of points, the project site must:</b> Be under ownership by the applicant at time of application, with proof of ownership Have the proper land use* and zoning for proposed number and types of units proposed *Projects on sites that do not have the appropriate land use classification will be disqualified.	10	9	9	9	4	4	4	8		3		9	9	9	9
Total Points Score		90	73	69	78	55	60	65		85		84	82	81	78

Score Guide		
Description	Score	Percentage of Score
<b>Inadequate</b> - No evidence or information not provided	0	
<b>Weak</b> - Minimal evidence; limited potential; vague; weak concepts; limited likelihood of success; limited in innovative thinking; lacks sufficient information	1	20%
<b>Marginal</b> - Some evidence; partially developed concepts; some potential for effectiveness and success; some inconsistencies; needs work; some innovation present; requires additional information/clarification	2	40%
<b>Good</b> - Convincing concepts with enough examples of evidence to indicate a good chance for success; clear and complete; innovative	3	60%
<b>Strong</b> - Very convincing concepts with strong examples of evidence throughout potential; well-conceived and thoroughly developed with a high likelihood for success; very innovative	4	80%
<b>Exemplary</b> - Excellent concepts; exceptional evidence; well-thought out with an extremely high likelihood of success, exemplary, highly innovative	5	100%