



1015 Cultural Park Blvd.  
Cape Coral, FL

**AGENDA**  
**CITIZEN'S ADVISORY BOARD**  
**FOR COMMUNITY DEVELOPMENT BLOCK GRANT**

**May 25, 2017**

**5:30 PM**

**Conference Room  
220A**

- 1. Call to Order**
  - A. Chair Small
- 2. Roll Call:**
  - A. Lugo, Renshaw, Salome, Small, and Yager
- 3. Approval of Minutes**
  - A. April 12, 2017 regular meeting minutes
- 4. Business**
  - A. Applicant Presentations
  - B. Staff Funding Recommendations
  - C. Citizens' Advisory Board Final Funding Recommendations
- 5. Public Input: A maximum of 3 minutes per individual is set for input of citizens.**
- 6. Other Business**
- 7. Date and Time of Next Meeting**
  - A. to be determined
- 8. Adjourn**

In accordance with the Americans with Disabilities Act and Section of

286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the Office of the City Clerk at least forty-eight (48) hours prior to the meeting. If hearing impaired, telephone the Florida Relay Service Numbers, 1-800-955-8771 (TDD) or 1-800-955-8770 (v) for assistance.

If a person decides to appeal any decision made by the Board/Commission/Committee with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

**Item Number: 3.A.**  
**Meeting Date: 5/25/2017**  
**Item Type: Approval of Minutes**

**AGENDA REQUEST FORM**  
CITY OF CAPE CORAL



**TITLE:**

April 12, 2017 regular meeting minutes

**SUMMARY:**

**ADDITIONAL INFORMATION:**

**ATTACHMENTS:**

Description	Type
□ April 12, 2017 - Meeting Minutes	Backup Material

**MINUTES FROM THE CITIZEN'S ADVISORY BOARD FOR  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

**WEDNESDAY, APRIL 12, 2017**

**CONFERENCE ROOM 220-A**

**5:30 P.M.**

Chair Small called the meeting to order at 5:30 p.m.

**ROLL CALL:** Renshaw, Salome', Small, and Yager were present. Lugo was excused.

**ALSO PRESENT:** Amy Yearsley, Housing Coordinator  
Millie Babic, Senior Planner

**BUSINESS**

**APPROVAL OF MINUTES**

The minutes of the regular meeting of the Citizen's Advisory Board for Community Development Block Grant of April 27, 2016, were presented for approval.

***Board Member Yager moved, seconded by Board Member Salome to approve the minutes as presented. Voice Poll: All "ayes." Motion carried.***

**BUSINESS**

**Election of Chair and Vice Chair**

Chair Small asked if anyone was interested in being a Chairperson. He expressed interest in remaining as Chair. He stated if anyone else was interested he would be glad to turn that responsibility over.

***Member Renshaw nominated Small as Chair, seconded by Member Yager to select Member Small, as Chair. Renshaw, Salome', and Yager voted "aye." Member Small abstained from the vote. Three "ayes" One "Abstention" Motion carried. (3-0)***

Member Salome' suggested that the Vice Chair seat rotate. She nominated Member Renshaw.

Member Renshaw declined based on not always being available for the meetings.

***Member Salome' nominated Member Yager as Vice Chair. Member Renshaw seconded the nomination. Renshaw, Salome', Small, and Yager voted "aye." Four "ayes." Motion carried. (4-0)***

## **Overview of 2016 Housing Accomplishments**

Housing Coordinator Yearsley reviewed the highlights from 2016. She mentioned that the agencies expended \$927,095; 100% of funds were used to benefit low income households; 9 substandard owner occupied units were rehabilitated; 18 homes were connected to City water and sewer; 5 homes were purchased, 3 rehabilitated and resold to low income households by 2 different housing agencies utilizing CDBG funds; 4 foreclosed homes rehabilitated with NSP1 and NSP3 funds were sold; 9,802 low/moderate income Cape Coral households were provided services through 9 different programs; and 31 income qualified residents attended training to open new businesses. 15 businesses were opened or stabilized.

### **Fair Housing Plan**

Housing Coordinator Yearsley mentioned that every 5 years as part of our consolidated planning process when we do the big 5 year plan we typically do what is called the analysis of fair housing impediment's choice called the AI in short. This process has been changed after a lot of discussion at the Federal level, and now it has been replaced with the Assessment of Fair Housing. They just completed an analysis of impediments as part of the 2015-2020 consolidated plan, but we are starting to recognize the importance of looking at this not on a jurisdiction by jurisdiction basis but as a whole as a region. As a result of this, Lee County, who's consolidated plan is due very soon, approached us and said we want to do this together, let's all work together, so we are moving ours up, HUD is allowing us move our analysis up so that we can work together on it. City of Cape Coral, City of Fort Myers, Lee County and two public housing agencies, Lee County Housing and City of Fort Myers Housing Authority, are all working together. We started the process in December 2016.

HUD requires that communities take meaningful actions that:

- Address significant inequality in housing needs and access to opportunity;
- Replace segregated living patterns with truly integrated and balanced living patterns;
- Transform racially and ethnically concentrated areas of poverty into areas of opportunity; and
- Foster and maintain compliance with civil rights and fair housing laws.

She continued with a reference to maps on capecoral.net, use key words Fair Housing and referred to the Assessment of Fair Housing; they will consider the following issues:

- Segregation and Integration
- Racially and ethnically concentrated areas of poverty
- Unequal access to opportunity
- Disproportionate housing needs
- Access for persons with disabilities
- Fair housing enforcement, outreach and resources.

Housing Coordinator Yearsley also referred the public participation slide and mentioned a handout about the Fair Housing Survey and reviewed the upcoming meetings timeline.

Member Salome inquired about the public hearing portion, what will the public be giving you input on?

Discussion was held regarding the 20 maps for each jurisdiction puts out there and 15 tables looking at access to schools and drive times. Ms. Yearsley mentioned they have gone away from the HUD software based on excessive use of dots, their website displays the data.

Member Salome expressed concerns about the public outreach.

Housing Coordinator Yearsley responded that they work with newspapers such as the Bonita Banner, Fort Myers News Press, the use of blasts that have links, people are able to submit written comments, any input written or in person and as part of the surveys all will be included. The best tool is the actual surveys they receive back and targeted events such as the Lee county Backpack event.

Member Small requested that Yearsley provide thoughts on affordable housing what is going on in the community?

Housing Coordinator Yearsley responded from the City's perspective and a regional perspective. She has many presentations on this topic and even had a session at Council in December focused entirely on housing issues in Cape Coral. Discussed what the need is for home ownership and rental. At the end of last year, an economist was hired to perform a rental study to look at the need based on income groups and projecting the next 5 years. The projection showed there will be a need for 1,460 units of rental housing every year for the next 5 years, and over 1,200 of those units will be for persons with household incomes less than 100K.

Ms. Yearsley continued stating the bulk is for our workforce, seniors and working poor. This is a national issue. Housing is extremely expensive and becoming more and more out of reach. We are predominately a service based economy. Our major employers are governments, health systems, Publix and Shell Point. At a Federal and State level our resources like SHIP program and CDBG program have the potential to go away. This needs to be recognized and very little money was allocated for the SHIP program at the State level this year. House underfunded it, the Governor put money in their and the Senate always funds it well. The President did zero funded HUD in the proposed skinny budget. The likelihood per our DC lobbyist, they are not worried about it. Looking forward here, our funding is behind, this cycle funds is being allocated as the continuing resolution that will be heard at the end of this month by the government. The bill is waiting and HUD is funded at the levels that we have now that will get us to 2018. From the City perspective, we are looking at regulatory barriers, and things we can do to incentivize the private sector to participate in providing the units.

Ms. Yearsley spoke about one program that is close and going relatively soon, is a pilot program, a multi-family impact fee that is a buy down, works like a rebate. Developers say the difficulty with large scale developing is aside for lack of available land, the impact fees are the biggest problem. This is a new technique. In theory, it works like this, and its bare bones. Set the base tax rate at what the property is worth as a vacant piece of property, when it's developed and that increment between the two we take the City portion and use the taxes generated from that site to paydown the impact fees over a period of 5, 10 and 15 years. It's basically a synthetic tax increment financing. That property will be paying for the impact fees over the next couple years instead of at construction. She listed requirements. It will be evaluated by our City Manager, Economic Development Director and the Housing Coordinator.

The second program being looked into is a single-family impact fee deferral program, designed specifically for our non-profit partner developers like Habitat Humanity and Cape Coral Housing, a proposed 5 year pilot project consisting of 150 units. They are working on more number crunching, and then back to Council for further discussion.

Ms. Yearsley stated that currently they are re-writing the zoning code.

She also mentioned they are looking at additional techniques, accessory dwelling units, buy right density for affordable housing, which will incentivize the private market as well. Long term preservation of our existing affordable housing stock. Looking at first right of refusal, at a set purchase to purchase back, keep in inventory and resale. Also, looking in to a Community land trust privately or publicly held. There is a regional task force made up of major employers, local government officials, non-profit developers, the finance communities, the Attainable Housing Action Coalition, members from Lee Memorial, major hotels, Horizon Council is represented there, banks and some for profit developers.

### **Timeline**

Housing Coordinator Yearsley presented a slide and passed out a handout with the timeline. We will allocate based on last year's allocation, if there are cuts, the cuts will be across the board. Presentations on 5/25, a Public Hearing in June and a second Public Hearing in July, as required, and then by August 11, 2017 it will be presented to HUD.

### **Citizen's/Public Input**

The committee decided to eliminate the three-minute time limit as mentioned on the agenda.

The following representatives provided a brief description of their agency:

Dorothy Browning appeared on behalf of the Goodwill Micro-Enterprise program. They have completed 14 classes in Cape Coral; had 218 people enrolled; 147 graduated, about 50% of graduated people started a business in over a year. They can track 61 businesses still in business, some are part time and some are full time. That is an 83% sustained

rate. She reviewed the success of the program to include a graduate of the program as a Graduate Speaker at the last graduation whose business has been successful for over two years.

Bonnie Schnell of Cape Coral Housing Development Corporation stated they will be applying again this year for CDBG. She expressed concerns about the future. She appreciate the support as long as it is possible.

Julie Ferguson of the Cape Coral Caring Center, explained the organization's emergency pantry system that has served Cape Coral for almost 27 years. They help people when they are experiencing serious illness and sudden job loss; this is a temporary agency. They have special summer programs to try to help people by offering generous amounts of food. She referenced the need based on school is out, bills are up, incomes are often down and kids are home. None of us want children to go hungry. She discussed the Healthy Nut kids bag program based on need in June, July, and August. She also discussed the Second Annual Backpack for Community Caring for Cape Coral residents at Kiwanis. Last year, they helped 700 hundred children be school ready with backpacks, their choice of color, filled with needed supplies.

Tonya Soholt of Habitat for Humanity discussed their use of CDBG funds for funding to help with purchases of rehabilitation and resale of existing homes for residents at or below 80% area median income. The families partner with Habitat through completing "sweat equity hours", training classes, and closing costs. She mentioned their strategic goal to strengthen the relationships with the homeowners and keep them connected with Habitat throughout their ownership.

Nida Eluna of the Dr. Piper Center for Social Services provides volunteer opportunities for low income seniors to mentor children with special needs, at risk youth and serve our community. Currently, they have 25 volunteers in Cape Coral. The center provides a stipend \$2.65 an hour and transportation reimbursement with CDBG funds for the low income seniors. Last fiscal year, they gave back to City of Cape Coral in terms of stipend and mileage approximately \$69K to the volunteers.

Chair Small requested if the attendees see new needs in their areas of expertise, is the environment of the people you serve changing?

Julie Ferguson responded that they are looking to build a new building that will house the several different agencies and do a lot of things. She sees the fact that we do not have people that are skilled plumbers, electricians, etc. If we can figure out a way to get people trained in those fields, that is what we are missing. She would like to see those types of trainings in her new building, help propel people to get better jobs.

Member Renshaw mentioned a Fort Myers contractor who hires second chance people and have them work alongside the skilled laborer and learn the trade. He stated that not everyone wants a college education, we have a need for a trade schools that teaches that type of service. He discussed a program that he participated in working with at risk students.



Housing Coordinator Yearsley mentioned that in reference to the Economic Development master plan, they have recognized the need to grow our local business, grow our home-based businesses into bricks and mortar and we need to provide a good solid foundation for our existing businesses so they can grow, and the importance of trades and technical schools. They recognize that it is very important since our economy is service and construction driven.

Member Renshaw mentioned that the technical schools and the construction industry do not work well together. They need to get together and work toward a program that is on the same track.

Discussion held in reference to current unemployed residents.

#### **Other Business**

None.

#### **Date and Time of Next Meeting**

The next CDBG meeting was scheduled for Thursday, May 25, 2017, at 5:30 p.m. in Conference Room 220A.

#### **Adjournment**

There being no further business, the meeting adjourned at 6:17 p.m.

Submitted by,

Kimberly Bruns  
Assistant City Clerk

<b>Item Number:</b>	<b>4.A.</b>
<b>Meeting Date:</b>	<b>5/25/2017</b>
<b>Item Type:</b>	<b>Business</b>

**AGENDA REQUEST FORM**  
CITY OF CAPE CORAL



**TITLE:**

Applicant Presentations

**SUMMARY:**

The applications can be viewed at the following link:

<https://capecoral.box.com/s/ng3o781j7xvtmuxdmen2d2bnsrrjuioc>

**ADDITIONAL INFORMATION:**

Item Number:	7.A.
Meeting Date:	5/25/2017
Item Type:	Date and Time of Next Meeting

**AGENDA REQUEST  
FORM**  
CITY OF CAPE CORAL



**TITLE:**  
to be determined

**SUMMARY:**

**ADDITIONAL INFORMATION:**