



# THE HOUSING AUTHORITY OF THE CITY OF FORT MYERS

ESTABLISHED IN 1960



# Commissioners



**E. Bruce Strayhorn,**  
*Chairman*



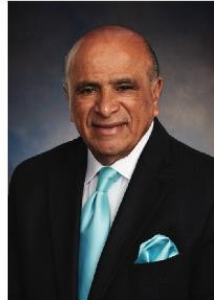
**Peter Routsis-Arroyo,**  
*Vice-Chairman*



**Joseph P. D'Alessandro,**  
*Commissioner*



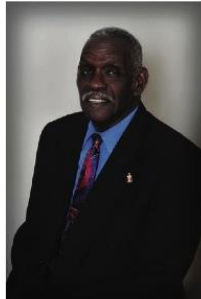
**Douglas A. Hogg,**  
*Commissioner*



**Rev. Israel Suarez**  
*Commissioner*



**Mattie Young,**  
*Chairwoman*



**Lemuel A. Teal,**  
*Commissioner*

- Appointed by the Mayor of the City of Fort Myers
- Board serves as the governing officers of the Housing Authority of the City of Fort Myers
- They ensure that the Authority's purpose and responsibilities are carried out in as efficient and economical manner as possible
- All are volunteers- not paid
- Commissioners ensure that the Authority operates within the law and according to the U.S. Department of Housing and Urban Development regulations
- Executive Director Marcus D. Goodson  
*Since 2002*

# Past Commissioners

•Halsey Watkins	1960 – 1989
•Paul G. Franklin	1960 – 1988
•John G. Ferguson	1960 - 1988
•Harry Fagan	1960 – 1977
•Sidney B. Parnell	1960 – 1971
•C.J. Zimmerman	1962 – 1982
•Walter Moody	1980 - 1986
•Theresa Joiner	1982 – 1986
•Jetta Glover	2000 – 2001
•Mark Morris	2001 – 2003
•Betty Cole McDonald	2001 - 2005
•Lodovic Kimble	1997 – 2001
•Flossie Riley	1996 - ?
•Sharron King	1997 – 2001
•Marvin M. Smith, II	1998 – 2001
•Charles Taylor	1998 – 2001
•James Woodward	1999 – 2003
•Art LaChioma	1990 - 1995
•Mark Alexander	1999 - 2003
•Bill Bramwell	2001 – 2016
•Jake Wison, Director	1970 – 1981
•Richard M. Hallam, Director	1981 - ?

# Overview

- Founded in 1960
- Provides attainable housing for families and seniors in the City of Fort Myers
- Currently owns/administers 1,256 Housing Units throughout the City of Fort Myers
- Administers 2,176 Section 8 Units located throughout Southwest Florida
- Successfully constructed attainable housing throughout the City of Fort Myers consisting of both public housing as well as low income tax credit developments
- Assumed management of the Lee County Housing Authority in 2011

# Focus

- Work with the community to administer successful Section 8 vouchers and project-based assisted housing programs
- Work to change the face of public housing by transforming the most severely distressed public housing in Fort Myers from sources of urban blight to engines of urban renewal
- Create paradigm shifts in public housing culture, values and behavior through establishing positive incentives for resident self-sufficiency
- Provide comprehensive services that empower residents, while lessening concentrations of poverty, promoting mixed-income communities and assuring equal access to safe quality housing for low, very low and moderate income families throughout the community

# Overview

- Awarded a \$20 Million HOPE VI Grant in 2005 by the United States Department of Housing and Urban Development (HUD)
  - Through added partnerships, \$80 million of private funds were leveraged to provide \$100 million of attainable housing located on the grounds of the former Michigan Court site
  - Successfully completed all the requirements of the HOPE VI Grant
  - Consistently rated as a “High Performer” by HUD
  - Awarded Outstanding Agency of the Year and Best Newsletter by the Florida Association of Housing and Redevelopment Officials in 2015





# Hope VI Success Stories

From this...



# Hope VI Success Stories

- Originally constructed in 1969 as migrant worker seasonal housing, the former units lacked insulation and a storm water drainage system leading to frequent, severe ponding making many units inaccessible, and heightening, as noted by the Center for Disease Control, the spread of the West Nile Virus.
- Electrical fires were also a regular occurrence due to obsolete wiring with a fatal unit fire occurring in October 2004. Additional problems fixed by the new project include replacement of a cast iron sewer system and elimination of severe mold that was prevalent throughout units.



# Hope VI Success Stories

- The obsolete 470-units of the former public housing project were replaced with 517 new, mixed income, mixed tenure, Energy Star-enhanced units
- New administrative building, 120-unit senior housing complex and Boys & Girls Club

# Success Stories

To this...





# Non-profit

- **The Southwest Florida Affordable Housing Choice Foundation Inc.** is a 501(C)3 nonprofit created in 2006 to develop non-subsidized and subsidized affordable housing properties that can access funding that may only be available to 501(C)3 entities
- Operates pursuant to rules and guidelines of HUD and the State of Florida
- Enhances and increases the number of affordable housing options throughout the Lee County community
- Contracted with Lee County Department of Human Services/Lee County Board of County Commissioners to provide affordable rental housing through the Neighborhood Stabilization Program
- Developments (82 units) include Broadway and Stella Apartments in Fort Myers, Covington Meadows apartments in Lehigh Acres and Coconut Cove 1 & II in Cape Coral



# Public/Private Partnership Southwest Florida Affordable Housing Choice Foundation Success Stories

From this...



# **Public/Private Partnership Southwest Florida Affordable Housing Choice Foundation Success Stories**

- Landings at East Pointe (formerly Sabal Palm Apartments) and East Pointe Place (formerly Palmetto Court) were existing complexes owned by the Housing Authority
- Revitalization now provides 212 affordable housing units
- Completed months ahead of schedule
- The combined \$38.3 million dollar investment was made possible through a public/private partnerships
- FPL also granted nearly \$800,000 in solar rebates for both projects
- Both have received LEED<sup>®</sup> Platinum certification



# Public/Private Partnership Southwest Florida Affordable Housing Choice Foundation Success Stories

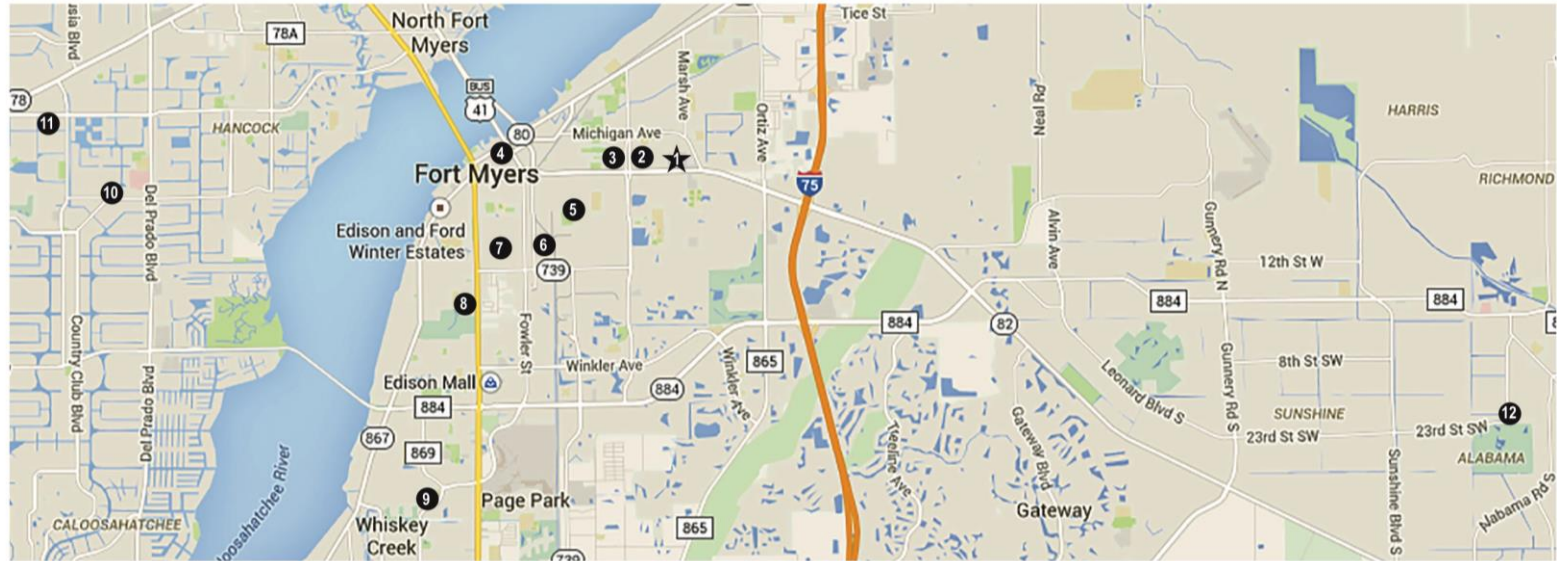
To this...



# Minority/Section 3 Involvement

- Since December 2008, HACFM and its affiliated nonprofit have utilized Minority Business Enterprises, Disadvantaged Business Enterprises and Section 3 residents and businesses in total **\$59,996,72**
- Various developments have ranged from:
  - Minority Participation as high as **79%**
  - Section 3 Participation as high as **100%**

# Properties



1. Housing Authority of the City of Fort Myers Administration  
4224 Renaissance Preserve Way, Fort Myers  
The Homes at Renaissance Preserve, 4211 Romeo Lane, Fort Myers  
Opened 2011 – 96 units  
Renaissance Preserve Senior Housing, 4221 Othello Lane, Fort Myers  
Opened 2009 – 120 Units
2. The Landings at East Pointe, 3701 Nelson Tillis Boulevard, Fort Myers  
Opened 2014 – 86 units
3. East Pointe Place, 3501 Dale Street, Fort Myers  
Opened 2014 – 212 units
4. Royal Palm Towers, 2424 Edwards Drive, Fort Myers Opened 1970  
100 Units
5. Southward Village, 2990 Edison Avenue, Fort Myers Opened 1963 200 Units
6. Stella Apartments, 2720 Royal Palm Avenue, Fort Myers Opened 2010 – 14 Units
7. Broadway Apartments, 2909 & 2929 Broadway Avenue, Fort Myers Opened 2012– 40 units
8. Bonair Towers, 1915 Halgrim Avenue, Fort Myers Opened 1965 – 100 units
9. Horizons Apartments. 5360 Summerlin Road, Fort Myers Opened 1983 – 170 units
10. Coconut Cove, 1221 SE 8th Terrace, Cape Coral Opened 2011 – 8 units
11. Coconut Cove, 515 Van Loon Terrace, Cape Coral Opened 2012– 4 units
12. Covington Meadows, 1400-1401 Parkwood Palm Boulevard, Lehigh Acres Opened 2010 – 16  
Opened ??? – ??? units

# Services

## **Resident Services**

- Assists our families in becoming economically self-sufficient. Neighborhood Network Centers are a one stop shop providing Financial Literacy, Literacy English As A Second Language, Job Training, Basic Computer Training, General Education Development (GED), and many more programs.
- Support resident's transition to independence with the Housing Choice (Section 8) Voucher Homeownership Program.

## **Family Self-Sufficiency**

- Assists families receiving rental assistance through the Public Housing and Housing Choice Voucher (Section 8) programs to become self reliant and economically self-sufficient within five years through coordinated supportive services, education, job training, job placement, personal development, and life management skills.

## **Outreach**

- Educate our families through quarterly Life Skills Education Sessions and the Keeping In Touch Newsletter.

## **Case Management**

- Allows case managers/coordinators to work with our clients one-on-one to establish goals that are attainable



# Community Focus



The Dr. Carrie Robinson Center provides a comfortable, spacious environment for a variety of community functions including church events, fraternity/sorority events, family reunions, holiday parties, wedding receptions and business meetings.

- Main room, meeting room & conference room holds up to 144 guests
- Full Commercial Kitchen
- Professional Sound system Wireless Microphone Professional Projection / Screen
- Available for rental throughout the year at affordable rates



# Community Focus



## Annual Community Events

- Father's Day Celebration
- Veteran Stand Down and Homeless Service Day
- Holiday Outreach - Thanksgiving/Christmas Dinners
- Fair Housing Summits
- Ebus Financial Services Seminars
- Back to School Project Backpack
- & More





**THANK YOU**

