

**Lee County Board Of County Commissioners
Agenda Item Summary**

July 24, 2003

Blue Sheet No. 20030869

1. REQUESTED MOTION:

ACTION REQUESTED: (1) Approve submission to HUD of Lee County's FY 2003-2007 Five-Year Consolidated Strategic Plan and HUD FY 2003 One-Year Action Plan, (2) authorize Chairman to sign HUD Consolidated Plan Letter of Submission and Certifications, (3) authorize Chairman to sign HUD CDBG, HOME, and ESG Entitlement agreements upon receipt from HUD, (4) authorize Chairman to sign HUD CDBG, HOME, and ESG Subrecipient Agreements once prepared, and (5) authorize Chairman to sign HUD environmental assessments.

WHY ACTION IS NECESSARY:

HUD requires entitlement communities to complete a multi-year HUD Consolidated Plan and Annual Action Plan in order to receive the entitlement funding for community planning, homeless service, neighborhood revitalization, and capital projects programs.

WHAT ACTION ACCOMPLISHES:

Allows Lee County to continue to receive HUD planning, homeless service, neighborhood revitalization, and capital projects funds.

2. DEPARTMENTAL CATEGORY: 05
COMMISSION DISTRICT # CW

C5D

3. MEETING DATE:

08-05-2003

4. AGENDA:

- CONSENT
- ADMINISTRATIVE APPEALS
- PUBLIC WALK ON
- TIME REQUIRED:

5. REQUIREMENT/PURPOSE:
(Specify)

- STATUTE
- ORDINANCE
- ADMIN. CODE
- OTHER

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER N/A
- B. DEPARTMENT Human Services
- C. DIVISION N/A

BY: Karen B. Hawes

7. BACKGROUND: On January 5, 1995, the U.S. Department of Housing and Urban Development (HUD) published a Final Rule in the Federal Register covering the Consolidated Plan and single Performance Report, 24 CFR Parts 91, 92, 570, 574, 576, and 968. This rule became effective February 6, 1995, and incorporates the planning and application aspects for HUD's community planning, neighborhood revitalization and capital projects. Lee County has previously submitted a 5-year Consolidated Plan for HUD FY 1995-1999, and a 3-year Consolidated Plan for HUD FY 2000-2002. The current Consolidated Plan will serve for HUD FY 2003-2007. The included Annual Plan covers HUD FY 2003.

Pursuant to Section 116 (b) of the Housing and Community Development Act of 1974 (42 U.S.C. 5316), Lee County's HUD Consolidated Plan must be submitted to HUD before August 15, 2003 for HUD FY 2003 funding. This Plan is Lee County's application for CDBG, HOME, and ESG entitlement resources. HUD funding award is based on site visits, management of funds, compliance with the Consolidated Plan rules, accuracy in preparing performance reports, and proof that housing and non-housing projects assisted under programs administered by HUD are in compliance with contractual agreements, certifications, and the requirements of law as set forth in Lee County's Five-Year Strategy and One-Year Action Plan. This Plan must be sent by Federal Express to HUD on August 8, 2003.

Attachments: (1) HUD Consolidated Plan, Annual Action Plan, HUD SF424 Forms, Certifications and (2) Letter of Submission

Priority was given by the Community Action Agency/Neighborhood District Committee (CAA/NDC) to activities that benefit the targeted Neighborhood Districts and increase and preserve affordable housing. The Plan was reviewed by the CAA/NDC committee after a Public Hearing on July 15, 2003.

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services			G County Manager
<i>[Signature]</i>	N/A	N/A	N/A	<i>[Signature]</i>	OA <i>[Signature]</i>	OM <i>[Signature]</i>	Risk <i>[Signature]</i>	<i>[Signature]</i>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: *7/24/03*
Time: *2:25 PM*
Forwarded To: *[Signature]*

RECEIVED BY
COUNTY ADMIN:
[Signature]
7/24/03
COUNTY ADMIN
FORWARDED TO: *[Signature]*
7/29/03



BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (941) 652-7930

Bob James
District One

August 5, 2003

Douglas B. St. James
District Two

Ray Judah
District Three

Ms. Virginia Vich, CPD Representative
U. S. Department of Housing and Urban Development (HUD)
Florida State Office, Southeast/Caribbean
Brickell Plaza Federal Building
909 S.E. First Avenue, Room 500
Miami, Florida 33131

Andrew W. Coy
District Four

John F. Altieri
District Five

Donald D. Stilwell
County Manager

**SUBJECT: Submission:
Lee County Consolidated Plan HUD FY 2003-2007
Lee County Annual Action Plan HUD FY 2003**

James G. Yacop
County Attorney

Diana M. Parker
County Hearing Examiner

Dear Ms. Vich:

Enclosed for your review are *three* (3) copies of the Lee County Consolidated Plan HUD FY 2003-2007 and Annual Action Plan for HUD FY 2003 and the Applications for Federal Funds (SF424) forms. In addition we are transmitting the Community 2020 Program Disk Archive for these documents. Thank you for your staff's technical assistance in the preparation of these plans.

If you have any questions or comments regarding Lee County's HUD Consolidated Plan, please contact Richard Faris, Senior Planner, Department of Human Services at (239) 652-7930.

Sincerely,

Ray Judah, Chairman
Lee County Board of County Commissioners

Enclosure: SF424 Forms

C: Lee County Board of County Commissioners, Districts #1, #2, #3, #4, and #5
Donald D. Stilwell, County Manager
Holly Schwartz, Assistant County Manager
Karen B. Hawes, Director, Department of Human Services

**Application for
Federal Assistance**

**U.S. Department of Housing
and Urban Development**

OMB Approval No.2501-0017 (exp. 03/31/2005)

1. Type of Submission

Application Preapplication

2. Date Submitted 8/5/2003	4. HUD Application Number
3. Date and Time Received by HUD	5. Existing Grant Number
	6. Applicant Identification Number 129071

7. Applicant's Legal Name Lee County Board of County Commissioners	8. Organizational Unit Department of Human Services
---	--

9. Address (give city, county, State, and zip code) A. Address: 83 Pondella Road Suite 1 B. City: North Fort Myers C. County: Lee D. State: FL E. Zip Code: 33903	10. Name, title, telephone number, fax number, and e-mail of the person to be contacted on matters involving this application (including area codes) A. Name: Richard Lloyd Faris B. Title: Senior Planner C. Phone: (239) 652-7930 D. Fax: (239) 652-7960 E. E-mail: farisrl@leegov.com
--	---

11. Employer Identification Number (EIN) or SSN	12. Type of Applicant (enter appropriate letter in box) B
---	--

13. Type of Application <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Renewal <input type="checkbox"/> Revision If Revision, enter appropriate letters in box(es) <input type="checkbox"/> <input type="checkbox"/> A. Increase Amount B. Decrease Amount C. Increase Duration D. Decrease Duration E. Other (Specify)	I. University or College J. Indian Tribe K. Tribally Designated Housing Entity (TDHE) L. Individual M. Profit Organization N. Non-profit O. Public Housing Authority P. Other (Specify)
---	--

14. Name of Federal Agency U.S. Department of Housing and Urban Development

15. Catalog of Federal Domestic Assistance (CFDA) Number 14 --- 218 Title: Community Development Block Grant Program Component Title:	16. Descriptive Title of Applicant's Program CDBG Entitlement Projects
--	---

17. Areas affected by Program (boroughs, cities, counties, States, Indian Reservation, etc.) Unincorporated Lee Co. Bonita Springs, Fort Myers Beach, Sanibel

18a. Proposed Program start date ##	18b. Proposed Program end date 11/23/05	19a. Congressional Districts of Applicant 14	19b. Congressional Districts of Program 14
--	--	---	---

20. Estimated Funding: Applicant must complete the Funding Matrix on Page 2.

21. Is Application subject to review by State Executive Order 12372 Process? A. Yes <input type="checkbox"/> This preapplication/application was made available to the State Executive Order 12372 Process for review on: Date _____ B. No <input type="checkbox"/> Program is not covered by E.O. 12372 <input checked="" type="checkbox"/> Program has not been selected by State for review.
--

22. Is the Applicant delinquent on any Federal debt? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If "Yes," explain below or attach an explanation.

Funding Matrix

The applicant must provide the funding matrix shown below, listing each program for which HUD funding is being requested, and complete the certifications.

Grant Program*	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	Total
CDBG	\$2,587,000							\$100,000	\$2,687,000
Grand Totals	\$2,587,000							\$100,000	\$2,687,000

* For FHIPs, show both initiative and component

Certifications

I certify, to the best of my knowledge and belief, that no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all sub awards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly.

Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage of the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

This application incorporates the Assurances and Certifications (HUD-424B) attached to this application or renews and incorporates for the funding you are seeking the Assurances and Certifications currently on file with HUD. To the best of my knowledge and belief, all information in this application is true and correct and constitutes material representation of fact upon which HUD may rely in awarding the agreement.

23. Signature of Authorized Official	Name (printed)	Ray Judah
Title	Date (mm/dd/yyyy)	
Chairman, Lee County Board of County Commissioners	8/5/2003	

**Application for
Federal Assistance**

**U.S. Department of Housing
and Urban Development**

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7. Applicant's Legal Name Lee County Board of County Commissioners	8. Organizational Unit Department of Human Services
---	--

9. Address (give city, county, State, and zip code) A. Address: 83 Pondella Road Suite 1 B. City: North Fort Myers C. County: Lee D. State: FL E. Zip Code: 33903	10. Name, title, telephone number, fax number, and e-mail of the person to be contacted on matters involving this application (including area codes) A. Name: Richard Lloyd Faris B. Title: Senior Planner C. Phone: (239) 652-7930 D. Fax: (239) 652-7960 E. E-mail: farisrl@leegov.com
--	---

11. Employer Identification Number (EIN) or SSN	12. Type of Applicant (enter appropriate letter in box) B A. State I. University or College B. County J. Indian Tribe C. Municipal K. Tribally Designated Housing Entity (TDHE) D. Township L. Individual E. Interstate M. Profit Organization F. Intermunicipal N. Non-profit G. Special District O. Public Housing Authority H. Independent School District P. Other (Specify)
---	---

13. Type of Application
 New Continuation Renewal Revision
 If Revision, enter appropriate letters in box(es)
 A. Increase Amount B. Decrease Amount C. Increase Duration
 D. Decrease Duration E. Other (Specify)

14. Name of Federal Agency
U.S. Department of Housing and Urban Development

15. Catalog of Federal Domestic Assistance (CFDA) Number
14 --- 239
 Title: HOME Investment Partnership Program
 Component Title:

16. Descriptive Title of Applicant's Program
 HOME Entitlement Projects

17. Areas affected by Program (boroughs, cities, counties, States, Indian Reservation, etc.)
 Unincorporated Lee Co.
 Bonita Springs, Fort Myers Beach, Sanibel

18a. Proposed Program start date ##
 18b. Proposed Program end date
 11/23/05

19a. Congressional Districts of Applicant
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 Yes If "Yes," explain below or attach an explanation.

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Grant Program*	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	Total
HOME	\$814,053	\$183,291						na	\$997,344
Grand Totals	\$814,053	\$183,291						na	\$997,344

* For FHIPs, show both initiative and component

Certifications

I certify, to the best of my knowledge and belief, that no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all sub awards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly.

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23. Signature of Authorized Official	Name (printed)	Ray Judah
Title	Date (mm/dd/yyyy)	
Chairman, Lee County Board of County Commissioners	8/5/2003	

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15. Catalog of Federal Domestic Assistance (CFDA) Number Title: Emergency Shelter Grant Component Title: 14 --- 231		14. Name of Federal Agency U.S. Department of Housing and Urban Development	
17. Areas affected by Program (boroughs, cities, counties, States, Indian Reservation, etc.) Unincorporated Lee Co. Bonita Springs, Fort Myers Beach, Sanibel		16. Descriptive Title of Applicant's Program Emergency Shelter Entitlement Projects	
18a. Proposed Program start date ##	18b. Proposed Program end date 112/31/05	19a. Congressional Districts of Applicant 14	19b. Congressional Districts of Program 14
20. Estimated Funding: Applicant must complete the Funding Matrix on Page 2.			
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The applicant must provide the funding matrix shown below, listing each program for which HUD funding is being requested, and complete the certifications.

Grant Program*	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	Total
ESG	\$75,000	\$75,000						na	\$150,000
Grand Totals									

* For FHIPs, show both initiative and component

Certifications

I certify, to the best of my knowledge and belief, that no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all sub awards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly.

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23. Signature of Authorized Official

Name (printed)

Ray Judah

Title

Chairman, Lee County Board of County Commissioners

Date (mm/dd/yyyy)

8/5/2003



LEE COUNTY

SOUTHWEST FLORIDA

CONSOLIDATED PLAN

FIVE YEAR STRATEGIC PLAN

HUD FY 2003-2007

Community Development Block Grant (CDBG)
HOME Investment Partnerships Program (HOME)
Emergency Shelter Grant (ESG)
U.S. Department of Housing and Urban Development

Lee County Board of County Commissioners

Department of Human Services

Ray Judah, Chairman, Board of County Commissioners

Donald D. Stilwell, County Manager

Holly Schwartz, Assistant County Manager

Karen B. Hawes, Director, Department of Human Services

Richard Faris, Senior Planner, Department of Human Services

Prepared in conjunction with the:

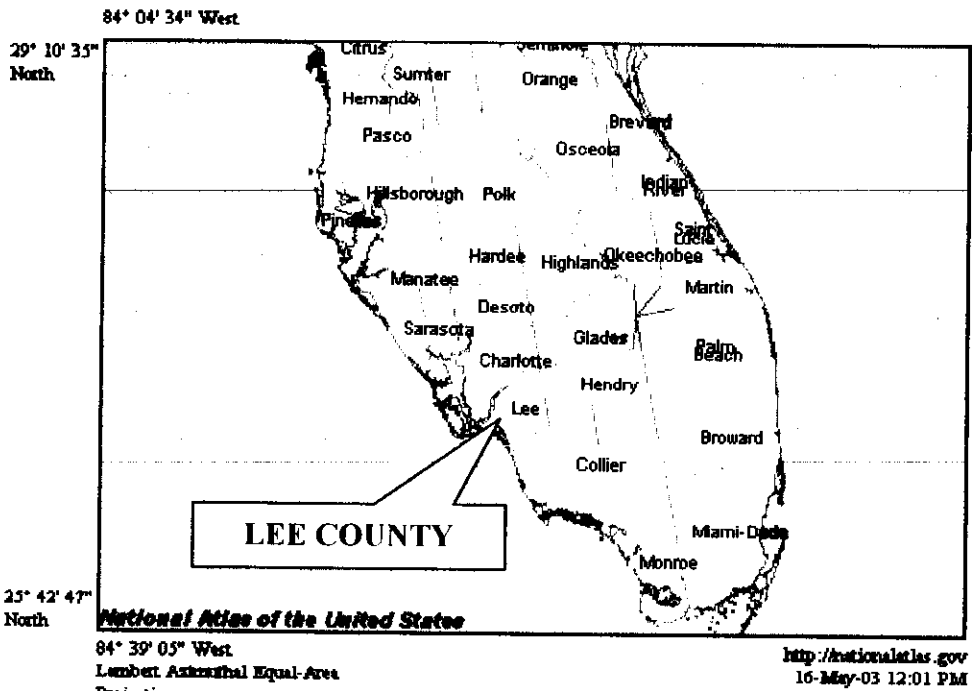
Lee County Community Action Agency/Neighborhood District Committee

Submitted in conjunction with the

LEE COUNTY ONE YEAR ACTION PLAN • HUD FY 2003

Submission Date - August 5, 2003

LEE COUNTY FLORIDA



USERS GUIDE

Basis of the Consolidated Plan and Annual Action Plan. The United States Department of Housing and Urban Development (HUD) requires documentation to maintain annual entitlement funding for Lee County from the Community Development Block Grant (CDBG), the Home Investment Partnership (HOME) and Emergency Shelter Grant (ESG) programs. *The Annual Action Plan* describes actions related to the announced entitlement funds for that year. In addition to the annual document, Lee County is also required to submit a long-range plan, *The Consolidated Strategic Plan*. This latter document is being submitted in calendar 2003 to cover the HUD Fiscal Years 2003,2004,2005,2006, and 2007.

Audiences. Federal regulations and HUD guidelines define the required information and suggest formats. HUD and Lee County encourage the circulation of the documents to audiences throughout the county. It is believed that citizens and neighborhood groups as well as public, private and non-profit agencies can make use of the document and its information on Lee County needs, objectives and strategies. This document attempts to present information in a format that is easily readable by the public audience.

Formats. *The Consolidated Plan / Annual Plan Package:*

Lee County Consolidated Plan HUD FY 2003-2007		Lee County Annual Action Plan HUD FY 2003	
<i>Grant Application</i>			
Executive Summary	Sect. 1	2003 Projects and Actions	Sect 7
Lee County Profile	Sect. 2	Certifications	Section 8
5-year Data / Strategies	Sects 3,4,5,6	Appendices	Appendix I, II

Explanations and Clarifications (1) Year 2000 United States Census is used where applicable and available. (2) In the documents, overall county trends are supported with countywide data. Descriptions of CDBG/HOME funded projects utilize statistics for the Lee *Urban County* HUD entitlement area, which includes *unincorporated* Lee County, Bonita Springs, Fort Myers Beach, and Sanibel. (3) Applicable "CFR" (Code of Federal Regulations) sections are noted at various points within the documents. (4) Both the *Consolidated Plan* and *Annual Action Plan* are originated in calendar year 2003, thus in this year, several descriptive Sections are the same for each document and are presented only once. (4) Documentation is also being submitted to HUD in electronic format utilizing the HUD "Community 2020" GIS System. (5) Consolidated and Action Plan data will be available at www.lee-county.com by December 31, 2003. (6) Maps are from the HUD Community 2020, U.S. Census, and Lee County GIS systems.

This Plan is made available for public inspection at the following locations:
 Lee County Department of Human Services,
 Lee County Public Resources,
 The Sanibel Library
 The Fort Myers, and Bonita Springs branches of the Lee County Library

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7.4	<i>Other Special Populations</i>	<i>(Located in Con Plan)</i>
<i>Other 2003 Action Plan Sections found in Consolidated Plan</i>		
	<i>Public and Assisted Housing</i>	<i>(Located in Con Plan)</i>
	<i>Removal Of Barriers To Affordable Housing</i>	<i>(Located in Con Plan)</i>
	<i>Fair Housing Initiatives</i>	<i>(Located in Con Plan)</i>
	<i>Anti-Poverty Strategy</i>	<i>(Located in Con Plan)</i>
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¹Indicates description and details for 2003 found in comparable Section of Lee County Five-Year Consolidated Plan for HUD FY 2003- 2007

Appendix 1

Public Comments
 Glossary
 Lee County Citizen's Participation Plan
 Year 2003 Lee County Resident Needs Assessment – Summary
 Special Needs Housing -Lee Plan 1997
 HUD Section 3 Actions
 Minority Actions
 Affidavits of Publication, Consolidated Plan, Annual Action Plan
 Cross Reference: CFR Regulations - Lee County Plans

*The following documents are the references for these plans.
They are locally available for public use.*

Contact

Richard Lloyd Faris, Senior Planner

DHS, 83 Pondella Road Suite 1 North Fort Myers, FL 33903

(239) 652-7930

Appendix II

(References)

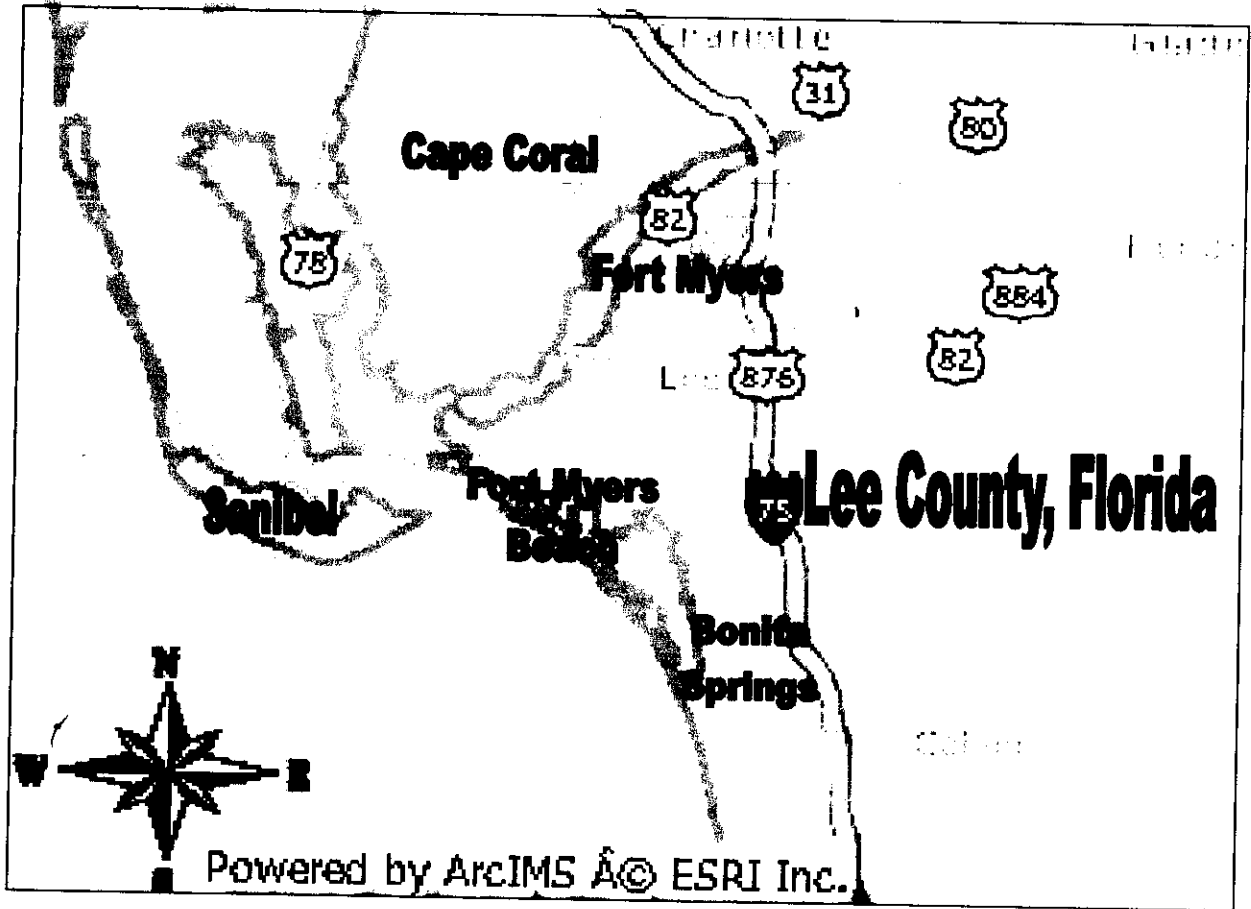
- AA. 2000/2001 Census Tabulations for Lee County, US Census Bureau
- BB. 2002 Annual Affordable Housing Tabulations, Shimberg Center, Univ./Florida, 2002
- CC. Housing, Chapter VIII, Lee Plan - Lee County Comprehensive Plan, January 2003
- DD. Needs Assessment of Lee County Residents, Florida Survey Research Ctr., March, 2003
- EE. Lee County Homeless Continuum of Care HUD FY 2003
- FF. 2000-2002 Lee County Local Housing Assistance Plan (FL. SHIP Program)
- GG. Farmworker Housing Needs, Shimberg Center, Univ. of FL., Sept. 2001
- HH. Rental Housing Demand by Low-Income Commercial Fishing Workers, Shimberg., 2001
- II. Public Costs of Inadequate Affordable Housing, D. Halliday, Sept. 2002
- JJ. Special Needs Housing
- KK. Economic Indicator Report, April 2003, Lee Co. Economic Development Office, April 2003
- LL. Southwest Florida Real Estate Outlook, Lee Co. Economic Development Office, April 2003
- MM. Executive Summary, Workforce 2000 Labor Market Analysis, 11/99
- NN. Special Needs Housing, Lee Plan, Cook, Florida Housing Coalition
- OO. District 8 Regional Health Plan, Health Planning Council, 2002
- PP. Comp. Assessment for Tracking Community Health Lee Co. Health Dept. 5/2000
- QQ. Community Action Plan, Community Services Block Grant, DHS 2003-2004
- RR. Partnering for Results Program (PFR) Notice of Awards, DHS, 2003
- SS. Lee County Anti-Displacement Code
- TT. Lead-Based Paint Federal Regulations 24 CFR Part 35

ACKNOWLEDGEMENTS

The Lee County Department of Human Services gratefully acknowledges assistance from the following organizations in developing this Plan...

Community Action Agency/Neighborhood District Committee
and
Abuse, Counseling and Treatment, Inc.
Bonita Springs Area Housing Development Corporation
Cape Coral Department of Community Development
City of Fort Myers Community Redevelopment Agency
City of Fort Myers Division of Planning
Coalition of Emergency Assistance Providers
Community Coordinating Council
Community Housing and Resources, Inc.
Charleston Park Neighborhood Association
Charleston Park Local Neighborhood District Committee
Dunbar Chamber of Commerce
Dunbar Local Neighborhood District Committee
Dunbar Industrial Action Development
Economic Development Office of Lee County
Goodwill Industries of Southwest Florida, Inc.
Habitat for Humanity of Lee County, Inc.
Harlem Heights Local Neighborhood District Committee
Harlem Heights Neighborhood Improvement Association
Lee County Affordable Housing Committee
Lee County AIDS Task Force
Lee County Association for Retarded Citizens, Inc.
Lee County Coalition for the Homeless, Florida, Inc.
Lee County Department of Community Development
Lee County Department of Transportation
Lee County Extension Services
Lee County Housing Authority
Lee County Housing Development Corporation
Lee County Library System
Lee County Office of Equal Opportunity
Lee County Office of the Sheriff
Lee County Office of Veterans Services
Lee County Department of Parks and Recreation
Lee County Property Appraiser's Office
Page Park Community Association
Page Park Local Neighborhood District Committee
Palmona Park Local Neighborhood District Committee
Pine Manor Improvement Association
Pine Manor Local Neighborhood District Committee
Ruth Cooper Center for Behavioral Health Care
The Salvation Army
The School District of Lee County
Senior Solutions
Southwest Florida Addiction Services
Southwest Florida Regional Planning Council
State of Florida Department of Community Affairs
State of Florida Department of Children and Families
Suncoast Estates Local Neighborhood District Committee
United Way of Lee County
University of Florida, Shimberg Center, Florida Survey Research Center
U.S. Department of Housing and Urban Development, Miami Field Office

LEE COUNTY



Section 1

Executive Summary

Introduction

Lee County. Lee County is located on the southwest coast of Florida. The county encompasses 800 square miles and contains the incorporated municipalities of *Fort Myers, Cape Coral, Sanibel, Fort Myers Beach, and Bonita Springs*. Tourism remains Lee County's number one industry. There is an influx of retiree relocating for the mild climate.

County Issues. Major issues in Lee County in 2003 include: (1) There is a great shortage of affordable housing units and supportive housing units. In 2002 there were 51,410 cost-burdened households in Lee County paying more than 30% of their income for housing. (2) Blighted neighborhoods affect the lives and livelihoods of residents and the stability and economic well being of the county. (3) There is a crisis level shortage of supportive housing and services for the mentally ill, substance-addicted and other special populations. (4) Over 1,900 residents are homeless. (5). Economic opportunity particularly for low-income residents is tied to effective education programs to fill a severe shortage of skilled workers (6) Crime, delinquency and other problems of youth are a universal concern in the county.

The Consolidated Plan. The *Lee County Consolidated Plan* describes responses to County issues with particular emphasis on the programs supported with the U.S. Department of Housing and Urban Development (HUD) entitlement funding. The local *Urban County* entitlement consortium consists of the municipalities of Bonita Springs, Fort Myers Beach, Sanibel, and unincorporated Lee County area. This consortium benefits from programs funded by the HUD *Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME) and Emergency Shelter Grant (ESG)* programs. Based on analysis of needs and review of public input, the Urban County governments have prioritized HUD CDBG resources for *Neighborhood Development*, HOME resources for *Supportive and Affordable Housing* and ESG resources for the elimination of *Homelessness*.

Section 1 Executive Summary
Lee County 2000 - Statistics

Figure 1: Lee County Race and Ethnicity

Classification		Population
Total Population:		440,888
Not Hispanic or Latino:		398,895
White alone	361,259	
Black or African American alone	27,822	
Hispanic or Latino:		41,993
White alone	25,243	
Black or African American alone	748	

(Selected statistics from U.S. Census, 2000)

Figure 2: Lee County 2000 Census Selected Statistics

Subject	Number	Percent
School Enrollment		
Elementary School (Grades 1-8)	40,160	49.4
High School (Grades 9-12)	17,679	21.7
College Or Graduate School	12,539	15.4
Educational Attainment		
Percent High School Graduate Or Higher	82.3	(X)
Percent Bachelor's Degree Or Higher	21.1	(X)
Veteran Status		
Civilian Population 18 Years And Over	354,439	100
Civilian Veterans	68,168	19.2
"Citizenry"		
Not A Citizen	24,982	5.7
Language Spoken At Home		
English Only	361,208	86.5
Spanish	36,086	8.6
Other Indo-European Languages	17,177	4.1
Employment Status		
In Labor Force	193,814	53.3
Unemployed (2000 figure)	7,234	2
Income Source In 1999		
Households	188,755	100
Median Household Income (Dollars)	40,319	(X)
With Social Security Income	80,085	42.4
With Supplemental Security Income	6,867	3.6
With Public Assistance Income	3,304	1.8
Families	128,423	100
Median Family Income (Dollars)	46,430	(X)
Per Capita Income (Dollars)	24,542	(X)
Poverty Status In 1999 (Below Poverty Level)		
Individuals	42,316	(X)
Percent Below Poverty Level	(X)	9.7
Related Children Under 18 Years	12,810	(X)
Percent Below Poverty Level	(X)	15.2

Source 2000 Census, U.S. Census Bureau

Section 1 Executive Summary

1.1. Housing and Community Development Strategic Plan Summary

1.1.1a Needs - Housing

there is strong need for affordable housing in all sectors of the county...

Lee County Residents

Lee County is one of fastest growing counties in the southwest Florida region. The County's population has more than doubled from 205,266 people in 1980 to 475,073 people in 2003 and is expected to reach 547,000 by 2010. The *unincorporated county* population is 257,967. County has 122,393 residents, over one-fourth of the population, 65 or older and nearly 60,000 of these seniors are over 75 years of age. The Lee County 2002 median family income is \$51,700. Census Bureau figures of 2000 show 9.7% of county residents in poverty and 15.2% of residents less than 18 years of age in poverty. This data shows the population makeup of Lee County to be 87.7% White and 6.6% Black. 9.5% of the population is of Hispanic ethnicity.

Housing Market Conditions

From its 1990 population, Lee County grew 142% by 2002 and the unincorporated area grew 139%. This rapid growth is projected through 2010 and beyond. In 2002, Lee County has 216,315 permanent housing units with 121,936 housing units in the *unincorporated area*. The unincorporated area units consist of 70,733 single-family, 27,802 multi-family and 23,401 mobile home units. In 2002, renters compose 23.3% of all county households, 19.6% of the households in the unincorporated area. The 2002 county vacancy rate for permanent units is 6.9% and there are a significant number (42,917) of seasonal units in the county. The county mean single-family unit sales price in 1999 was \$175,318 and the median price was \$123,600.

Housing demand in 2002 absorbed 219,797 units in the county. Projections show an increase in this total demand to 226,536 units in 2005 and 251,869 units in 2010. The unincorporated area current demand for 125,496 units will increase to 136,724 housing units composed of 33,636 multi-family and 103,088 single-family units. There is a critical need for additional affordable units as discussed in *Affordable Housing Needs* below. By example, the *unincorporated county* has only 4,400 units in existence with rents accessible to 7,200 "cost burdened" residents.

The affordable unit shortage emphasizes the need for rehabilitation to retain the existing housing stock. Homes in Lee County are relatively new, but construction and hurricane resistance standards were not effective until the early 1980's. In 1990, 6.4% of owner-occupied homes and 1.4% of renter-occupied homes were found to be substandard. 2000 statistics from the University of Florida show overcrowding in 3.7% of county units and overcrowding ranged from .5% in Sanibel to 9.1% in Fort Myers. The unincorporated county averages 4.3% of units with overcrowding. Two other factors of substandard housing, *Inadequate Kitchens* and *Inadequate Plumbing* occur in .3% of all county and unincorporated area units. 2000 tabulations show that over 95,000 units in the county including nearly 54,000 units in the unincorporated county are in excess of thirty years old. These factors indicate a broad need for housing rehabilitation.

1.1.1a Needs - Housing

Affordable Housing Needs

The *U. S. Department of Housing and Urban Development* classifies families with less than 50% of the county median family income (MFI) (\$51,700 for year 2003) as “low” income families. Lee County has 23,351 owner households and 12,228 renter households with incomes less than 50% of the county median income in 2002. Unincorporated area figures for those under 50% MFI are 14,200 owner and 5,727 renter households. The size of these low-income populations suggests a strong potential need for affordable housing. This is borne out in the following analysis of the housing market.

The countywide Needs Assessment survey and the counterpart neighborhood survey both reported their highest perceived need for Lee County as *affordable houses and rental units*. As a definition it can be noted that *affordable housing* is housing where house payments with taxes and insurance or alternately, rent plus utilities, does not exceed thirty (30) percent of the household gross income. A general assumption is that a family paying over thirty percent for housing is “cost burdened”. Cost-burdened-families do not have enough money net of housing costs to pay for food, transportation, health care, childcare and recreation. 2002 calculations show that 33,316 County owner households and 17,878 renter households are “cost burdened” and of these 11,766 owner and 7,158 renter household suffer from housing costs exceeding 50% of their income. In the unincorporated county, nearly 7,000 owner households and nearly 4,000 renter households must devote over 50% of their income to housing costs. Affordable housing needs are particularly severe for these low and very low-income persons and for those persons with disabilities. This personal cost is also a cost to the county economy as employers face labor shortages due to the lack of local affordable housing.

Homeless Residents Housing Needs

Information on the needs, characteristics, number and location of homeless persons in Lee County is provided by the annual 24-hour “Census Blitz” survey conducted by the members of the Lee County Coalition for the Homeless. In January 2003, this survey determined a Lee County homeless population of 1919 persons at labor pools, in the woods, on the streets, in hospital emergency rooms, in detoxification centers, in emergency shelters, and in transitional housing.

Other Special Populations Housing Needs.

Estimates follow for Lee County Special Needs Populations are estimated as follows:

- Persons with developmental disabilities – 8,550
- Elderly (65 years and over) – 74,334 households
- Large Families (5 members and over) – 9,395 owner households, 4,443 renter households
- Persons with mental illness – adult - 28,504 persons
- Persons with substance abuse problems - 33,255 persons
- Reported cases of individual living with AIDS – 1,439 persons, HIV – 450 persons
- Persons with disabilities (SSI recipients)- 5,553 persons
- Migrant farm workers and families – 5,730 persons
- Low-income commercial fisherman (1990) – 36 households

Persons with Disabilities and with very low incomes. Many persons with disabilities have very low incomes and are extremely cost-burdened by housing costs. The 1990 Census showed 4,404 county residents with disabilities and incomes less than 30% of the Area Median Income. In this limited income group, 69.7% (2,182 residents) paid over 30% of their income for housing. 40.8% (1,799) of these residents were renters, 45.9% (2,023) were less than 65 years of age, and 49.7%(2,189) were in households with two or more persons.¹

1.1.1a Needs - Housing

Public and Assisted Housing Needs

In calendar year 2002, Fort Myers Housing Authority administered 972 housing units; Lee County Housing Authority administered 140 housing units, 40 USDA housing units and 211 Section 8 rental vouchers. Fort Myers Community Redevelopment Agency administers 1,470 HUD Section 8 vouchers. Year 2002/2003 waiting lists for the agencies are (LCHA) 352 families, (FMHA) 99 families, and (FMCRA) 1778 families. These very substantial waiting lists underscore the need for affordable housing for low-income residents.

In addition to public housing, subsidized private multi-family facilities serve low-income households; and assisted living facilities, nursing homes, and other specialized facilities serve elderly, disabled, and other special populations. Recent figures show 2,321 licensed assisted living beds and 2,041 nursing home beds in Lee County.

Barriers to Affordable Housing

The barriers to affordable housing fall into two categories: (a) barriers effecting new housing construction. and (b) barriers effecting existing housing. Due to the vast and rapid growth of the area, both new and rehabilitation construction face shortages of materials and particularly skilled labor. This pressure forces up unit prices and reduces affordability. Housing discrimination is also seen as a barrier in both of these areas.

Fair Housing

The 1996 Lee County Fair Housing Impediments Study revealed the need for increased awareness of fair housing rights and responsibilities. The study also revealed the absence of a fair housing program, which was evident from the public's survey responses. Most respondents were not aware of fair housing issues. Survey questions focused on the public's perception of property appraisers, bankers, real estate professionals and others in the housing business. Respondents generally favored county government becoming more proactively involved in the development of a fair housing program. As a result, Lee County is actively engaged in providing fair housing education, training, outreach, and awareness initiatives.

Lead-Based Paint Hazard

There were 106 cases of lead paint poisoning in Lee County in the period 1996 through 1999. The lead poisoning rate has dropped from 14.3 cases per 100,000 population in 1994 to 1.6 cases per 100,000 in 2000 and is substantially below the 6.9 per 100,000 statewide rate. 95,027 county housing units were built before 1980 when lead-based paint was still in use. According to the local Public Health Department, 73% of the cases of increased lead exposure occurred in areas where there is the greatest concentration of housing units built prior to 1980. Lee County conducts necessary abatement procedures as a normal part of its rehabilitation of existing housing units in unincorporated Lee County. The program includes Lead-Based Paint certification, training for local inspectors, and identification of priority housing, inspection, testing, temporary relocation when necessary, abatement, and follow-up inspection. In addition there is community education through the Public Health Department on the hazards of lead-based paint and poisoning.

Section 1 Executive Summary

1.1. Housing and Community Development Strategic Plan Summary

1.1.1b Needs - Community Development

blighted neighborhoods need to be reconnected to the economy... ..

Neighborhood Development Needs

The Lee County Board of Commissioners has designated seven blighted neighborhoods within the County as Neighborhood Districts (ND). The seven neighborhoods of Charleston Park, Dunbar, Harlem Heights, Page Park, Pine Manor, Palmona Park, and Suncoast Estates have demonstrated a need for community redevelopment, affordable housing, increased economic development opportunities, and enhancement of direct social services delivery. These neighborhoods are the primary focus of county CDBG and HOME federal funds. The physical, economic and environmental benefits of investment in five original neighborhoods are becoming evident. As these neighborhoods realized their potential for self-sufficiency, two new blighted neighborhoods were designated for the program. These are the communities of Palmona Park and Suncoast Estates

Figure 3: Sample Finding Year 2003 Lee County Resident Needs Assessment

Table 5				
Service	2000		2002	
	<i>Most Important</i>	<i>2nd Most Important</i>	<i>Most Important</i>	<i>2nd Most Important</i>
Affordable Housing	21.3%	16.3%	28.5%	15.0%
Neighborhood supports such as sidewalks, community centers, and code enforcement	N/A	N/A	10.3%	9.8%
Shelter/Training for Homeless	10.5%	7.5%	4.8%	8.3%
Vocational Training	18.5%	18.5%	9.0%	11.8%
Child Care Services	13.5%	18.3%	7.0%	14.3%
Elderly Care Services	11.5%	14.5%	7.3%	8.3%
Affordable Health/Mental Illness Services	17.5%	16.0%	22.3%	16.8%

The results of this question indicate that in both 2000 and 2002, respondents were most likely to cite "Affordable Housing" as the most important need for Lee County residents. In 2000, more than one-fifth (21.3%) of the respondents indicated that "Affordable Housing" was the most important need for Lee County residents. In 2002, nearly 30 percent of the respondents indicated that "Affordable Housing" was the most important need for Lee County residents....

¹Excerpt from the countywide Telephone Survey Component, *A Needs Assessment of Lee County Residents, 2002*, Michael J. Scicchitano, Florida Survey Research Center, University of Florida,

Section 1 Executive Summary

1.1. Housing and Community Development Strategic Plan Summary

1.1.2 Lee Priorities

*the County has identified Human Service priorities...
(not all objectives will be approached with HUD funds)*

Lee County Housing and Community Development Priority Objectives

To reach its long-term goals, Lee County has identified the following priority *objectives*:

1. **Housing.** The provision of affordable owner-occupied and rental housing with the emphasis on *low-income residents and special populations* by providing affordable housing through new construction, rehabilitation and homeownership assistance. The access to affordable housing is to be provided by reduction of the institutional barriers and removal of discrimination through fair housing initiatives.

2. **Decent living environment.** The *revitalization of blighted neighborhoods* - revitalizing neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement.

3. **Economic Self-sufficiency.** The expansion of economic self-sufficiency with the emphasis on low-income residents by providing increased job training and increased employment opportunities.

4. **Homelessness.** The prevention of homelessness through emergency assistance and the elimination of existing homelessness through a Continuum of Care which provides temporary housing, treatment and training of individuals and families and for permanent housing.

5. **Healthcare.** The provision of supports for healthy lives for Lee County citizens by providing for the special needs of residents through the coordination of affordable health and mental illness treatment facilities and affordable supportive services for all special populations.

6. **Youth.** The provision of supports for Lee County youth by providing intervention, treatment and prevention programs aimed at teenage pregnancy, school dropouts, delinquency, crime, and drug and alcohol abuse.

Section 1 Executive Summary

1.1. Housing and Community Development Strategic Plan Summary

1.1.3 Strategies

Figure 4: Lee County Strategies (HUD FY 2003)

CDBG Housing Delivery	\$161,040
CDBG Supportive Housing	\$326,960
CDBG Owner Rehabilitation	\$238,000
Demolition	\$60,000
Temporary Relocation	\$20,000
Charleston Park Neighborhood Improvements	\$148,655
Charleston Park Neighborhood Building	\$26,235
Harlem Heights Neigh. Neighborhood Improvements	\$188,680
Page Park Neigh. Improvement	\$128,260
Palmona Park Neighborhood Improvements	\$154,548
Palmona Park Neighborhood Building	\$17,182
Pine Manor Code Enforcement	\$68,052
Pine Manor Neighborhood Building	\$45,368
Pine Manor Neighborhood Improvements	\$113,420
Suncoast Estates Neighborhood Improvement	\$169,600
CDBG Homeless Set Aside	\$100,000
Bonita Springs Public Facilities	\$148,500
Bonita Springs Housing Rehabilitation	\$148,500
Fort Myers Beach Public Services	\$25,000
Fort Myers Beach Housing Rehab	\$25,000
Sanibel Accessibility	\$29,000
HOME Project Delivery	\$80,891
HOME Down Payment Assistance	\$501,054
HOME CHDO/Dunbar Allocation	\$122,108
HOME Owner Rehabilitation	\$110,000
ESG Program Administration	\$3,750
ESG Rehabilitation	\$48,750
ESG Homelessness Prevention Services	\$22,500

Section 1 Executive Summary

1.1.3 Strategies

Minority/Low Income Benefit

Figure 1 shows the racial and ethnic breakdown of Lee County. HUD entitlement projects in Lee County target minority and low-income populations. The prioritized Local Neighborhood Districts have large minority population and all Lee County entitlement resources are delivered to low-moderate income residents.¹ The racial and ethnic breakdowns of the Neighborhood Projects are detailed in Consolidated Plan Section 6 - Neighborhood Development.

(One Accessibility Project has no income determination)

Section 3 Employment Opportunities for Low and Very Low income Persons

Employment opportunities generated by HUD entitlement funded projects in Lee County are prioritized for low-income residents in conformance with HUD Section 3 requirements of Federal Regulation 24CFR135. The required Section 3 Report, HUD Form 60002 is forwarded annually to the Miami HUD Field Office. This annual report is listed in Appendix 3 of this document and is available to the public at the Department of Human Service office.

Locations

Priority locations in the One-Year Plan are the six Neighborhood Districts of, Charleston Park, Harlem Heights, Page Park, Pine Manor, Palmona Park, and Suncoast Estates. These six areas have been targeted as blighted areas in the county in need of neighborhood development. The Community Housing Development Organizations (CHDO) will concentrate their efforts in these areas as well. (The five original Neighborhood Districts were designated as successors to former Community Redevelopment Areas that did not generate tax increment financing (TIF).

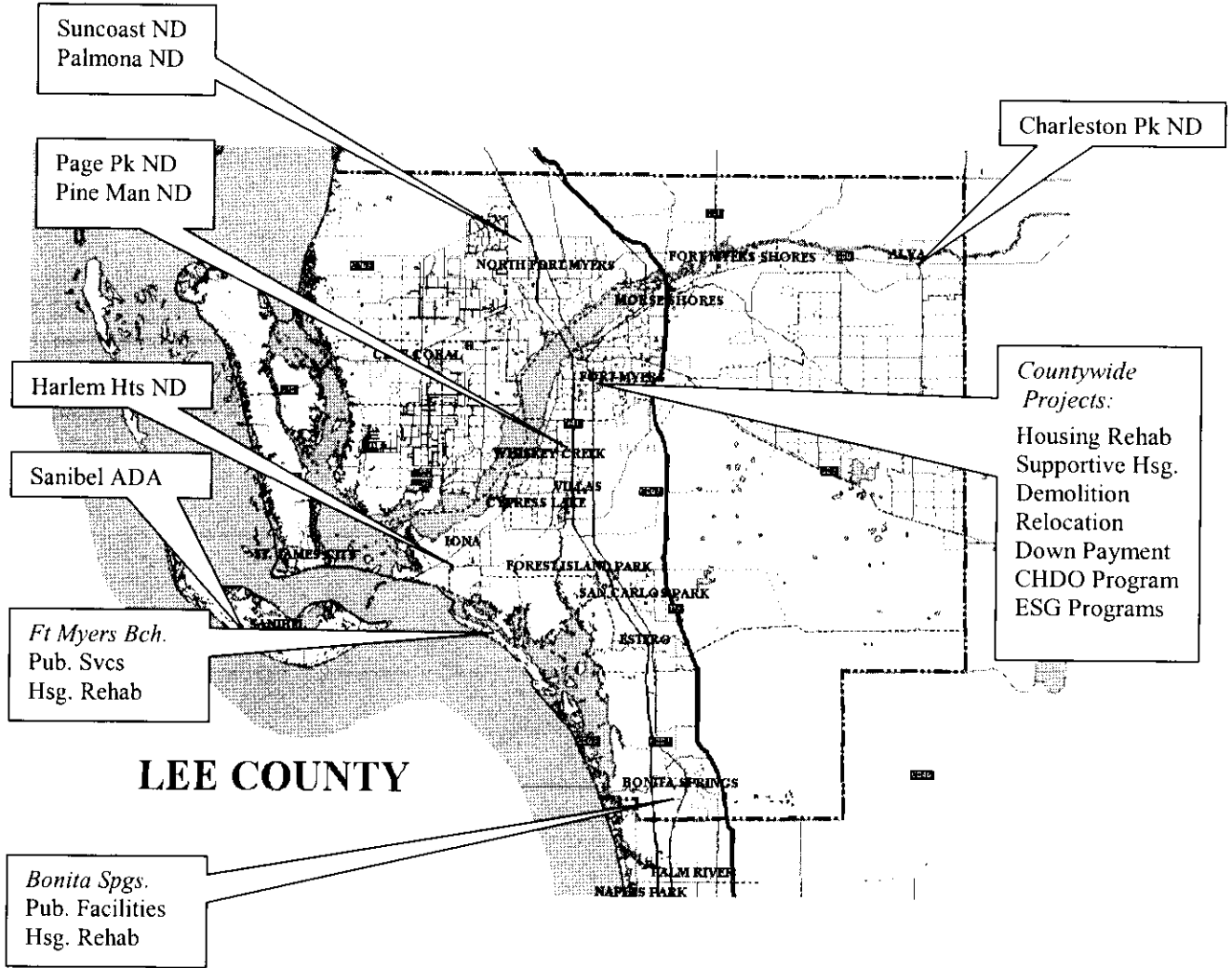
Maps

MAP 1 shows Annual Plan projects and locations in Lee County.

Section 1 Executive Summary

1.1. Housing and Community Development Strategic Plan Summary

1.1.3 Map 1



Section 1 Executive Summary

1.1. Housing and Community Development Strategic Plan Summary

1.1.4 Resources

Entitlement Resources

Figure 5: Lee Urban County Annual Action Plan HUD FY 2003 Funds

U.S. Department of Housing and Urban Development CPD Consolidated Plan Funding Sources		
Entitlement Grant		\$ 3,476,053
Unprogramed Prior Year's Income not previously reported		
Surplus Funds		0
Return of Grant Funds		0
Total Estimated Program Income (from detail below)		\$100,000
Estimated Program Income		
Description	Grantee	Sub recipient
Lee County Housing Rehabilitation Repayments	\$100,000	0
Total Estimated Program Income	\$100,000	0

Program Income from completed CDBG projects is used as resource to fund new affordable housing. This resource supports up to 4 additional housing units a year above and beyond the entitlement-funded projects. The county uses Florida, State Housing Initiative Partnership funds to leverage its CDBG and HOME funds. Lee County involves non-profit and private entities in the delivery of its affordable housing programs, rental rehabilitation and the construction of new rental housing.

Other Resources

Other Federal programs supporting Housing and Community Development in Lee County include the HUD Supportive Housing and Shelter Plus Care Programs, the Housing Opportunities For Persons with AIDS Program (HOPWA), the Federal Emergency Management Assistance (FEMA), Emergency Food and Shelter Grant Program, and HUD Public Housing and Multi-Family Program. Major supports for Anti-Poverty efforts are The Federal Temporary Assistance to Needy Families (TANF) and the Welfare to Work Programs.

State of Florida resources for housing and community development include the State Housing Initiative Partnership Program (SHIP), the Weatherization Assistance Program (WAP), the Low Income Emergency Home Repair Program (LEHRP), the Low Income Home Energy Assistance Program (LIHEAP), the Community Services Block Grant (CSBG) and new Homeless housing and service funding through the State Office on Homelessness.

Local resources include Lee County General Funds allocated to: 1) the Partnering for Results Program (PFR) to purchase services with measurable outcomes from county non-profit human service organizations, 2) the Family Self-Sufficiency Program and 3) numerous State-Mandated programs for Medicaid, youth services and other health services. Private and non-profit programs include the Care-To-Share (electric assistance through the Florida Power and Light Corporation), public-private cooperative programs in workforce development and the wide range of non-profit programs.

Section 1 Executive Summary

1.1. Housing and Community Development Strategic Plan Summary

1.1.5 Specific Objectives

Housing Specific Objectives Summary- HUD FY 2003

By utilizing HUD entitlement funds, Lee County proposes to increase the supply of affordable housing for 37 households through housing acquisition and/or rehabilitation, and for 45 households through down payment or closing cost assistance. CDBG funds dedicated to the *Neighborhood Improvement Projects* will generate 2 additional owner units and HOME funds in the *Supportive Housing* and *CHDO* projects will generate 10 units. Finally, The Demolition and Clearance Project will use entitlement funds to demolish 12 units.

Neighborhood Development Specific Objectives Summary - HUD FY 2003

By utilizing HUD entitlement funds, Lee County proposes to provide the following *infrastructure improvements* in 6 neighborhood districts: 2 Community Center Renovations, Site Improvements for a third Community Facility, 1 parking area, 2 bus shelters, and 7,300 Lineal Feet of sidewalks. The following *neighborhood service projects* will be provided: Enhanced Code Enforcement, Vocational Youth Enhanced Law Enforcement, Enhanced Transportation, Daycare, and Neighborhood Leadership Building. These programs will serve over 14,000 residents in 6 blighted neighborhoods.

Executive Summary Sources:

Florida Housing Data Clearinghouse, Shimberg Center, University of Florida, 2002

U.S. Census, 2000

Southwest Florida Addiction Services 2003

District 8 Health Plan, 2002, Health Planning Council

Florida Dept. Children and Families / National prevalence calculation

1.2 Program Administration

1.2.1 Citizen Participation

The Lee County Consolidated Plan HUD FY 2003 - 2007 and the Lee County Annual Plan, FY 2003 were the focus of two major public meetings, monthly neighborhood meetings, bi-monthly Community Action/Neighborhood District Committee meetings, and numerous other forums beginning in November of 2002 and ending with the approval meeting in August 2003. All notices for public hearings, workshops, and meetings were published in the major newspaper, the Fort Myers *New-Press*, and neighborhood association *bulletins*. Public notices were forwarded to human service agencies.

The Lee County Consolidated Plan/Annual Action Plan was developed through a collaborative effort of public, private and non-profit organizations. All local governments were consulted and participated in preparation and review of the plans. All the agencies and programs constituting the Institutional Structure for Housing and Community Development illustrated in Section 2 made contribution to the strategy. An independent professional community needs assessment was commissioned to determine the housing and non-housing needs in unincorporated Lee County and incorporated cities. Lee County and its HUD Urban County partners, Bonita Springs, Fort Myers Beach and Sanibel coordinated with representatives of the Fort Myers and Cape Coral city entitlement areas to complete the *Assessment and Planning* for the Lee Consolidated and Annual Action Plans and this cooperation will continue through the *Implementation* of the projects.

In 2002, Lee County commissioned a professionally conducted multi-faceted County-wide Needs Assessment battery to obtain citizen perspective on community improvement priorities. The assessment process replicated earlier studies carried out in 2002. The *Year 2002 Lee County Resident Needs Assessment* used three different formats to elicit responses from both the complete county and from a cross-section of low-income residents. The first format was a statistically valid random telephone survey of citizens of all locations and income categories throughout the county. The second format completed the same survey with random sample of individuals within eight low and moderate-income neighborhoods. The third format was focus group discussions within each of the target neighborhoods. The priorities and concerns reported in these surveys guided these *Consolidated* and *Action Plan* documents. The report and survey results are available to the public at the Department of Human Services and on the County website: www.lee-county.com.

1.2 Program Administration

Figure 6: Sample Finding Year 2003 Lee County Resident Needs Assessment

Table 5				
Service	2000		2002	
	<i>Most Important</i>	<i>2nd Most Important</i>	Most Important	2nd Most Important
Affordable Housing	21.3%	16.3%	28.5%	15.0%
Neighborhood supports such as sidewalks, community centers, and code enforcement	N/A	N/A	10.3%	9.8%
Shelter/Training for Homeless	10.5%	7.5%	4.8%	8.3%
Vocational Training	18.5%	18.5%	9.0%	11.8%
Child Care Services	13.5%	18.3%	7.0%	14.3%
Elderly Care Services	11.5%	14.5%	7.3%	8.3%
Affordable Health/Mental Illness Services	17.5%	16.0%	22.3%	16.8%

The results of this question indicate that in both 2000 and 2002, respondents were most likely to cite "Affordable Housing" as the most important need for Lee County residents. In 2000, more than one-fifth (21.3%) of the respondents indicated that "Affordable Housing" was the most important need for Lee County residents. In 2002, nearly 30 percent of the respondents indicated that "Affordable Housing" was the most important need for Lee County residents....

¹Excerpt from the countywide Telephone Survey Component, *A Needs Assessment of Lee County Residents, 2002*, Michael J. Scicchitano, Florida Survey Research Center, University of Florida,

1.2 Program Administration

1.2.2 Consultations

Lead Agency

The Lee County Board of Commissioners (BOCC) has directed that CDBG and HOME entitlement funds are to support affordable housing and community development efforts concentrated in blighted low income neighborhoods. The Department of Human Services (DHS) coordinates this effort. The department also leads the county efforts for the homeless and other special populations. The department also delivers supportive housing and emergency assistance, health, counseling services and other services to other special populations and coordinates private, public and non-profit agency efforts for these populations.

Intergovernmental Consultations.

The department coordinates the planning, implementation and monitoring of programs under these plans. In addition to the planning conducted with citizens described below, the department maintains regular communication with federal, state and local government agencies. Specific agency contacts are made to obtain current data and coordinate the information and strategies presented in the Consolidated and Annual Plans. City consultations include Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach, and Sanibel. Florida State departments and the Southwest Florida Regional Planning Council provide state and regional input to the plans.

Public Housing Consultations

Public housing agencies operating in Lee County are the Lee County Housing Authority (LCHA), the Fort Myers Housing Authority (FMHA) and the Fort Myers Community Redevelopment Agency (FMCRA). In preparation for the Consolidated Plan the Year 2000 Five Year Public Housing Plans of the authorities were analyzed along with current year funding and waiting lists for all agencies.

Health Service Consultations

In preparation for the Consolidated Plan, the Lee County Health Department and divisions of the Florida Department of Children and Families were consulted along with the Health Planning Council of Southwest Florida. Data from the 2000 update to the Lee County Comprehensive Assessment for Tracking Community Health and the 2002-2003 District 8 Health Plan are incorporated in the plans.

Consultations on Child Welfare, Elderly, Disabilities, Homeless

The Florida Department of Children and Families was consulted for direction and data on state efforts for youth, elderly, and the disabled and for the homeless. Department staffs were consulted for updates on department programs in these areas. In addition the numerous non-profit agencies working for these populations were consulted through the *2003 Providers Survey* and follow-up contacts. In the case of homelessness, extensive consultation occurred with the Lee County Coalition for the Homeless, Florida, Inc. in preparation of the 2003 Homeless Continuum of Care.

1.2 Program Administration

1.2.3 Monitoring

Monitoring of the Program

The Department of Human Services (DHS) has extensive experience with HUD programs, especially with the standards and procedures for monitoring activities undertaken with CDBG and HOME funds. DHS has received excellent monitoring reviews from Florida state agencies. DHS has no unresolved audit or monitoring findings, and is in compliance with applicable Civil Rights Laws and Executive Orders. Staff is also experienced in conducting HUD environmental assessments and reviews for potential housing projects. DHS staff provides technical assistance as needed. All work is consistent with the GPR/CAPER. The annual GPR/CAPER is reviewed by the DHS Director, Lee County and then approved by the Board of County Commissioners.

Consistency with Other Comprehensive and Regional Plans

The county's housing and non-housing programs are consistent with (a) the State of Florida's Plan through the Department of Community Affairs, Department of Commerce, and Florida Housing Finance Agency, (b) the Southwest Florida Regional Planning Council's Strategic Plan, (c) Lee County's Comprehensive Plan, *The Lee Plan* and (d) SHIP's *Local Housing Assistance Plan*.

Consistency with Court Orders and HUD Regulations

Unincorporated Lee County and the City of Sanibel do not have any court orders (including consent decrees) or HUD imposed sanctions, which affects the provision of assisted housing or fair housing remedies. The Final Rule covering the Consolidated Plan specifically requires all organizations applying directly to HUD for financial assistance to certify that each application is consistent with an approved housing and non-housing strategy of the Plan. All of the programs described in Chapter 4 of this Action Plan are consistent with the Final Rule.

Consistency Letters: Support of Applications by Other Entities

Regulations require State and local governments, as well as private and public organizations, which apply for direct assistance under certain HUD programs, to be consistent with HUD approved Consolidated Plan. The Department of Human Services provides Certifications of Consistency with the Consolidated Plan for the following programs. Applicant for this certification must deliver requests and project descriptions to the department for review and processing no later than one-month prior to the program submission deadline date.

Figure 7: Consistency Letters

Formula/Entitlement Programs	Rural Homeless Housing
ESG	Sec. 202 Elderly
Public Housing Comprehensive Grant	Sec. 811 Handicapped
Competitive Programs	Moderate Rehab SRO
HOPE 1 / 2 / 3 / 6	Rental Vouchers
ESG	Rental Certificates
Supportive Housing	Public Housing Development
HOPWA	Public Housing MROP
Safe Havens	Public Housing CIAP
Formula/Entitlement Programs	LIHTC

End of Executive Summary

Section 2
Institutional Structure for
Housing and Community Development
(All funding sources including HUD Entitlements)

Introduction

In addition to HUD Entitlement-funded Projects administered by the Department of Human Services, many other agencies supported with a wide variety of Federal, State, Local and private funding carry out Housing and Community Development in the county. This section sets out a broad outline of agencies and programs that compose the *Lee County Institutional Structure* in the areas of:

- Affordable Housing
- Community Development/Neighborhood Development
- Economic Development/Anti-Poverty Programs
- Human Services for Homeless Persons and Special Needs Populations
- Health Services.

Resource Websites:

- <http://dhs.lee-county.com/directory.asp>
- <http://www.myflorida.com/>
- <http://www.hud.gov>

2. Institutional Structure

2.1 Affordable Housing Component

Housing in general is the concern of numerous government planning and regulatory agencies. Affordable housing, particularly for the lowest income and special needs households, is the focus of assistance programs of federal, state, local, private, non-profit and charitable agencies.

References:

(See Appendix III)

Annual Affordable Housing Tabulations, Shimberg Center, Univ./Florida, 2002

Housing, Chapter VIII, Lee Plan - Lee County Comprehensive Plan, 2003

2000-2002 Lee County Local Housing Assistance Plan (FL. SHIP Program)

Farm worker Housing Needs, Shimberg Center, Univ. of FL., Sept. 2001

Rental Housing/Fishing Workers, Shimberg, Sept. 2001

Public Costs of Inadequate Affordable Housing, D. Halliday, Sept.2002

Lee County Anti-Displacement Code

Lead-Based Paint Federal Regulations 24 CFR Part 35

Information and referral for housing and services is available in an Internet database searchable by subject, agency, and location at:

<http://dhs.lee-county.com/directory.asp>

2. Institutional Structure 2

.1 Affordable Housing Component

Figure 8: Lee County Institutional Structure - Housing - Framework

Program for Affordable Housing	Lee County Delivery Agency
CCTC Community Contribution Tax Credit	Florida Housing Finance Corporation http://www.floridahousing.org/
CDBG Community Development Block Grant (HUD)	Lee County Dept. of Human Services http://dhs.lee-county.com/ (Fort Myers, Cape Coral CDBG)
AHP Affordable Housing Program	Federal Home Loan Bank, Atlanta
CIP Community Investment Program Federal Home Loan Bank, FHLB	Federal Home Loan Bank, Atlanta
Florida Community Loan Fund	Florida Community Loan Fund, Orlando http://www.fclf.org/
Guarantee Program	Florida Housing Finance Corporation http://www.floridahousing.org/
HOME Home Investment Partnership Program (HUD)	Lee County Dept. of Human Services http://dhs.lee-county.com/
CHDO Community Housing Development Organizations (HUD)	Lee County Dept. of Human Services http://dhs.lee-county.com/
HAP Home-Ownership Assistance Program Florida Housing Finance Corp. FHFC	Florida Housing Finance Corporation http://www.floridahousing.org/
HHAG Homeless Housing Assistant Grant	Lee County Dept. of Human Services http://dhs.lee-county.com/
HC Housing Credits	Lee Housing Finance Agency Florida Housing Finance Corporation http://www.floridahousing.org/
HOPWA Housing opportunities for People with Aids (HUD)	Lee County Dept. of Human Services http://dhs.lee-county.com/
LEHRP Low-Income Emergency Home Repair Program	Lee County Dept. of Human Services http://dhs.lee-county.com/
LHEAP Low-Income Emergency Assistance Program	Lee County Dept. of Human Services http://dhs.lee-county.com/
MRB Mortgage Revenue Bond Program Rental	Florida Housing Finance Corporation http://www.floridahousing.org/
PLP Pre-Development Loan Program	Florida Housing Finance Corporation http://www.floridahousing.org/
SRO Section 8 Single Room Occupancy Mod. Rehab (HUD)	Lee County Dept. of Human Services http://dhs.lee-county.com/
Section 202 Supportive Housing for the Elderly (HUD)	Lee County Dept. of Human Services http://dhs.lee-county.com/

2. Institutional Structure

2.1 Affordable Housing Component

Figure 8 Continued

Section 811 Supportive Housing for Persons with Disabilities(HUD)	Lee County Dept. of Human Services http://dhs.lee-county.com/
SFMRB Single-Family Mortgage Revenue Bond Program (FHFC)	Florida Housing Finance Corporation http://www.floridahousing.org/
SAIL State Apartment Incentive Loan Program (FHFC)	Florida Housing Finance Corporation http://www.floridahousing.org/
SHIP State Housing Initiatives Partnership (FHFC)	Lee County Dept. of Human Services http://dhs.lee-county.com/ Lee County Dept. of Community Dev. http://www.lee-county.com/dcd/
SHP Supportive Housing Program (HUD)	Lee County Dept. of Human Services http://dhs.lee-county.com/
SPC Shelter Plus Care Program (HUD)	Lee County Dept. of Human Services http://dhs.lee-county.com/
RHS Rural Housing Services (USDA)	Lee County Housing Authority
WAP Weatherization Assistance Program	Lee County Dept. of Human Services http://dhs.lee-county.com/
Fair Housing Programs (HUD)	Lee County Office of Equal Opport. http://www.lee-county.com/equalopp/
Public Housing (HUD)	Lee County Housing Authority Fort Myers Housing Authority
Section 8 Vouchers (HUD)	Fort Myers Community Redevelopment Authority
Density Bonus Program	Lee County Dept. of Community Dev. http://www.lee-county.com/dcd/

2. Institutional Structure

2.2 Community Development Component

Public facilities and public services along with economic development activities are the focus of many divisions and departments of the Lee County government, incorporated cities, and state and federal agencies. The priority community development focus for CDBG funds and the Department of Human Services is the revitalization of targeted low-income neighborhoods. The housing aspect of this revitalization is described in the previous section. Information and referral for housing and services is available in an Internet database searchable by subject, agency, and location at: <http://dhs.lee-county.com/directory.asp>

References:

(See Appendix III)

2000/2001 Census Tabulations for Lee County, US Census Bureau

Annual Affordable Housing Tabulations, Shimberg Center, Univ./Florida, 2002

Housing, Chapter VIII, Lee Plan - Lee County Comprehensive Plan, 2003

Needs Assessment of Lee County Residents, Fl. Survey Research Ctr., 3, 2003

Executive Summary, Workforce 2000 Labor Market Analysis, 11/99

Information and referral for housing and services is available in an Internet database searchable by subject, agency, and location at:

<http://dhs.lee-county.com/directory.asp>

2. Institutional Structure

2.1 Community Development Component

Figure 9: Lee County Institutional Structure - Community Development Framework

Program for Community Development	Lee County Delivery Agency
CCTC Community Contribution Tax Credit Florida Housing Finance Corp. (FHFC)	Florida Housing Finance Corporation http://www.floridahousing.org/
CIP Community Investment Program Federal Home Loan Bank, FHLB	Federal Home Loan Bank, Atlanta
Florida Community Loan Fund	Florida Community Loan Fund, Orlando http://www.fclf.org/
CDBG neighborhood infrastructure	Lee County Dept. of Human Services http://dhs.lee-county.com/ (Fort Myers, Cape Coral CDBG)
Section 108 Community Development Projects	Lee County Dept. of Human Services http://dhs.lee-county.com/
Public Transportation	Lee Tran, countywide public transportation
Public Infrastructure	Lee County Public Works Dept
Foundation/Charitable supports for Comm. Dev.	United Way of Lee County Southwest Florida Community Foundation

2. Institutional Structure

2.3 Economic Development // Anti-Poverty Component

Outside of target neighborhoods Economic Development activities are the focus of the Lee County Economic Development Office and its partner agencies and councils.

References:

(See Appendix III)

2000/2001 Census Tabulations for Lee County, US Census Bureau

Economic Indicator Report, April 2003, Lee Co. Economic Development Office,

SW Florida Real Estate Outlook, Economic Development Office, April 2003

Executive Summary, Workforce 2000 Labor Market Analysis, 11/99

Links to information on Economic Development in Lee County is available at <http://www.leecountybusiness.com/body.html>.

Information and referral for other services is available in an Internet database searchable by subject, agency, and location at:

<http://dhs.lee-county.com/directory.asp>

2. Institutional Structure

2.3 Economic Development / Anti-Poverty Component

Figure 10: Lee County Institutional Structure -Economic Development / Anti Poverty

Program for Economic Development	Lee County Delivery Agency
Lee County Job Opportunity Program	Economic Dev. Office of Lee County
Florida Qualified Target Industry Program	Economic Dev. Office of Lee County
Community Investment Program	Federal Home Loan Bank, FHLB
Industrial Development Revenue Bonds	Lee Industrial Development Authority
Economic Development and Business Recruitment	Economic Dev. Office of Lee County
	Horizon Foundation
	Horizon Council
	Business Advisory Councils
	Chambers of Commerce
	Community Coordinating Council
	Hispanic Chamber of Commerce
	Tourist Development Council
Vocational, Professional Training	FGCU Edison Community College
State Entreprise Zone	Economic Dev. Office of Lee County
Workforce Invest. Act, job training	Lee County Workforce Development Bd
Welfare to Work, employment	
Social Security SSI /SSDI	Social Security Office
Unemployment	Unemployment Office
CCTC	Florida Housing Finance Corporation http://www.floridahousing.org/
Community Contribution Tax Credit	

2. Institutional Structure

2.4 Homeless and ~Special Needs Populations Component

Federal, state, county, city, non-profit and faith-based organizations provide services for special needs population including the homeless, the elderly, persons with mental illness, developmental disability or physical disability, persons with HIV/AIDS, persons with emergency assistance needs and migrant worker families. The Department of Human Services is active in assistance programs for most of these populations.

References:

(See Appendix III)

2002 Annual Affordable Housing Tabulations, Shimberg Center, Univ./Florida,
Needs Assessment of Lee County Residents, FL. Survey Research Ctr., 3/ 2003
Lee County Homeless Continuum of Care HUD FY 2003

2000-2002 Lee County Local Housing Assistance Plan (FL. SHIP Program)

District 8 Regional Health Plan, Health Planning Council, 2002

Comp. Assessment for Tracking Community Health, Lee Co. Health Dept. 5/2000

Community Action Plan, Community Services Block Grant, DHS 2003-2004

Partnering for Results Program (PFR) Notice of Awards, DHS, 2003

Information and referral for housing and services is available in an Internet database searchable by subject, agency, and location at:

<http://dhs.lee-county.com/directory.asp>

2. Institutional Structure

2.4 Homeless and ~Special Needs Populations Component

Figure 11: Program for Homeless / Special Needs

Program for Homeless / Special Needs	Lee County Delivery Agency
PFR Partnering For Results, Nonprofit Agency Funding	Lee County Dept. of Human Services http://dhs.lee-county.com/
HAP Home-Ownership Assistance Program	Florida Housing Finance Corporation http://www.floridahousing.org/
Challenge Homeless Challenge Grant (DCF)	Lee County Dept. of Human Services http://dhs.lee-county.com/
HOPWA Housing Opportunities for People with Aids (HUD)	Lee County Dept. of Human Services http://dhs.lee-county.com/
Section 202 Supportive Housing for the Elderly (HUD)	Lee County Dept. of Human Services http://dhs.lee-county.com/
Section 811 Supportive Housing for Persons with Disabilities (HUD)	Lee County Dept. of Human Services http://dhs.lee-county.com/
SHP Supportive Housing Program (HUD)	Lee County Dept. of Human Services http://dhs.lee-county.com/
SPC Shelter Plus Care Program (HUD)	Lee County Dept. of Human Services http://dhs.lee-county.com/
ESG / SHP / S+C homeless housing	Lee County Dept. of Human Services http://dhs.lee-county.com/
Match for SHP homeless housing	Lee County Dept. of Human Services http://dhs.lee-county.com/
Youth programs, Seniors programs	Partnering for Results, PFR Lee County Dept. of Human Services http://dhs.lee-county.com/
CSBG, - LEE Education Program	Lee County Dept. of Human Services http://dhs.lee-county.com/

2. Institutional Structure

2.5 Health Component

The Lee County Health Department and county-based hospital systems work with numerous other providers and programs to supply county health and mental health needs. The Department of Human Services coordinates county government components of health funding. The department also plays an active role in health and mental health services through its Homeless Continuum of Care, HOPWA and Family Self-Sufficiency assistance.

References:

(See Appendix III)

Needs Assessment of Lee County Residents, FL.. Survey Research Ctr., 3/ 2003

Lee County Homeless Continuum of Care HUD FY 2003

District 8 Regional Health Plan, Health Planning Council, 2002

Comp. Assessment for Tracking Community Health ,Lee Co. Health Dept. 5/2000

Community Action Plan, Community Services Block Grant, DHS 2003-2004

Information and referral is available in an Internet database searchable by subject, agency, and location at:

<http://dhs.lee-county.com/directory.asp>

2. Institutional Structure

2.5 Health Component

Figure 12: Program for Health

Program for Health	Lee County Delivery Agency
Primary Care/ Clinics	Lee County Health Department Family Health Centers of Southwest Florida, Veterans Administration Clinic Healthcare for the Homeless Clinic
Acute Care Hospitals (1567 beds)	Lee Memorial Health System Southwest Florida Regional Center Gulf Coast Hospital Lehigh Regional Center
Assisted Living Facilities (2,321 beds)	Agency for Health Care Administration
Nursing Homes (17 Facilities 2,018 Beds)	Agency for Health Care Administration
EMS Services	Lee County EMS
Outpatient Cardiac Ctrs	Lee County Health Department
Home Health Agencies	Lee County Health Department
Hospices	Hope Hospice
Healthy Start	Lee Memorial Health System
Children's Health Insurance	Florida Department of Children and Families
Medicare	Florida Department of Children and Families
Medicaid	Florida Department of Children and Families
Healthy Kids	Lee County Health Department
Daycare	Florida Department of Children and Families
Environmental Health Services	Lee County Health Department
Food Stamps	Florida Department of Children and Families
WIC Program	Lee County Health Department
School Lunch Program	Lee County School Board

2. Institutional Structure

2.6 Barriers to Institutional Operations

Barriers to Institutional Operations

While program-specific barriers to improvement within individual agencies and programs would be too numerous to list; some common major impediments can be noted:

- (1) The continuing dialogue on localization and privatization of programs keeps organizations and programs in a state of flux.
- (2) The multiplicity of programs, funding processes and regulations makes comprehensive planning and implementation difficult.
- (3) Rapid growth in population and land absorption overloads government planning and administrative operations. and reconfigurations caused by city incorporations have major effects on resource allocation and planning.

Strategies for Improvement of the Institutional Structure

As with barriers, positive forces and strategies for improvement within individual agencies are too extensive to list. Positive developments and improvement strategies for overall Lee County include the following:

There is an increasing and beneficial emphasis on comprehensive reporting and longer term planning. Examples are this Consolidated Plan, the Public Housing Consolidated Plans, the Lee County Comprehensive Plan, and the Comprehensive Community Health Assessment. Circulation of these documents among agencies allows for efficient resource utilization and effective programs.

Website display of program information, program regulations, data tabulations, program applications and many other web-accessible services support efficient institutional operation. Applicants can access program information and make application. Planners and decision-makers can support their decisions with relevant data. Examples are the websites of Lee County, including the *Service Point Information Network* serving homeless and human service consumers and providers. Additional county websites and those of Florida State Government, HUD, HHS, and the Census are examples of these developing resources.

Website presentation of the Lee County 2003 Annual Action Plan and the Lee County 2003-2007 Five-Year Consolidated Plan.

Centralization of Welfare to Work and Workforce Development mainstream resources at the Fort Myers Career and Services Center.

Streamlining of the Lee County Department of Human Services' procedure for administering funding and monitoring operations in the area of supportive services will consolidate the application processes for non-profit agencies and unify citizen review.

Section 3

Homelessness

3.1 Needs, Gaps

The Lee County Homelessness - Introduction

Lee County's homeless population is visible in the City of Fort Myers and relatively invisible in small camps hidden from the general public and dispersed throughout the county. Information on the needs, characteristics, number and location of homeless persons in Lee County is provided by the annual 24-hour "Census Blitz" survey. On January 20, 2003, this Coalition-led effort interviewed homeless persons at labor pools, in the woods, on the streets, in hospital emergency rooms and detoxification centers, in emergency shelters and in transitional housing. A 2003 point-in-time homeless population of 1919 was determined for Lee County. In 2003 Lee County became an entitlement jurisdiction for the Emergency Shelter Grant (ESG). In 2003 the County will submit for \$75,000 to fund shelter rehabilitation and homeless services.

References

(See Appendix III)

Lee County Homeless Continuum of Care HUD FY 2003

District 8 Regional Health Plan, Health Planning Council, 2002

Comp. Assessment for Tracking Community Health Lee Co. Health Dept. 5/2000

Community Action Plan, Community Services Block Grant, DHS 2003-2004

Information and referral for housing and services for homeless persons is available in an Internet database searchable by subject, agency, and location at: <http://dhs.lee-county.com/directory.asp>

3. Homelessness

3.1 Needs, Gaps

HUD Table 1A - Lee Continuum of Care 2003: Housing Gaps Analysis Chart

	Current Inventory in 2003	Under Development in 2003	Unmet Need/ Gap
--	---------------------------	---------------------------	-----------------

Individuals

Beds		Current Inventory in 2003	Under Development in 2003	Unmet Need/ Gap
	Emergency Shelter	202	0	470
	Transitional Housing	266	0	223
	Permanent Supportive Housing	157	4	247
	Total	625	4	940

Persons in Families With Children

Beds		Current Inventory in 2003	Under Development in 2003	Unmet Need/ Gap
	Emergency Shelter	62	2	82
	Transitional Housing	26	0	132
	Permanent Supportive Housing	20	14	12
	Total	108	16	226

HUD Table 1A

Continuum of Care: Homeless Population /Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1. Homeless Individual	489 (S)	408 (S)	672 (S)	1569
2. Homeless Families with Children	52(S)	15 (S)	49 (S)	116
2a. Persons in Homeless Families with Children	158 (S)	46 (S)	146 (S)	350
Total (lines 1 + 2a)	647	454	818	1919
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
1. Chronic Homelessness	104	(S)	192 (S)	396
2. Seriously Mentally Ill	480	(S)		
3. Chronic Substance Abuse	614	(S)		
4. Veterans	339	(S)		
5. Persons with HIV/AIDS	58	(S)		
6. Victims of Domestic Violence	111	(S)		
7. Youth	215	(S)		

3. Homelessness

3.2 Priorities, Goals

Figure 13: Goals and Action Steps - Chronic Homelessness - 2003

2002 Goal CH1: Prioritize resources for the chronically homeless
2003 Goal CH2: Continuum has a unified Strategy, which maps the process and milestones in eliminating Chronic Homelessness.
2003 Goal CH/OH3: Core homeless housing and service agencies utilize the installed Lee County HMIS for client tracking and reporting. (Jt. Chronic/Other Outcome)
2003 Goal CH/OH4: Homeless agencies access additional resources (Jt. Chronic/Other Outcome)
2003 Goal CH5 Chronically Homeless receive coordinated supportive services and housing
2003 Goal CH6: Chronically Homeless persons achieve self-sufficiency and permanent housing.

Figure 14: Goals and Action Steps - Other Homelessness - 2003

Goal Other Homelessness
2003 Goal CH/OH3: Core homeless housing and service agencies utilize the installed Lee County HMIS for client tracking and reporting. (Jt. Chronic/Other Outcome)
2003 Goal CH/OH4: Homeless agencies access additional resources (Jt. Chronic/Other Outcome)
2003 Outcome OH7: not used
2002 Goal OH8: Public, private, and nonprofit agencies and private citizens utilize the existing Lee County/ United Way internet-based Information and Referral Service.
2003 Goal OH9: Other Homeless receive coordinated supportive services and housing
2003 Goal OH10 Other Homeless persons achieve self-sufficiency and permanent housing.

3. Homelessness

3.3 Strategies

Figure 15: Lee County Homeless Continuum of Care Service Strategies

Component: Prevention
Emergency Assistance programs, which provide one-time or temporary rent, utility, food Numerous agencies supply emergency food thus persons in emergency situations maintain housing Many other services stabilize persons and households in difficulty or crisis and prevent homelessness through Case Management // Life Skills (including credit and legal counseling) // Alcohol and Drug Abuse Services // Mental Health Treatment // AIDS Related Treatment // Education // Employment Assistance // Childcare // Transportation
Component: Outreach
Outreach Programs in place serve Veterans seriously mentally ill victims of substance abuse victims of HIV/AIDS victims of domestic violence youth multiple populations.
Component: Assessment
Many agencies carry out assessment including Lee County Department of Human Services / Lee Co. Health Dept., and The Salvation Army for the complete list see the current Lee Continuum of Care Document of the appendix. <ul style="list-style-type: none">•Early planning for a homeless one stop' in development with the police department•Outreach services to housing-ready homeless are being stepped-up by local Section 8 providers•The needs and inventory databases being developed as Action Steps will allow all Continuum participants to optimize outreach and assessment as well as service activities
Component: Supportive Services
Case management Life skills Alcohol and drug abuse Mental health treatment AIDS related treatment Education Employment assistance Childcare Transportation Detox Basic Assistance Services

3. Homelessness

3.3 Strategies

Figure 16: Lee County Homeless Continuum of Care Housing Strategies

Component: Emergency Shelter								
Provider Name	Facility Name	Geo Code	Target Population		Bed Capacity			
					Individuals		Families with Children	
		<input type="checkbox"/> *			02	2003	02	2003
Current Inventory								
Hope House	Hope House	120966	FC	DV	20	20	0	0
Lutheran Services (OASIS)	OASIS	120402	YM		22	22	0	0
Ruth Cooper Center	Ortiz Clinic	129071	FC		8	0		0
SWFAS	Drug Dependency Ct	120966	SMF		2			0
SWFAS	Detox	120966			17	15		
Abuse Counseling & Treatment (ACT)	ACT Shelter	120402	FC	DV	2	2	12	22
Vince Smith Center	Vince Smith Center	129071	SMF		20		(listed elsewhere)	
Ft. Myers Rescue Mission	Mission	129071	SMF		40	40		0
The Salvation Army	Red Shield Lodge	120966	FC		97	97	40	40
Hanna House	Hanna House	129071	SM			6		0
Subtotal					228	202	52	62
Under Development								
Salvation Army Lee ESG Rehab	Red Shield Lodge	120966	FC					2
Subtotal					0			2

SM = only single males

SF = only single females, 18 and over

SMF = only single males and females, 18 or over with no children

FC = families with children

YM = only unaccompanied young males under 18

YF = only unaccompanied young females under 18

YMF = unaccompanied young males and females under 18

O = others

3. Homelessness

3.3 Strategies

Figure 17: Lee County Homeless Continuum of Care Housing Strategies

Component: Transitional Housing									
Provider Name	Facility Name	Geo Code	Target Population		Bed Capacity				
					Individuals		Families with Children		
Current Inventory					02	2003	02	2003	
SWFAS	Drug Court	120966	SMF			0		10	
SWFAS	Vince Smith Ctr		SMF			20	0	2	
Ft Myers Rescue Mission	Mission	129071	SM		40	40	20	0	
The Salvation Army	Edison Service Center	120966	FC		6	10	8	6	
Anne's Restoration	Anne's Restoration	120966	SM		12	12		0	
Eagle Recovery	Eagle Recovery	129071	SM		6	6		0	
Garden Foundation	Garden Foundation	120966	SM		12	12		0	
Hansen-Bays, Inc.	Hansen-Bays, Inc.	120966	SM		24	24		0	
Harvest House	Harvest House	120402	SF		4	4		0	
Healthy Choice	Healthy Choice	120402	SM		6	6		0	
Longorio Camp	Longorio Camp	129071	FC				0	0	
Our Mother's Home	Our Mother's Home	120402 120966	SF	DV		0		8	
Regeneration House	Regeneration House	120402 120966 129071	SM		3	6		0	
DATE	DATE (substance Abuse)	120966	SM		15	9	6	0	
Ruth Cooper Center	Serenity House	120966	SF		9	16		0	
Ruth Cooper Center	Respite	129071	FC		50	8		0	
Sunset House	Sunset House	120966	SM		5				
SWFAS	Transitional Living Ctr	120966	SMF		25	25		0	
Teen Challenge	Pine Manor Residence	120966	YM		24	34		0	
Tice House	Tice House	129071	SM		6	7		0	
Vince Rizzo Ministries	Vince Rizzo Ministries	129071	SM		16	0		0	
Hanna House	Hanna House	129071	SF		19	27		0	
					Subtotal	282	266	34	26
Under Development									
SWFAS TH	(renewal)								
					Subtotal	0 new		0	

3. Homelessness

3.4 Resources

Figure 19: Lee County Homeless Continuum of Care 2003 Project Priorities

Applicant	Project Sponsor/ Project Name	Numeric Priority	Requested Project Amount	Term Of Project	Program	
					SHP new	SHP renew
Lee County DHHS	Fresh Start II Ph. 2 SWFAS New	1	\$386,000	3	✓	
Lee County DHHS	Fresh Start SWFAS Renewal	2	\$100,091	1		✓
Lee County DHHS	Aftercare Program The Salvation Army - Renewal	3	\$222,069	1		✓
Lee County DHS	LIFT Program DHS Renewal	4	\$119,722	1		✓
Lee County DHS	HMIS Project Lee Continuum New	5	\$180,510	1	✓	
Lee County DHHS	Comprehensive Care Salvation Army – Renewal	6	\$1,064,138	1		✓
<i>Total Requested Amount:</i>			\$2,072,530			

Figure 20: Lee County Emergency Shelter Grant Entitlement 2003

Applicant	Project Sponsor/ Project Name	Requested Project Amount
Lee County DHS	DHS Homeless Prevention Program	\$22,250
Lee County DHS	ESG Shelter Rehabilitation and Services	\$48,750

3. Homelessness

3.4 Resources

Figure 21: Continuum of Care 2003: Selected Mainstream and Local Resources

Mainstream Resources

CDBG

(Local entitlements)

HOME

(Lee Co. entitlements)

Housing Choice Vouchers

Public Housing

Mental Health Block Grant

Substance Abuse Block Grant

Social Services Block Grant

Welfare to Work

State-Funded Programs

State Office on Homelessness

(Florida Department of Children and Families)

Homeless Challenge Grant

State Office on Homelessness

(Florida Department of Children and Families)

District Homeless Grant in Aid

State Housing Initiatives Partnership Program (SHIP)

State Fee Revenue funding for affordable housing in entitlement communities

Emergency Financial Assistance for Housing Program EFAHP

State Domestic Abuse Program.

Support for Homeless Victims of Domestic Abuse

Florida Education of Homeless Children and Youth

Department of Corrections

Department of Juvenile Justice

Homeless assistance

Lee County General Fund Partnering For Results Program (PFR)

Lee County General Fund Substance Abuse and Mental Health Services (State Match)

Fort Myers, Cape Coral Lee County School Board

3. Homelessness

3.5 Homelessness - Specific Objectives

HUD Table IC Specific Objectives – Homelessness

Code / Objective / Project	Year	Expected Units	Actual Units	% Achieved
CH: Chronic Homelessness. Chronic homeless persons are identified , receive coordinated services. and attain independent or stable housing with enhanced self-sufficiency				
CH2:	Continuum has a unified Strategy, which maps the process and milestones in eliminating Chronic Homelessness.	2003 2004 Total	50% 50%	
CH/OH3:	Core homeless housing and service agencies utilize the installed Lee County HMIS for client tracking and reporting. (Jt. Chronic/Other Outcome)	2003 2004 2005 2006 2007 Total	20%/ incr /yr 20%/ incr /yr 20%/ incr /yr 20%/ incr /yr 20%/ incr /yr	
CH/OH4	Homeless agencies access additional resources (Jt. Chronic/Other Outcome)	2003 2004 2005 2006 2007 Total	20%/ incr /yr 20%/ incr /yr 20%/ incr /yr 20%/ incr /yr 20%/ incr /yr	
CH5	Chronically Homeless receive coordinated supportive services and housing	2003 2004 2005 2006 2007 Total	55 CH persons 30 CH beds/yr 150	
CH6	Chronically Homeless persons achieve self-sufficiency and permanent housing.	2003 2004 2005 2006 2007 Total	(2003-5) 45 persons (2004-6) 60 persons 6c. (2007) 30 persons	
OH: Other Homelessness. Periodically homeless persons are identified, receive coordinated services, and attain independent or stable housing with enhanced self-sufficiency				
OH8	Public, private, and nonprofit agencies and private citizens utilize the existing Lee County/ United Way internet-based Information and Referral Service.	2003 Total	complete	
OH9	Other Homeless receive coordinated supportive services and housing	2003 2004 2005 2006 2007 Total	250 persons 25 new beds/yr	
OH10	Other Homeless persons achieve self-sufficiency and permanent housing.	2003 2004 2005 2006 2007 Total	20 persons 20 persons 20 persons 20 persons 20 persons	
OHCH11 (ESG Funding)	Emergency Shelter Grant Project Outreach, Service, Housing projects allows clients to attain permanent or stable housing and enhanced independence. (Unit = indiv)	2003 2004 2005 2006 2007 Total	10 persons 10 persons 10 persons 10 persons 20 persons 60	

Section 4
Strategic Plan For Special Needs Populations
(Non-Housing Needs)

Introduction

Lee County Treatment Services. Federal, state and local agencies and institutions attempt to meet the residents with special needs. Physicians and specialists in hospitals, behavioral health centers, clinics and other specialized residential and outpatient facilities provide primary treatment services. Generally, treatment services are funded from private, non-profit, state, state-mandated county funds or federal agencies other than HUD. The Lee County Health Department, a state agency division, coordinates the public aspects of this type of service in the county. The Department of Human Services also plays an active role in this area. The department coordinates the county contribution for state mandated health and related services.

Lee County Supportive Services. There is a broad range of agencies and programs responding to the needs of special needs populations in Lee County. Lee County provides programs and assistance through the Department of Human Services. Florida state agencies supply additional programs, and the nonprofit community plays a major role. Information and referral to over 350 local agencies and programs focused on Special Needs Populations is available on a searchable website: <http://dhs.lee-county.com/directory.asp>

References:

(See Appendix II)

2002 Annual Affordable Housing Tabulations, Shimberg Center, Univ./Florida,
Needs Assessment of Lee County Residents, Fl. Survey Research Ctr., 3/ 2003
Lee County Homeless Continuum of Care HUD FY 2003
2000-2002 Lee County Local Housing Assistance Plan (FL. SHIP Program)
District 8 Regional Health Plan, Health Planning Council, 2002
Comp. Assessment for Tracking Community Health Lee Co. Health Dept. 5/2000
Community Action Plan, Community Services Block Grant, DHS 2003-2004
Partnering for Results Program (PFR) Notice of Awards, DHS, 2003

Information and referral for housing and services is available in an Internet database searchable by subject, agency, and location at:
<http://dhs.lee-county.com/directory.asp>

4. Strategic Plan For Special Needs Populations

Figure 22: Lee County/United Way Internet Database -Services /Housing Programs

The screenshot shows a web browser window with the address bar containing <http://dhs.lee-county.com/directory.asp>. The page title is "The Human Services Directory Search in partnership with" followed by the United Way logo. The main content area contains the following text and form elements:

This page allows you to search for an agency in a number of ways. Once you have made your selections or typed a keyword, click the [Search](#) button.

Choose an Agency:

Agency:

OR

Choose any combination of Area, Category of Services and/or Keyword

Area:

Category of Services:

Keyword:

This On-Line Directory was developed as a partnership between Lee County Human Services, The United Way of Lee County, and ACS, Inc. For additional information contact Lee County Human Services at 652-7930.

(Detailed information on housing for persons with disabilities is presented in Section 6 Housing Strategy. Lee County responses to homelessness are detailed in Section 4.)

4. Strategic Plan For Special Needs Populations

4.1 Needs

HUD Table 1B Lee County Special Needs Populations Needs (non-housing)

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need	Goals
Elderly (65 years and over): 74,334 households ²		Case management		See: Specific Objectives Sect. 4.5
Frail Elderly: 25,774 persons		Life skills Alcohol/drug abuse treatment		
Severe Mental Illness: Adult - 28,504, Assisted clients 2000: 5,082		Mental health treatment		
Developmentally Disabled 8,551 persons (SSI recipients- 6,867 households)		AIDS-related treatment		
Physically Disabled 33,224 persons (11,639 Unemployed)		Education		
Persons w/ Alcohol/Other Drug Addictions 33,255 person		Employment assistance		
Persons w/HIV/AIDS 1,889 persons		Child care		
Large Families (5 members and over): 9,395 owner households, 4,443 renter households		Transportation		
TOTAL				

¹ (Lee County estimated five-year investment of County General Funds for non-profit organizations)

²References:

Gollay National Prevalence Rate

Florida Housing Data Clearinghouse 2002

Florida Department of Children and Families

Southwest Florida Addiction Services, Inc.2002

Lee County Health Department Audit 2002

Florida Housing Data Clearinghouse, Migrant Farm worker Report

Florida Housing Data Clearinghouse Commercial Fisherman Report

(Housing needs discussed in Section 6 Housing Strategy)

4. Strategic Plan for Special Needs Populations

4.2 Priorities (for Entitlement Funds)

2002 Needs Assessment and DHS priorities. The Year 2000 and Year 2002 *Lee County Resident Needs Assessments* included numerous questions in the area of supportive services for special needs populations. This survey was a statistically valid sampling of all Lee County households and a simultaneous sampling of specific low-income neighborhood residents. The survey gave an in-depth understanding of county priorities and needs in the areas of housing, community development and supportive services. After considering the Needs Assessment and analyzing available resources, the Lee County Board of County Commissioners, in consultation with the Department of Human Services (DHS), determines which needs to be prioritized for HUD Entitlement funds and which other needs can be approached through different resources and funding. (The broad picture of responses to the Needs of Special Populations utilizing funding from all sources can be seen in Section 2 Lee County Institutional Structure for Housing and Community Development, 2003)

Priority Goals. - Special Needs Populations (Non- Homeless). The county needs assessment and analysis of existing institutional resources has led to the following Lead Agency Priority Objectives for Special Needs populations:

Youth. The provision of supports for Lee County youth by providing intervention, treatment and prevention programs aimed at teenage pregnancy, school dropouts, delinquency, crime, and drug and alcohol abuse.

4. Strategic Plan for Special Needs Populations

4.3 Strategies

There is a broad range of agencies and programs responding to the needs of special needs populations in Lee County. Lee County provides programs and assistance through the Department of Human Services. Florida state agencies supply additional programs and the nonprofit community plays a major role. Information and referral to over 350 local agencies and programs focused on Special Needs Populations is available on a searchable website: <http://dhs.lee-county.com/directory.asp>

Figure 23: Special Needs Populations - Lee County Strategy Components

Component: Prevention
Emergency Assistance programs, which provide one-time or temporary rent, utility, food Agencies supply emergency food that allows persons in emergency situations to maintain housing Agencies stabilize persons and households in difficulty or crisis and prevent homelessness through supportive services
Component: Outreach
Outreach Programs in place serve Veterans Seriously mentally ill Victims of substance abuse Victims of HIV/AIDS Victims of domestic violence Youth
Component: Assessment
Many agencies carry out Assessment including Lee County Department of Human Services, the Lee County Health Department, and The Salvation Army.
Component: Supportive Services
Case management Life skills Alcohol and drug abuse Mental health treatment AIDS related treatment Education Employment assistance Childcare Transportation Detox Basic Assistance Services

4. Strategic Plan for Special Needs Populations

4.4. Resources

CDBG Resources

Figure 24: CDBG Entitlement Projects with Potential Youth/Elderly Activities

Project #	Project Name
03.07.B	Charleston Park Neighborhood Improvements
03.08.B	Charleston Park Neighborhood Building
03.09.B	Harlem Heights Neighborhood Improvements
03.10.B	Page Park Neigh. Improvements
03.11.B	Palmona Park Neighborhood Improvements
03.12.B	Palmona Park Neighborhood Building
03.15.B	Pine Manor Neighborhood Building
03.16.B	Suncoast Estates Neighborhood Improvements
03.21.B	Bonita Springs Public Facilities
03.23.B	Fort Myers Beach Public Services
03.25.B	Sanibel Accessibility

¹ Youth/ Elderly activities are funded as part of Public Facilities and Public Service projects

Other Resources

Lee County invests in Special Needs populations in many ways. The Lee County Board of County Commissioners (BOCC) commits HUD CDBG funds to these needs and also provides general funds to county non-profit agencies through the Partnering For Results (PFR) program. The annual award of the PFR programs provides a total of over \$2 million dollars to approximately 25 experienced local nonprofit providers. In addition, the county provides funding for Medicaid and other state-mandated programs in health and related activities which support special needs populations.

A number of state offices support individual Special Needs populations with state and Federal funds. A large number of nonprofit agencies obtain support from charitable giving and fund-raising to respond to the needs of special populations. The range of programs with Entitlement and other funding is shown in *Section 2* of this document.

Information and referral to over 350 local agencies and programs focused on Special Needs Populations is available on a searchable website: <http://dhs.lee-county.com/directory.asp>

4. Strategic Plan for Special Needs Populations

4.5 Specific Objectives

HUD Table IC Specific Objectives – Lee County Special Needs Populations

Code / Objective / Project	Year	Expected Units	Actual Units	% Of Target Achieve
SNP1 Health. Provide for the special needs of residents through the coordination of affordable health and mental illness treatment facilities and affordable supportive services for all special populations.				
SNP1.1 DHS Medicaid/HCRA Service (Lee County funding) State-mandated In-patient and outpatient medical support for low income residents (unit = resident recipients)	2003			<i>Non-Entitlement Funding Sources</i>
	2004			
	2005			
	2006			
	2007			
	Total			
SNP1.2 DHS Public Health/Mental Health/ Substance Abuse Contracts (Lee County funding) State-mandated primary care, mental health, and substance abuse support for low income residents (unit = resident recipients)	2003			<i>Non-Entitlement Funding Sources</i>
	2004			
	2005			
	2006			
	2007			
	Total			
SNP2 Youth. The provision of supports for Lee County youth by providing intervention, treatment and prevention programs aimed at teenage pregnancy, school dropouts, delinquency, crime, and drug and alcohol abuse.				
SNP2.1 Youth Service Programs-Nonprofit agencies (Lee County funding) Annual competitive awards to county-wide non-profit agencies (unit = youth served)	2003			<i>Non-Entitlement Funding Sources</i>
	2004			
	2005			
	2006			
	2007			
	Total			
SNP2.2 Youth Projects in Target Neighborhoods (CDBG Funding) Initial program support and capacity building support for neighborhood youth programs through resident coordinators and contracted non-profit agencies such as Boys and Girls Clubs, Boy Scouts, Big Brothers, Big Sisters.	2003	100		
	2004	100		
	2005	100		
	2006	100		
	2007	100		
	Total	500		

Section 5

Strategic Plan For Housing

Lee County Housing – Introduction

The Lee County Consolidated Plan HUD FY 2003 -2007 describes Lee County responses to major issues in the community. These issues are summarized as: (1) there is a great shortage of affordable housing units and supportive housing units. In 2002 there were 51,410 cost-burdened households in Lee County paying more than 30% of their income for housing including 27,734 households in the unincorporated county.¹. Year 2003 waiting lists for public housing and Section 8 vouchers total 2,229 households. (2) Blighted neighborhoods are affecting the lives and livelihoods of residents and the stability and economic well being of the county. The physical and human assets of these neighborhoods need to be identified and utilized in the process of economic revitalization. (3) There is a crisis level shortage of supportive housing and services for the mentally ill, substance-addicted and other special populations. (4) Over 1,900 residents are homeless. Homelessness undermines the well being of the entire county along with that of the homeless individual and family.

With median new house costs of \$125,000, *rehabilitation* of the existing housing stock is a critical aspect of affordable housing. In 1990, 6.4% of owner-occupied homes and 1.4% of renter-occupied homes were found to be substandard. 2000 statistics from the University of Florida show overcrowding in 3.7% of county units ranged up to 9.1% in Fort Myers. The Unincorporated County averages 4.3% of units with overcrowding. Year 2000 tabulations show that over 95,000 units in the county, including nearly 54,000 units in the Unincorporated County, are in excess of thirty years old.

Supportive Housing for special needs populations is another critical shortage in affordable housing. The elderly are 25% of the county population and 36.7% of county total households. 2002 statistics show over 16,000 county households of this subpopulation are housing cost burdened. Homeless housing needs are substantial. The 2003 “Homeless Blitz” counted 1,919 homeless individuals in need of supportive or transitional housing. Treatment facilities and housing are acute needs for the mentally ill and substance abuse populations. Migrant housing has a capacity for less than 800 of the estimated 3,000 Lee farm workers and dependents.

5. Strategic Plan for Housing

5.1. Housing Needs and Market Analysis

5.1.1 Needs

Rapid population growth is the norm in many county areas

Figure 25: Population and Projections – Lee County

Place	1990	2000	2002	2005	2010
Lee County	335113	440888	475071	494902	546805
Bonita Springs	13600	32797	39154	44755	56195
Cape Coral	74991	102286	113253	119266	134670
Ft. Myers	45206	48208	51322	51631	53785
Ft. Myers Beach	9284	6561	6740	6248	5547
Sanibel	5468	6064	6135	6100	6199
Unincorporated	186564	244972	258467	266902	290409

Residents in owner and renter households form the demand for housing

Figure 26: Owners and Renters– Lee County

Jurisdiction	Tenure	Household Count
Lee - County total	owner	155199
Lee - County total	renter	47275
Bonita Springs	owner	14788
Bonita Springs	renter	3093
Cape Coral	owner	35947
Cape Coral	renter	8995
Ft. Myers	owner	7924
Ft. Myers	renter	12171
Ft. Myers Beach	owner	2690
Ft. Myers Beach	renter	806
Sanibel	owner	2685
Sanibel	renter	396
Unincorporated Lee	owner	91165
Unincorporated Lee	renter	21814

Substantial growth in housing demand exists in much of the county

Strategic Plan for Housing

5.1.1 Needs

there are many low-moderate income households in Lee jurisdictions

Figure 27: Income Levels Lee County Jurisdictions

Jurisdiction	Household Income	Household Count
Bonita Springs	<20%	730
	20-29.9%	646
	30-39.9%	894
	40-49.9%	950
	50-59.9%	965
	60-79.9%	2146
	80-119.9%	4262
Cape Coral	<20%	1712
	20-29.9%	1437
	30-39.9%	1794
	40-49.9%	2111
	50-59.9%	2172
	60-79.9%	4847
	80-119.9%	10731
Ft. Myers	<20%	953
	20-29.9%	924
	30-39.9%	1107
	40-49.9%	1214
	50-59.9%	1201
	60-79.9%	2486
	80-119.9%	5024
Ft. Myers Beach	<20%	151
	20-29.9%	142
	30-39.9%	181
	40-49.9%	183
	50-59.9%	203
	60-79.9%	435
	80-119.9%	820
Sanibel	<20%	129
	20-29.9%	122
	30-39.9%	157
	40-49.9%	158
	50-59.9%	169
	60-79.9%	376
	80-119.9%	716
Lee-Unincorporated.	<20%	4547
	20-29.9%	4167
	30-39.9%	5423
	40-49.9%	5759
	50-59.9%	5944
	60-79.9%	13088
	80-119.9%	26774

Strategic Plan for Housing

5.1.1 Need

There is need for public housing...

Figure 28: Need – Public Housing/Federally Assisted Units Lee County 2002/2003

Organization	Population 2002/2003	Waiting List 2002/2003
LCHA Lee Public Housing units	140 households	163 households
LCHA Lee Section 8 Vouchers	211 households	189 households
LCHA Lee USDA Housing	40 households	na
FMHA Fort Myers Public Housing units	972 households	99 households
Fort Myers CRA Lee/ Ft Myers Section 8 Vouchers	1,470 households	1,778 households
Section 202 Assisted Housing Lee Co.	241 units	Waiting list
Section 236/221 Assisted Housing Lee Co.	1234 units	
Section 811 Assisted Housing Lee Co	36 units	Waiting list
HUD- Mortgage -assisted units Lee Co	817 units	na

(Note Public housing from PHA/ 5 year plans and Section 8-provider contact)

There is need for all housing types for the county's homeless...

Figure 29: Need –Homeless Housing Lee County 2002

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1. Homeless Individual	489 (S)	408 (S)	672 (S)	1569
2. Homeless Families with Children	52(S)	15 (S)	49 (S)	116
2a. Persons in Homeless Families with Children	158 (S)	46 (S)	146 (S)	350
Total (lines 1 + 2a)	647	454	818	1919

(Gaps Analysis Table 2003 Lee County Homeless Continuum of Care)

Strategic Plan for Housing

5.1.1 Need

In addition other special needs populations have housing as well as treatment needs....

Figure 30: Need –Special Needs Housing Lee County

Category	Est. Special Needs Population	Est. Housing Assistance Need 2002
Mental Illness	28,504 persons	6,176 households with disability and incomes less than 30% MFI
Substance Abuse	33,255 persons	
Developmental Disability	(1,170 in group homes/care facilities)	
Physical Disability	33,224persons (11,639 not employed)	
SSI Households, 2000	6867 households	
HIV/AIDs	1889 persons	58 households
Elderly	74,334 households	38,381 Cost-burdened hhd
Large families-	13,838 households	4,266Cost-burdened hhd
Farm worker family	2191 single persons+ 931 households	1267 beds/694 family units
Assisted Living Facilities	2,321 beds	na
Nursing Homes	2,041 beds	na

¹ 1990 Disabled households with extremely low income apportioned to 2002 population 4,404/335,113 equals 1.3%. At 2002 population 475,073 equals 6,176 extremely low income households with disability

Strategic Plan for Housing

5.1.1 Need

Figure 31: Lee County Low Income Disabled Households

Table 1. Households including a Person with a Disability Age 15 or Older and 1989 Income Below 30% of the Area Median Income, State of Florida

Source: 1990 U.S. Census Public Use Microdata Sample

County or Group of Counties	Income as a Percentage of Area Median			Total
	<10% AMI	10%-19% AMI	20%-29% AMI	
Alachua	659	1,145	1,916	3,720
Baker-Clay-Nassau	530	912	1,193	2,635
Bay-Holmes-Washington	778	740	2,102	3,620
Bradford-Columbia-Dixie-Gilchrist-Hamilton-Lafayette				
Madison-Suwannee-Taylor-Union	972	809	2,543	4,324
Brevard	1,207	1,637	2,771	5,615
Broward	4,279	6,781	10,952	22,012
Calhoun-Franklin-Gadsden-Gulf-Jackson-Liberty	644	594	2,126	3,364
Charlotte	345	114	678	1,137
Citrus-Levy-Sumter	650	537	1,275	2,462
Collier-Monroe	688	1,081	1,074	2,843
DeSoto-Glades-Hardee-Hendry-Highlands	483	476	1,382	2,351
Duval	3,241	4,655	6,861	14,557
Escambia-Santa Rosa	1,310	1,894	3,722	6,726
Flagler-Putnam-St Johns	614	738	1,922	3,274
Hernando	367	290	550	1,207
Hillsborough	3,056	5,062	7,807	15,725
Indian River-Okechobee	420	655	1,101	2,176
Jefferson-Leon-Wakulla	837	1,288	1,866	3,991
Lake	485	410	1,217	2,092
Lee	1,194	1,028	2,182	4,404
Manatee	684	677	1,484	2,855
Marion	851	716	1,929	3,496
Martin	205	695	790	1,690
Miami-Dade	8,189	9,287	20,924	38,400
Okaloosa-Walton	538	550	1,575	2,663
Orange	1,374	2,857	4,056	8,287
Osceola	239	252	557	1,048
Palm Beach	3,119	4,397	6,518	14,034
Pasco	958	802	2,105	3,865
Pinellas	2,355	4,024	8,744	15,123
Polk	1,105	1,444	3,828	6,377
Saint Lucie	732	686	1,022	2,440
Sarasota	917	890	2,071	3,878
Seminole	530	1,294	1,358	3,182
Volusia	1,257	1,145	2,848	5,250
Florida Total	45,792	60,362	114,669	220,823

Strategic Plan for Housing

5.1.1 Need

cost-burdened households are found in all household types...

Figure 32: Cost-Burdened Households - White (Non Hispanic) Households

Lee County, FL 2002 CHAS Table 1C – Cost-Burdened White Non-Hispanic Households									
Household by Type, Income	Renters					Owners			Total Households
	Elderly 1 & 2 member Households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Elderly (F)	All Other Owners (G)	Total Owners (H)	
Very Low Income									
0 to 30% MFI	1,508	1,048	241	1,184	3,981	4,276	1,966	6,242	10,223
31 to 50% MFI	2,167	1,580	545	1,262	5,554	7,105	2,451	9,556	15,110
Other Low-Income (51 to 80% MFI)	2,219	3,651	748	3,196	9,814	12,155	6,510	18,665	28,479
Moderate Income (81 to 95% MFI)	920	1,985	406	1,644	4,955	5,997	4,353	10,350	15,305
Total Households**	9,859	18,744	2,907	14,339	45,849	59,297	57,326	116,623	162,472

CHAS. *Comprehensive Housing Affordability Survey* Tables compiled by HUD from U.S. Census data. The change in the number of households in this jurisdiction from 1990 to 2002 is estimated at +26.46%. The renter occupied households in 2002 is estimated at 28.22% of all occupied units. The owner occupied households in 2002 is estimated at 71.78% of all occupied units. The change in elderly is estimated to be +0.80% from 1990 to 2002. ** Includes all income groups -- including those above 95% MFI Housing problems and cost burden data is not available for the year 2002 "MFI": area Median Family Income

. Strategic Plan for Housing

5.1.1 Need

Figure 33: Cost-Burdened Households - Black (Non Hispanic) Households

Lee County, FL 2002 CHAS Table 1C – Cost-Burdened Black Non-Hispanic Households									
Household by Type, Income	<u>Renters</u>					<u>Owners</u>			Total Households
	Elderly 1 & 2 member	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly	All Other Owners	Total Owners	
Very Low Income									
0 to 30% MFI	141	425	193	90	849	299	541	840	1,689
31 to 50% MFI	26	193	68	129	416	259	444	703	1,119
Other Low-Income (51 to 80% MFI)	23	240	90	114	467	283	888	1,171	1,638
Moderate Income (81 to 95% MFI)	10	87	25	42	164	114	676	790	954
Total Households**	204	1,197	428	483	2,312	1,247	4,635	5,882	8,194

Figure 34: Cost-Burdened Households - Hispanic Households

Lee County, FL 2002 CHAS Table 1C – Cost-Burdened White Non-Hispanic Households									
Household by Type, Income	<u>Renters</u>					<u>Owners</u>			Total Households
	Elderly 1 & 2 member Households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly	All Other Owners	Total Owners	
Very Low Income									
0 to 30% MFI	37	83	56	36	212	49	311	360	572
31 to 50% MFI	35	207	62	55	359	265	326	591	950
Other Low-Income (51 to 80% MFI)	6	173	85	93	357	206	638	844	1,201
Moderate Income (81 to 95% MFI)	10	56	52	32	150	79	353	432	582
Total Households**	107	740	339	330	1,516	833	3,024	3,857	5,373

Strategic Plan for Housing

5.1.1 Need

Figure 35: Cost-Burdened Households - All Lee County Households

Lee County, FL 2002 CHAS Table 1C – Cost-Burdened -All Lee County Households									
Household by Type, Income	<u>Renters</u>					<u>Owners</u>			Total Lee County Households (I)
	Elderly 1 & 2 member Households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Lee County Renters (E)	Elderly (F)	All Other Owners (G)	Total Lee County Owners (H)	
Very Low Income									
0 to 30% MFI	1,738	2,056	730	1,331	5,855	4,646	2,591	7,237	13,092
31 to 50% MFI	2,128	2,277	768	1,546	6,719	7,689	3,053	10,742	17,461
Other Low-Income (51 to 80% MFI)	2,080	4,179	1,031	3,336	10,626	12,888	7,757	20,645	31,271
Moderate Income (81 to 95% MFI)	878	2,126	528	1,658	5,190	6,334	5,173	11,507	16,697
Total Households**	9,636	21,260	4,266	14,816	49,978	62,684	64,439	127,123	177,101

Strategic Plan for Housing

5.1.1 Needs

The elderly represent a substantial proportion of the county's housing demand...

Figure 36: : Demand - Lee County Elderly (65+) Households Lee County 2002

Jurisdiction	Tenure	Age Category	Household Count
Lee County	<i>total households -all ages</i>		202474
Lee - County total	owner	65+	268680
Lee - County total	renter	65+	8128
Lee County	<i>total households over 65</i>		74334
Bonita Springs	owner		81951
Bonita Springs	renter		529
Bonita Springs	<i>total households over 65</i>		8146
Cape Coral	owner		19687
Cape Coral	renter		1330
Cape Coral	<i>total households over 65</i>		12871
Ft. Myers	owner		15392
Ft. Myers	renter		1847
	<i>total households over 65</i>		4368
Ft. Myers Beach			5814
Myers Beach	renter		138
	<i>total households over 65</i>		1584
Sanibel	owner		3038
Sanibel	renter		117
	<i>total households over 65</i>		1571
Unincorporated	owner		43198
Unincorporated	renter	65-74	1597
Unincorporated	<i>total households over 65</i>		45794

Strategic Plan for Housing

5.1.1 Need

A substantial number of homes are approaching 25 years of age, which suggests need for rehabilitation...

Figure 37: Condition– Lee County Housing - Age of Structures

Place	Number					% by Decade		
	1999-3/2000	1995-1998	1990-1994	1980-1989	1979 or Earlier	1990s	1980s	1979 or Earlier
Lee County	9,477	28,457	31,345	81,099	95,027	28.2	33	38.7
BonitaSprings	1,101	5,115	4,738	7,201	5,300	46.7	30.7	22.6
Cape Coral	1,932	5,626	6,107	18,177	13,862	29.9	39.8	30.3
Ft. Myers	705	824	1609	5015	13684	14.4	23	62.7
Ft. Myers Beach	202	448	706	2341	4734	16.1	27.8	56.2
Sanibel	111	371	480	2392	3753	13.5	33.7	52.8
Unincorporated	5,426	16,073	17,705	45,973	53,694	28.2	33.1	38.7

A 1999 Survey shows the need for rehabilitation in low-income neighborhoods targeted for assistance...

Figure 38: Neighborhood District Substandard Housing 1999

Neighborhood District	Number And Condition Of Dwelling Units (1) (9)				Percent of Total Units in Need of Repairs and Warranting Demolition
	Standard	Needs Repairs	Warrants Demolition	Total	
Charleston	77	26	19	122	37%
Dunbar	525	157	78	760	31%
Harlem	530	57	32	619	14%
Page Park	186	95	7	288	35%
Pine Manor	1,146	95	4	1,245	8%
TOTAL	2,464	430	140	3,034	19%

*(Dwelling Unit Conditions Survey conducted by Lee County Department of Human Services Staff, March-July 1999)
Overcrowded units and Substandard Interior conditions exist..*

Strategic Plan for Housing

5.1.1 Need

Figure 39: - Lee County Substandard Interior Conditions 2000

Place	PERSONS PER ROOM		HOUSE HEATING FUEL		KITCHEN FACILITIES		PLUMBING FACILITIES	
	1.01 or More Persons per Room	% of Occupied Units	No Fuel Used	% of Occupied Units	Lacking Complete Facilities	% of Units	Lacking Complete Facilities	% of Units
Lee County	6,984	3.70%	2,650	1.40%	731	0.30%	743	0.30%
Bonita Springs	799	5.40%	157	1.10%	119	0.50%	109	0.50%
Cape Coral	863	2.10%	595	1.50%	107	0.20%	106	0.20%
Ft. Myers	1,750	9.10%	396	2.10%	137	0.60%	132	0.60%
Ft. Myers Beach	72	2.10%	53	1.60%	11	0.10%	11	0.10%
Sanibel	14	0.50%	19	0.60%	0	0.00%	0	0.00%
Unincorporated	4,606	4.30%	1,430	1.30%	357	0.30%	385	0.30%

The number of Black and Hispanic households with cost burden is disproportionately high

Figure 40: : Disproportionate Cost Burden for Black and Hispanic Households - Lee 2002

Type of Household	Total Households	Cost Burdened Households	% with Cost Burden
White	162,472	54,007	34.6%
Black	8,149	5,400	65.9%
Hispanic	5,373	3,305	61.5%

Strategic Plan for Housing

5.1 Needs/Market Analysis

5.1.2 Market

Current local housing costs are shown in the following table...

Figure 41: Market – Lee County 1999 Housing Costs

Lee County	1999 Median Price	1999 Average Price
New Home Price 1800 SF (2000 First Qtr))2400 SF	\$101,680 na	\$118,211 \$163,918
Existing Home Price 2 Bedroom 4 bedroom	\$65,000 \$182,950	\$79,841 \$263,939
Existing Condo. Price 2 Bedroom	\$79,900	\$100,277
Apartment rate (1999 3 rd Qtr) 950 SF	na	\$567/mo

(ACCRA, Fort Myers Assn. of Realtors, 2000 Fact Book, Econ. Dev. Office, Lee County)(SF=square feet)

Figure 42: Lee County Apartment Rates, 2003

Apartment Rates		
Year	Avg. Sq. Ft.	Avg. Rent
2001	995	\$750
2002	995	\$762

Source: C. B. Richard Ellis

Saturday, May 17, 2003

Strategic Plan for Housing

5.1.2 Market

There is a range of units in terms of monthly Owner and Renter housing costs

Figure 43: Lee County 2000 Owner Housing Units by Mortgage Costs

Place	<\$300	\$300-\$499	\$500-\$699	\$700-\$999	\$1000-\$1499	\$1500-\$1999	>\$2000	Sub Total	No Mortgage
Lee County	300	3,174	10,479	22,593	19,883	6,602	5,185	68,216	31,083
Bonita Springs	0	83	504	1,081	1,332	622	816	4,438	2,580
Cape Coral	23	574	2,654	8,076	6,889	1,718	858	20,792	7,542
Ft. Myers	27	430	1,123	1,324	680	236	315	4,135	1,665
Ft. Myers Beach	0	0	0	115	248	173	61	597	678
Sanibel	0	0	28	78	172	231	475	984	943
Unincorporated	250	2,087	6,170	11,919	10,562	3,622	2,660	37,270	17,675

Figure 44: Lee County 2000 Rental Units by Gross Rents

Place	<\$200	\$200-\$299	\$300-\$499	\$500-\$749	\$750-\$999	\$1000-\$1499	\$1500 or More	No Cash Rent	Total
Lee County	1,477	1,217	6,951	19,106	8,743	3,144	1,434	2,150	44,222
Bonita Springs	28	39	228	1,149	617	277	175	208	2,721
Cape Coral	68	78	812	3,629	2,376	775	164	287	8,189
Ft. Myers	1,001	582	2,338	5,018	1,483	363	553	227	11,565
Ft. Myers Beach	0	7	30	383	219	83	14	66	802
Sanibel	0	0	13	104	49	118	60	71	415
Unincorporated	380	511	3,530	8,823	3,999	1,528	468	1,291	20,530

New housing units are being added (but not enough to meet demand)...

Figure 45: Supply – 2-year Additions to Housing Stock – 2000-2002

Place	Building Permits		Annexation		
	Single Family	Multi family	Mobile Home	Single family	Multi family
Lee County	11,506	8,932	343	0	0
Cape Coral	4,130	766	0	0	0
Ft. Myers	430	1169	0	0	0
Ft. Myers Beach	0	0	0	0	0
Sanibel	213	16	0	0	0
Unincorporated	6,733	6,981	343	0	0

Strategic Plan for Housing

5.1.2 Market

Growth in housing unit demand includes new owner and rental units

Figure 46: Demand for Single and Multi-Family Units- Lee County through 2010 - All Incomes

Est. 2002 Housing Units By Type			Projected Demand By Type			
Place	2002		2005		2010	
	Single Family*	Multi-Family	SF	MF	SF	MF
Lee County	158,925	60,872	163,786	62,750	182,101	69,768
Bonita Springs	11,343	4,869	15,527	6,655	19,828	8,498
Cape Coral	38,168	8,850	39,826	9,221	45,114	10,445
Ft. Myers	9,167	13,193	8,955	12,887	9,261	13,327
Ft. Myers Beach	1,740	2,477	1,683	2,393	1,501	2,134
Sanibel	3,290	1,716	3,170	1,655	3,309	1,728
-Unincorporated	95,217	29,767	94,625	29,939	103,088	33,636

Figure 11: Demand –Construction Needed - Lee County through 2010 - All Incomes

Est. 2002 Housing Units By Type			Projected Construction Need By Type			
Place	2002		2005		2010	
	Single Family*	Multi-Family	SF	MF	SF	MF
Lee County	158,925	60,872	4,874	1,869	23,189	8,887
Bonita Springs	11,343	4,869	4,188	1,788	8,489	3,631
Cape Coral	38,168	8,850	1,651	370	6,939	1,594
Ft. Myers	9,167	13,193	-215	-301	91	139
Ft. Myers Beach	1,740	2,477	-58	-84	-240	-343
Sanibel	3,290	1,716	-120	-61	19	12
Unincorporated	95,217	29,767	-572	157	7,891	3,854

Strategic Plan for Housing

5.1.2 Market

A study in 2000 illustrates the shortfall of affordable units...

Income analysis shows local workers with low and minimum wages are priced out of rental housing

Figure 48: Affordability Rental Unit Shortage Lee County 2002 -

Location	Income Needed to Afford Fair Market Rent				Renters Unable to Afford Fair Market Rent	
	Annual Salary required for Fair Market Rents		Hourly wage required for Fair Market Rents		Number (Renter Households)	% of total (Renter Households)
Lee County	One Bedroom	Two Bedroom	One Bedroom	Two Bedroom	17,878 Households	37.8%
	\$20,640	\$24,920	\$9.92/Hr	\$11.98/Hr		

(Sources: National Low-Income House Coalition, 2002 / Florida Housing Data Clearinghouse)

Strategic Plan for Housing

5.1.2 Market

Lee households with the lowest incomes find very few units...

Figure 49: Availability of Rental Units for households with low incomes

by Income, Renter, 2000: Gross Rent as a Percentage of Household Income in 1999 by Household Income

Place	Less than \$10,000				\$10,000 - \$19,999			
	Less than 30%	30 - 34.9%	35% or More	Not Computed	Less than 30%	30 - 34.9%	35% or More	Not Computed
Lee County	544	152	4,069	1,298	1,243	803	5,870	413
Bonita Springs	0	7	95	77	43	40	311	39
Cape Coral	27	6	583	161	83	146	1,159	59
Ft. Myers	384	109	1,677	420	598	242	1,609	54
Ft. Myers Beach	0	0	38	22	0	0	118	9
Sanibel	0	0	20	15	0	0	46	0
Lee-Unincorporated	133	30	1,656	603	519	375	2,627	252

Strategic Plan for Housing

5.1.3 Priority Needs

HUD Table 2A - Priority Housing Needs Lee Urban County Entitlement

Priority Housing Needs (Households)			Priority Need Level	2002 Unmet Need	5-Year Unmet Need	Goals
			High, Medium Low			See also: Specific Objectives (Sect. 5.5)
Renter	Small Related	0-30%		1,344	6,720	1
		31-50%		1,488	7,440	5
		51-80%		2,731	13,655	7
	Large Related	0-30%		477	2,385	1
		31-50%		502	2,510	5
		51-80%		674	3,370	7
	Elderly	0-30%		1,136	5,680	1
		31-50%		1,391	6,955	5
		51-80%		1,359	6,795	7
	All Other	0-30%		870	4,380	
		31-50%		1,010	5,050	5
		51-80%		2,180	10,900	7
Owner	0-30%		4,730	23,650	25	
	31-50%		7,020	35,100	193	
	51-80%		13,493	67,465	289	
Special Needs ¹	¹ Elderly / Lg. Family in above	0-80%		(H Priority: 6,187 ext low inc w/Disab) ²	(In above) ²	25
Total Goals²				40,405	202,055	555
Total 215 Goals²						555
215 Renter Goals						55
215 Owner Goals						500

² Special Needs / 215 Households totals included in Renter and Owner subtotals

Strategic Plan for Housing

5.1.3 Priority Needs

Summary of Prioritized Housing Needs

A review of population and income demographics in compilations by HUD, the Florida Housing Data Center and the U.S Census American Fact Finder illustrates the following. 1) There is a very substantial need for affordable housing (over 38,000 cost-burdened households with income less than 80% of local median family income (MFI) in 2002). 2) There are inadequate housing incomes in many households to afford HUD fair market rents (38% of Lee renter households in 2003 do not have the housing income (at 30% of total income) to pay fair market rent) and 3) This income burden is disproportionately experienced by black and Hispanic minority households (Over 60% of these minority populations are housing cost-burdened compared to 35% of white households) . 4) There are substantial absolute shortages of available units for persons with low incomes (The 8,000 very low income renter households of the Lee Urban County face a total supply of less than 4,800 existing low income units. The picture is further evidenced by the waiting lists at public housing which exceed 3,000 households. Finally, 4) an extreme need is illustrated by studies which show that approximately 6,000 local households with persons with disabilities earn less than 30% of the local MFI. This supportive housing crisis is directly linked to the 2002 count of nearly 2,000 homeless residents.

5. Strategic Plan for Housing

5.2 Housing Priorities (Goals)

Fig.5. U.S. Department of Housing and Urban Development (HUD) Goals

Decent Housing

- assist homeless persons obtain appropriate housing, assist at-risk-of homelessness
- retain affordable housing stock
- increase permanent housing stock in standard condition
- increase affordable housing for low and very-low-income families
- increase supportive housing with appropriate structure and services

Fig.5. Lee County Objectives (Housing)

To reach its long-term goals, Lee County has identified the following priority *objectives*:

- 1 **Housing.** The provision of affordable owner-occupied and rental housing with the emphasis on low-income residents and special populations by providing affordable housing through new construction, rehabilitation, homeownership assistance, the reduction of the institutional barriers, and the removal of housing discrimination.
- 2 **Decent living environment.** The revitalization of blighted neighborhoods - revitalizing neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement.
- 3 **Homelessness.** The prevention of homelessness through emergency assistance and the elimination of existing homelessness through a Continuum of Care which provides temporary housing, treatment and training of individuals and families and for permanent housing.

6.Strategic Plan for Housing

5.3 Housing Strategies

5.3.1 Lee County DHS Programs

Lee County DHS Affordable Housing Projects

The Lee County Department of Human Services (DHS) utilizes CDBG and HOME entitlement funds for neighborhood- based affordable housing and neighborhood revitalization. A sister county division, the Department of Community Development, concentrates on larger countywide projects, utilizing state funding under the *SHIP* program. (The *State Housing Initiatives Partnership* program is a Florida State program supporting housing. The local SHIP program assists the DHS rehabilitation program and otherwise provides funding and technical assistance to nonprofit housing development organizations). The DHS Housing Programs are described here in the Consolidated Plan. Specific Projects for HUD FY 2003 are detailed in the Lee County Annual Action Plan attached. For each DHS Housing Program, the eligibility and other requirements are detailed in the Lee County Housing Manual available to the public at DHS Offices. DHS programs conform to HUD guidelines for program income, recapture, environmental clearance, income eligibility, and all other applicable Federal regulations. Program income, when generated, is returned to eligible affordable housing projects and noted in the annual CAPER reporting document.

5.3.1.1 CDBG/HOME Supportive Housing Program for Persons with Disabilities

This project supplies affordable housing units for persons with disabilities. The project will be carried out by one or more established certified Community Housing Development Organizations or by other housing developers experienced in developing and managing Supportive Housing for persons with disabilities. The program may utilize Lee County Match resources and /or HOME program funding. The program will coordinate supportive services for the disabled residents.

Eligible organizations and activities: Eligible organizations are nonprofit agencies willing to serve very-very low, very-low and low income person(s) or household as allowed by CDBG and HOME programs. An Agreement for Supportive Services by the applicant or nonprofit partner(s) is required. The agency must be incorporated and have tax exempt 501 (c) (3) or 501 (c)(4) status.

Eligible clients. Eligible clients are persons with disabilities. Preference is given to organizations that provide housing for persons with a mental illness. Other eligible clients are: victims of domestic violence, persons living with AIDS or HIV, Elderly persons who are homeless or at-risk-of-homelessness, young persons aging out of foster care, disabled veterans, people recovering from addictions or co-occurring disorders, and persons with other disabilities as determined under HUD-accepted guidelines.

Funding and Leverage Requirements. Lee County Department of Human Services (DHS) provides funding from HUD CDBG and HOME program funds. Funding is on a reimbursement basis. Applicants applying for supportive housing funds should show leverage of CDBG/HOME funds with other project fund sources. Certifications or letters of commitment of leverage funds must be included with the application. Leverage may include in-kind contributions, low-income housing tax credits, cash equivalent of volunteer labor, and other resources. Funds used as leverage must have a direct impact on the proposed activity. Greater leverage receives preference points in the selection process. Leverage cannot be duplicated in other proposal applications with Lee County departments.

6.Strategic Plan for Housing

5.3.1 Lee County DHS Programs

5.3.1.2 Homeowner Down Payment Assistance Program (HOME Direct Ownership)

The program assists very low and low-income families to fulfill their dream of homeownership. Funds provide low-income/very low-income homebuyers with assistance on closing costs and down payments for homeownership. Total annual household income must not exceed the limits set forth in HUD's income guidelines. The selected housing unit must be affordable to the homebuyer. Details on eligibility, funding limits and repayment terms are outlined in the *Housing Manual*, Appendix III of this document. Funds provided are secured by a second mortgage, which is forgiven in increments and is completely waived if the unit is held to completion of the retention period. If the homeowner does not occupy continuously for the full term of the second mortgage, the non-amortized amount of the second mortgage is immediately due and payable. Funds come from SHIP and HOME funds.

5.3.1.3 Acquisition/Rehab/Resale (A/R/R) (CDBG Owner Rehabilitation)

The A/R/R Program utilizes HOPE 3 sales proceeds, HOME, CDBG and other funding sources to provide affordable homeownership opportunities for eligible homebuyers to purchase vacant Federal, State, local government or privately owned, single family properties. The A/R/R Program revitalizes and stabilizes distressed neighborhoods by rehabilitating vacant homes for low-income families. Acquired homes are rehabilitated to Section 8 Housing Quality Standards at a minimum, and sold to a qualified low-income homebuyer. Mortgage proceeds from the sale of Lee County A/R/R properties is utilized to fund additional rounds of acquisition, rehabilitation, and sale to qualified homebuyers.

DHS works with local non-profit agencies to assist homeowners with homebuyer counseling. The cost of acquisition of eligible properties may not exceed the after-rehabilitation fair market value of the property, plus reasonable and customary closing costs. Each home is evaluated for feasibility based on acquisition costs, cost to rehab, appraised price and comparable units in the neighborhood. The program is prioritized to homebuyers who do not currently own a home

5.3.1.5 CDBG Rental Rehabilitation Program (RRP) (5.3.1.4 Not used)

The CDBG RRP is designed to increase the existing supply of standard rental housing units affordable to lower income families. This is achieved by supplying 0% interest, self-amortizing deferred payment loans to assist in the rehabilitation of existing units. A mortgage is placed on the property for a period of ten (10) years. Lee County, through the Department of Human Services, accepts applications from interested landlords, which will include a \$100 non-refundable application fee. The applications are prioritized for (1) vacant units of three or more bedrooms. (2) vacant units of two or more bedrooms (3) units occupied by very low-income families. Existing tenants must be income-eligible based on HUD's income guidelines and cannot be paying more than 30% of their incomes for rent. The property owner must retain ownership of the unit(s) and will follow the Performance Agreement for at least ten (10) years. In no case can permanent displacement of a tenant occur. Rental Rehabilitation loans are 0% interest self-amortizing deferred payment loans (DPL) and are forgiven at 10% for each full year over a ten (10) year period, as long as conditions are met. All loans are secured by a promissory note and mortgage on the property to be rehabilitated. The DPL amount shall not exceed the lesser of 67% of the rehabilitation cost or a maximum of \$8,000 per 1 bedroom unit, \$10,000 per 2-bedroom unit, or \$11,500 per 3-bedroom unit.

Strategic Plan for Housing

5.3.1 Lee County DHS Programs

5.3.1.6 Owner Occupied Housing Improvement Program Assistance (HIP)

(CDBG/HOME Owner Rehabilitation)

This program has five tracts including major rehabilitation, moderate rehabilitation, roofing repair, mobile home rehabilitation, and emergency rehabilitation. The rehabilitation programs stabilize substandard dwelling units to extend the economic life of the dwelling units. Properties receiving major rehabilitation are, at a minimum, brought into compliance with HUD and local codes. Applicants for major and moderate rehabilitation programs receive a deferred payment loan (DPL) for the rehabilitation costs. Funds are utilized from CDBG, HOME and Weatherization Program funds.

Major Housing Rehabilitation Program

The Major Housing Rehabilitation Program assists eligible homeowners where the cost of repairs exceeds \$10,000. The funding is structured as follows: For rehabs totaling between \$10,000-\$20,000- the first \$10,000 is self-amortizing over ten years and the balance shall be deferred until sale at 0% interest. Over \$20,000- Half of the rehab shall be self-amortized over fifteen years, and the balance shall be deferred until sale.

Moderate Housing Rehabilitation Program

The Moderate Housing Rehabilitation Program Grant provides assistance to eligible homeowners throughout the unincorporated areas of Lee County wherein the total cost of repairs to HQS standards does not exceed or is limited to \$10,000. A Deferred Payment Loan (DPL) is made and self-amortizes over the term of the loan. The DPL cannot exceed the amount necessary in order to bring the unit into compliance.

Roofing Repair Program

The Roofing Repair Program assists with roof repair or replacement. Secured by a self-amortizing DPL with a \$10,000 maximum.

Mobile Homes Program

The Mobile Home Program has a cap of \$3,500.

Emergency Home Improvement Repair Program

The Emergency Home Improvement Repair Program is limited to \$5,000 for life-threatening electrical problems, cases of no water to home, or raw sewage problems. The DPL is structured as in the major and moderate programs.

Strategic Plan for Housing

5.3.1 Lee County DHS Programs

5.3.1.7 Temporary Relocation in Conjunction with Major Rehabilitation

This program provides temporary relocation assistance in conjunction with rehabilitation. Temporary Relocation funds are for used moves, which are determined to be of two weeks or less, and which do not require a move of household and personal possessions to storage. Assistance ranges to a maximum of \$435 per project unless Fumigation or Lead Paint Abatement is involved

5.3.1.8. Demolition And Clearance Program

This Program provides CDBG funds for demolition and clearance of substandard, dilapidated condition and unsuitable for rehabilitation. DHS works in conjunction with Lee County Code Enforcement and non-profit agencies for demolition and clearance of structures. The eligible property owner voluntarily agrees to demolition/clearance of the subject property with expenses paid from CDBG fund, and the Lee County Department of Human Services Demolition Program in no way implies applicants are eligible to receive temporary or permanent relocation. Appropriate documents and releases are required. No relocation expenses are involved and no lien is filed.

5.3.1.9. Community Housing Development Organizations/Dunbar Allocation

Lee County Board of County Commissioners, through the Department of Human Services, certifies Community Housing Development Organizations under the HUD HOME Program. These nonprofit agencies develop affordable housing in the county, primarily in low-income neighborhoods. DHS announces annual CHDO allocations and selects CHDO organizations on the basis of announced ranking priorities. Examples of agencies administering HOME projects under the CHDO reservation are:

Lee County Housing Development Corporation (LCHDC)

The Lee County Housing Development Corporation (LCHDC) operates the Affordable Housing and Counseling Program. LCHDC is a private, neighborhood based, non-profit organization dedicated to providing affordable housing for very low-, low- and moderate-income families in Lee County. This agency constructs scattered site, single-family housing, and have created a subdivision of affordable housing for lower-income families. All units are sold below cost and appraised value.

Dunbar Industrial Action Development (D.I.A.D.)

D.I.A.D. builds new, single-family homes in unincorporated Dunbar in cooperation with the Dunbar Neighborhood District Committee. The program's target population is very low- and low-income African-Americans residing in Dunbar who cannot afford the full 100% cost associated with new construction, since many of them are single parents with several children. Intermixing rehabilitation, relocating homes and the option of new construction brings additional flexibility and stability to the neighborhood.

Bonita Springs Area Housing Development Corporation (BSAHDC)

BSAHDC is a private, neighborhood based, non-profit organization dedicated to providing affordable housing for very low-, low- and moderate-income families in Bonita Springs and South Lee County. This agency constructs scattered site, single-family housing. This program will continue to provide the counseling and financial resources necessary to assist lower-income families in purchasing homes.

Strategic Plan for Housing

5.3.1 Lee County DHS Programs

5.3.1.10 Local Neighborhood District Affordable Housing Activities

Charleston Park Affordable Housing Activities
Dunbar Affordable Housing Activities
Harlem Heights Affordable Housing Activities
Page Park Affordable Housing Activities
Palmona Park Affordable Housing Activities
Pine Manor Affordable Housing Activities
Suncoast Estates Affordable Housing Activities

The Projects improve housing stock and the availability of affordable housing within target neighborhoods. Activities include new construction, owner-occupied rehabilitation, acquisition and resale of existing housing units, acquisition plus rehabilitation, acquisition of vacant lots, and other affordable homeownership activities. Affordable housing activities are coordinated with code enforcement, lot clearing, and other neighborhood improvement programs and with Community Housing Development Organizations, (CHDO's), Habitat for Humanity, and other affordable housing developers and providers.

5.3.11 City of Bonita Springs Housing Rehabilitation Projects

The City of Bonita Springs CDBG Affordable Housing Program was originated in 2002. At origination the program was designed to assist low-income homeowners in Low-Moderate Income Areas. The 2002 grants had maximum rehabilitation grants of \$5,000 per unit. Lee County DHS was the program administrator for the initial year. Priority in awards is given to elderly or disabled homeowners and for projects where emergency or life threatening conditions exist.

5.3.12 Town of Fort Myers Beach Housing Rehabilitation Projects

The Town of Fort Myers Beach CDBG Affordable Housing Program was originated in 2002. At origination the program was designed to assist low-income residents. Lee County DHS was the program administrator for the initial year. Landlords participating in the program must have low-income families occupying 70% of the improved units. Priority in awards is given for elderly or disabled residents.

5.3.1.13 City of Sanibel Affordable Housing Project

In past years the City of Sanibel has mounted affordable housing projects through its Below Market Rate Housing (BMRH) program. Currently the City uses CDBG funds in projects to increase accessibility for persons with disabilities at public facilities. The Sanibel Accessibility Project is described in the following section and in the 2003 Annual Action Plan.

Strategic Plan for Housing

5.3.1 Lee County DHS Programs

5.3.16 Florida Department Of Community Affairs Programs

Administered by The Department of Human Services

**Weatherization Assistance Program (WAP),
Low Income Home Energy Assistance Program (LIHEAP),
Low Income Emergency Home Repair Program (LEHRP)**

The Weatherization and Energy programs utilize federal and county funds to provide very low-income families with emergency repairs necessary for health and safety and to increase energy efficiency. Households must have income at or below 125% of poverty level or have a member receiving Supplemental Security Income (SSI) or Temporary Assistance For Needy Families (TANF). First priorities are for repairs to building envelopes and repair/replacement of heating, cooling, or water systems.

Strategic Plan for Housing

5.3 Housing Strategies

Locations

Current Locations

Affordable housing assistance may be provided anywhere in unincorporated Lee County and Sanibel. All projects must meet the requirements of Lee County's (a) Comprehensive Plan -*The Lee Plan*, (b) zoning and development standards and regulations, (c) SHIP *Local Housing Assistance Plan*, and (d) HUD Consolidated Plan. Lee County has *prioritized* flow of resources to the following very low- and low-income Neighborhood Districts.

Current Designated Neighborhood Districts:

- 1) Charleston Park
 - 2) Harlem Heights
 - 3) Page Park
 - 4) Palmona Park
 - 5) Pine Manor
 - 6) Suncoast Estates
- (Dunbar district annexed to the City of Fort Myers)

Future Designations

When funds permit, other areas are targeted. These future targets are blighted neighborhoods where 51% or more of the population are in low/moderate-income households.

Other Geographic Constraints

The Lee County Comprehensive Plan's Housing Element states that new and/or subsidized rental housing complexes should be located:

- In an Intensive Development, Central Urban, Urban Community, or New Communities categories on The Lee Plan's Future Land Use Map;
- Where central water/sewer service is available and within comfortable walking distance of mass transit;
- On land previously converted for urban purposes; and/or in a rural area near active cropland or groves for farm worker housing

Strategic Plan for Housing

5.3.2 Public and Assisted Housing

The major components of federally supported public housing in Lee County are the Fort Myers Housing Authority (FMHA), Lee County Housing Authority (LCHA) and the Section 8 rental vouchers administered by the Fort Myers Community Redevelopment Agency (FMCRA). In addition a number of smaller scale, federally-supported agencies and institutions serve nursing homes, elderly, disabled and other special populations. In 1997 the total of county residents served by these programs was 3,735 or 2.7% of the county population.

Figure 50: Need – Public Housing and Federally Assisted Units Lee County 2002/2003

Organization	Population 2002/2003	Waiting List 2002/2003
Lee County Housing Authority Lee Public Housing units	140 households	163 households
Lee County Housing Authority Lee Section 8 Vouchers	211 households	189 households
Lee County Housing Authority Lee USDA Housing	40 households	na
Fort Myers Housing Authority Fort Myers Public Housing units	972 households	99 households
Fort Myers CRA Lee/ Ft Myers Section 8 Vouchers	1,470 households	1,778 households
Section 202 Assisted Housing Lee Co.	241 units	Waiting list
Section 236/221 Assisted Housing Lee Co.	1234 units	Waiting list
Section 811 Assisted Housing Lee Co	36 units	Waiting list
HUD- Mortgage -assisted units Lee Co	817 units	na

(Note Public housing from PHA/ 5 year plans and Section 8-provider contact) (Note Sections 202, 236, 811 from HUD Website 2003)

Strategic Plan for Housing

5.3.2 Public and Assisted Housing

The following from the LCHA Comprehensive Plan describes the public housing response to the shortage of affordable rental housing...

Lee County Housing Authority (LCHA) - General

Lee County Housing Authority administers a Public Housing Program, a Farm Labor/Rural Rental program, and a Section 8 Voucher Program for low and very-low income families. The Section 8 Voucher Program operates a Family Self-Sufficiency Program. LCHA refers any resident who is ready for homeownership to Lee County Housing Development Corporation, Habitat for Humanity, or Cape Coral Development Corp. for affordable homeownership.

There are 142 units of public housing located in North Fort Myers, 40 units of Rural Rental housing located in Charleston Park and 154 Section 8 Vouchers scattered throughout Lee County. The public housing stock of LCHA consists of two developments and three sites. Pine Echo I has 32 *one-bedroom* units, and 14 *two-bedroom* units. Pine Echo II has 26 *two-bedroom* units, 14 *three-bedroom* units, and 6 *four-bedroom* units. Barrett Park has 40 *three-bedroom* units, and 10 *four-bedroom* units. Pine Echo I and II have central air conditioning/heat in all units. Rural Rental stock of LCHA consists of 22 *Farmworker rental units* and 18 rental units of *Rural Rental housing*. All of the public housing and Rural Rental units are fairly new and not in need of demolition.

Figure 51: LCHA- Existing Residents

Section 8 Program:		
Type:	Bedrooms	Clients
Elderly/Disabled	1	59
Family	2	47
Family	3	37
Family	4	3
x		TOTAL: 146 families
Public Housing Program:		
Type:	Bedrooms	Tenants
Elderly/Disabled	1	31
Family	2	39
Family	3	55
Family	4	16
x		TOTAL: 141 families

Figure 52: Resident Income Sources

Type:	Section 8 Voucher Program:	Public Housing
Families receiving TANF –	11%	10%
Elderly/Disabled	32%	51%
Employed	27%	19%

Strategic Plan for Housing

5.3.2 Public and Assisted Housing

Figure 53: LCHA Race/Ethnic Breakdown of Households:

Race - Section 8 Voucher Program:	
White	119
Black	26
Asian Pacific Islander	<u>1</u>
TOTAL	146
Ethnicity – Section 8 Voucher Program:	
Hispanic	31
Non-Hispanic	<u>115</u>
TOTAL	146
Race – Public Housing Program:	
White	108
Black	31
Asian Pacific Islander	<u>2</u>
TOTAL	141
Ethnicity – Public Housing Program:	
Hispanic	42
Non-Hispanic	<u>99</u>
TOTAL	141

LCHA - 5-Year Need Projection

Within the jurisdiction of LCHA, there exists a population of homeless and at-risk of becoming homeless as depicted in LCHA’s Public Housing and Section 8 Voucher Program waiting lists. Other needs vary from job training placement, education programs, affordable rental and homeownership, prevention of teen criminal behavior, community-based law enforcement, etc.

The need for affordable homeownership is one of LCHA’s highest goals. To obtain these goals, educational programs along with credit rebuilding and job training are needed. LCHA refers qualified residents of Public Housing and the Section 8 Voucher Program to homeownership programs throughout the community such as Lee County Housing Development Corporation, Habitat for Humanity and SunTrust Bank Southwest Florida. The Work Force Council of Lee County has provided many of job training and counseling programs to LCHA residents in becoming self-sufficient. The goal of homeownership is approximately six families per year.

Deconcentration is another high priority of LCHA. The Section 8 Voucher Program has many families living in higher income communities. LCHA strives to maintain deconcentration of its residents through a collaborative, community-wide process reflecting a unified vision for deconcentration of poverty and income mixing.

Strategic Plan for Housing

5.3.2 Public and Assisted Housing

In addition to public housing, HUD assists local private multifamily housing...

Figure 54: HUD Subsidized Private Multi-family Housing - Lee County

<p>Lehigh Acres Sunshine Villas (Elderly/Disabled) 1200 Broad St W Lehigh Acres, Fl 33936 Phone: (941) 369-9161</p> <p>Sunshine Villas Annex (Elderly/Disabled) 1200 Broad St W Lehigh Acres, Fl 33936 Phone: (941) 369-9161</p> <p>Sunshine Villas South (Elderly) 1290 Broad St W Lehigh Acres, Fl 33936 Phone: (941) 369-9161</p> <p>North Fort Myers Palm Harbor Apartments (Elderly/Disabled) 1081 Palm Ave North Fort Myers, Fl 33903 Phone: (941) 995-2600</p> <p>Southwest Fl GWI Housing (Disabled) 4200 Hatton Rogers Lane North Fort Myers, Fl 33917 Phone: (941) 997-5558</p>

Figure 55: HUD Subsidized Private Multi-family Housing - City of Cape Coral

<p>Laurel Oaks (Disabled) 4626 Skyline Blvd Cape Coral, Fl 33914 Phone:</p>

Strategic Plan for Housing

5.3.2 Public and Assisted Housing

Figure 56: HUD Subsidized Private Multi-family Housing - City of Fort Myers

Boardwalk Apartments (Family) 4637 Deleon St Fort Myers, Fl 33907
Brookside Village (Family) 1011 Marsh Ave Fort Myers, Fl 33905
Cypress Courts (Family) 3604 Seminole Ave Fort Myers, Fl 33916
Green Tee Apartments (Family) 1830 Maravilla Ave Fort Myers, Fl 33901
Horizons Apartments (Family) 5360 Summerlin Rd Fort Myers, Fl 33919
Jones Walker Palm Gardens Apts. (Family) 2909 Blount St Fort Myers, Fl 33916
Lee Mental Health Center (Disabled) 3661 Evans Ave Fort Myers, Fl 33901
NCR Of McGregor Lake, Florida (Elderly/Disabled) 2075 Collier Ave Fort Myers, Fl 33901
Palm City Garden Apartments (Elderly/Disabled) 1625 Marsh Ave Fort Myers, Fl 33905
Royal Manor Apartments (Family) 3541 Evans Ave Fort Myers, Fl 33901
Sabal Palms I And II (Family) 3701 Sabal Palm Blvd Fort Myers, Fl 33916
Sunrise Towers (Family) 2825 Central Ave Fort Myers, Fl 33901

(HUD Website, Lee County Feb.2000 units)

Strategic Plan for Housing

5.3.3 Barriers to Affordable Housing

Barriers to Affordable Housing

In the case of new construction, significant barriers to creating affordable housing are the cost of site preparation (particularly sites located in floodplains), impact fees and required infrastructure, the implementation of new hurricane standards and high operation costs in the form of taxes and utilities. An additional significant barrier is the poor credit experience of many low-income families, which inhibits conventional financing.

There are also a variety of impediments to existing housing rehabilitation. Rehabilitations may necessitate the cost of upgrading to compliance with new construction codes. The Federal Emergency Management Administration (FEMA) restricts rehabilitations to existing structures located within the 100-Year Floodplain. Health Department regulations restrict expansion of existing septic tank systems. As in the case of new construction, the lack of experience with credit management may become a barrier to housing assistance for rehabilitation.

Strategies to Reduce Barriers to Affordable Housing

1. In 1994 Lee County adopted the Affordable Housing Incentive Plan, a component of the state SHIP program. This plan led to the following actions to reduce barriers:
 - Permits for affordable housing projects are to be expedited to a greater degree
 - On-going review of policies and regulations for cost impact
 - Impact fees were modified for three targeted low-income neighborhoods
 - The existing density bonus program was strengthened
 - Accessory Apartments were made possible
2. Lee County is using County, State, and Federal funds to provide homebuyers' assistance for new and existing homes to eligible extremely low and low-income homebuyers. Lee County is also using the same funding sources to subsidize the development costs of affordable housing for eligible families.
3. Lee County is using CDBG, HOME, HOPE 3 sales proceeds and SHIP funds to provide homeownership assistance for existing, standard homes for eligible families.
4. Lee County Department of Human Services used HUD HOPE 3 funds to acquire vacant, substandard housing units, rehabilitate the units, and sell them to extremely-low and low-income first-time homebuyers.
5. Lee County Departments of Human Service and Community Development sponsor education for extremely low and low-income persons on homeownership.

5. Strategic Plan for Housing

5.3.4 Fair Housing

Lee County's One-Year Fair Housing Action Plan (HUD FY 2003)

This Action Plan highlights education, outreach, training and awareness activities. It continues to address most of the *Conclusions and Recommendations* from the Analysis of Impediments. In response to the original impediments, the current Action Plan objectives follow.

Lee County continues to set and achieve annual measurable goals to affirmatively further fair housing. (Original impediment -Lee County has done little to affirmatively further fair housing)

Lee County is committed to affirmatively furthering fair housing on a countywide basis. The County provides training and referral services to all Lee County citizens and enforces its fair housing ordinance countywide. (Original impediment - Lee County has not defined what affirmatively furthering fair housing means for its citizens.)

The Lee County Office of Equal Opportunity (LCOEO) has assumed fair housing as one of its primary missions. LCOEO will continue to work with existing non-profit and organizations to ensure that they are working to affirmatively furthering fair housing. (Original impediment - Lee County has no organizations dedicated to fair housing.)

Since February 1997 the primary focus of the Fair Housing Program has been educating citizens about laws that protect people from discrimination. Throughout this process, it is has become clear that housing providers also need additional education in the area of fair housing. The Lee County Office of Equal Opportunity has distributed brochures, flyers and posters. In the past year the Office developed new colorful brochures in English, Spanish and Creole. A new fair housing poster was also printed in English Spanish and Creole. (Original impediment - Survey results show that most residents are not familiar with fair housing issues.)

Lee County general fund dollars now provide the primary financial support for the fair housing program. Lee County is also receiving Capacity Building funds from the FHAP program. CDBG administrative funds can are also available if needed. (Original impediment - Lee County has assigned almost no CDBG funds to affirmatively further fair housing.)

Lee County Office of Equal Opportunity (LCOEO) continually strives to eliminate NIMBYism through cultural sensitivity and awareness education activities. This includes active staff participation in the Lee County Pulling Together, a non-profit organization dedicated to initiating a dialogue on race relations and celebrating diversity. (Original impediment - There are several examples of the not in my backyard (NIMBY) attitude in Lee County.)

Strategic Plan for Housing

5.3.4 Fair Housing

Update of the Analysis of Impediments to Fair Housing The county Office of Equal Opportunity will undertake a survey to assess the current status of fair housing in the county. After the survey, an update to the existing Fair Housing Impediments Study will be prepared. The long-term objectives of this program are to prevent housing discrimination and to expand housing choice, neither of which can occur without education and outreach to the community. The Lee County BOCC and County Administration has demonstrated their commitment to fair housing and equal opportunity by providing county property tax generated funds for the administration of this program.

Updated Five-Year Fair Housing Strategic Plan

Lee County's FY 2003 One-Year Action Plan addresses the *Conclusions and Recommendations* as set forth in Lee County's AI. Six elements are being addressed through the ongoing, dynamic, proactive measures as addressed above, *i.e.*, education and training, community outreach, and cultural awareness seminars. The remaining three *Conclusions and Recommendations* follow.

In April 2001 Lee County entered into an Interim Agreement with the US Department of Housing and Urban Development to begin fair housing enforcement activities. Lee County investigated fourteen fair housing complaints in the past year. *(Original impediment - Lee County's fair housing ordinance hasn't been enforced since August 1993. In addition, it does not meet HUD's standards for substantial equivalency.)*

Lee County coordinates fair housing activities with the City of Fort Myers and the City of Cape Coral. *(Original impediment - Coordination of fair housing programs is lacking between Lee County and its cities.)*

The LCOEO remains committed to educating citizens about fair housing. Education is the key to understanding past problems and future solutions. The Office of Equal Opportunity will also examine the possibility of implementing a complaint-based testing system. *(Original impediment - Lee County is one of the most segregated areas in the U.S.)*

Strategic Plan for Housing

5.3.4 Fair Housing

Figure 57: Recent Fair Housing Planning Activities

Month	Fair Housing Activity
April 2002	Provided Training at Fort Myers Association of Realtors New Licensee Orientation Hired Fair Housing Analyst,
May 2002	Attended Training "Marketing your business ... how important it is to your success". Analyst learned Fair Housing Laws and observing EEO employment interview Attended training "training Personal Excellence with Allison Blankenship" Attended training "Event Marketing, turning events into fundraising opportunities" Created June 2002 Survey to gauge Lee County's knowledge of Fair Housing laws and provide baseline to evaluate outreach efforts at a future date. Provided Fair Housing training to Gulf Elementary 2 nd grade students
June 2002	Created training module for New Realtor training and short consumer modules Appeared on NBC- 2 to promote Fair Housing survey- survey on their website Attended HUD Conference (6/9-6/14/03) in Orlando, Florida Attended Affordable Housing Committee meeting Attended EEOC Technical Assistance Training - St Petersburg FL. Handed out survey at all public facilities, tax collector, libraries and on the web Attended Hispanic Chamber event and handed out Fair housing information Met with Hispanic Catholic Charities to discuss providing training to staff included Haitian Catholic Charities. Distributed surveys. Surveys distributed to AFCAAM, local churches
July 2002	Surveys distributed to Harlem Heights Neighborhood Association Provided Training at Fort Myers Association of Realtors New Licensee Orientation Provided Fair Housing training for GMAC – Cypress Realty – Bob Wade Created training module for long consumer (45 min – 1 hr)
August 2002	Spent time cataloging survey results Provided Training at Fort Myers Association of Realtors New Licensee Orientation Created training module for HUD Provider (2 hr) Finished survey results and analysis Attended ADA Advisory Committee Attended meeting of Lee County Dept of Human Services – Supportive Housing for persons with disabilities –Steering committee in partnership with HALO, Lee County. Attended 2-day workshop on Assisted Living Lifestyles sponsored by HALO Coalition Joined the Halo Coalition – it addresses needs of elderly and disabled in a rapidly expanding elderly and disabled population which has increased need for affordable housing, increased social services and fair housing. Met twice with City of Fort Myers CRA to discuss partnership. They will assist with Fair Housing Month celebrations and we will provide training for their Home Buyers club as well as their staff
September 2002	Contract with graphic artist to create logo, brochure and posters for Fair Housing Held photo shoot for staff – creation of Fair Housing Posters – 3 languages Provided Training at Fort Myers Association of Realtors New Licensee Orientation Taped an appearance for <i>Lee Pitts live</i> to talk about Fair Housing Attended HUD Landlord Outreach workshop- provided Fair Housing training Provided Training to City of Ft Myers CRA- Home Buyers Club (consumer training) Attended Affordable Housing Committee meeting Attended ADA Advisory Committee Attended training "Fair housing Issues in Subsidized housing "– Chicago (9/13/ and 9 /14/02) Attended Spanish classes Finished work on Fair Housing posters Worked on Fair Housing investigation

Strategic Plan for Housing

5.3.4 Fair Housing

Figure 57: Table continued

October 2002	<p>Provided Training at Fort Myers Association of Realtors New Licensee Orientation</p> <p>Appeared on Lee Pitts Live (10/5 and 10/12/02)</p> <p>Fair housing posters printed.</p> <p>Provided training for Pine Manor Neighborhood Association</p> <p>Provided training to Dunbar Neighborhood district meeting</p> <p>Trained staff of City of Ft Myers CRA – (HUD partners) on Fair Housing Training</p> <p>Attended DIAD First Home Fair – display table and handouts.</p> <p>Attended Home Fair – Bonita Springs Area Housing Development Corp.</p> <p>Attended Spanish classes</p> <p>Contacted Library to do program for children in January 2003</p> <p>Worked on Fair housing investigation</p>
November 2002	<p>Provided Training at Fort Myers Association of Realtors New Licensee Orientation</p> <p>Provided training to Harlem Heights Neighborhood Association</p> <p>Provided training to Andros Isles Apartments, The Oaks at Omni, and Palms and Pine Mobile Home Park- (2 Hr HUD provider)</p> <p>Provided Training to Catholic Charities including Hispanic and Haitian services of the Catholic Charities. (2 hr session)</p> <p>Attended Spanish classes</p> <p>New Intern position for Fair Housing – Kelli Anne Barrow</p> <p>Worked on creating children activity booklet</p> <p>Worked on creation of brochures in three languages for consumer</p> <p>Worked on Fair housing investigation</p>
December 2002	<p>Provided Training at Fort Myers Association of Realtors New Licensee Orientation</p> <p>Attended Spanish classes</p> <p>Created training module to go with children's activity booklets</p> <p>Finished consumer brochures- 3 languages – full color. Explains the Fair Housing process.</p> <p>Interview with WGCU – NPR on children's program to be held at nine Lee County libraries in January.</p>
January 2003	<p>NPR Interview aired. "Why a children's program"</p> <p>Provided Training at Fort Myers Association of Realtors New Licensee Orientation</p> <p>Kids Program Presentation – South County Regional Library</p> <p>Kids Program Presentation – Bonita Springs Library</p> <p>Kids Program Presentation – Riverdale Library</p> <p>Kids Program Presentation- Dunbar Jupiter Hammond library</p> <p>Kids Program Presentation- North Fort Myers Library</p> <p>Kids Program Presentation –Pine Island library</p> <p>Kids Program Presentation – Ft Myers library</p> <p>Kids Program Presentation – East County Regional</p> <p>Kids Program Presentation – Cape Coral Library</p> <p>Kids Program Presentation – Home school presentation – First Christian Church</p> <p>Provided training – Women's Resource Center</p>
February 2003	<p>Provided Training at Fort Myers Association of Realtors New Licensee Orientation</p> <p>Met with City of Fort Myers CRA and Lee County Human Service, Center for Independent Living to discuss April 11, 2003 event.</p> <p>Worked on preparations for Fair Housing month, site location, mailing list, potential sponsors, form creation, speakers etc</p>
March 2003	<p>Provided Training at Fort Myers Association of Realtors New Licensee Orientation</p> <p>Worked on preparations for Fair Housing month, mail out and registration tracking, agenda, handouts etc.</p>
April 2003	<p>Attended meeting of Dunbar Core Neighborhood Association</p> <p>Fair Housing Month Event- ½ day Forum</p> <p>Seek out TV/ news paper vendors for marketing campaign</p>

Strategic Plan for Housing

5.3.5 Lead-Based Paint and Poisoning Hazard Control

Lead-Based Paint Hazards

There were 106 cases of lead paint poisoning in Lee County in the period 1996 through 1999. The lead poisoning rate has dropped from 14.3 cases per 100,000 population to 4.2 cases in 1997. Despite this improvement, 37% of 188,409 total (1998) Lee County housing units were built before 1979 when lead-based paint was still in use. Of these 70,000 units, 17% is low-income households and 18% moderate-income by Census proportions. According to the local Public Health Department, 73% of the cases of increased lead exposure occurred in areas where there is the greatest concentration of housing units built prior to 1978.

Lead-Based Paint – Five-Year Strategy

Lee County plans is developing the in-house capacity to perform lead based paint inspections (pre-inspection and site clearance) for the identification of lead-based paint and the possibility of lead poisoning in housing units built before 1978. The program complies with HUD's rule 24 CFR Part 35. The program consists of several components: identification of priority housing, inspection and testing, temporary relocation when necessary, abatement where appropriate and site clearance of lead-based paint. The program tasks include community education through the Public Health Department, distribution of the lead hazard information pamphlet and lead-based paint disclosure form, Lead-Based Paint certification training of rehabilitation specialist staff, contracting with private industry for abatement; and development of a database of housing assisted.

Program Integration

To ensure that lead-based paint hazards are addressed in Lee County's housing programs, the Department of Human Services will integrate the components of 24 CFR Part 35 into all of its policies and procedures governing federally assisted housing programs directly administered under Lee County and those contracted out to sub recipient organizations. Programs affected will include housing rehabilitation and acquisition as specified within HUD's Rule 24 CFR Part 35.

Program Implementation

The Lee County Department of Human Services Housing Services staff will receive training, conduct dust wipes for testing on identified housing, and develop the scope of work necessary to provide adequate hazard control. Licensed testing facilities and abatement contractors will be contracted for hazard control activities. Contractors chosen under the Lead-Based Paint Hazard Control Program are selected through a competitive bid or RFP process and must be certified and trained under a program acceptable to HUD and the EPA.

The main components of the Lee County Lead-Based Paint Hazard Control Program are prevention and intervention, inspection and testing, appropriate treatment, rehabilitation assistance to eligible property owners, temporary relocation assistance, and follow-up inspections.

Strategic Plan for Housing

5.3.5 Lead-Based Paint and Poisoning Hazard Control

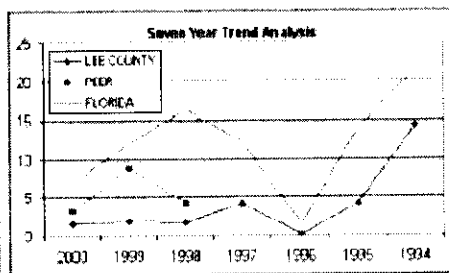
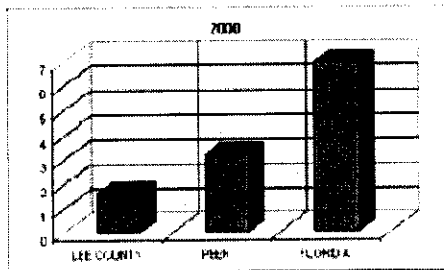
Figure 58: Lead Poisoning Cases

Physical Environmental Health
Lee County, Florida

CATCH Report 2002

Indicator: Lead Poisoning Cases
Rates per 100,000 Population

	2000	1999	1998	1997	1996	1995	1994
LEE COUNTY	1.6	1.9	1.7	4.2	0.2	4.2	14.3
PEER	3.2	8.8	4.2				
FLORIDA	6.9	12.1	16.4	12.3	1.5	14	21.4



Source: Florida Department of Health
Merlin Data Reporting System

Local Source: Lee County Public Health Department

Strategic Plan for Housing**5.4. Housing - Resources****Entitlement Resources****Figure 59: HUD FY 2003 HOME Entitlement Allocations for Housing**

03.30.M	HOME Project Delivery	\$80,891
03.31.M	HOME Down Payment Assistance	\$501,054
03.32.M	HOME CHDO/Dunbar Allocation	\$122,108
03.33.M	HOME Owner Rehabilitation	\$110,000
		Total: \$814,053

Figure 60: HUD FY 2003 CDBG Entitlement Allocations for Housing

03.03.B	CDBG Supportive Housing	\$326,960
03.04.B	Owner Rehabilitation	\$238,000
03.05.B	Demolition	\$60,000
03.17.B	Homeless Set Aside	\$100,000
03.22.B	Bonita Springs Housing Rehab.	\$148,500
03.24.B	Fort Myers Beach Housing Rehab	\$25,000
		Total: \$898,460

Figure 61: HUD FY 2003 ESG Entitlement Allocations for Homeless Housing

03.41.S	ESG Rehabilitation	\$48,750
		Total: \$48,750

Strategic Plan for Housing**5.4. Housing - Resources****Other Resources****Figure 62: HUD SHP Program (FY 2002) Award for Homeless Housing**

Renaissance Manor – Permanent. Housing	\$386,000
Southwest Florida Addiction Services (SWFAS) - Transitional Housing	\$90,508
Total: \$476,508	

Florida State SHIP Program Allocations, Lee County 2003

Lee County supports affordable housing with a variety of resources. An overview of Agencies and programs a shown in *Section 2. Lee County Institutional Structure for Housing and Community Development*. One of the programs, which augment the HUD funding for affordable housing, is the State of Florida State Housing Initiatives Partnership (SHIP), which is funded through real estate transfer fees. The future of this resource is being debated in the current state legislative session; however, it has been a significant support for affordable housing. The program is administered jointly through the Department of Human Services and the Department of Community Development.

Figure 63: Florida SHIP Allocation Categories for Lee County 2003-2004

Strategy	Amount
Home Construction	\$1,041,722
Down Payment/ Closing Costs	\$213,080
Rehabilitation	\$213,080
Accessibility Rehabilitation	\$104,172
Rental Construction/ Rehabilitation	\$307,782
Special Needs Rental Investment	\$236,755
Home Ownership Counseling	\$25,000
	\$2,141,591

Source Lee County Local Housing Assistance Plan (LHAP)

Strategic Plan for Housing

5.5. Housing - Specific Objectives

HUD Table 2C Housing Specific Objectives - 5 Year Projection

Supportive and Affordable Housing	Year	Units (Expected) 0-30%MFI	Units (Expected) 31-50%MFI	Units (Expected) 51-80%MFI	Units (Expected) 0-80%MFI	5Yr Total
CDBG/HOME Housing Rehabilitation Program	2003	3	15	12	30	165
	2004	3	15	12	30	
	2005	4	17	14	35	
	2006	4	17	14	35	
	2007	4	17	14	35	
Bonita Springs Housing Rehabilitation	2003			5	5	25
	2004			5	5	
	2005			5	5	
	2006			5	5	
	2007			5	5	
Fort Myers Beach Housing Rehabilitation	2003			2	2	10
	2004			2	2	
	2005			2	2	
	2006			2	2	
	2007			2	2	
Demolition and Clearance	2003	1	6	5	12	60
	2004	1	6	5	12	
	2005	1	6	5	12	
	2006	1	6	5	12	
	2007	1	6	5	12	
Temporary Relocation	2003	1	2	2	5	25
	2004	1	2	2	5	
	2005	1	2	2	5	
	2006	1	2	2	5	
	2007	1	2	2	5	
Direct Homeownership Assistance Program	2003		14	31	45	235
	2004		14	31	45	
	2005		14	31	45	
	2006		15	35	50	
	2007		15	35	50	
CHDO Housing Program	2003			2	2	10
	2004			2	2	
	2005			2	2	
	2006			2	2	
	2007			2	2	
Supportive Housing Program	2003	3	2	1	6	30
	2004	3	2	1	6	
	2005	3	2	1	6	
	2006	3	2	1	6	
	2007	3	2	1	6	
Totals		43	203	314	560	560
Section 21 Renter Goals						56
Section 215 Owner Goals						504

(All Lee Programs are based on housing meeting Section 215 requirements for affordability)

Section 6

Strategic Plan For Neighborhood And Community Development

Introduction

For purposes of this Lee County Consolidated Plan, the aspects of Community Development that are considered consist of *Neighborhood Development*, *Anti Poverty Strategies*, and *Economic Development*. To determine priority uses for HUD entitlements, county resources are reviewed and county needs, as expressed in public participation and countywide needs assessments, are matched with resources. Based on this analysis, the Lee Urban County jurisdictions have determined that the most efficient and effective use of HUD CDBG, HOME, and ESG resources are in the areas of Neighborhood Development, Supportive and Affordable Housing and in removing Homelessness. Larger scale community development activities in Lee County such as public roads, parks, and public safety, and other countywide Economic Development activities are supported with non-entitlement funding.

The residents of Lee County's neighborhoods and county leaders recognize the important role of *neighborhoods* as the building blocks of the entire community. The Lee County Board of County Commissioners demonstrated this commitment to preserving and improving the County's low and moderate-income neighborhoods in April 1995 by designating five neighborhoods - Charleston Park, Pine Manor, Page Park, Harlem Heights, and Dunbar as Neighborhood Districts. More recently the Commissioners have approved the additions of neighborhoods of Palmona Park and Suncoast Estates neighborhoods to this group. In 2003 the Dunbar neighborhood was annexed to the City of Fort Myers. HOME program funding for this area will continue for three years.

6. Neighborhood And Community Development

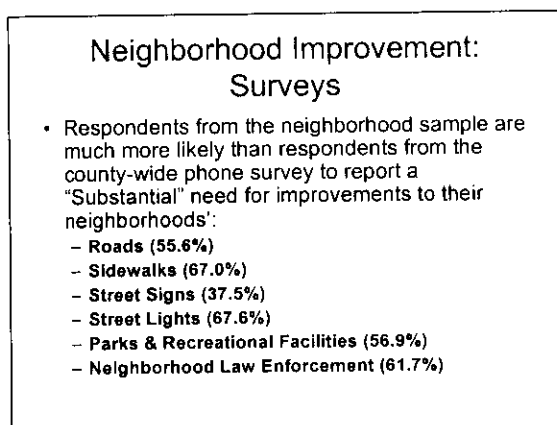
6.1 Needs -Neighborhood and Community Development

Neighborhood and Community Development Needs Assessment

In a major effort to obtain citizen perspective on community improvement priorities, Lee County commissioned a statistically valid sampling of citizens by a professional survey organization. The *Year 2002 Lee County Resident Needs Assessment* survey detailed responses on priority county needs and the utilization of county services. The survey reported responses from two target populations. The first population was a statistically valid random sample of citizens of all locations and income categories throughout the county. A second population was a random sample of individuals within eight low and moderate-income neighborhoods within the county. This latter survey repeated the questionnaire of the countywide survey and had an additional component in the form of focus group discussions within each neighborhood. The priorities and concerns reported in these surveys are incorporated in this Consolidated Plan. The report and survey results are available to the public at the Department of Human Services and a summary is appended to this document.

The majority of the proposed projects in the One-Year Plan are targeted for the six Neighborhood Districts of Page Park, Pine Manor, and Charleston Park, Harlem Heights, Palmona Park, Page Park, Pine Manor, and Suncoast Estates. These areas have been targeted as blighted areas in the county in need of physical improvements. The Lee County Housing and Development Corporation (LCHDC) and Dunbar Industrial Action Development Corporation (DIAD) Community Housing Development Corporations (CHDO) will spend the majority of their funds in these areas as well. The original five 1995-designated Neighborhood Districts were successors to former *Community Redevelopment Areas* that did not generate tax increment financing (TIF).

Figure 64: Sample Finding, 2002 Needs Assessment of Lee County Residents



A sample of the many insights provided by the needs assessment...

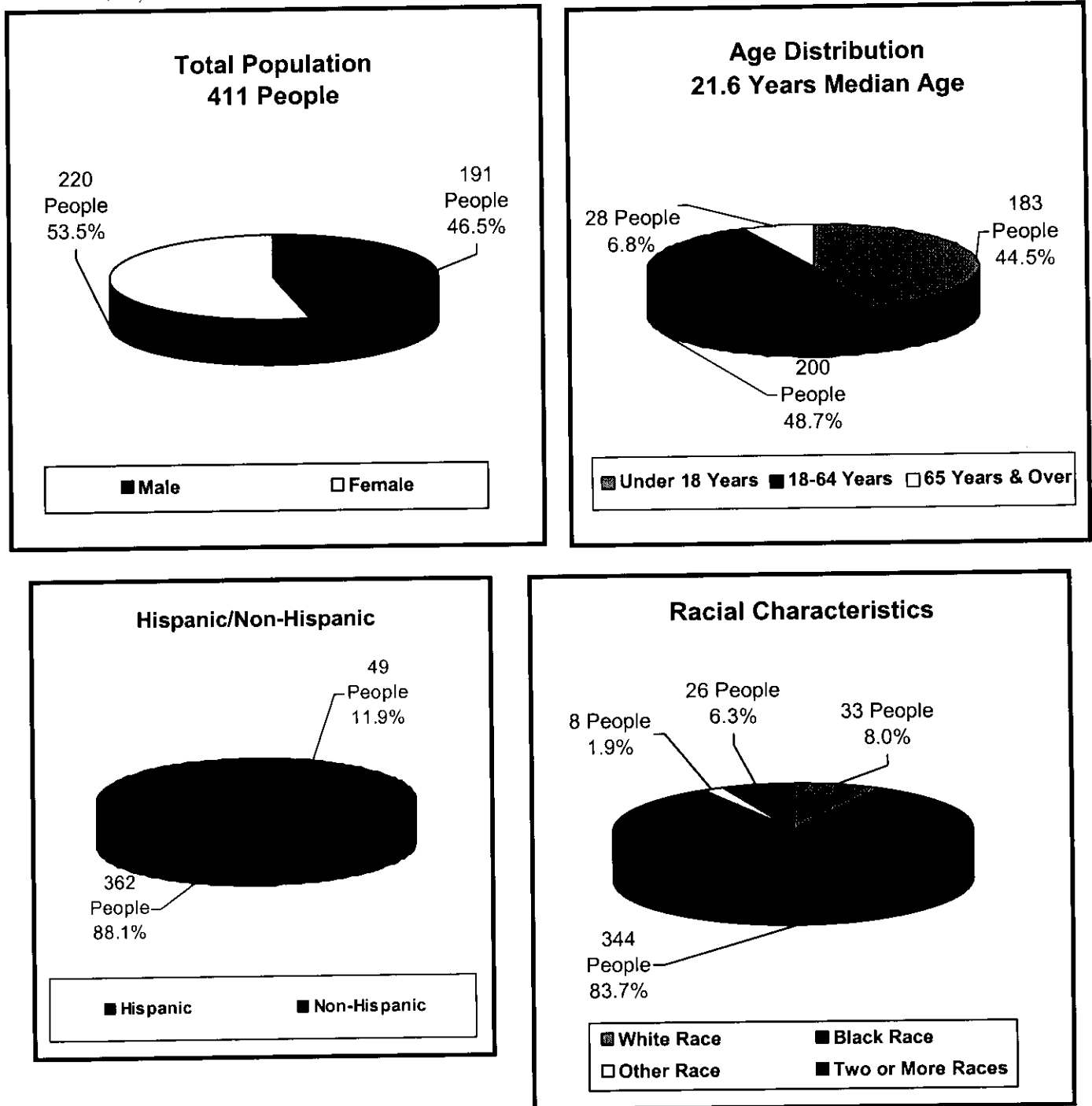
Neighborhood Descriptions

The citizens of Lee County through the Community Action Agency/Neighborhood District Community Development Community (CAA/NDC) and the Board of County Commissioners have determined that a pressing need is the revitalization of the low-income and blighted neighborhoods. Their restoration is the key to community health and stability. The following profiles detail the conditions and needs of these neighborhoods.

6.1 Needs -Neighborhood and Community Development

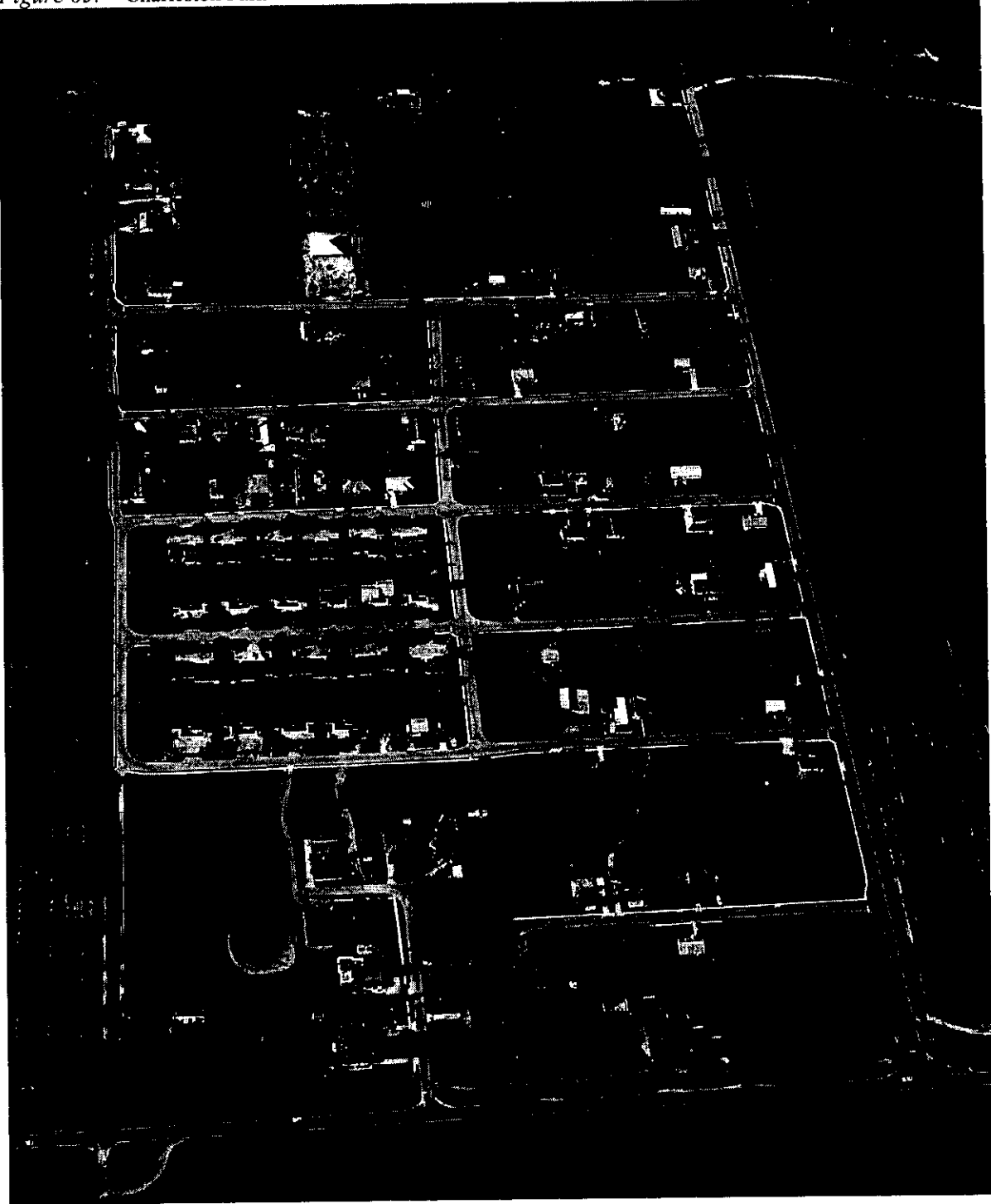
Figure 65: Charleston Park Neighborhood District

Charleston Park is a residential community located near Alva; approximately 40 miles east of downtown Fort Myers, Florida. It has a 2000 Census population of 411 persons. The ethnic composition of the neighborhood is Black and Hispanic and the median age is 22. The 1999 median family income was \$26,625. 18% of the residents live at or below the poverty level. The median house value is \$46,400. 71.5% of families meet HUD's Low-Moderate Income Designation.



6.1 Needs -Neighborhood and Community Development

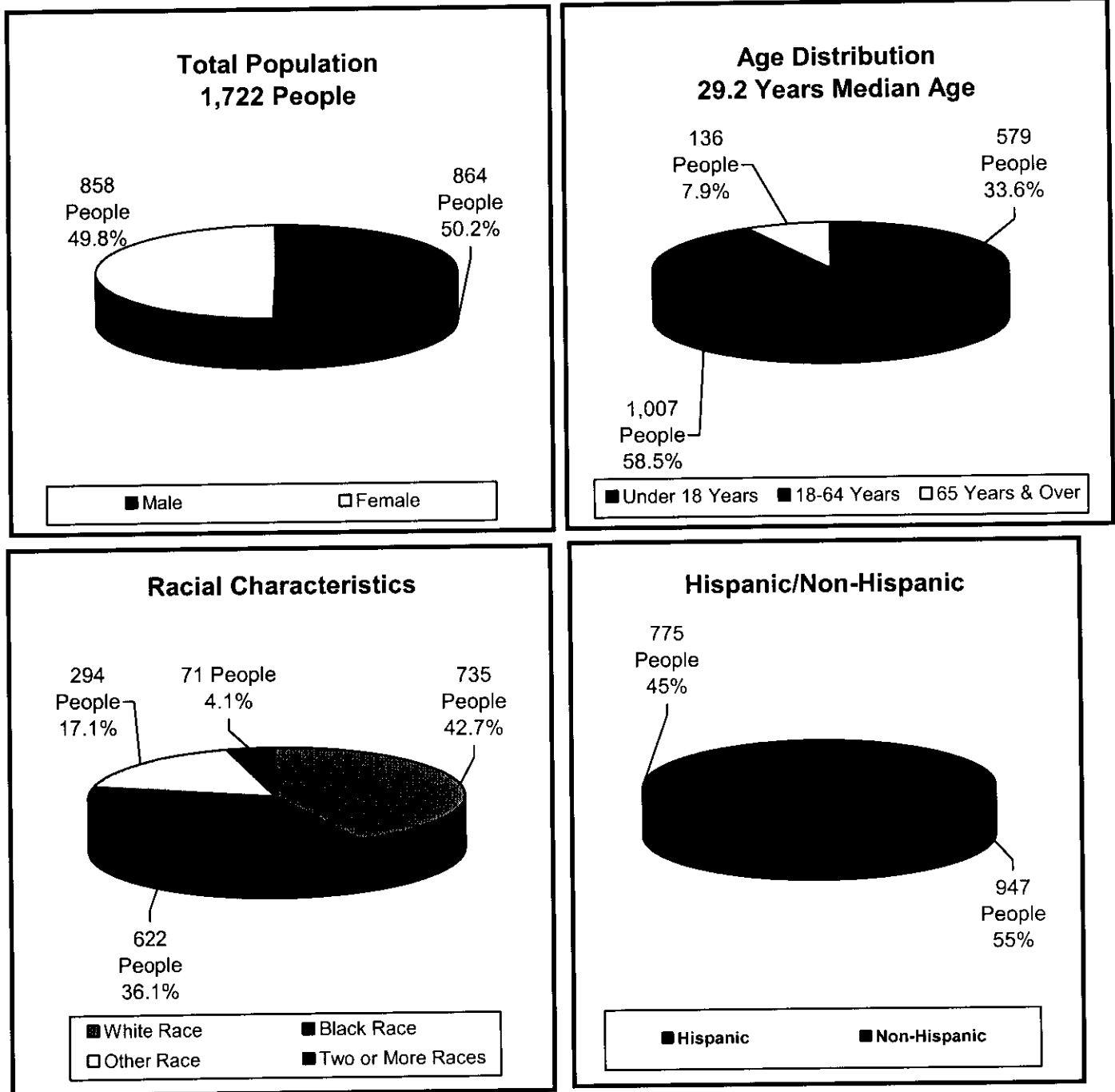
Figure 65: Charleston Park Aerial



6.1 Needs -Neighborhood and Community Development

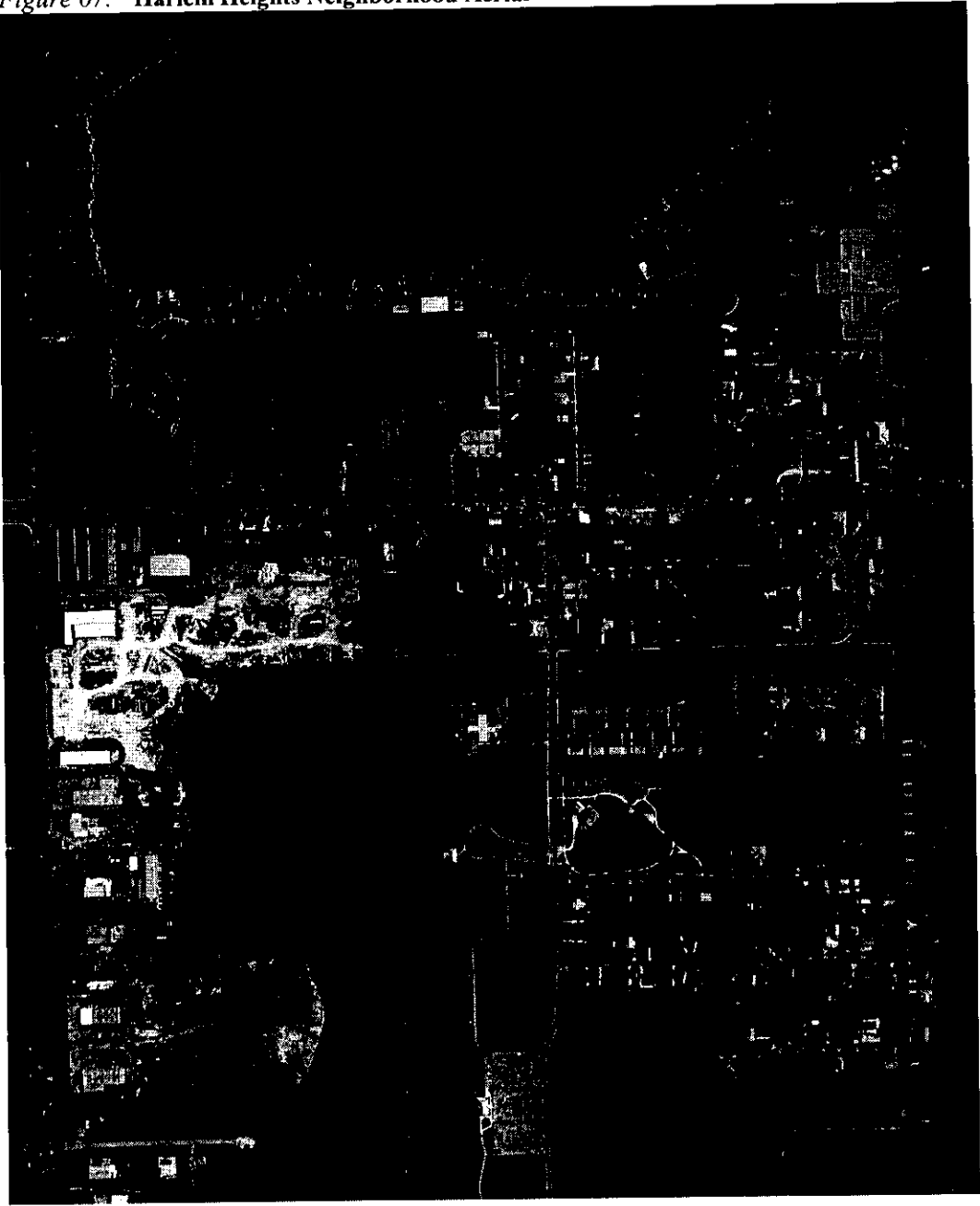
Figure 67: Harlem Heights Neighborhood District

Harlem Heights is a residential community of 1,722 persons. The ethnic composition of the neighborhood is Black and Hispanic with a median age of 29. The 1999 median family income was \$27,056. 39% of the residents live at or below the poverty level. The median house value is \$51,800. An additional 1,186 persons live in the Edisto Lakes low-income apartments adjacent to this neighborhood. 63.1% of families meet HUD's Low-Moderate Income designation.



6.1 Needs -Neighborhood and Community Development

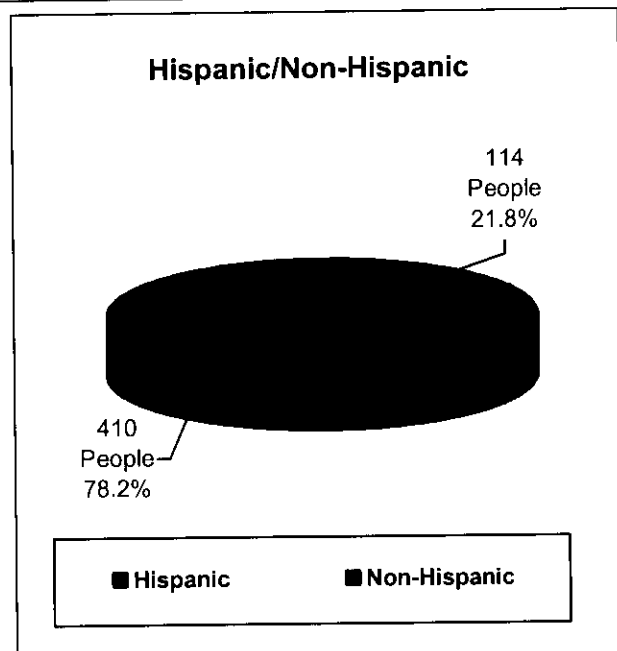
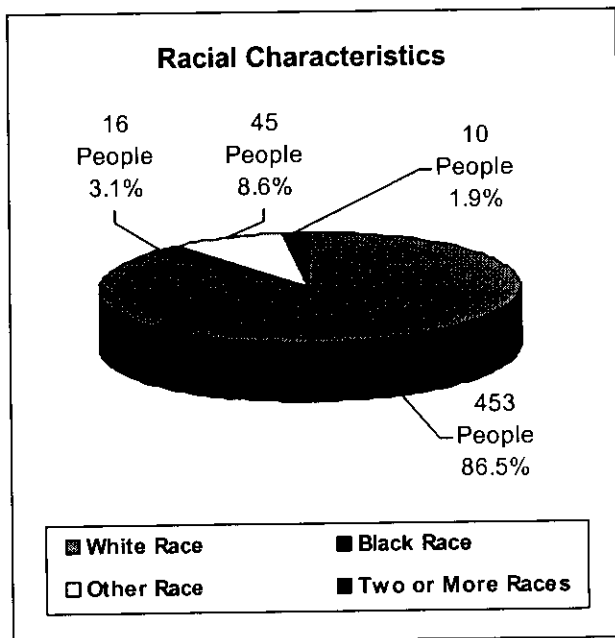
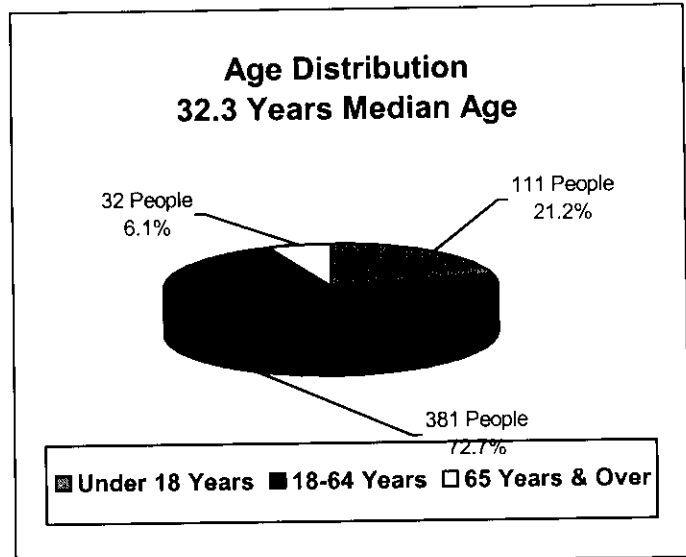
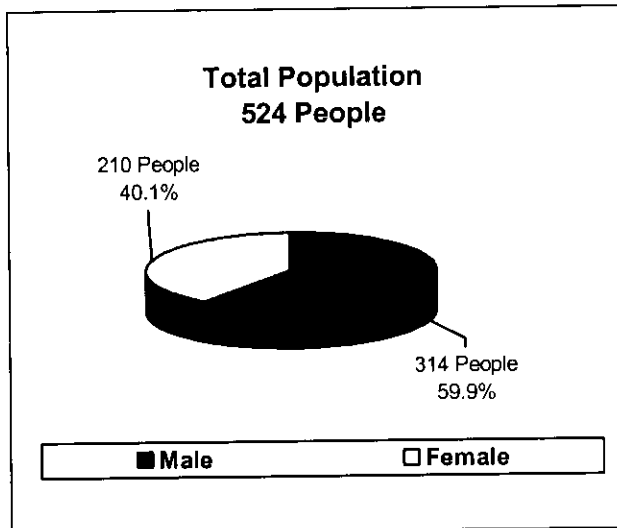
Figure 67: Harlem Heights Neighborhood Aerial



6.1 Needs -Neighborhood and Community Development

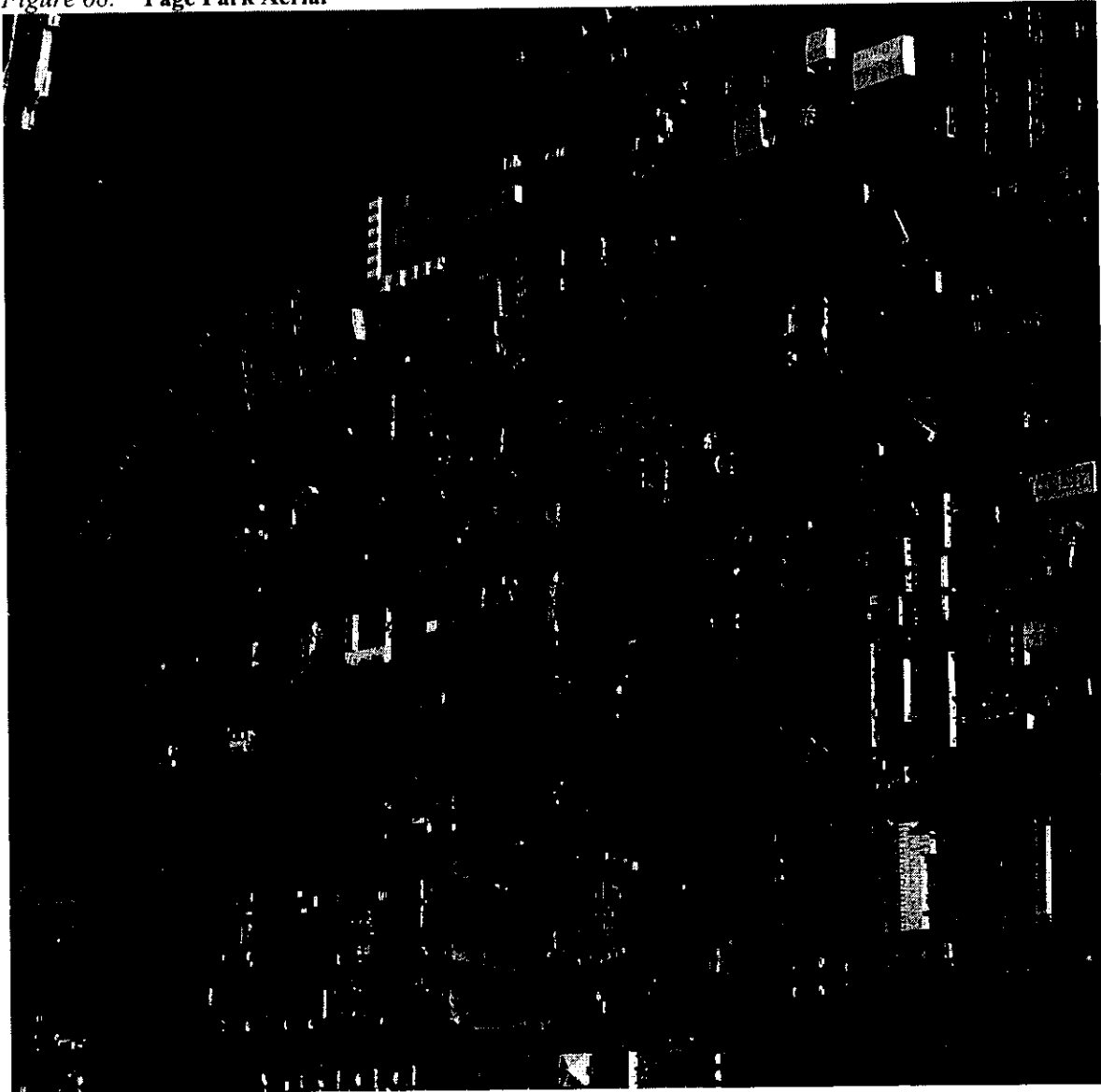
Figure 68: Page Park Neighborhood District

Page Park is a residential community of 524 persons. The ethnic composition of the neighborhood is White and Hispanic with a median age of 32 years. The 1999 median family income was \$30,391. 14% of the residents live at or below the poverty level. The median house value is \$61,400. 67.3% of families are Low-Mod Income



6.1 Needs -Neighborhood and Community Development

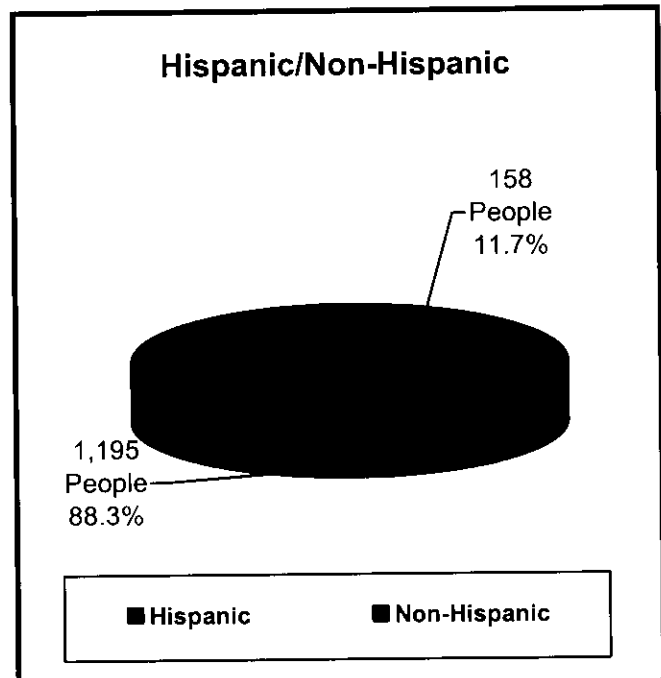
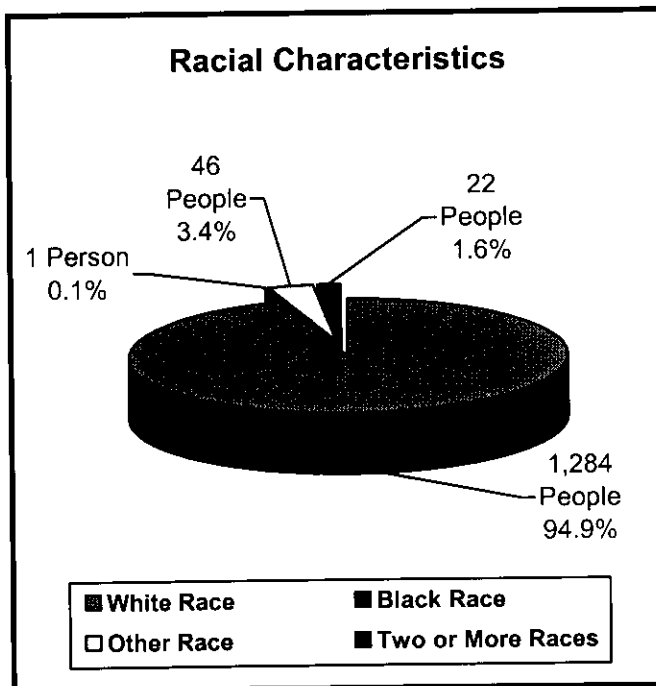
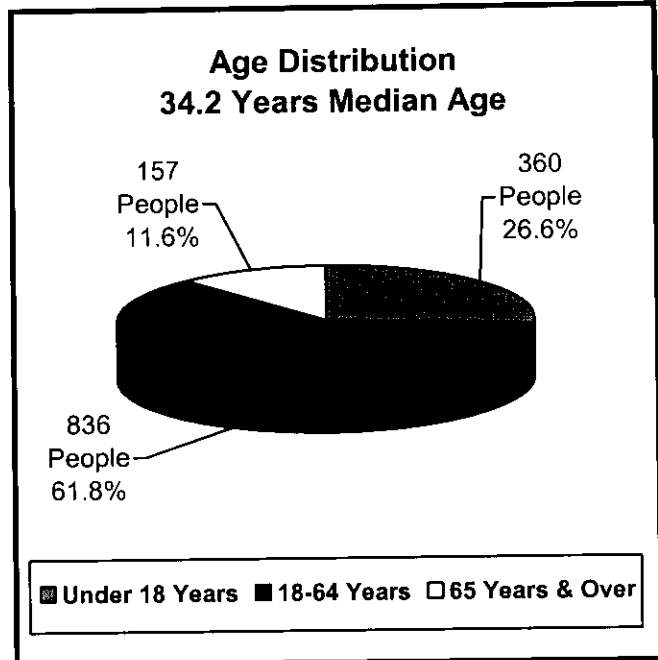
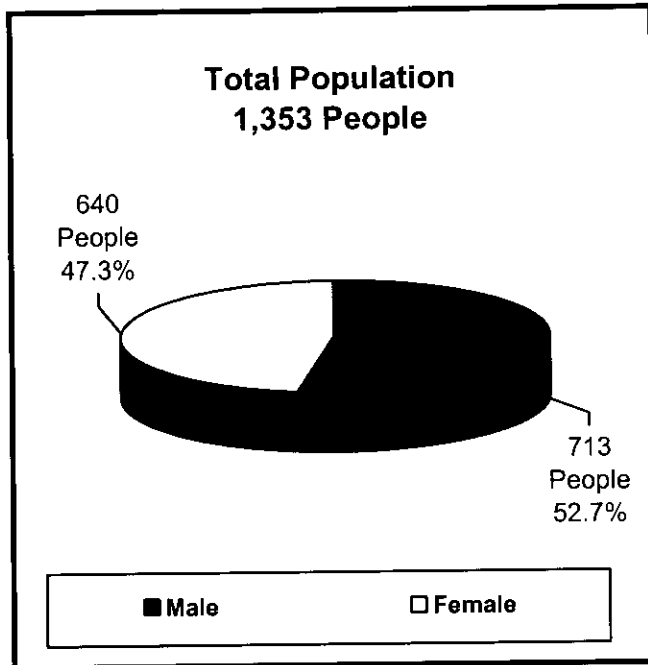
Figure 68: Page Park Aerial



6.1 Needs -Neighborhood and Community Development

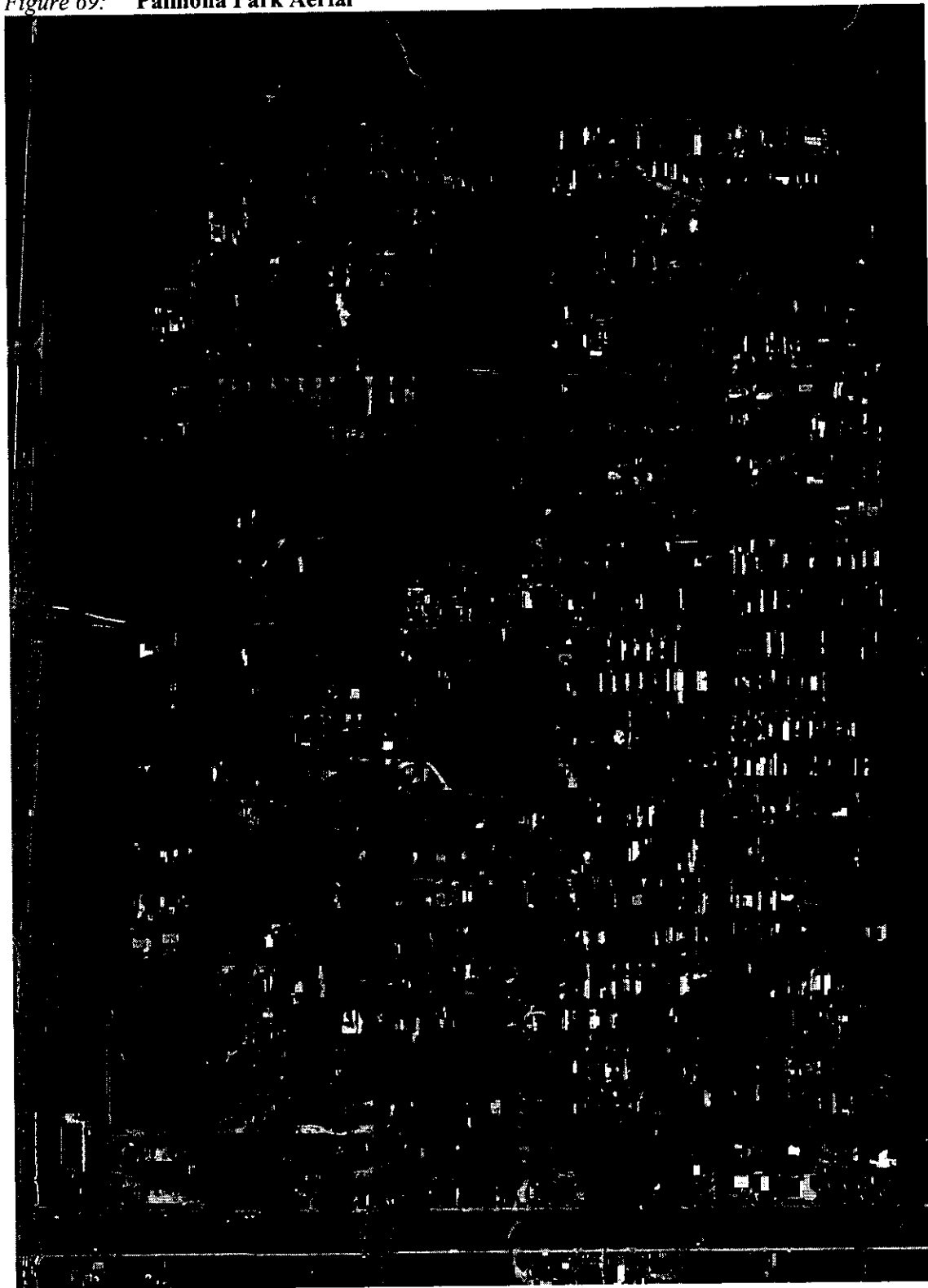
Figure 69: Palmona Park Neighborhood District

Palmona Park is a residential community of 1,353 persons in the North Fort Myers area. The ethnic composition of the neighborhood is 95% White with a median age of 34 years. The 1999 median family income was \$24,010. 21% of the residents live at or below the poverty level. The median house value is \$54,800. 65.9% of families meet HUD's Low-Moderate Income designation.



6.1 Needs -Neighborhood and Community Development

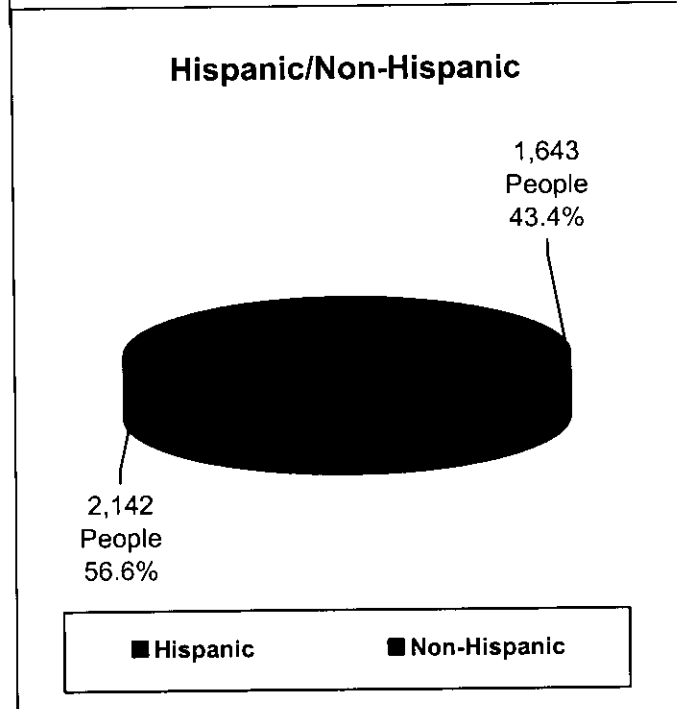
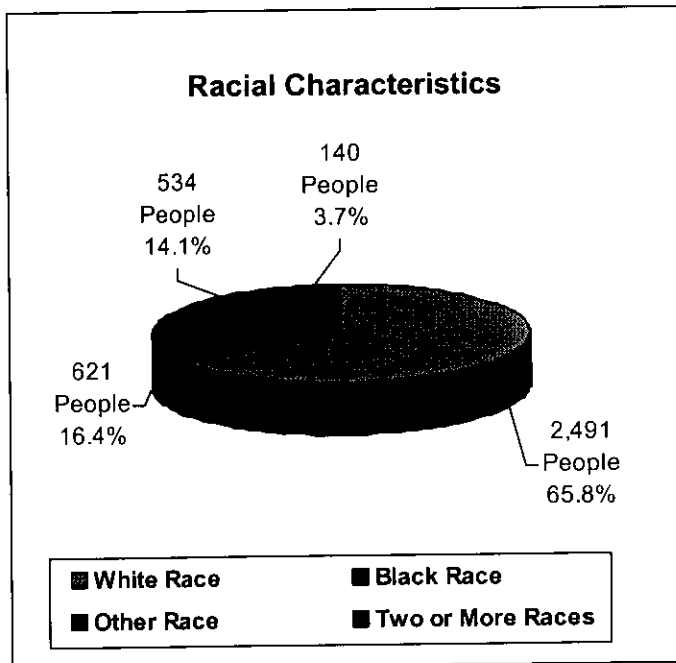
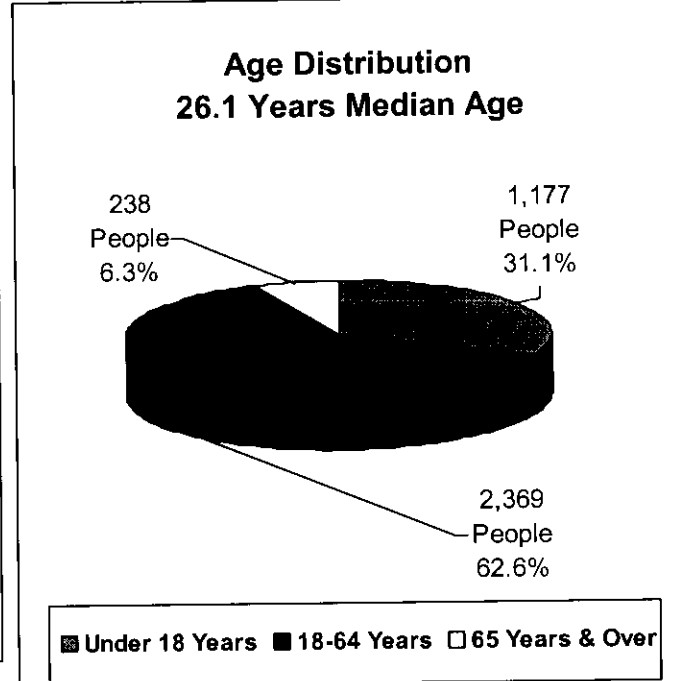
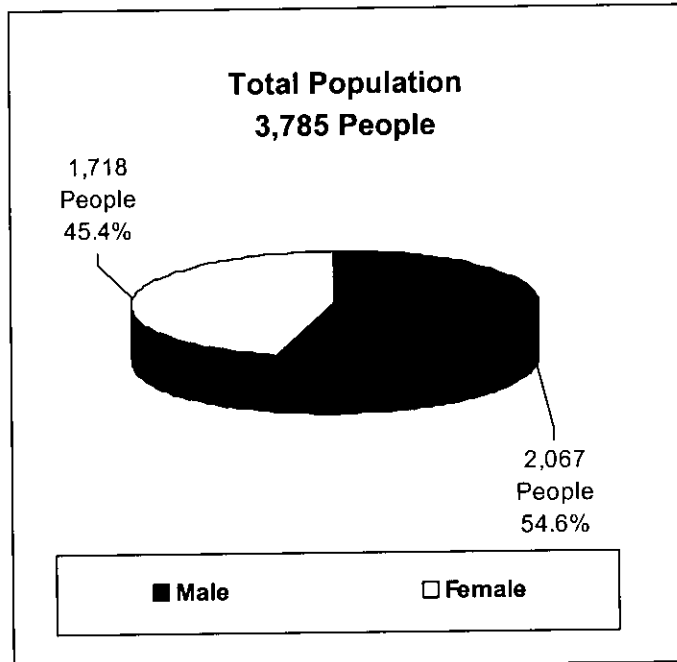
Figure 69: Palmona Park Aerial



6.1 Needs -Neighborhood and Community Development

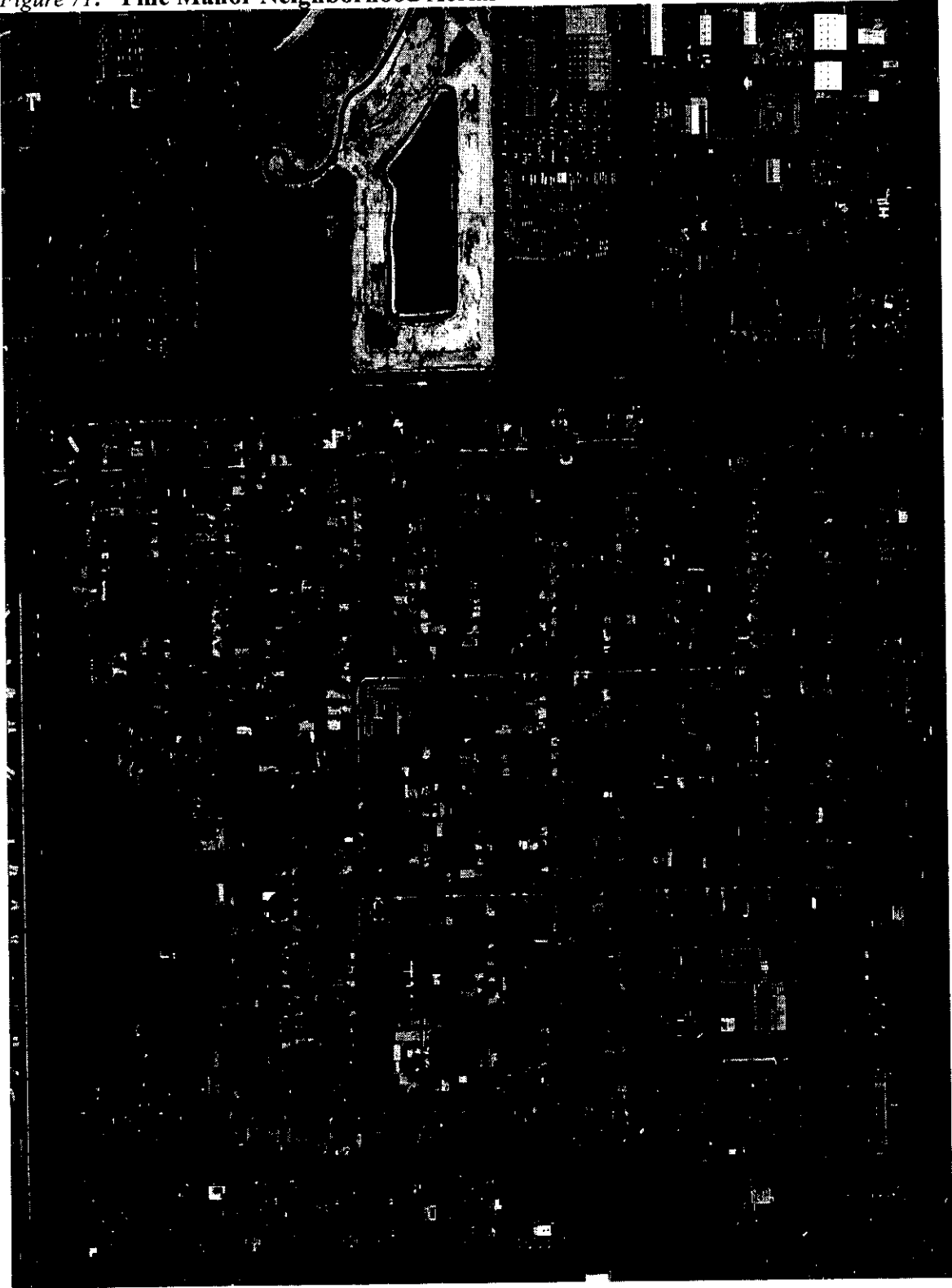
Figure 71 : Pine Manor Neighborhood District

Pine Manor is a residential community of 3,785 persons. The ethnic composition of the neighborhood is White, Hispanic, and Black with a median age of 26 years. The 1999 median family income was \$18,695. 32% of the residents live at or below the poverty level. The median house value is \$40,700. 78.9% of families meet HUD's Low-Moderate Income designation.



6.1 Needs -Neighborhood and Community Development

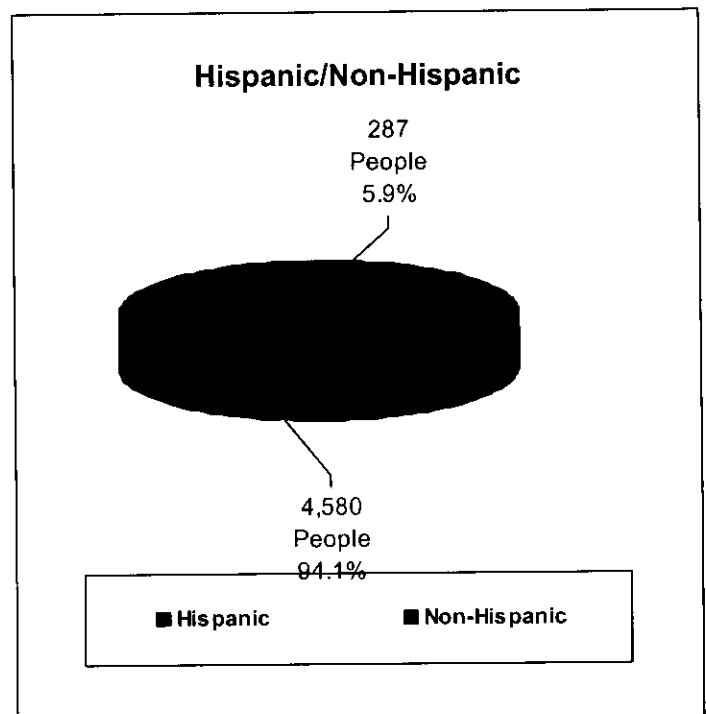
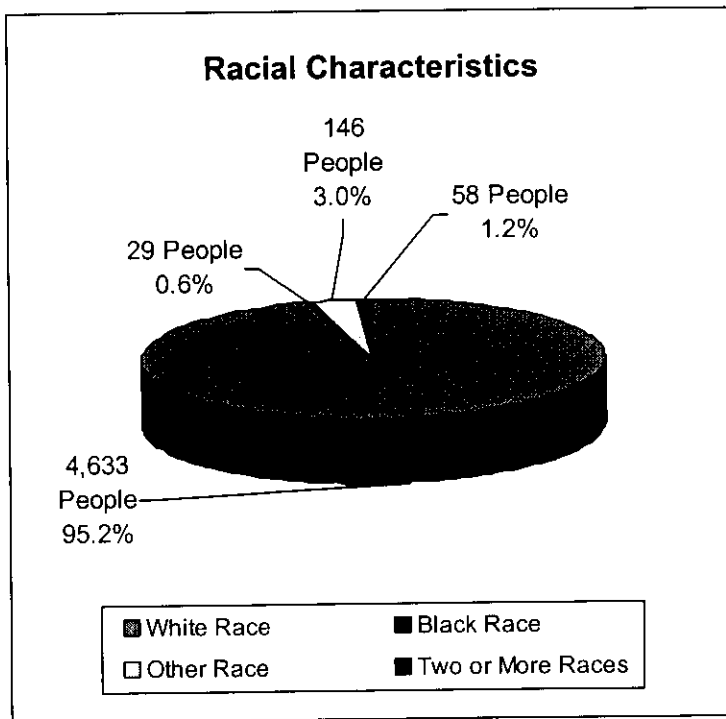
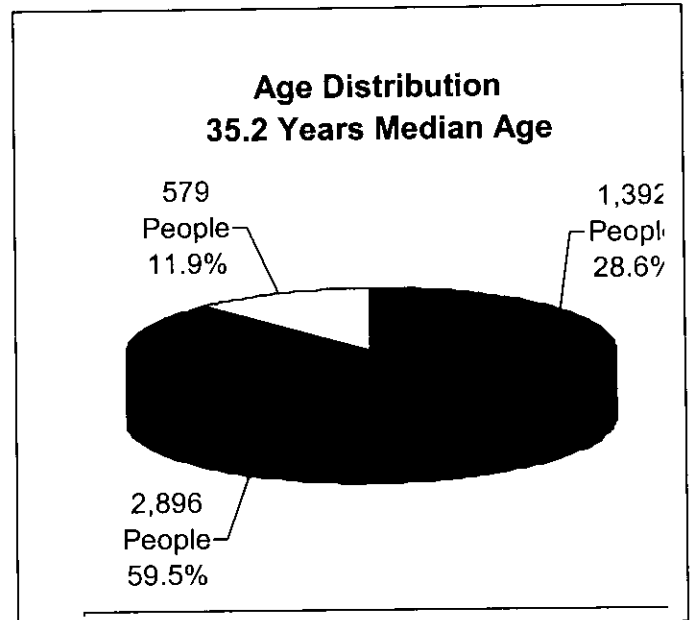
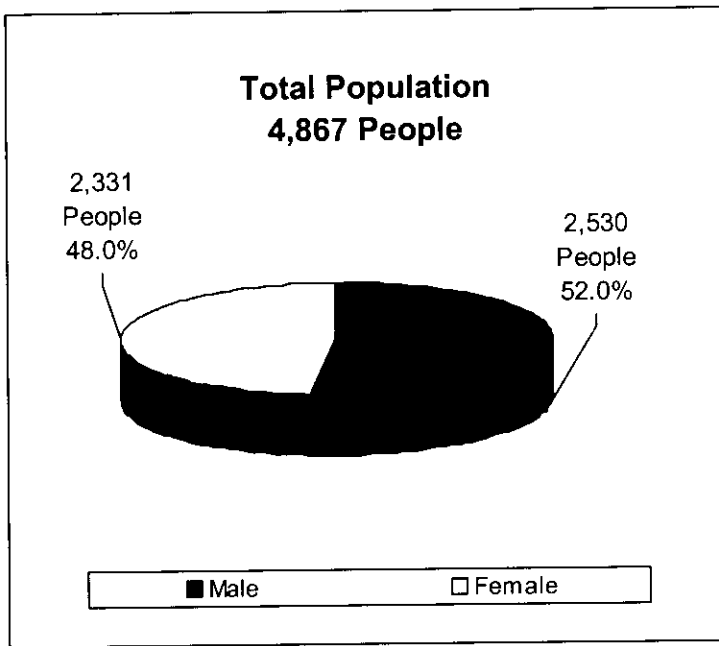
Figure 71: Pine Manor Neighborhood Aerial



6.1 Needs -Neighborhood and Community Development

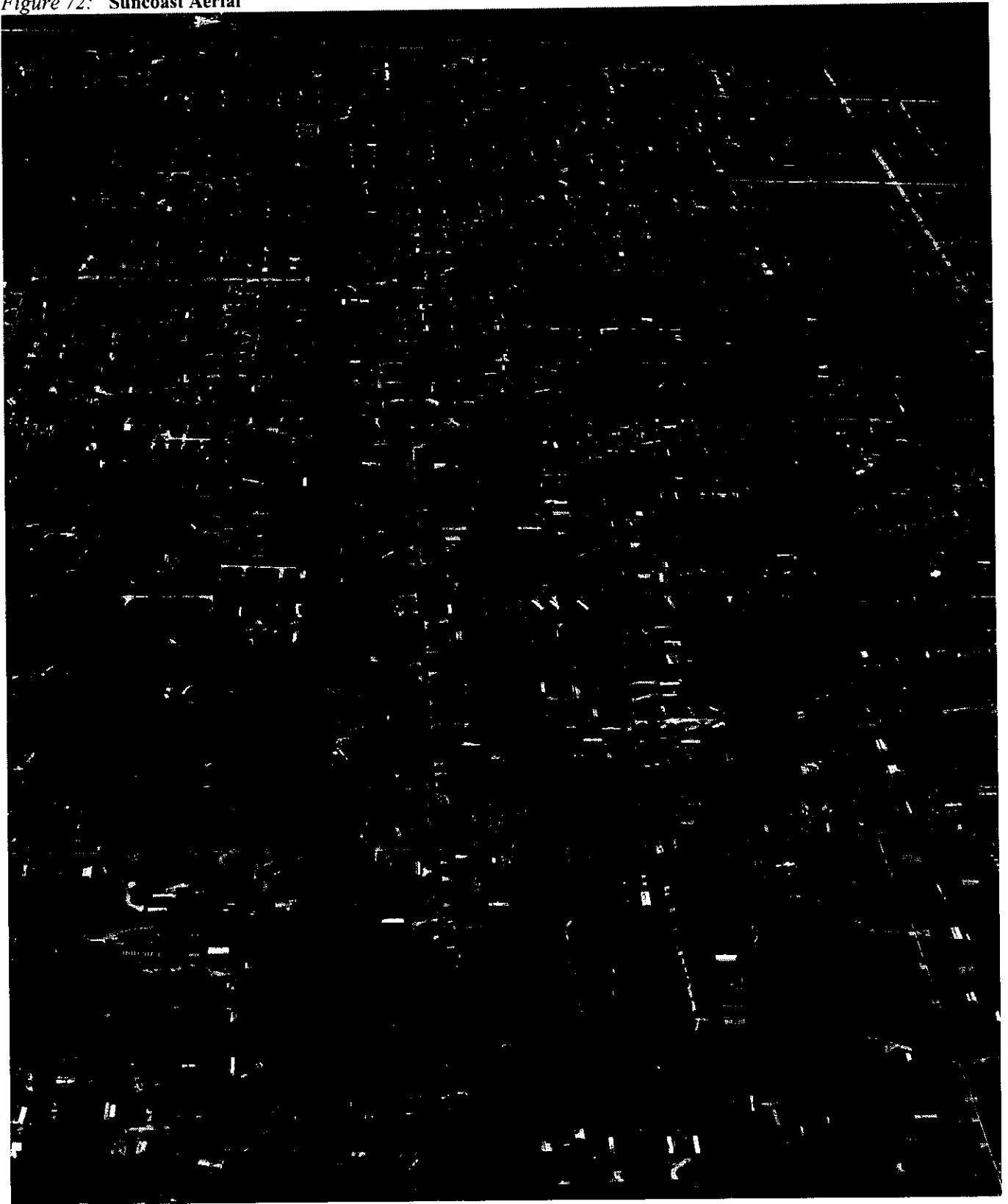
Figure 72: Suncoast Estates Neighborhood District

Suncoast Estates is a residential community of 4,867 persons in the North Fort Myers area. The ethnic composition of the neighborhood is 95%White with a median age of 35 years. The 1999 median family income was \$27,892. 23% of the residents live at or below the poverty level. The median house value is \$46,800. 61.5% of families meet HUD's Low-Moderate Income designation.



6.1 Needs -Neighborhood and Community Development

Figure 72: Suncoast Aerial



6. Neighborhood And Community Development

6.1 Needs -Neighborhood and Community Development

HUD Table 2B Community Development Needs - Lee County

Priority Community Development Needs	Need Level	Unmet Priority Need 5 years	Units	Dollars to address unmet need - 5Yr	Goals
PUBLIC FACILITY NEEDS (projects)					See: Specific Objectives (Section 6.5)
Senior Centers	Med				
Handicapped Centers/ Improvements	High	50	ADA Public Structures	\$10,000,000	
<i>Homeless Facilities (See Section 3)</i>					
Youth Centers	Med				
Child Care Centers	Med				
<i>Health Facilities See Sect.2)</i>					
Neighborhood Facilities	High	7	Structures	\$3,500,000	
Parks/Recreation Facilities	High	7	Facilities	\$700,000\$	
Parking Facilities	High	7	Parking area	\$700,000	
<i>Non-Resid. Historic Preservation</i>					
Other Public Facility Needs	Med				
INFRASTRUCTURE (projects)					
<i>Water/Sewer Improvements</i>					
Street Improvements	High	7	Improvement	\$700,000	
Sidewalks	High	425,000	LF Sidewalk	\$8,500,000	
<i>Solid Waste Disposal Improvements</i>					
Flood Drain Improvements	High	425,000	LF Improvmt	\$8,500,000	
Other Infrastructure Needs	Med				
PUBLIC SERVICE NEEDS (people)					
Senior Services	Med				
Handicapped Services	Med				
Youth Services	High	3,000	Neighborhood Youth	\$1,500,000	
Child Care Services	High	3,000	Neighborhood Persons	\$1,500,000	
Transportation Services	High	4,250	Neighborhood Persons	\$2,125,000	
Substance Abuse Services					
Employment Training	High	3,000	Neighborhood Persons	\$3,000,000	
<i>Health Services (See Sect 2)</i>					
<i>Lead Hazard Screening (See Sect. 5)</i>					
Crime Awareness/ Code Enforcement	High	17,000	Neighborhood Persons	\$850,000	
Other Public Service Needs	Med				
ECONOMIC DEVELOPMENT					
<i>ED Assistance to For-Profits(businesses)</i>					
<i>ED Technical Assistance(businesses)</i>					
<i>Micro-Enterprise Assistance(businesses)</i>					
<i>Rehab; Publicly- or Privately-Owned</i>					
<i>C/I* Infrastructure Development (projects)</i>					
Other C/I* Improvements(projects)	Med				
PLANNING					
Planning	High	7	Resident Coordinators	\$350,000	
TOTAL EST. DOLLARS NEEDED:				\$39,100,000	

6. Neighborhood And Community Development

6.2 Neighborhood and Community Development Priorities

HUD (non-housing) Goals and Criteria

Suitable Living Environment

- improve safety and livability of neighborhoods
- increase quality public and private facilities and services
- reduce isolation of income groups, spatial deconcentration of lower income persons
- revitalize deteriorating or deteriorated neighborhoods
- restore and preserve properties of historic, architectural, aesthetic value
- conserve energy resources

Expanded Economic Opportunity

- provide jobs to low income persons in areas affected by HUD activities
- make mortgage financing available to low-income persons at reasonable rates and with non-discriminatory lending practices
- create access to capital and credit for activities promoting socio-economic viability
- empower low-income person with self-sufficiency to reduce generational poverty in public housing.

Lee County Community Development Priorities

Housing. The provision of affordable owner-occupied and rental housing with the emphasis on low-income residents and special populations by providing affordable housing through new construction, rehabilitation, homeownership assistance. The access to affordable housing is to be provided by reduction of the institutional barriers and removal of discrimination through fair housing initiatives. (Affordable Housing in Target Neighborhoods as Neighborhood Development)

Economic Self-sufficiency. The expansion of economic self-sufficiency with the emphasis on low-income residents by providing increased job training and increased employment opportunities.

Decent living environment. The revitalization of blighted neighborhoods - revitalizing neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement

Homelessness. The prevention of homelessness through emergency assistance and the elimination of existing homelessness through a Continuum of Care which provides temporary housing, treatment and training of individuals and families and for permanent housing.

Healthcare. The provision of supports for healthy lives for Lee County citizens by providing for the special needs of residents through the coordination of affordable health and mental illness treatment facilities and affordable supportive services for all special populations.

Youth. The provision of supports for Lee County youth by providing intervention, treatment and prevention programs aimed at teenage pregnancy, school dropouts, delinquency, crime, and drug and alcohol abuse.

6. Neighborhood And Community Development

6.3 Neighborhood and other Community Development Strategies

6.3.1 Neighborhood Strategies and Neighborhood Revitalization

6.3.1.1 Neighborhood Capital/Infrastructure Projects

Sidewalks and Related Storm Water Drainage Facilities are intended to provide for the safety of pedestrians, especially school-age children, along the neighborhood's most traveled streets. The sidewalk construction is coordinated with affordable housing construction, renovation of affordable housing, and code enforcement activities to the extent possible, especially in those areas where housing activities are being concentrated on by the Lee County Department of Human Services Housing Program, Lee County Housing Development Corporation, D.I.A.D., and Habitat for Humanity.

Drainage Canal Improvements are intended to provide for the cleaning, dredging, piping, filling, and/or related improvements necessary to facilitate storm water drainage within the neighborhood districts by removing vegetative overgrowth and obstructions to proper functioning. The result of these improvements will be to eliminate health threats and potential storm water flooding, as well as improve overall community appearance.

Parks and Recreational Facilities are intended to benefit the neighborhood districts in general through expanded recreational programs, as well as to enable existing recreational facilities to be better utilized through an organized approach to providing neighborhood recreational programs. Examples of specific projects include renovation and/or construction of buildings, purchase of playground equipment, construction of rest room facilities to serve ball fields, playground areas, and other park uses and related site and park improvements.

Neighborhood Facilities are intended to primarily benefit low-and very low-income, handicapped and/or elderly persons by providing space for community meetings, activities, social services, and related activities that directly benefit area residents. Types of projects include existing building renovation, acquisition, site improvements such as handicapped access, and parking and/or interior improvements to enable the provision of needed services or activities.

Accessway/Drainage Improvements can involve acquisition, paving, and other improvements to upgrade neighborhood drainage conditions and facilitate new and existing housing in target neighborhoods.

Redevelopment Project activities will be based on a specific plan of action. CDBG funds will be utilized to assist in implementing the plan primarily in the areas adjacent to, and on the perimeter of project sites that requires public improvements.

Bus Shelter locations are coordinated with Lee Tran and/or the School District to serve the most frequently used bus stops within the neighborhood districts. The bus shelter locations are coordinated with the sidewalk construction program and are intended to increase the convenience of using public transportation and school buses, especially during inclement weather.

6. Neighborhood And Community Development

6.3.1 Neighborhood Strategies and Neighborhood Revitalization

6.3.1.2 Neighborhood District Affordable Housing Activities

Fund the construction of new housing, property acquisition, and related affordable housing activities including site improvements that are necessary to facilitate the neighborhood district affordable new housing programs.

Fund the improvement of housing stock and the availability of affordable housing through the acquisition, rehabilitation, and resale of existing housing units, the acquisition of vacant lots, and through related homeownership opportunities.

Fund the rehabilitation of existing owner and/or renter occupied housing units, including related affordable housing activities and site improvements that are necessary to improve the overall character of the site.

Fund the demolition and clearance of substandard housing units and related conditions that detract from the residential character of the neighborhood districts.

Provide funding for title research, clearing of title, removal of encumbrances, closing costs, and related homeownership opportunities.

Provide funding for affordable housing counseling and assistance to neighborhood district residents in qualifying for available affordable housing programs. The assistance will consist of explaining program requirements and terminology such as life estates, liens, mortgages, contracts, as well as assisting the applicants in obtaining credit reports, credit histories and related paperwork necessary to establish program eligibility. This type of hands-on assistance is necessary due to the magnitude of the substandard housing units involved, and the complexity of qualifying and complying with eligibility requirements in a phased and timely manner.

Coordinate affordable housing activities with code enforcement and related housing improvement programs, particularly in those areas where capital and infrastructure projects are being constructed. In addition, the housing efforts will be coordinated with the Lee County Department of Human Services Housing Program, the Lee County Housing Development Corporation, Dunbar Industrial Action Development, and Habitat for Humanity.

6. Neighborhood And Community Development

6.3.1 Neighborhood Strategies and Neighborhood Revitalization

6.3.1.3 Neighborhood Capacity Building and Service Activities

Neighborhood Building Activities are intended to identify resident skills, perceived needs, and neighborhood assets, which in turn, will be coordinated with available resources to rebuild and strengthen the neighborhood from the inside out. The result of this process will be to establish a framework for coordinating neighborhood-based assets and needs with available neighborhood resources and to establish resident participation and involvement in problem solving within the neighborhood, based on the neighborhood's shared vision and plan for the future.

After School Tutorial and Recreational Programs focus on school age students, primarily between the ages of 12 to 14, and provide after school programs, as well as summer recreational and tutoring activities. The objective of the program is to assist at-risk juveniles through tutorial and mentoring programs throughout the year.

Concentrated Code Enforcement activities are intended to reduce and/or remove the amount of overgrown vegetation on vacant parcels, the accumulation of residential garbage containers and debris along the public right-of-way, the storing of abandoned or inoperative vehicles or other equipment on private property, and the number of buildings and/or structures that should be demolished or rehabilitated. Concentrated code enforcement activities are intended to reduce the decline of the neighborhood and will be coordinated with public improvements, affordable housing activities, and other services provided within the area. The result of these activities will be to stabilize the neighborhood, improve visual and physical appearance of the area and reduce the opportunities for crime by removing potential hiding places used to conceal criminal activities. It should also be noted that the concentrated code enforcement activities described here are in addition to the core level of existing County code enforcement activities within the neighborhood districts.

Neighborhood Association Technical Assistance is intended to establish and/or enable neighborhood associations to take control of finances and other activities necessary to fulfill their role as a 501(c)(3) organization. Technical assistance will include organizing the association's office, coordinating improvement activities of the association and preparing grant applications.

Neighborhood Studies. Plans and studies within the neighborhood districts can be undertaken when authorized and funded. The purpose of the plans/studies is to further clarify and/or determine what specific types of capital/infrastructure projects are needed or desired within a particular neighborhood district.

6. Neighborhood And Community Development

6.3.1 Neighborhood Strategies and Neighborhood Revitalization

6.3.1.4 Neighborhood Revitalization Plans

Neighborhood Revitalization plans are developed as a partnership between the County staff and neighborhood residents. It is the neighborhood's plan and represents the neighborhood's vision for itself and its priorities. Neighborhood committees are where problems are discussed, decisions made, and solutions developed. Through intensive resident participation, a clearly defined neighborhood strategic revitalization plan is created. The plan serves as a "road map" and planning tool for each neighborhood. It includes an assessment of each neighborhood's strengths, weaknesses, opportunities and threats. The goal is to revitalize these neighborhoods through a process that is neighborhood-driven; asset-based, and focused on community relationships and identification of neighborhood assets and proposed solutions. The plan specifies a holistic, collaborative approach to neighborhood revitalization. The condition of the entire neighborhood is taken into consideration. Addressing only one part of a neighborhood's liabilities while ignoring all other factors that define neighborhood quality has led, in the past, to large investments and low results. The holistic approach to neighborhood revitalization matches the investments made to infrastructure and affordable housing with matching investments in human capital. Successfully revitalizing and sustaining neighborhoods is dependent on addressing, through an integrated and coordinated effort, a range of varied components essential to a healthy neighborhood environment, including cultural, educational, recreational, economic, transportation, and social service components.

The plans identify activities and an implementation schedules. The implementation schedule identifies the responsibilities assigned for accomplishing each activity. It identifies issues/problems, neighborhood leadership, neighborhood boundaries, funding sources, and the estimated schedule/time frame for achieving each activity. It serves as a tool to measure increases in affordable housing, neighborhood infrastructure and facilities, property values, increase in services, reductions in crime, and economic vitality. The level of activities that can actually be accomplished is based upon the amount of CDBG and HOME funding that will be available. This funding is not guaranteed and designated neighborhoods have to prioritize their projects. Evaluation measures show how the quality of life is improving life in the county's neighborhoods.

Each Neighborhood Revitalization Plan has clear outcomes, which can be measured at the end of each funding year. The Neighborhood Building Team will publish an annual report on the progress in each neighborhood.

6. Neighborhood And Community Development Neighborhood Projects - Geographic Distribution

Current Locations

Affordable housing assistance may be provided anywhere in unincorporated Lee County and Sanibel. All projects must meet the requirements of Lee County's (a) Comprehensive Plan -*The Lee Plan*, (b) zoning and development standards and regulations, (c) SHIP *Local Housing Assistance Plan* and (d) HUD Consolidated Plan. Lee County has *prioritized* flow of resources to the following very low- and low-income Neighborhood Districts.

Current Designated Neighborhood Districts:

- 1) Charleston Park
 - 2) Harlem Heights
 - 3) Page Park
 - 4) Palmona Park
 - 5) Pine Manor
 - 6) Suncoast Estates
- (Dunbar district annexed to the City of Fort Myers)

Future Designations

When funds permit, other areas are targeted. These future targets are blighted neighborhoods where 51% or more of the population are in low/moderate-income households.

Other Geographic Constraints

The Lee County Comprehensive Plan's Housing Element states that new and/or subsidized rental housing complexes should be located in:

- An Intensive Development, Central Urban, Urban Community, or New Communities categories on The Lee Plan's Future Land Use Map;
- Where central water/sewer service is available and within comfortable walking distance of mass transit;
- On land previously converted for urban purposes; and/or in a rural area near active cropland or groves for farm worker housing

6. Neighborhood And Community Development

6.3.2 Anti Poverty Strategies

Health and Human Service Year 2003 guidelines detail the poverty level for a family of 4 persons to be \$18,400. Census 2000 figures show 9.7% of Lee County residents in poverty and 15.2% of residents under 18 years of age in poverty. Lee County median income in 2000 was \$47,300. Estimates for the year 2000 show approximately 24,000 owner households and 13,000 renter households with incomes at or less than 50% of the county median income. In 2002, Lee County median family income was \$52,100. In 2003, it was reduced to \$51,700. Statistics from Florida Agency for Workforce Innovation show 209,910 people were in the labor force in Lee County in January 2003, and there was an unemployment rate of 4.5%, or 9,446 people unemployed.

Lee County Anti-Poverty Priorities

The goal of Lee County's Anti-poverty Strategies is to help individuals and families rise above the poverty level, become self-sufficient, and eliminate systemic barriers to success. To achieve this goal, Lee County, in conjunction with city, state, regional and federal agencies, and with non-profit agencies and private organizations, has coordinated, designed and implemented strategies and programs to overcome barriers to success.

Lee County Anti-Poverty Strategies

The overall institutional structure of Lee County Community Development is described elsewhere in this section. Many agencies detailed in this document have functional scopes such as affordable housing or neighborhood development, but almost all play an anti-poverty role. Along with the Department of Housing and Urban Development, the Departments of Health and Human Services and Labor have particular focus on poverty elimination. The Federal Temporary Assistance to Needy Families (TANF) and Florida's Welfare to Work Program called Better Jobs/Better Wages are major sources of federal funding in anti-poverty efforts. Within the state government, the Department of Children and Families has numerous anti-poverty roles. The Lee County Department of Human Services (DHS) supports anti-poverty programs of non-profit social service agencies with county general funds. The Department provides anti-poverty action in its neighborhood development program. Anti-poverty efforts of DHS' *Partners in Family Self-Sufficiency* program consist of emergency assistance (rental, mortgage and utility payments), vocational training and placement, housing and financial counseling, and case management. Additional Anti-Poverty efforts include State-Mandated programs for substance abuse, mental health, Medicaid, and indigent medical care.

(Section 2 *Institutional Structure*, describes additional anti-poverty resources.)

6. Neighborhood And Community Development

6.3.3 Other Lee County Economic Development Strategies

Lee County has a strong and rapidly growing economy. The April 2003 unemployment rate was 3.6%. Gross Sales totals for January 2003 approached \$1.5 billion dollars.

General Economic Development Needs and Priority Objectives

Economic development is the foundation of the community. General economic development goals are increased capital inflows to the community, increased diversification in the economy, more quality jobs for residents, full capacity for productive assets, high productivity in the labor force, satisfactory returns on entrepreneur investment, and the elimination of economic barriers to self-sufficiency for low-income residents. Lee County faces challenges in the effort to improve the county economy for the benefit of residents. A particular challenge is development of an adequate workforce to attract and maintain business operations. Economic development efforts are placing strong effort on workforce development. The Economic Development Office of Lee County commissioned a major independent study of the local labor market. The Wadley-Donovan Group Executive Summary follows:

“Conclusions” Workforce 2000, Wadley-Donovan Group, 1999

Lee County is a growing area with much of the growth in the working age groups. Educational levels are high, but household incomes and individual salaries are modest. The area has a tight labor market, and most occupations from low skill to high skill are difficult to find. Some office-related skills, however, can be found. Even within this market, the area could support an (centralized processing service) operation paying median or better salaries with a total one-year staffing requirement of roughly 960, including turnover. The bulk of applicants would come from underemployed and from the residents currently not in the labor force. By the middle of 2000 there will be approximately 6,000 new jobs in the area (excluding those in the retail and hospitality sectors). There are an adequate number of employment-willing residents (29,800) to fill these positions. These residents are currently not employed and largely include retirees between 55 and 64 years of age and over 65 years, homemakers, and students. There are also roughly 5,000 individuals aged 18-55 who move into the county each year who are looking for work, and there are approximately 5,000 residents who work in neighboring counties who would like to work in the county.

6. Neighborhood And Community Development

6.3.3 Other Lee County Economic Development Strategies

Figure 73: 2003 Labor Force Picture, 2003

Labor Force Summary

Saturday, May 17, 2003

Labor Force					
	Lee	Collier	Charlotte	Southwest Florida	Florida
Labor Force	192,223	108,014	52,044	352,281	7,674,000
Employment	186,060	103,793	50,300	340,153	7,309,000
Unemployment	6,163	4,221	1,744	12,128	356,000
Percentage Unemployed	3.2%	3.9%	3.4%	3.4%	4.8%

Source: Florida Agency for Workforce Innovation, Local Area Unemployment Statistics, 2001 Averages

Figure 74: Lee County Occupations, 2003

Occupational Growth

Saturday, May 17, 2003

Lee County Fastest-Growing Occupations				
Occupation	Employees 2000	Projected 2009	Total growth	Percent change
Medical Records Technician	227	359	132	58%
Surgical Technician	141	220	132	58%
Computer Support Specialist	219	333	114	52%
Computer Engineer	193	285	92	48%
Systems Analyst	767	1,126	347	46%
Medical Assistant	747	1,094	347	46%
Paralegal	293	485	136	39%
Sheriff	349	485	136	39%
Telemarketer, Door-to-door sales	2,295	3,161	883	38%
Engineering, Science, Comp. Systems Manager	238	327	89	37%

Figure 75 Lee County Top 10 Occupations Gaining the Most New Jobs

Occupation	Employees 1995	Projected 2005	Total Growth	Percent Change
Salesperson	6,517	8,476	1,959	32.06%
Waiter or Waitress	4,208	5,954	1,746	41.49%
Cashier	5,120	6,482	1,362	26.60%
Manager & Top Executive	4,461	5,539	1,078	24.16%
Sales Supervisor	3,753	4,766	1,013	26.99%
Registered Nurse	3,297	4,305	1,008	30.57%
General Office Clerk	4,189	4,956	767	18.31%
Home Health Aide	844	1,583	739	87.56%
Food Preparation Worker	2,106	2,775	669	31.77%
Janitor & Cleaner	2,609	3,192	583	22.35%

Source: Florida Department of Labor and Employment Security; Bureau of Labor Market Information

6. Neighborhood And Community Development
6.4. Resources - Neighborhood Development

Entitlement Resources

Figure 76: Entitlement Resources - Lee HUD Annual Plan 2003

03.01.B	Administration	\$245,000
03.02.B	CDBG Housing Delivery	\$161,040
03.03.B	CDBG Supportive Housing	\$326,960
03.04.B	CDBG Owner Rehabilitation	\$238,000
03.05.B	Demolition	\$60,000
03.06.B	Temporary Relocation	\$20,000
03.07.B	Charleston Park Neighborhood Improvements	\$148,655
03.08.B	Charleston Park Neighborhood Building	\$26,235
03.09.B	Harlem Heights Neighborhood Improvements	\$188,680
03.10.B	Page Park Neighborhood Improvement	\$128,260
03.11.B	Palmona Park Neighborhood Improvements	\$154,548
03.12.B	Palmona Park Neighborhood Building	\$17,182
03.13.B	Pine Manor Code Enforcement	\$68,052
03.14.B	Pine Manor Neighborhood Building	\$45,368
03.15.B	Pine Manor Neighborhood Improvements	\$113,420
03.16.B	Suncoast Estates Neighborhood Improvement	\$169,600
03.17.B	CDBG Homeless Set Aside	\$100,000
03.21.B	Bonita Springs Public Facilities	\$148,500
03.22.B	Bonita Springs Housing Rehabilitation	\$148,500
03.23.B	Fort Myers Beach Public Services	\$25,000
03.24.B	Fort Myers Beach Housing Rehab	\$25,000
03.25.B	Sanibel Accessibility	\$29,000
03.30.M	HOME Project Delivery	\$80,891
03.31.M	HOME Down Payment Assistance	\$501,054
03.32.M	HOME CHDO/Dunbar Allocation	\$122,108
03.33.M	HOME Owner Rehabilitation	\$110,000
03.40.S	ESG Program Administration	\$3,750
03.41.S	ESG Rehabilitation	\$48,750
03.42.S	ESG Homelessness Prevention Services	\$22,500
		\$3,476,053

6. Neighborhood And Community Development

6.4. Resources - Neighborhood Development

Other Resources

Figure 77: Other Resources Community Development by Non Profit Organizations

"In 1998 these 198 nonprofit organizations in Lee County reported assets of more than \$409.1 million (in 1997 the figure was \$385.4 million). In 1998, these assets were primarily distributed among three types of nonprofit organizations: Human Services, Health, and Education. About 42% of these nonprofit organizations reported assets of less than \$100,000; 77% of the nonprofit organizations in Lee County reported assets of less than \$1 million. The remaining 23% of organizations reported more than \$1 million in assets, with no single entity reported assets of more than \$91 million (see Table 4)."

From *Economic Impact of Lee County's Not For Profit Industries, April 2001*

This study was completed by the Institute of Government, College of Professional Studies, at Florida Gulf Coast University, for the Lee County Chamber of Commerce.

Table 4 Financial Information

NTEE Major Group Description	Assets	Revenues	Expenses
	(in millions of \$)	(in millions of \$)	(in millions of \$)
Human Services	179.4	105.3	101.6
Health	57.7	19.8	19.5
Educational Institutions and Related Activities	45.0	22.2	16.4
Housing, Shelter	20.2	7.9	6.4
Philanthropy	16.5	6.6	3.7
Environmental Quality, Protection	13.9	4.0	1.2
Employment, Job Related	13.8	14.1	12.3
Arts, Culture, and Humanities	12.5	6.5	5.8
Youth Development	33.7	52.5	50.0
Mental Health	7.9	17.3	17.3
Animal Related	3.4	2.4	2.3
Community Improvement	1.4	0.6	0.6
Food, Agriculture, and Nutrition	1.1	1.7	1.7
Crime, Legal Related	0.7	5.4	4.9
Others	1.9	3.9	3.0
Total (in millions of \$)	409.1	270.2	246.7

Source: NCCS, Core Files 1998

6. Neighborhood And Community Development

6.5 Performance Objectives for Neighborhood Development

HUD Table 2C - Lee County 5- Year Specific Community Development Objectives

Objective: Neighborhood Capital Improvements			
<i>(FY 2003 Proj. #)</i>	Neighborhood	Year	Units Expected
03.07B	Charleston Park Neighborhood Improvements	2003	1 Parking Area
		2004	1 Covered Structure
		2005	1 Slide/1 Swing
		2006	5,000 L.F. Sidewalks, Drainage
		2007	5,000 L.F. S/W
	<i>Dunbar Neighborhood Improvements</i>	2003	<i>(Area annexed to Fort Myers City)</i>
03.09.B	Harlem Heights Neighborhood Improvements	2003	1,000 L.F. Sidewalks
		2004	1 Site Improvements
		2005	1 Off Street Parking Area
		2006	1 Community Center
		2007	1,500 L.F. Sidewalks
03.10.B	Page Park Neighborhood Improvements	2003	1 Community Building Renovations
		2004	1,800 L.F. Sidewalks, Drainage
		2005	1,800 L.F.
		2006	1,800 L.F.
		2007	1,800 L.F.
3.11.B	Palmona Park Neighborhood Improvements	2003	2,500 L.F. Drainage Ditch
		2004	2,500 L.F. Drainage Ditch
		2005	4 Bus Shelters
		2006	2,000 L.F. Sidewalks
		2007	2,000 L.F. Sidewalks
03.13.B	Pine Manor Code Enforcement	2003	3,785 Persons
		2004	3,785 Persons
		2005	3,785 Persons
		2006	3,785 Persons
		2007	3,785 Persons
03.15.B	Pine Manor Neighborhood Improvements	2003	1 Community Center Renovations
		2004	5,000 L.F. Sidewalks/Drainage
		2005	5,000 L.F. Sidewalks/Drainage
		2006	5,000 L.F. Sidewalks/Drainage
		2007	5,000 L.F. Sidewalks/Drainage
03.14.B	Pine Manor Afford Housing	2003	1 Housing Unit (other years in <i>Housing Objectives</i>)
03.16.B	Suncoast Estates Neighborhood Improvements	2003	2 Bus Shelters
		2004	2,400 L.F. Sidewalks
		2005	1 Neighborhood Center
		2006	2,000 L.F. Drainage Improvements
		2007	2,000 L.F. Sidewalk/Drainage
03.25.B	Sanibel Accessibility	2003	Multiple City Facilities

6. Neighborhood And Community Development

6.5 Performance Objectives for Neighborhood Development

HUD Table 2C Neighborhood Capacity Building Program Specific Objectives

Objective: Neighborhood Capacity Building and Services			
<i>(FY 2003 Proj. #)</i>	Neighborhood	Year	Units Expected
03.08B	Charleston Park Neighborhood Building Law enforcement/community relations Vocational Skills – Adults Enhanced public transportation Vocational Skills – Youth Accessible day care (unit is persons assisted)	2003	411
		2004	411
		2005	411
		2006	411
		2007	
	<i>Dunbar Neighborhood Building</i> (Area annexed to City of Fort Myers) (unit is persons assisted)	2003	
#HIINB	Harlem Heights Neighborhood Building Law enforcement/community relations Vocational Skills – Adults Enhanced public transportation Vocational Skills – Youth Accessible day care (unit is persons assisted)	2003	1722
		2004	1722
		2005	1722
		2006	1722
		2007	1722
#PPNB	Page Park Neighborhood Building Law enforcement/community relations Vocational Skills – Adults Enhanced public transportation Vocational Skills – Youth Accessible day care (unit is persons assisted)	2003	524
		2004	524
		2005	524
		2006	524
		2007	524
03.12 B	Palmona Park Neighborhood Building Law enforcement/community relations Vocational Skills – Adults Enhanced public transportation Vocational Skills – Youth Accessible day care (unit is persons assisted)	2003	1353
		2004	1353
		2005	1353
		2006	1353
		2007	1353
#PMNB	Pine Manor Neighborhood Building Law enforcement/community relations Vocational Skills – Adults Enhanced public transportation Vocational Skills – Youth Accessible day care (unit is persons assisted)	2003	3785
		2004	3785
		2005	3785
		2006	3785
		2007	3785
#SENB	Suncoast Estates Neighborhood Building Law enforcement/community relations Vocational Skills – Adults Enhanced public transportation Vocational Skills – Youth Accessible day care (unit is persons assisted)	2003	4867
		2004	4867
		2005	4867
		2006	4867
		2007	4867

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LEE COUNTY

SOUTHWEST FLORIDA

ONE YEAR ACTION PLAN

(Section 7 of the Lee County Consolidated Plan) HUD FY 2003-2007)

HUD FY 2003

Community Development Block Grant (CDBG)
HOME Investment Partnerships Program (HOME)
U.S. Department of Housing and Urban Development

Lee County Board of Commissioners

Department of Human Services

Ray Judah, Chairman, Board of County Commissioners
Donald D. Stilwell, County Manager
Holly Schwartz, Assistant County Manager
Karen B. Hawes, Director, Department of Human Services
Richard L. Faris, Senior Planner, Department of Human Services
Prepared in conjunction with the:
Lee County Community Action Agency/ Neighborhood District Committee

Original Submission Date – August 5, 2003

USERS GUIDE

Basis of the Consolidated Plan and Annual Action Plan. The United States Department of Housing and Urban Development (HUD) requires documentation to maintain annual entitlement funding for Lee County from the Community Development Block Grant (CDBG), the Home Investment Partnership (HOME) and Emergency Shelter Grant (ESG) programs. The *Annual Action Plan* describes actions related to the announced entitlement funds for that year. This year, Lee County is also required to submit a multi-year *Consolidated Strategic Plan* updating the existing calendar 2000 3-year document.

Audiences. Federal regulations and HUD guidelines define the required information and suggest formats. HUD and Lee County encourage the circulation of the documents to audiences throughout the county. It is believed that citizens and neighborhood groups as well as public, private and non-profit agencies can make use of the document and its information on Lee County needs, objectives and strategies. This document attempts to present information in a format that is easily readable by the public audience.

Formats. *The Consolidated Plan / Annual Plan Package:*

<i>Lee County Consolidated Plan HUD FY 2003-2007</i>	Lee County <u>Annual Action Plan</u> HUD FY 2003	
<i>Grant Application</i>		
<i>Executive Summary Sect. 1</i>	2003 Projects and Actions	Sect 7
<i>Lee County Profile Sect. 2</i>	Certifications	Section 8
<i>5-year Data / Strategies Sects 3,4,5,6</i>	Appendices	Appendix I, II

Explanations and Clarifications (1) Year 2000 United States Census is used where applicable and available. Special data tabulations from the 2000 Census commissioned by HUD have not become available at the time of this document. They will be incorporated in later plans when they become available. (2) In the documents, overall county trends are supported with countywide data. Descriptions of CDBG/HOME funded projects utilize statistics for the Lee Urban County HUD entitlement area, which includes *unincorporated* Lee County and Bonita Springs, Fort Myers Beach and Sanibel. (3) Applicable “CFR” (Code of Federal Regulations) sections are noted at various points within the documents. (4) Both Plans are originated in calendar year 2003, thus in this year the Executive Summaries and County Profiles are the same. (4) Documentation is also being submitted to HUD in electronic format utilizing the HUD “Community 2020” GIS System. (5) Consolidated and Action Plan data will be available at: www.lee-county.com by December 31,2003. (6) Maps are from the HUD Community 2020, U.S. Census, and Lee County GIS systems

Section 7

Lee County 2003 Annual Action Plan

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<i>Other 2003 Action Plan Sections found in Consolidated Plan</i>			
	<i>Public and Assisted Housing</i>		<i>(Located in Con Plan)</i>
	<i>Removal Of Barriers To Affordable Housing</i>		<i>(Located in Con Plan)</i>
	<i>Fair Housing Initiatives</i>		<i>(Located in Con Plan)</i>
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	<i>Lead Paint Hazard</i>		<i>(Located in Con Plan)</i>
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7. Lee County 2003 Annual Action Plan

Consolidated Plan Sections

For the Lee County Annual Action Plan HUD FY 2003, the following sections and information is found in the attached **Lee Consolidated Plan for HUD FY 2003-2007**

- Section 7.1 Executive Summary
- Section 7.2 Institutional Framework
- Section 7.3 Action On Homelessness
- Section 7.4 Action For Special Populations
- Public and Assisted Housing
- Barriers to Affordable Housing
- Fair Housing Initiatives
- Anti Poverty Strategy
- Lead Paint Hazard
- Other Actions
- Monitoring

7. Lee County 2003 Annual Action Plan

7.5. Needs/Priorities/Actions - Housing and Community Development

Introduction

Lee County. Lee County is located on the southwest coast of Florida. The county encompasses 800 square miles and contains the incorporated municipalities of *Fort Myers, Cape Coral, Sanibel, Fort Myers Beach, and Bonita Springs*. Tourism remains Lee County's number one industry. There is an influx of retiree relocating for the mild climate.

County Issues. Major issues in Lee County in 2003 include: (1) There is a great shortage of affordable housing units and supportive housing units. In 2002 there were 51,410 cost-burdened households in Lee County paying more than 30% of their income for housing. (2) Blighted neighborhoods affect the lives and livelihoods of residents and the stability and economic well being of the county. (3) There is a crisis level shortage of supportive housing and services for the mentally ill, substance-addicted and other special populations. (4) Over 1,900 residents are homeless. (5). Economic opportunity particularly for low-income residents is tied to effective education programs to fill a severe shortage of skilled workers (6) Crime, delinquency and other problems of youth are a universal concern in the county.

The Consolidated Plan. The Lee County Consolidated Plan describes responses to County issues with particular emphasis on the programs supported with the U.S. Department of Housing and Urban Development (HUD) entitlement funding. The local Urban County entitlement consortium consists of the municipalities of Bonita Springs, Fort Myers Beach, Sanibel, and the unincorporated Lee County area. This consortium benefits from programs funded by the HUD Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME) and Emergency Shelter Grant (ESG) programs. Based on analysis of needs and review of public input, the Urban County governments have prioritized HUD CDBG resources for Neighborhood Development, HOME resources for Supportive and Affordable Housing, and ESG resources for the elimination of Homelessness.

7. Lee County 2003 Annual Action Plan

7.5. Needs/Priorities/Actions - Housing and Community Development

U.S. Department of Housing and Urban Development (HUD) Goals

- assist homeless persons obtain appropriate housing, assist at-risk-of homelessness
- retain affordable housing stock
- increase permanent housing stock in standard condition
- affordable housing for low and very-low-income families
- increase supportive housing with appropriate structure and services
- improve safety and livability of neighborhoods
- increase quality public and private facilities and services
- reduce isolation of income groups, spatial deconcentration of lower income persons
- revitalize deteriorating or deteriorated neighborhoods
- restore and preserve properties of historic, architectural, aesthetic value
- conserve energy resources
- provide jobs to low-income persons in areas affected by HUD activities
- make mortgage financing available to low-income persons at reasonable rates and with non-discriminatory lending practices
- create access to capital and credit for activities promoting socio-economic viability
- empower low-income persons with self-sufficiency to reduce generational poverty in public housing.

Lee County Priorities

- **Housing/Supportive Housing.** The provision of affordable owner-occupied and rental housing with the emphasis on low-income residents and special populations by providing affordable housing through new construction, rehabilitation and homeownership assistance. The access to affordable housing is to be provided by reduction of the institutional barriers and removal of discrimination through fair housing initiatives.
- **Decent living environment.** The revitalization of blighted neighborhoods - revitalizing neighborhoods through infrastructure improvements, neighborhood capacity building, and neighborhood law enforcement.
- **Economic Self-sufficiency.** The expansion of economic self-sufficiency with the emphasis on low-income residents by providing increased job training and increased employment opportunities.
- **Homelessness.** The prevention of homelessness through emergency assistance and the elimination of existing homelessness through a Continuum of Care which provides temporary housing, treatment and training of individuals and families and for permanent housing.
- **Healthcare.** The provision of supports for healthy lives for Lee County citizens by providing for the special needs of residents through the coordination of affordable health and mental illness treatment facilities and affordable supportive services for all special populations.
- **Youth.** The provision of supports for Lee County youth by providing intervention, treatment and prevention programs aimed at teenage pregnancy, school dropouts, delinquency, crime, and drug and alcohol abuse.

7. Lee County 2003 Annual Action Plan

7.5. Needs/Priorities/Actions - Housing and Community Development

Lee Action Plan HUD FY 2003 Project Descriptions

CDBG Supportive Housing Project (#03.03.B)

This project supplies affordable housing units for persons with disabilities. The project will be carried out by one or more established, certified Community Housing Development Organizations or by other housing developers experienced in developing and managing Supportive Housing for persons with disabilities. The program may also utilize Lee County Match resources and/or HOME program funding. The program will coordinate supportive services for the disabled residents.

CDBG Housing Rehabilitation (03.04.B)

HOME Housing Rehabilitation (03.33.B)

This program has five tracts including major rehabilitation, moderate rehabilitation, roofing repair, mobile home rehabilitation, and emergency rehabilitation. The rehabilitation programs stabilize substandard dwelling units to extend the economic life of the dwelling units. Properties receiving major rehabilitation are, at a minimum, brought into compliance with HUD and local codes. Applicants for major and moderate rehabilitation programs receive a deferred payment loan (DPL) for the rehabilitation costs. The Major Housing Rehabilitation Program assists eligible homeowners where the cost of repairs exceeds \$10,000. The Moderate Housing Rehabilitation Program Grant provides assistance where the total cost of repairs does not exceed or is limited to \$10,000. The Roofing Repair Program assists with roof repair or replacement and has a \$10,000 maximum. The Mobile Home Program has a cap of \$3,500. The Emergency Home Improvement Repair Program is limited to \$5,000 for life threatening electrical problems, cases of no water to the home, or raw sewage problems.

HOME Direct Homeownership Assistance Program (# 03.31.M)

The program assists very-low and low-income families to fulfill their dream of homeownership. Funds provide low-income/very low-income homebuyers with assistance on closing costs and down payments for homeownership. Total annual household income must not exceed the limits set forth in HUD's income guidelines. The selected housing unit must be affordable to the homebuyer. Details on eligibility, funding limits, and repayment terms are outlined in the *Housing Manual*, Appendix III of this document. Funds provided are secured by a second mortgage, which is forgiven in increments and is completely waived if the unit is held to completion of the retention period. If the homeowner does not occupy continuously for the full term of the second mortgage, the non-amortized amount of the second mortgage is immediately due and payable. Funds come from SHIP and HOME funds.

Demolition and Clearance Program (#03.05.B)

This Program provides CDBG funds for the demolition and clearance of substandard or dilapidated structures unsuitable for rehabilitation. DHS works in conjunction with Lee County Code Enforcement and non-profit agencies for demolition and clearance of structures. The eligible property owner voluntarily agrees to demolition/clearance of the subject property with expenses paid from CDBG funds and the Lee County Department of Human Services. Demolition does not entitle applicants to receive temporary or permanent relocation. Appropriate documents and releases are required. No relocation expenses are involved and no lien is filed.

Lee Action Plan HUD FY 2003 Project Descriptions

Temporary Relocation Program #0306B)

This program provides temporary relocation assistance in conjunction with rehabilitation. Temporary Relocation funds are for moves, which are determined to be of two weeks or less, and which do not require a move of household and personal possessions to storage. Assistance ranges to a maximum of \$435 per project unless Fumigation or Lead Paint Abatement is involved

HOME Community Housing Development Organization Program /Dunbar Alloc.(#03.32.M)

Lee County Board of County Commissioners through the Department of Human Services (DHS) certifies Community Housing Development Organizations(CHDO) under the HUD HOME Program. These nonprofit agencies develop affordable housing in the county, primarily in low-income neighborhoods. DHS announces annual CHDO allocations and selects CHDO organizations on the basis of announced ranking priorities. The Dunbar district, annexed to Fort Myers receives two additional years of HOME funding.

Charleston Park Neighborhood Improvements (#03.07.B)

The Project will fund capital/infrastructure activities designed to improve the physical environment through the construction, reconstruction, rehabilitation, acquisition and/or installation of public facilities within the neighborhood district. Such improvements include, but are not limited to, construction of sidewalks, speed humps, bus shelters, neighborhood facilities, park and recreational improvements, and other public facilities to provide for a suitable living environment. Capital/infrastructure projects will be coordinated with affordable housing renovation construction and code enforcement activities.

Charleston Park Neighborhood Building (#03.08.B)

The Project will fund the planning and delivery of social services and related activities. The project will establish a framework for coordinating neighborhood-based assets and needs with available resources and establish resident participation and involvement within the community. Public service activities will be based on an action plan and will be coordinated with plans for the physical improvement of the neighborhood and affordable housing activities. The delivery of social services and activities will be contracted for from appropriate non-profit agencies and will be based in part on the needs identified in a neighborhood assets inventory. Technical assistance and coordination of resident programs and services will be provided.

Harlem Heights Neighborhood Improvements (#03.09.B)

The Project will fund capital/infrastructure activities designed to improve the physical environment through the construction, reconstruction, rehabilitation, acquisition and/or installation of public facilities within the neighborhood district. Such improvements include, but are not limited to, construction of sidewalks, speed humps, bus shelters, neighborhood facilities, park and recreational improvements and other public facilities to provide for a suitable living environment. Capital/infrastructure projects will be coordinated with affordable housing renovation construction and code enforcement activities.

Page Park Neighborhood Improvements (#03.10.B)

The Project will fund capital/infrastructure activities designed to improve the physical environment through the construction, reconstruction, rehabilitation, acquisition and/or installation of public facilities within the neighborhood district. Such improvements include, but are not limited to, construction of sidewalks, speed humps, bus shelters, neighborhood facilities, park and recreational improvements, and other public facilities to provide for a suitable living environment. Capital/infrastructure projects will be coordinated with affordable housing renovation construction and code enforcement activities.

7. Lee County 2003 Annual Action Plan

Lee Action Plan HUD FY 2003 Project Descriptions

Palmona Park Neighborhood Improvements (#03.11.B)

The Project will fund capital/infrastructure activities designed to improve the physical environment through the construction, reconstruction, rehabilitation, acquisition and/or installation of public facilities within the neighborhood district. Such improvements include, but are not limited to, construction of sidewalks, speed humps, bus shelters, neighborhood facilities, park and recreational improvements and other public facilities to provide for a suitable living environment. Capital/infrastructure projects will be coordinated with affordable housing renovation construction and code enforcement activities.

Palmona Park Neighborhood Building (#03.12B)

The Project will fund the planning and delivery of social services and related activities. The project will establish a framework for coordinating neighborhood-based assets and needs with available resources and establish resident participation and involvement within the community. Public service activities will be based on an action plan and will be coordinated with plans for the physical improvement of the neighborhood and affordable housing activities. The delivery of social services and activities will be contracted for from appropriate non-profit agencies and will be based in part on the needs identified in a neighborhood assets inventory. Technical assistance and coordination of resident programs and services will be provided.

Pine Manor Concentrated Code Enforcement (#03.13.B)

This project will fund concentrated code enforcement activities. These activities include removal of overgrown vegetation on vacant parcels, removal of residential garbage containers and debris along the public right-of-way, removal of abandoned or inoperative vehicles and equipment on private property, and the designation of buildings and structures in need of demolition. The concentrated code enforcement activities will be coordinated with public improvements, affordable housing activities and other services provided within the area. These activities will reduce the signs of neglect and deterioration and remove cover for criminal activities. Activities will enhance neighborhood appearance, property values, and neighborhood stability.

Pine Manor Neighborhood Improvements (#03.15.B)

The Project will fund capital/infrastructure activities designed to improve the physical environment through the construction, reconstruction, rehabilitation, acquisition and/or installation of public facilities within the neighborhood district. Such improvements include, but are not limited to, construction of sidewalks, speed humps, bus shelters, neighborhood facilities, park and recreational improvements, and other public facilities to provide for a suitable living environment. Capital/infrastructure projects will be coordinated with affordable housing renovation construction and code enforcement activities.

Pine Manor Neighborhood Building (#03.14.B)

The Project will fund the planning and delivery of social services and related activities. The project will establish a framework for coordinating neighborhood-based assets and needs with available resources and establish resident participation and involvement within the community. Public service activities will be based on an action plan and will be coordinated with plans for the physical improvement of the neighborhood and affordable housing activities. The delivery of social services and activities will be contracted for from appropriate non-profit agencies and will be based in part on the needs identified in a neighborhood assets inventory. Technical assistance and coordination of resident programs and services will be provided.

7. Lee County 2003 Annual Action Plan

Lee Action Plan HUD FY 2003 Project Descriptions

Suncoast Estates Neighborhood Improvements (#03.16.B)

The Project will fund capital/infrastructure activities designed to improve the physical environment through the construction, reconstruction, rehabilitation, acquisition and/or installation of public facilities within the neighborhood district. Such improvements include, but are not limited to, construction of sidewalks, speed humps, bus shelters, neighborhood facilities, park and recreational improvements, and other public facilities to provide for a suitable living environment. Capital/infrastructure projects will be coordinated with affordable housing renovation construction and code enforcement activities.

Bonita Springs Public Facilities (#03.21.B)

This project will provide capital/infrastructure improvements and activities intended to improve the physical environment of Bonita Springs. Such improvements include, but are not limited to, construction of sidewalks, storm water drainage facilities, speed humps, bus shelters, neighborhood facilities, park and recreational improvements, and other public facilities to provide for a suitable living environment.

Bonita Springs CDBG Housing Rehabilitation (#03.22.B)

Bonita Springs will participate in the Lee County Department of Human Services Housing Services Program to provide Rehabilitation assistance to low-income residents of Bonita Springs. The project will incorporate the guidelines and standards noted in the description of the DHS program above.

Fort Myers Beach Public Services (#03.23.B)

This project supports public services to low-income residents and special populations of Fort Myers Beach. Public Services conforming to 24CFR570 Subpart "C" and Section 507.201(e) will be provided for priority eligible populations including elderly and youth.

Fort Myers Beach CDBG Housing Rehabilitation (#03.24.B)

Fort Myers Beach will participate in the Lee County Department of Human Services Housing Services Program to provide Rehabilitation assistance to low income residents of Fort Myers Beach. The project will incorporate the guidelines and standards noted in the description of the DHS program above.

City of Sanibel Accessibility Project (#03.25.B)

This project supports public facility improvements in the form of accessibility modifications.

CDBG Homeless Set-Aside (#03.17.B)

The Board of County Commissioners and the CAA/NDC Advisory Committee has approved the utilization of CDBG funds to provide match dollars to agencies assisting the homeless in the Lee County Homeless Continuum of Care. Agencies are local government or non-profit agencies delivering supportive services and transitional, permanent and permanent-supportive housing for homeless persons and families. Primary grant funding for these projects is received through competitive award under the HUD *Continuum of Care* Program.

7. Lee County 2003 Annual Action Plan
Lee Action Plan HUD FY 2003 Project Descriptions

ESG Homelessness Prevention Services (#03.42.S)

The Board of County Commissioners and the CAA/NDC Advisory Committee has approved the utilization of ESG funds to provide emergency support services to homeless person in the form of emergency supplies and counseling. The Department of Human Services, Living Independently for Today (LIFT) program staff with nearly a decade of homelessness prevention experience will administer this program. Program match will come from the County General Fund.

ESG Homeless Shelter Rehabilitation Program (#03.41.S)

The Board of County Commissioners and the CAA/NDC Advisory Committee has approved the utilization of ESG funds to provide structure rehabilitation funding for agencies providing emergency shelters for homeless person. Shelter rehabilitation and ancillary services will be advertised as an annual contract to experienced homeless provider agencies. Award criteria will include participation in the Lee Homeless Continuum of Care, participation in the Lee Homeless Management Information System (HMIS), a capacity threshold criterion, an experience threshold criterion, a match threshold criterion, and a leverage consideration. Cash match or other match defined in the ESG Desk Guide will be required and monitored.

7. Lee County 2003 Annual Action Plan

Section 7.6 Resources - Housing And Neighborhood Development

Entitlement Resources

Figure 78: Resources by Project HUD FY 2003

03.01.B	Administration	\$245,000
03.02.B	CDBG Housing Delivery	\$161,040
03.03.B	CDBG Supportive Housing	\$326,960
03.04.B	CDBG Owner Rehabilitation	\$238,000
03.05.B	Demolition and Clearance	\$60,000
03.06.B	Temporary Relocation	\$20,000
03.07.B	Charleston Park Neighborhood Improvements	\$148,655
03.08.B	Charleston Park Neighborhood Building	\$26,235
03.09.B	Harlem Heights Neigh. Neighborhood Improvements	\$188,680
03.10.B	Page Park Neigh. Improvement	\$128,260
03.11.B	Palmona Park Neighborhood Improvements	\$154,548
03.12.B	Palmona Park Neighborhood Building	\$17,182
03.13.B	Pine Manor Code Enforcement	\$68,052
03.14.B	Pine Manor Neighborhood Building	\$45,368
03.15.B	Pine Manor Neighborhood Improvements	\$113,420
03.16.B	Suncoast Estates Neighborhood Improvement	\$169,600
03.17.B	CDBG Homeless Set Aside Activities	\$100,000
03.21.B	Bonita Springs Public Facilities	\$148,500
03.22.B	Bonita Springs CDBG Housing Rehabilitation	\$148,500
03.23.B	Fort Myers Beach Public Services	\$25,000
03.24.B	Fort Myers Beach CDBG Housing Rehab	\$25,000
03.25.B	Sanibel Accessibility	\$29,000
03.30.M	HOME Project Delivery	\$80,891
03.31.M	HOME Down Payment Assistance	\$501,054
03.32.M	HOME CHDO/Dunbar Allocation	\$122,108
03.33.M	HOME Owner Rehabilitation	\$110,000
03.40.S	ESG Program Administration	\$3,750
03.41.S	ESG Shelter Rehabilitation	\$48,750
03.42.S	ESG Homelessness Prevention Services	\$22,500

\$3,476,053

Figure 79 Lee County Annual Plan Funding Sources

U.S. Department of Housing and Urban Development CPD Consolidated Plan Funding Sources		
Entitlement Grant		\$ 3,476,053
Unprogramed Prior Year's Income not previously reported		0
Surplus Funds		0
Return of Grant Funds		0
Total Estimated Program Income (from detail below)		\$100,000
Total Funding Sources:		\$ 3,576,053
<i>Estimated Program Income</i>		
<i>Description</i>	<i>Grantee</i>	<i>Sub recipient</i>
1 Lee County Housing Rehabilitation Repayments	\$100,000	0
Total Estimated Program Income	\$100,000	0

7. Lee County 2003 Annual Action Plan

Section 7.6 Resources - Housing And Neighborhood Development

Additional Resources, Lee County Programs

HOPE 3 Resale Income

Lee County DHS finished the 20 homes required in the first two rounds of acquisition, rehabilitation, transfer and sale to eligible, first-time homebuyers. In HUD FY 1998, all proceeds from the sale of rehabilitated properties were returned to Lee County, which created a local fund for continuing cycles of acquisition, rehabilitation, transfer, and sale to first-time homebuyers

HUD Homeless Continuum of Care Programs and Florida Challenge Grant and Homeless Housing Assistance Grants

Recipients of SHP/S+C funds over the last six years have provided necessary supportive services to the homeless population throughout Lee County. The gaps in services provided to the homeless have become more apparent through implementation of this program. Through the Continuum of Care (CoC) approach, developed through a community partnership, new gaps have been identified. The Salvation Army, Ruth Cooper Center (RCC), Southwest Florida Addiction Services (SWFAS) and DHS, as well as other agencies, provide a broad array of supportive services and housing opportunities to the homeless to address the gaps. The Department of Human Services is also the lead agency for the Florida state Homeless Programs. Local agencies have been successful in receiving funding under these competitive grants for the two years of the programs existence.

Lee County Local Government Support

DHS administers state-mandated programs in self-sufficiency, health, mental health and substance abuse, and additional state and federally supported family self-sufficiency programs. DHS administers Lee County General Fund support for non-profit agencies through the Partnering For Results (PFR) Program .

Florida SHIP Program Funds

Lee County supports affordable housing with a variety of resources. An overview of agencies and programs is shown in *Section 2- Lee County Institutional Structure for Housing and Community Development*. One program, which augments HUD funding for affordable housing, is the State of Florida *State Housing Initiatives Partnership* (SHIP), funded through real estate transfer fees. The program is administered jointly through the Department of Human Services and the Department of Community Development.

Other Federal State and Local Resources

Numerous agencies and programs support the overall community development effort in Lee County. These resources are discussed under *Section 2- Institutional Structure* of this document. Resources include: Social Security, Medicaid, TANF, Florida Kid Care, Food Stamps, Mental Health and Substance Abuse Block Grant, Workforce Investment Agencies, Florida Welfare to Work program, Public Housing Agencies, other HUD programs – Sections 202 and 811, HOPWA, other Federal Department programs- Health and Human Services, Department of Labor, Veteran's Administration, Department of Agriculture, Federal Emergency Management Agency, State programs- SHIP, Florida Housing Finance Corporation, local non-homeless-profit consortiums and charitable collectives including Southwest Florida Community Foundation and United Way.

7. Lee County 2003 Annual Action Plan

7.7 Objectives and Performance - Housing

HUD Table 2C - Specific Objectives 2003 - Supportive/Affordable Housing

Objective Proj. No	Housing/ Supportive Housing	2003 Budget	Source	Performance Measure	Units Expected
03.03.B	CDBG Supportive Housing Program	\$326,960	CDBG	Housing Units	6
03.33.M	HOME Rehabilitation Program	\$110,000	HOME	Housing Units	5
03.04.B	CDBG Housing Rehabilitation Program	\$238,000	CDBG	Housing Units	12
03.22.B	Bonita Springs Housing Rehabilitation	\$148,500	CDBG	Housing Units	5
03.24.B	Fort Myers Beach Housing Rehabilitation	\$25,000	CDBG	Housing Units	2
03.05.B	Demolition and Clearance	\$60,000	CDBG	Housing Units	5
03.06.B	Temporary Relocation	\$20,000	CDBG	Housing Units	2
03.31.M	Direct Homeownership Assistance Program	\$501,054	HOME	Housing Units	31
03.32..M	CHDO Housing Program	\$122,108	HOME	Housing Units	2

7. Lee County 2003 Annual Action Plan

7.7 Objectives and Performance - Homelessness

HUD Table 2C Specific Objectives 2003 - Elimination of Homelessness

Code / Objective / Project	Year	Expected Units
CH: Chronic Homelessness. Chronic homeless persons are identified receive coordinated services. Chronic homeless persons attain independent or stable housing with enhanced self-sufficiency		
CH2:	Continuum has a unified Strategy, which maps the process and milestones in eliminating Chronic Homelessness.	2003 50%
CH/OH3:	Core homeless housing and service agencies utilize the installed Lee County HMIS for client tracking and reporting. (Jt. Chronic/Other Outcome)	2003 20%/ incr /yr
CH/OH4	Homeless agencies access additional resources (Jt. Chronic/Other Outcome)	2003 20%/ incr /yr
CH5	Chronically Homeless receive coordinated supportive services and housing	2003 55 CH persons 30 CH beds/yr
CH6	Chronically Homeless persons achieve self-sufficiency and permanent housing.	2003 (2003-5) 45 persons
OH: Other Homelessness. Periodically homeless persons are identified receive coordinated services and attain independent or stable housing with enhanced self-sufficiency		
OH8	Public, private, and nonprofit agencies and private citizens utilize the existing Lee County/ United Way internet-based Information and Referral Service.	2003 complete
OH9	Other Homeless receive coordinated supportive services and housing	2003 250 persons 25 new beds/yr
OH10	Other Homeless persons achieve self-sufficiency and permanent housing.	2003 20 persons
OHCH11 (ESG Funding)	Emergency Shelter Grant Project Outreach, Service, Housing projects allows clients to attain permanent or stable housing and enhanced independence. (Unit = indiv)	2003 10 persons

7. Lee County 2003 Annual Action Plan

7.7 Objectives and Performance - Special Needs Populations

HUD Table 2C Specific Objectives 2003 - Special Needs Populations

Objective	SNP.1 Health. special populations	2003 Budget	Source	Performance Measure	Units Expected
Project #					
SNP1.1	DHS Medicaid/HCRA Service.		Lee County	Persons assisted	<i>Other Funding - Lee.Co.</i>
SNP1.2	DHS Public Health/Mental Health/ Substance Abuse Contracts		Lee County	Persons assisted	<i>Other Funding - Lee.Co.</i>
Objective	SNP2 Youth.	2003 Budget	Source	Performance Measure	Units Expected
Project #					
SNP2.1	Youth Programs Nonprofit		Lee County	Youth assisted	<i>Other Funding - Lee.Co.</i>
SNP2.2 / W/ 03.08.B	Youth Programs Nonprofit		CDBG	Youth assisted	100 youth

7. Lee County 2003 Annual Action Plan

7.7 Objectives and Performance - Community Development

HUD Table 2C Specific Objectives 2003 - Neighborhoods

Objective:	Decent Living Environment / Neighborhoods	Source	Performance Measure	Units Expected
Project. #				
03.07.B	Charleston Park Neigh. Improv.	CDBG	Parking Area	1 Parking Area
03.08.B	Charleston Park Neigh. Building	CDBG	Persons	411 Persons
03.20.B	Dunbar Neigh. Improv.	CDBG	L.F.Sidewalk	4,800 L.F.
03.09.B	Harlem Heights Afford Housing	CDBG	L.F.Sidewalk	1,000 L.F.
03.11.B	Page Park Neigh. Improv.	CDBG	Community Building Renov	1 Community Building Renov
03.12.B	Palmona Park Neigh. Improv.	CDBG	L.F. Drainage Ditch	2,500 L.F. Drainage Ditch
03.13.B	Pine Manor Code Enforcement	CDBG	Persons	3,785 Persons
03.14.B	Pine Manor Neigh. Improv.	CDBG	Community Center Renov.	1 Community Center Renovations
03.15.B	Pine Manor Afford. Housing	CDBG	Bldg Site	1 Bldg Site
03.16.B	Suncoast Estates Neigh. Improv.	CDBG	Bus Shelters	2 Bus Shelters
03.21.B	Bonita Springs Pub. Facilities	CDBG	Community Ctr	1 Community Ctr
03.23.B	Fort Myers Beach Public Services	CDBG	Individuals Served	50 Individuals Served
03.25.B	Sanibel Accessibility	CDBG	Individuals Assisted	750 Individuals Assisted

S:\NB\Np\Neighborhood Districts\Neigh Misc\ND Proj Performance Benchmarks 4-03.doc

7. Lee County 2003 Annual Action Plan
Section 7.8

Certifications

7. Lee County 2003 Annual Action Plan

7.8 Certifications

Title 24 Housing and Urban Development / 24CFR91.225

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) for an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

7. Lee County 2003 Annual Action Plan

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -

(a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all sub awards at all tiers (including subcontracts, sub grants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Ray Judah, Chairman
Lee County Board of Commissioners
Lee County, Florida

8/5/03

7. Lee County 2003 Annual Action Plan

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies redesigned to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s), (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

7. Lee County 2003 Annual Action Plan

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official Date/

Ray Judah, Chairman
Lee County Board of Commissioners
Lee County, Florida

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance: The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable

Signature/Authorized Official

Ray Judah, Chairman
Lee County Board of Commissioners
Lee County, Florida

8/5/03

7. Lee County 2003 Annual Action Plan

ESG Certifications

The Emergency Shelter Grantee certifies that:

Major rehabilitation/conversion -- It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for purposes less than tenant-based rental assistance, the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

Essential Services -- It will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served.

Renovation -- Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services -- It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal State, local, and private assistance.

Matching Funds -- It will obtain matching amounts required under §576.71 of this title.

Confidentiality -- It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement -- To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, operating facilities, and providing services assisted through this program.

Consolidated Plan -- It is following a current HUD-approved Consolidated Plan or CHAS.
Signature/Authorized Official Date/Title

Ray Judah, Chairman
Lee County Board of Commissioners
Lee County, Florida

8/5/03

7. Lee County 2003 Annual Action Plan

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.
7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of sub recipients or subcontractors in covered workplaces).

7. Lee County 2003 Annual Action Plan
Section 7.9

HUD Table 3 - Consolidated Action Plan
Individual Project Tables

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**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0001	CDBG Program Administration	21A General Program Administration	CDBG \$ 245,000 ESG \$ 0
03.01.B	Planning & Administration	570.206	HOME \$ 0 HOPWA \$ 0
	Funds for the Lee County Department of Human Services to administer the CDBG Program.	0 N/A	TOTAL \$ 245,000 Total Other Funding \$ 0

Help the Homeless? No Start Date: 10/01/03
 Help those with HIV or AIDS? No Completion Date: 03/30/05

Eligibility:
 Subrecipient: Local Government
 Location(s): Addresses

83 Pondella Road, North Fort Myers, FL 33903

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0003	CDBG Project Delivery for Housing Services	14H Rehabilitation Administration	CDBG \$ 161,040 ESG \$ 0
03.02.B	Housing	570.202	HOME \$ 0 HOPWA \$ 0
	1. Housing. The provision of affordable owner-occupied and rental housing with the emphasis on low-income residents and special populations by providing affordable housing through new construction, rehabilitation and homeownership assistance. The access to affordable housing is to be provided by the reduction of the institutional barriers and removal of discrimination through fair housing initiatives.	0 N/A	TOTAL \$ 161,040 Total Other Funding \$ 0

Funds for for project delivery activities for the housing rehabilitation program.

Help the Homeless? No Start Date: 09/30/03
 Help those with HIV or AIDS? No Completion Date: 03/30/05

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0028	CDBG Supportive Housing	12 Construction of Housing	CDBG \$ 326,960
03.03.B	Housing	570.204	ESG \$ 0
		6 Housing Units	HOME \$ 0
	1. Housing. The provision of affordable owner-occupied and rental housing with the emphasis on low-income residents and special populations by providing affordable housing through new construction, rehabilitation and homeownership assistance. The access to affordable housing is to be provided by the reduction of the institutional barriers and removal of discrimination through fair housing initiatives.		HOPWA \$ 0
			TOTAL \$ 326,960
	Project to deliver housing for persons with disabilities.		Total Other Funding \$ 0

Help the Homeless? No Start Date: 09/30/02
 Help those with HIV or AIDS? No Completion Date: 03/30/05

Eligibility: 570.208(a)(3) - Low / Mod Housing
 Subrecipient: Local Government
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0004	CDBG Owner Housing Rehabilitation	14A Rehab; Single-Unit Residential	CDBG \$ 238,000 ESG \$ 0
03.04.B	Housing	570.202	HOME \$ 0 HOPWA \$ 0
	1. Housing. The provision of affordable owner-occupied and rental housing with the emphasis on low-income residents and special populations by providing affordable housing through new construction, rehabilitation and homeownership assistance. The access to affordable housing is to be provided by the reduction of the institutional barriers and removal of discrimination through fair housing initiatives.	20 Housing Units	TOTAL \$ 238,000 Total Other Funding \$ 0

Project to provide rehabilitation of housing for low and very low-income households, to include any temporary relocation in support of rehabilitation activities.

Help the Homeless? No Start Date: 09/30/02
 Help those with HIV or AIDS? No Completion Date: 03/30/05

Eligibility: 570.208(a)(3) - Low / Mod Housing
 Subrecipient: Local Government
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
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0006	Demolition and Clearance	04 Clearance and Demolition	CDBG \$ 60,000 ESG \$ 0
03.05.B	Housing	570.201(d)	HOME \$ 0 HOPWA \$ 0
	1. Housing. The provision of affordable owner-occupied and rental housing with the emphasis on low-income residents and special populations by providing affordable housing through new construction, rehabilitation and homeownership assistance. The access to affordable housing is to be provided by the reduction of the institutional barriers and removal of discrimination through fair housing initiatives.	15 Housing Units	TOTAL \$ 60,000 Total Other Funding \$ 0

Demolish and clear vacant, dilapidated housing structures.

Help the Homeless? No Start Date: 09/30/03
 Help those with HIV or AIDS? No Completion Date: 03/30/05

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0007	Temporary Relocation	08 Relocation	CDBG \$ 20,000 ESG \$ 0
03.06.B	Housing	570.201(f)	HOME \$ 0 HOPWA \$ 0
	1. Housing. The provision of affordable owner-occupied and rental housing with the emphasis on low-income residents and special populations by providing affordable housing through new construction, rehabilitation and homeownership assistance. The access to affordable housing is to be provided by the reduction of the institutional barriers and removal of discrimination through fair housing initiatives.	5 Households (General)	TOTAL \$ 20,000 Total Other Funding \$ 0

Temporary relocation of families while rehabilitation of the residence is underway

Help the Homeless? No Start Date: 09/30/03
 Help those with HIV or AIDS? No Completion Date: 03/30/05

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0012	Charleston Park Neighborhood Improvements	03 Public Facilities and Improvements (General)	CDBG \$ 148,655
03.07.B	Infrastructure	570.201(c)	ESG \$ 0
	3. Decent living environment. The revitalization of blighted neighborhoods - revitalize neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement.	411 People (General)	HOME \$ 0
	Project to deliver infrastructure and public facilities to this low-income neighborhood		HOPWA \$ 0
			TOTAL \$ 148,655
			Total Other Funding \$ 0

Help the Homeless? No Start Date: 09/30/03
 Help those with HIV or AIDS? No Completion Date: 03/31/05

Eligibility:
 Subrecipient: Local Government
 Location(s): CT & BG's

CT: 030300 BG: 5 County: 12071

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
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0026	Charleston Park Neighborhood Building Program	05 Public Services (General)	CDBG \$ 26,235
03.08.B	Public Services	570.201(e)	ESG \$ 0
	3. Decent living environment. The revitalization of blighted neighborhoods - revitalize neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement.	411 People (General)	HOME \$ 0
	Project to expand the delivery of social services and capacity building in a low income neighborhood.		HOPWA \$ 0
			TOTAL \$ 26,235
			Total Other Funding \$ 0

Help the Homeless? No Start Date: 09/30/03
 Help those with HIV or AIDS? No Completion Date: 03/31/05

Eligibility:
 Subrecipient: Local Government
 Location(s): CT & BG's

CT: 030300 BG: 5 County: 12071

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0027	Harlem Heights Neighborhood Improvements	03 Public Facilities and Improvements (General)	CDBG \$ 188,680 ESG \$ 0
03.09.B	Infrastructure 3. Decent living environment. The revitalization of blighted neighborhoods - revitalize neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement. Project to deliver infrastructure and public facilities in the low-income neighborhood	570.201(c) 1000 Feet of Public Utilities	HOME \$ 0 HOPWA \$ 0 TOTAL \$ 188,680 Total Other Funding \$ 0

Help the Homeless? No Start Date: 12/31/03
 Help those with HIV or AIDS? No Completion Date: 06/30/04

Eligibility:
 Subrecipient: Local Government
 Location(s): CT & BG's

CT: 001902 BG: 4 County: 12071

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
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0016	Page Park Neighborhood Improvements	03 Public Facilities and Improvements (General)	CDBG \$ 128,260 ESG \$ 0
03.10.B	Infrastructure 3. Decent living environment. The revitalization of blighted neighborhoods - revitalize neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement. Project to provide infrastructure and public improvements in this low-income neighborhood.	570.201(c) 1 Public Facilities	HOME \$ 0 HOPWA \$ 0 TOTAL \$ 128,260 Total Other Funding \$ 0

Help the Homeless? No Start Date: 09/30/03
 Help those with HIV or AIDS? No Completion Date: 03/31/05

Eligibility: 570.208(a)(1) - Low / Mod Area
 Subrecipient: Local Government
 Location(s): CT & BG's

CT: 001300 BG: 1 County: 12071

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0029	Palmona Park Neighborhood Improvements	03 Public Facilities and Improvements (General)	CDBG \$ 154,548 ESG \$ 0
03.11.B	Infrastructure	570.201(c)	HOME \$ 0 HOPWA \$ 0
	3. Decent living environment. The revitalization of blighted neighborhoods - revitalize neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement.	2500 Feet of Public Utilities	TOTAL \$ 154,548
	Project to deliver infrastructure and public facilities to this low-income neighborhood		Total Other Funding \$ 0

Help the Homeless? No Start Date: 09/30/03
 Help those with HIV or AIDS? No Completion Date: 03/31/05

Eligibility:
 Subrecipient: Local Government
 Location(s): CT & BG's

CT: 020800 BG: 5 County: 12071

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0030	Palmona Park Neighborhood Building	05 Public Services (General)	CDBG \$ 17,182 ESG \$ 0
03.12.B	Public Services	570.201(e)	HOME \$ 0 HOPWA \$ 0
	3. Decent living environment. The revitalization of blighted neighborhoods - revitalize neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement.	1353 People (General)	TOTAL \$ 17,182
	Project to expand the delivery of social services and capacity building in a low-income neighborhood.		Total Other Funding \$ 0

Help the Homeless? No Start Date: 09/30/03
 Help those with HIV or AIDS? No Completion Date: 03/31/05

Eligibility:
 Subrecipient: Local Government
 Location(s): CT & BG's

CT: 020800 BG: 5 County: 12071

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0017	Pine Manor Concentrated Code Enforcement	15 Code Enforcement	CDBG \$ 68,052 ESG \$ 0
03.13 B	Infrastructure 3. Decent living environment. The revitalization of blighted neighborhoods - revitalize neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement. Project to deliver enhanced code enforcement to overcome blight in the low-income neighborhood	570.202(c) 2700 People (General)	HOME \$ 0 HOPWA \$ 0 TOTAL \$ 68,052 Total Other Funding \$ 0

Help the Homeless? No Start Date: 09/30/03
 Help those with HIV or AIDS? No Completion Date: 03/31/05

Eligibility:
 Subrecipient: Local Government
 Location(s): CT & BG's

CT: 001500 BG: 3 County: 12071

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0019	Pine Manor Neighborhood Building	05 Public Services (General)	CDBG \$ 45,368 ESG \$ 0
03.14.B	Public Services	570.201(e)	HOME \$ 0 HOPWA \$ 0
	3. Decent living environment. The revitalization of blighted neighborhoods - revitalize neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement.	3785 People (General)	TOTAL \$ 45,368
	Project to provide affordable housing through rehabilitation and acquisition		Total Other Funding \$ 0

Help the Homeless? No Start Date: 09/30/03
 Help those with HIV or AIDS? No Completion Date: 03/31/05

Eligibility:
 Subrecipient: Local Government
 Location(s): CT & BG's

CT: 001500 BG: 3 County: 12071

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0018	Pine Manor Neighborhood Improvements	03 Public Facilities and Improvements (General)	CDBG \$ 113,420 ESG \$ 0
03.15.B	Infrastructure 3. Decent living environment. The revitalization of blighted neighborhoods - revitalize neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement. Project to provide infrastructure and public facilities in the low-income neighborhood	570.201(c) 1 Public Facilities	HOME \$ 0 HOPWA \$ 0 TOTAL \$ 113,420 Total Other Funding \$ 0

Help the Homeless? No Start Date: 12/31/02
 Help those with HIV or AIDS? No Completion Date: 06/30/04

Eligibility:
 Subrecipient: Local Government
 Location(s): CT & BG's

CT: 001500 BG: 3 County: 12071

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0032	Suncoast Estates Neighborhood Improvements	03 Public Facilities and Improvements (General)	CDBG \$ 169,600 ESG \$ 0
03.16.B	Infrastructure 3. Decent living environment. The revitalization of blighted neighborhoods - revitalize neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement. Project to provide infrastructure and public improvements in this low-income neighborhood.	570.201(c) 2 Public Facilities	HOME \$ 0 HOPWA \$ 0 TOTAL \$ 169,600 Total Other Funding \$ 0

Help the Homeless? No Start Date: 09/30/03
 Help those with HIV or AIDS? No Completion Date: 03/31/05

Eligibility: 570.208(a)(1) - Low / Mod Area
 Subrecipient: Local Government
 Location(s): CT & BG's

CT: 020300 BG: 2 County: 12071

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	Funding Amount
0021	CDBG Homeless - Set Aside Activities	03C Homeless Facilities (not operating costs)	CDBG ESG	\$ 100,000 \$ 0
03.17.B	Homeless & HIV/AIDS	570.201(c)	HOME HOPWA	\$ 0 \$ 0
	4.Homelessness.The prevention of homelessness through emergency assistance and the elimination of existing homelessness through a Continuum of Care which provides temporary housing, treatment and training of individuals and families and for permanent housing.	100 Persons who are Homeless	TOTAL	\$ 100,000
	Project to provide assistance to agency programs returning homeless residents to housing and independence		Total Other Funding	\$ 0

Help the Homeless? Yes

Help those with HIV or AIDS? No

Eligibility: Subrecipient Private 570.500(c)

Subrecipient: Community Wide

Location(s):

Start Date: 06/30/03

Completion Date: 06/30/04

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0013	Bonita Springs Public Facilities	03 Public Facilities and Improvements (General)	CDBG \$ 148,500 ESG \$ 0
03.21.B	Infrastructure	570.201(c)	HOME \$ 0 HOPWA \$ 0
	3. Decent living environment. The revitalization of blighted neighborhoods - revitalize neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement.	2000 People (General)	TOTAL \$ 148,500
	Project to deliver infrastructure and facilities to low- income residents of Bonita Springs.		Total Other Funding \$ 0

Help the Homeless? No Start Date: 09/30/03
 Help those with HIV or AIDS? No Completion Date: 03/31/05

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0022	Bonita Springs CDBG Housing Rehabilitation	14A Rehab; Single-Unit Residential	CDBG \$ 148,500
03.22.B	Housing	570.202	ESG \$ 0
	1. Housing. The provision of affordable owner-occupied and rental housing with the emphasis on low-income residents and special populations by providing affordable housing through new construction, rehabilitation and homeownership assistance. The access to affordable housing is to be provided by the reduction of the institutional barriers and removal of discrimination through fair housing initiatives.	2 Households (General)	HOME \$ 0
			HOPWA \$ 0
			TOTAL \$ 148,500
			Total Other Funding \$ 0

Project to provide affordable housing in Bonita Springs.

Help the Homeless? No Start Date: 12/31/02
 Help those with HIV or AIDS? No Completion Date: 06/30/04

Eligibility: 570.208(a)(3) - Low / Mod Housing
 Subrecipient: Local Government
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0015	Fort Myers Beach Public Services	05 Public Services (General)	CDBG \$ 25,000 ESG \$ 0
03.23.B	Public Services	570.201(e)	HOME \$ 0 HOPWA \$ 0
	3. Decant living environment. The revitalization of blighted neighborhoods - revitalize neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement.	200 People (General)	TOTAL \$ 25,000
	Project to provide initial Public services for low income residents of Fort Myers Beach.		Total Other Funding \$ 0

Help the Homeless? No Start Date: 12/31/02
 Help those with HIV or AIDS? No Completion Date: 06/30/04

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0024	Ft. Myers Beach CDBG Housing Rehabilitation	14A Rehab; Single-Unit Residential	CDBG \$ 25,000 ESG \$ 0
03.24.B	Housing	570.202	HOME \$ 0 HOPWA \$ 0
	1. Housing. The provision of affordable owner-occupied and rental housing with the emphasis on low-income residents and special populations by providing affordable housing through new construction, rehabilitation and homeownership assistance. The access to affordable housing is to be provided by the reduction of the institutional barriers and removal of discrimination through fair housing initiatives.	5 Housing Units	TOTAL \$ 25,000 Total Other Funding \$ 0

Project to provide affordable housing in Fort Myers Beach.

Help the Homeless? No Start Date: 12/31/02
 Help those with HIV or AIDS? No Completion Date: 06/30/04

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
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0025	Sanibel Accessibility	03 Public Facilities and Improvements (General)	CDBG ESG \$ 29,000 \$ 0
03.25.B	Special Needs/Non-Homeless Healthcare. The provision of supports for healthy lives for Lee County citizens by providing for the special needs of residents through the coordination of affordable health and mental illness treatment facilities and affordable supportive services for all special populations.	570.201(c) 750 People (General)	HOME HOPWA TOTAL \$ 0 \$ 0 \$ 29,000
	Project to provide improvements to public facilities to facilitate accessibility		Total Other Funding \$ 0

Help the Homeless? No Start Date: 09/30/03
 Help those with HIV or AIDS? No Completion Date: 03/31/05

Eligibility:
 Subrecipient: Subrecipient Public 570.500(c)
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0002	HOME Project Delivery	21H HOME Admin/Planning Costs of PJ (subject to 10% cap)	CDBG \$ 0 ESG \$ 0
03.30.M	Planning & Administration	570.20(k)	HOME \$ 80,891 HOPWA \$ 0
	Funding for the Lee County Department of Human Services for the HOME Program project delivery.	0 N/A	TOTAL \$ 80,891
			Total Other Funding \$ 0

Help the Homeless? No Start Date: 12/31/03

Help those with HIV or AIDS? No Completion Date: 12/31/05

Eligibility:

Subrecipient:

Location(s):

Local Government
 Community Wide

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0005	HOME Direct Homeownership Assistance Program	13 Direct Homeownership Assistance	CDBG ESG
03.31.M	Housing	570.201(n)	HOME HOPWA
	1. Housing. The provision of affordable owner-occupied and rental housing with the emphasis on low-income residents and special populations by providing affordable housing through new construction, rehabilitation and homeownership assistance. The access to affordable housing is to be provided by the reduction of the institutional barriers and removal of discrimination through fair housing initiatives.	80 Households (General)	TOTAL Total Other Funding
	Assistance with closing costs or downpayment assistance to homebuyers purchasing an existing primary residence.		
	Help the Homeless?	No	Start Date: 12/31/03
	Help those with HIV or AIDS?	No	Completion Date: 12/31/05
	Eligibility:		
	Subrecipient:		Local Government
	Location(s):		Community Wide

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0008	HOME CHDO/Dunbar Allocation	12 Construction of Housing	CDBG \$ 0 ESG \$ 0
03.32.M	Housing	570.204	HOME \$ 122,108 HOPWA \$ 0
	1. Housing. The provision of affordable owner-occupied and rental housing with the emphasis on low-income residents and special populations by providing affordable housing through new construction, rehabilitation and homeownership assistance. The access to affordable housing is to be provided by the reduction of the institutional barriers and removal of discrimination through fair housing initiatives.	3 Households (General)	TOTAL \$ 122,108
	To facilitate the construction of affordable housing for very low and low-income households.		Total Other Funding \$ 0

Help the Homeless? No Start Date: 09/30/03
 Help those with HIV or AIDS? No Completion Date: 03/30/05

Eligibility:
 Subrecipient: CHDO - 92.2
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0011	HOME Owner Rehabilitation	14A Rehab; Single-Unit Residential	CDBG \$ 0 ESG \$ 0
03.33.M	Housing	570.202	HOME \$ 110,000 HOPWA \$ 0
	1. Housing. The provision of affordable owner-occupied and rental housing with the emphasis on low-income residents and special populations by providing affordable housing through new construction, rehabilitation and homeownership assistance. The access to affordable housing is to be provided by the reduction of the institutional barriers and removal of discrimination through fair housing initiatives.	10 Housing Units	TOTAL \$ 110,000
	Project to provide rehabilitation of housing for low and very low-income households. to include any temporary relocation in support of rehabilitation activitie		Total Other Funding \$ 0

Help the Homeless? No Start Date: 12/31/03
 Help those with HIV or AIDS? No Completion Date: 12/31/05

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0033	ESG Program Administration	21A General Program Administration	CDBG ESG \$ 3,750
03.40.S	Planning & Administration	570.206	HOME \$ 0 HOPWA \$ 0
	Funds for the Lee County Department of Human Services to administer the ESG Program.	0 N/A	TOTAL \$ 3,750
			Total Other Funding \$ 0

Help the Homeless? No Start Date: 10/01/03
 Help those with HIV or AIDS? No Completion Date: 03/30/05

Eligibility:
 Subrecipient: Local Government
 Location(s): Addresses

83 Pondella Road, North Fort Myers, FL 33903

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0034	ESG Shelter Rehabilitation	14A Rehab; Single-Unit Residential	CDBG \$ 0 ESG \$ 48,750
03.41 S	Homeless & HIV/AIDS	570.202	HOME \$ 0 HOPWA \$ 0
	4.Homelessness: The prevention of homelessness through emergency assistance and the elimination of existing homelessness through a Continuum of Care which provides temporary housing, treatment and training of individuals and families and for permanent housing.	1 Housing Units	TOTAL \$ 48,750
	Project for homeless shelter rehabilitation		Total Other Funding \$ 0

Help the Homeless? Yes
 Help those with HIV or AIDS? No
 Start Date: 10/01/03
 Completion Date: 03/30/05

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0035	ESG Homelessness Prevention Services	05 Public Services (General)	CDBG ESG \$ 22,500
03.42.S	Homeless & HIV/AIDS	570.201(e)	HOME HOPWA \$ 0 \$ 0
	4. Homelessness. The prevention of homelessness through emergency assistance and the elimination of existing homelessness through a Continuum of Care which provides temporary housing, treatment and training of individuals and families and for permanent housing.	25 People (General)	TOTAL \$ 22,500
	Project to deliver supportive services to prevent homelessness return homeless residents to housing and independence		Total Other Funding \$ 0

Help the Homeless? Yes Start Date: 10/01/03
 Help those with HIV or AIDS? No Completion Date: 03/30/05

Eligibility:
 Subrecipient: Local Government
 Location(s): Addresses

83 Pondella Road, North Fort Myers, FL 33903

Appendix 1

PUBLIC COMMENT AND RESPONSE

1. Summary

The Lee County Consolidated Plan for HUD FY 2003-2007 and Lee County HUD Annual Action Plan for HUD FY 2003 were the focus of three major public meetings and numerous other forums beginning in November of 2002 and ending with the Board of County Commissioner approval on August 15, 2003. The dates and times of public hearings and meetings were established early in 2002 to ensure adequate notice to the residents and organizations of Lee County. All notices for public hearings, workshops, and Town Hall meetings were published in the major newspaper, the New-Press, and neighborhood association bulletins. Public notices were forwarded to human service agencies and distributed as handouts at agency meetings. The Plans were made available for public inspection at the following locations: Lee County Department of Human Services, the Lee County Public Resources Office, the Fort Myers, and Bonita Springs branches of the Lee County Library, and the Sanibel Library.

2. Public Comment and Response

Public Comment from Community Action Agency/ Neighborhood District Committee hearing, July 15, 2003.

Mr. Dan Moser commented he noticed the Consolidated Plan had many references to infrastructure such as sidewalks and bus shelters. He questioned how he could incorporate the information with the Bicycle Pedestrian Advisory Committees (BPAC). It seems as though the BPAC members do not realize how much work is being done in the neighborhoods. Lee County Department of Transportation completes most of the projects. The roadways have to be local roads being abused and used as a collector road before the road is studied. With CDBG funding, many problems that have never showed up on the radar screen have been taken care of by the neighborhoods. He commented DOT staff is not aware of the neighborhood improvements except when they happen to come upon the road while working in the field. He suggested this information get passed along to DOT and have an update at the end of the fiscal year. This would help the BPAC members understand the other projects.

Mr. Richard Faris commented that he had attended a conference regarding mapping and database systems (GIS). This is a tracking system used by counties. Every local government needs to be an enterprise with all departments sharing the data and it will require a coordinated approach. Mr. Dan Moser commented that Lee Tran, Community Redevelopment, Zoning and Land Use would be involved.

Ms. Karen Hawes commented that we do coordinate all of the projects with the appropriate departments and Mr. Ron Miller has the details for the neighborhood projects. Mr. Miller can provide Mr. Moser with the information. We certainly have the details from each of the neighborhoods as to how they are going to spend their neighborhood improvement dollars. Sometimes there are certain staff members that are on advisory committees that are not aware of the projects that are taking place. (DHS Staff member, Ron Miller is assembling additional information and forwarding it to Mr. Moser by August 15.

Appendix 1

GLOSSARY

Affordable Housing: Affordable housing is generally defined as housing where the occupant is paying no more than 30 percent of gross income for gross housing costs, including utility costs.

AIDS and Related Diseases: The disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome.

Alcohol/Other Drug Addiction: A serious and persistent alcohol or other drug addiction that significantly limits a person's ability to live independently.

Area of Racial/Ethnic Minority Concentration: A Census Tract that has a racial/ethnic minority percentage of twenty (20) percent or more.

At-Risk: Individuals/families about to lose their housing and emergency shelter may be needed.

Certification: A written assertion, based on supporting evidence, that must be kept available for inspection by HUD, by the Inspector General of HUD, and by the public. The assertion shall be deemed to be accurate unless HUD determines otherwise, after inspecting the evidence and providing due notice and opportunity for comment.

Committed Funds: Generally means there has been a legally binding commitment of funds to a specific project to undertake specific activities.

Consistent with the Consolidated Plan: A determination made by the jurisdiction that a program application meets the following criterion: The One-Year Action Plan for the upcoming fiscal year's funding indicates the jurisdiction planned to apply for the program or was willing to support an application by another entity for the program; the location of activities is consistent with the geographic areas as specified in the plan; and the activities benefit a category of residents for which the jurisdiction's five-year strategy shows a priority.

Consolidated Plan (the Plan): The document that is submitted annually to HUD that serves as the planning document of the jurisdiction and as an application for funding under any of the Community Planning and Development formula grant programs (CDBG, ESG, HOME, or HOPWA), which is prepared in accordance with the process prescribed in this part.

!Consortium: Geographically contiguous units of general local government that are acting as a single unit of general local government for purposes of the HOME program (see 24 CFR part 92). (A unit of general local government that is also part of a consortium for HOME program purposes must submit a plan that complies with subpart C of this part, as well as contributing to the consortium's plan that complies with subpart E of this part.)

!Cost Burden: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

Cost Burden > 50% (Severe Cost Burden): The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

Disabled Household: A household composed of one or more persons at least one of whom is an adult (a person of at least 18 years of age) who has a disability. A person shall be considered to have a disability if the person is determined to have a physical, mental or emotional impairment that: (1) is expected to be of long-continued and indefinite duration, (2) substantially impeded his or her ability to live independently, and (3) is of such a nature that the ability could be improved by more suitable housing conditions. A person shall also be considered to have a disability if he or she has a developmental disability as defined in the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6006). The term also includes the surviving member or members of any household described in the first sentence of this paragraph who were living in an assisted unit with the deceased member of the household at the time of his or her death.

Economic Independence and Self-Sufficiency Programs: Programs undertaken by Public Housing Agencies (PHAs) to promote economic independence and self-sufficiency for participating families, such as *Partners in Family Self-Sufficiency*, currently being implemented in Lee County. In addition, PHAs may operate locally-developed programs or conduct a variety of special projects designed to promote economic independence and self sufficiency.

!Elderly Person: A person who is at least 62 years of age.

!Emergency Shelter: Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless.

Existing Homeowner: An owner-occupant of residential property who holds legal title to the property and who uses the property as his/her principal residence.

a person in the process of securing legal custody of a person under the age of 18.

Homeless person: A youth (17 years or younger) not accompanied by an adult (18 years or older) or an adult without children, who is homeless (not imprisoned or otherwise detained pursuant to an Act of Congress or a State law), including the following: (1) An individual who lacks a fixed, regular, and adequate nighttime residence; and (2) An individual who has a primary nighttime residence that is: (i) A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill); (ii) An institution that provides a temporary residence for individuals intended to be institutionalized, or (iii) A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Homeless subpopulations: Include but are not limited to the following categories of homeless persons: severely mentally ill only, alcohol/drug addicted only, severely mentally ill and alcohol/drug addicted, fleeing domestic violence, youth, and persons with HIV/AIDS.

HOPE 1: The Public and Indian Housing Homeownership Program, which is authorized by Title IV, Subtitle A of the National Affordable Housing Act.

HOPE 2: The Homeownership of Multi-Family Units Program, which is authorized by Title IV, Subtitle B of the National Affordable Housing Act.

HOPE 3: The HOPE for Homeownership of Single Family Homes Program, which is authorized by Title IV, Subtitle C of the National Affordable Housing Act.

Household: One or more persons occupying a housing unit (U.S. Census definition). *See also family.*

Housing Problems: Households with housing problems include those that: (1) occupy units meeting the definition of Physical Defects; (2) meet the definition of overcrowded; and (3) meet the definition of cost burden greater than 30%.

Housing Unit: An occupied or vacant house, apartment, or a single room only (SRO) that is intended as separate living quarters. (U.S. Census definition)

IHUD: The United States Department of Housing and Urban Development.

Institutions/Institutional: Group quarters for persons under care or custody. (U.S. Census definition)

!Overcrowding: A housing unit containing more than one person per room. Person with a disability. A person who is determined to: (1) Have a physical, mental, or emotional impairment that: (i) Is expected to be of long-continued and indefinite duration; (ii) Substantially impedes his or her ability to live independently; and (iii) is of such a nature that the ability could be improved by more suitable housing conditions; or (2) Have a developmental disability, as defined in section 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 60121-6007; or (3) be the surviving member or members of any family that had been living in an assisted unit with the deceased member of the family who had a disability at the time of his or her death.

Partners In Family Self-Sufficiency Program (PFSSP): A program enacted by Section 554 of the National Affordable Housing Act which directs Public Housing Agencies (PHAs) and Indian Housing Authorities (IHAs) to use Section 8 assistance under the rental certificate and rental voucher programs, together with public and private resources to provide supportive services, to enable participating families to achieve economic independence and self-sufficiency.

Person with a disability: A person who is determined to: (1) Have a physical, mental or emotional impairment that: (i) is expected to be long-continued and indefinite .

!Poverty level family: Family with an income below the poverty line as defined by the Office of Management and Budget and revised annually.

Primary Housing Activity: A means of providing or producing affordable housing—such as rental assistance, production, rehabilitation or acquisition—that will be allocated significant resources and/or pursued intensively for addressing a particular housing need. (See also, "Secondary Housing Activity").

Project-Based Rental Assistance: Rental Assistance provided for a project, not for a specific tenant. Tenants receiving project-based rental assistance give up the right to that assistance upon moving from the project.

Public Housing MROP: Public Housing Major Reconstruction of Obsolete Projects.

Public Housing CIAP: Public Housing Comprehensive Improvement Assistance Program.

Rental Assistance: Rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance.

HUD Section 8 Housing Quality Standards as per 24 CFR Section 882.109 and minimum Lee County Building Codes are \$25,000 or less, and total costs do not exceed 75% of the value of the residence after rehabilitation.

Substantial Rehabilitation: Rehabilitation of residential property at an average cost for the project in excess of \$25,000 per dwelling unit.

Substantial Amendment: A major change in an approved housing strategy. It involves a change to the five-year strategy, which may be occasioned by a decision to undertake activities or programs inconsistent with that strategy.

Supportive Service Need in PFSSP Plan: The plan that PHAs administering a *Partners In Family Self-Sufficiency Program* are required to develop to identify the services they provide to participating families and the source of funding for those services. The supportive services may include child care; transportation; remedial education; education for completion of secondary or post secondary schooling; job training; preparation and counseling; substance abuse treatment and counseling; training in homemaking and parenting skills; money management, and household management; counseling in homeownership; job development and placement; follow-up assistance after job placement; and other appropriate services.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Supportive Housing: Housing, including Housing Units and Group Quarters, that have a supportive environment and includes a planned service component.

Tenant-Based (Rental) Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with right to continued assistance. The assistance is provided for the tenant, not for the project.

Total Vacant Housing Units: Unoccupied, year round, housing units. (U.S. Census definition)

Transitional housing: A project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living within 24 months, or a longer period approved by HUD.

Unit of general local government: A city, town, township, county, parish, village, or other general purpose political subdivision of a State; an urban county; the Federated States of Micronesia and Palau, the Marshall Islands, or a general purpose political subdivision thereof; and a consortium of such political subdivisions recognized by HUD in accordance with the HOME program (part 92) or the CDBG program (part 570).

Appendix 1
NEEDS ASSESSMENT

Needs Assessment of Lee County Residents:
Telephone Survey

Prepared by:
Michael J. Scicchitano, Ph.D.
Tracy L. Johns, Ph.D.



Executive Summary

General Satisfaction with Services from Lee County

Nearly one-fifth (18.3%) of the respondents in 2000 and more than one-eighth (13.8%) in 2002 were “Very” satisfied with the services they received from Lee County. More than two-thirds (68.5%) of the surveyed residents in 2000 and less than two-fifths (38.8%) of respondents in 2002 were “Somewhat” satisfied with Lee County services. About ten percent of the respondents in both 2000 and 2002 were “Not at All” satisfied with Lee County services.

Jobs in Lee County

Looked for a Job Last Year

Nearly eight percent of the respondents in 2002 wanted to look for a job but did not do so because they believed that they lacked the necessary skills and knowledge. This percentage is very similar to the results in 2000 when exactly eight percent of those surveyed indicated that they did not look for a job because they felt they lacked the necessary skills and knowledge.

Interest in Vocational Training Interest in Vocational Training

In 2002, 14 percent of respondents were “Very,” and 16 percent were “Somewhat,” interested in vocational training. In 2000, one-tenth of the respondents were “Very,” and one-eighth (12.8%) were “Somewhat,” interested in vocational training.

Types of Skills Desired

In 2002 more than 85 percent of the respondents said that computer skills were either “Very” or

“Somewhat” important. This is almost identical to the percentage (85.4%) of these respondents who deemed computer skills important in 2000. More than one-half (55.0%) of these respondents in 2002 rated skills using office equipment as either “Very” or “Somewhat” important. Slightly more (59.6%) of the respondents in 2000 rated these skills as important. More than four-fifths (85.8%) of the respondents from the 2002 survey, compared to about three-quarters (76.4%) from the 2000 survey, rated English language skills as either “Very” or “Somewhat” important.

Housing in Lee County

Rental Housing

Only about one-sixth (15.3%) of the 2002 respondents indicated that there were enough rental housing units in Lee County that cost less than \$500 a month, down from about one-fifth (19.3%) of the 2000 respondents.

Homes

Slightly more than one-eighth (13.5%) of the respondents in 2002 compared to nearly one-fifth (19.5%) of the respondents in 2000, believed that there were enough homes that could be purchased for less than \$50,000.

Assisted Living Facilities

Almost an equal percent of respondents from 2002 (29.8%) and 2000 (31.3%) believed that there were enough assisted living facilities in Lee County for the elderly who need this type of

housing.

Supported Housing for the Disabled

The responses indicate that 14 percent of the respondents in 2002 (this question was not asked in the 2000 survey) believed that there was enough supported housing for the disabled.

Transitional Housing and Homeless Shelters

More than one-sixth (17.3%) of the respondents in 2002, compared to nearly one-fifth (19.8%) of the respondents in 2000, believed that there was enough transitional housing and shelters for the homeless in Lee County.

Repairs for Housing

An equal percentage of respondents (3.8%) in 2002 and 2000 believed that the place where they live required “Substantial” repairs to make it safe from fire, accidents or sanitary problems.

About eight percent of the respondents in 2002, compared to about one-tenth (10.8%) in 2000, believed that the place where they live would require “Some” repairs to make it safe from fire, accident or sanitary problems.

Neighborhood Improvement

Roads and Walkways

Over one-quarter (26.5%) of the 2002 respondents, compared to nearly one-third (31.6%) of the 2000 respondents, indicated that the road surfaces and sidewalks in their neighborhoods required “Substantial” improvement. One-quarter of the 2002 respondents, compared to about one-fifth

(21.6%) of the 2000 respondents, believed that the road surfaces and sidewalks in their neighborhoods required “Some” improvement.

Street Signs and Street Lights

About 18 percent of the respondents in both 2002 and 2000 believed that the street signs and street lights in their neighborhoods needed “Substantial” improvement. More than one-quarter (25.3%) of the 2002 respondents, compared to about one-sixth (17.0%) of the 2000 respondents, believed that the street signs and street lights in their neighborhoods needed “Some” improvement.

Parks and Recreational Facilities

Nearly one-quarter (23.3%) of the respondents in 2002, compared to one-fifth (19.8%) in 2000, believed that there was a “Substantial” need for new parks and recreational facilities in their neighborhoods. Almost the same percentage of respondents in 2002 (23.8%) as in 2000 (22.3%) indicated that they perceived “Some” need for new parks and recreational facilities in their neighborhoods.

Community Policing

In 2002, 18 percent of the respondents believed that there was “Substantial” need, and nearly 30 percent believed that there was “Some” need for neighborhood law enforcement. In 2000, nearly one-sixth (16.3%) of the respondents felt that there was a “Substantial” need and 28 percent indicated that there was “Some” need for neighborhood law enforcement.

Lee County Transportation Services

In 2002, nearly one-sixth (16.3%) of the respondents indicated that they needed Lee County public transportation services compared to about one-eighth (12.0%) of respondents in 2000.

Health Care Services

Health Insurance

In 2002, 83 percent of the respondents indicated that they had health insurance compared to nearly 90 percent in 2000. Roughly equal percentages of respondents in 2002 (89.0%) and 2000 (90.5%) who have spouses indicated that they had health insurance for their spouse. About 85 percent of the respondents in both 2002 and 2000 who have children report that they had health insurance for their children. Forty-eight percent of the respondents in 2002, compared to 45 percent in 2000, reported that the cost of their health insurance was “Too High.” In 2002, more than one-half (50.3%) of the respondents reported that the cost of health insurance for their spouse was “Too High” compared to two-fifths (40.6%) in 2000. About 48 percent of the respondents in both 2002 and 2000 indicated that the cost of health insurance for their children was “Too High.”

Need for, and Use of, Health Care Services

The need for private physicians and dentists has declined from 2000 to 2002. In 2000, nearly three-fifths of the respondents indicated that they needed health care services from private physicians (58.5%) or dentists (57.0%). In 2002, more than two-fifths (44.3%) of the respondents needed a private physician and almost one-half (48.0%) needed a dentist. Of the respondents in 2002 who reported a need for a physician or dentist, a high percentage actually

used the service. The percentage of respondents who both needed and used a private physician increased from 81.3 percent in 2000 to 85.9 percent in 2002. The percentage of respondents using a dentist increased from 63.8 percent of respondents in 2000 to more than three-quarters (77.6%) in 2002. In 2000 very few, less than three percent, of the respondents who needed Alcohol/Drug Programs used this service. While the need for Alcohol/Drug Programs declined in 2002, the percentage of respondents who used these services increased to more than one-eighth (13.8%). The use of mental-health services by those who need them increased from less than five percent (4.0%) in 2000 to nearly one-third (31.5%) in 2002. In 2002, the unmet need for these services declined from 2000. Unmet need also declined for the use of Walk-in Clinics, Emergency Rooms, Family Health Clinics, Veterans Clinics, and Prescription Drug assistance Programs.

Child Care Services

Used Child Care

In 2000, more than one-third (34.4%) of the survey respondents used child care before 7:30 AM and after 5:30 PM. The percentage of respondents using child care at these times declined in 2002 to 28 percent.

Impact of Lack of Child Care

In 2000, about one-tenth (12.3%) of the respondents indicated that they were not able to take a job because of the lack of child care. This percent doubled in 2002 – one-quarter of the respondents were not able to take a job because of a lack of child care. Similarly, in 2000, nine

percent of the respondents were not able to participate in vocational training because of a lack of child care, this number has risen to 17 percent in 2002.

Youth Services

The percentage of respondents who perceived a need for delinquency programs increased from 72 percent in 2000 to 77 percent in 2002. The percentage of respondents who perceived a need for community-based youth development programs decreased from 78 percent in 2000 to 75.5 percent in 2002.

Services for Senior Citizens

Nearly one-quarter (23.3%) of the respondents in 2000 indicated a need for Senior Recreation Programs. The need for this service declined to about one-tenth (11.0%) of the respondents in 2002. The need for Senior Centers declined from more than one-quarter (26.5%) of the respondents in 2000 to about one-sixth (17.5%) of the respondents in 2002. The need for Home-based Services declined from about one-half (26.5%) of the respondents in 2000 to only about eight percent in 2002. In 2000, about one-eighth of the respondents who reported a need indicated that they used Senior Recreation Programs (13.3%) or Home-based Services (12.6%).

Social Services

While about 20 to 24 percent reported a need for each of the social services (Emergency Shelters, Domestic Violence Assistance, Temporary Rent Assistance, Emergency Food Assistance, and Utilities Payment Assistance) in 2000, only about 7 to 18 percent did so in 2002. While need

declined in all cases, use among those who reported a need increased.

Most Important Needs for Lee County Residents

In both 2000 and 2002, respondents were most likely to cite “Affordable Housing” as the most important need for Lee County residents. In 2000, more than one-fifth (21.3%) of the respondents indicated that “Affordable Housing” was the most important need for Lee County residents. In 2002, nearly 30 percent of the respondents indicated that “Affordable Housing” was the most important need for Lee County residents. In 2000 more than one-sixth (17.5%) of the respondents indicated that “Affordable Health/Mental Illness Services” was the most important need for the County. In 2002, more than one-fifth (22.3%) of the respondents indicated that “Affordable Health/Mental Services” was the most important need for the County.

Appendix 1
AFFIDAVITS OF PUBLICATION

COMPLAINT 2003-2007.

NEWS-PRESS

Published every morning - Daily and Sunday

Fort Myers, Florida

Affidavit of Publication

STATE OF FLORIDA
COUNTY OF LEE

Before the undersigned authority, personally appeared

Ellen M. Polanshek

who on oath says that he/she is the

Asst. Legal Clerk

of the News-Press, a

daily newspaper, published at Fort Myers, in Lee County, Florida; that the attached copy of advertisement, being a **display**

in the matter of

Public Notice

in the

Court was

published in said newspaper in the issues of

July 1, 2003

Affiant further says that the said News-Press is a paper of general circulation daily in Lee, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida and that said newspaper has heretofore been continuously published in said Lee County, Florida, each day, and has been entered as a second class mail matter at the post office in Fort Myers in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of the advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any amount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Ellen M. Polanshek

Sworn to and subscribed before me this

1st day of July, 2003 by

Ellen M. Polanshek

personally known to me or who has produced

as identification, and who did or did not take an oath.

Notary Public

Brenda Leighton

Print Name

My commission Expires:



Brenda Leighton
MY COMMISSION # DD169005 EXPIRES
February 14, 2007
BONDED THRU TROY FAIR INSURANCE, INC



Public Notice
The Lee County HUD Consolidated Plan
is for Review And Public Comment

The public is invited to review the draft five-year Lee County Consolidated Plan for HUD Fiscal Years 2003-2007 and one-year Annual Action Plan for HUD Fiscal Year 2003. Areas covered are Unincorporated Lee County, Bonita Springs, Fort Myers Beach, and Sanibel. The HUD Consolidated Plan is a document that will be utilized to guide housing programs and non-housing community development programs for the next five years. The goals of the HUD Consolidated Plan are to provide affordable, decent housing, provide a suitable living environment, and expand economic opportunities, all for low- and moderate- income persons. In addition, the plans assess needs for persons with disabilities and public housing residents.

The one-year action plan includes the following activities:

CDBG Housing Delivery	\$161,040
CDBG Supportive Housing	\$326,960
CDBG Owner Rehabilitation	\$238,000
Demolition	\$60,000
Temporary Relocation	\$20,000
Charleston Park Neighborhood Improvements	\$148,655
Charleston Park Neighborhood Building	\$26,235
Harlem Heights Neigh. Neighborhood Improvements	\$188,680
Page Park Neigh. Improvement	\$128,260
Palmona Park Neighborhood Improvements	\$154,548
Palmona Park Neighborhood Building	\$17,182
Pine Manor Code Enforcement	\$68,052
Pine Manor Neighborhood Building	\$45,368
Pine Manor Neighborhood Improvements	\$113,420
Suncoast Estates Neighborhood Improvement	\$169,600
CDBG Homeless Set Aside	\$100,000
Bonita Springs Public Facilities	\$148,500
Bonita Springs Housing Rehabilitation	\$148,500
Fort Myers Beach Public Services	\$25,000
Fort Myers Beach Housing Rehab	\$25,000
Sanibel Accessibility	\$29,000
CDBG Program Administration	\$245,000
HOME Project Delivery	\$80,891
HOME Down Payment Assistance	\$501,054
HOME CHDO/Dunbar Allocation	\$122,108
HOME Owner Rehabilitation	\$110,000
ESG Program Administration	\$3,750
ESG Rehabilitation	\$48,750
ESG Homelessness Prevention Services	\$22,500

The above HUD Consolidated Plan is available for a thirty (30) day citizen review from July 6, 2003 through August 5, 2003. A draft copy of the plan may be reviewed at the Lee County Department of Human Services, 83 Bendella Road, Suite #1, North Fort Myers, the Lee County Public Resources Office, 2115 Second Street, Fort Myers, Florida, and the main Downtown Fort Myers Library, Bonita Springs Library, and the Sanibel Library.

Written comments or questions on the plan should be addressed to Richard Fairis, Senior Planner, Lee County Department of Human Services, 83 Bendella Road, Suite #1, North Fort Myers, Florida 33903, 239-652-7930. All comments from citizens will be considered in preparing the final plan.

There will be a public hearing on the plan at 5:30 p.m., on Tuesday, July 15, 2003 in the Lee County Development/Public Works Building, 1st Floor, Conference Room, 1500 Monroe Street, Fort Myers, Florida. In addition, the plan will be presented for consideration to the County Board of County Commissioners on Tuesday, August 5, 2003 at 9:30 a.m. in the County Commission meeting room, Old Courthouse Building, 2120 Main Street, Fort Myers, Florida.

If you require special aid or services as addressed in the American With Disabilities Act or require someone to translate or sign, please contact Richard Fairis at 652-7958, no less than five days before the above meetings. PO # 11423/CDBG

LEE COUNTY
DEPARTMENT OF
HUMAN SERVICES
03 JUL -2 11:24

NEWS-PRESS

*Published every morning - Daily and Sunday
Fort Myers, Florida*

Affidavit of Publication

STATE OF FLORIDA
COUNTY OF LEE

Before the undersigned authority, personally appeared

Kieanna Henry

who on oath says that he/she is the

Asst. Legal Clerk of the News-Press, a daily newspaper,
published at Fort Myers, in Lee County, Florida; that the
attached copy of advertisement, being a

Display

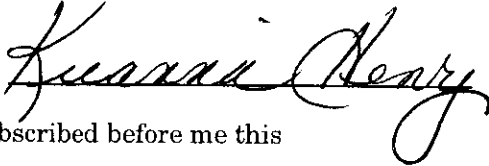
In the matter of **HUD Allocation**

in the _____ Court

was published in said newspaper in the issues of

October 21, 2002

Affiant further says that the said News-Press is a paper of general circulation daily in Lee, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida and that said newspaper has heretofore been continuously published in said Lee County, Florida, each day, and has been entered as a second class mail matter at the post office in Fort Myers in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of the advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Sworn to and subscribed before me this

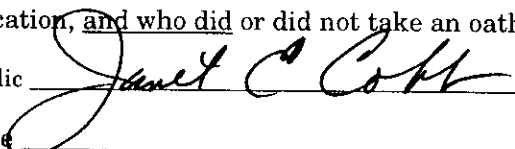
21st day of **October 2002** by

Kieanna Henry

personally known to me or who has produced

_____ as identification, and who did or did not take an oath.

Notary Public



Print Name _____

My commission Expires:



Janet E. Cobb
MY COMMISSION # CC980442 EXPIRES
November 19, 2004
BONDED THRU TROY FAIN INSURANCE, INC.



PUBLIC NOTICE

The public is advised of anticipated HUD FY 2003 allocations for the jurisdictions of the City of Bonita Springs, The Town of Fort Myers Beach, the City of Sanibel and Unincorporated Lee County cooperating as the Urban County of Lee County Florida. Allocations for the Urban County are anticipated to total approximately \$2,500,000 of Community Development Block Grant (CDBG) and approximately \$600,000 of HOME funds from the U.S. Department of Housing and Urban Development (HUD).

Three-Year Strategy

The Lee County Five Year Consolidated Plan for HUD FY in 2003-2007 will be submitted to HUD in 2003 and will govern the allocation priorities for the period. The Lee County Board of County Commissioners (BOCC) will submit the Lee County Consolidated Plan for HUD FY 2003 One-Year Action Plan to HUD, in July/August of 2003 to detail area needs and strengths and the plan for the distribution of entitlement funds. Lee County, in compliance with HUD regulations and its local administrative code, encourages citizens to participate in the development of (a) the One-Year Action Plan, (b) any substantial amendments to the Plan, and (c) the Consolidated Annual Performance and Evaluation Reports and Grantee Performance Reports. HUD further requires Lee County to hold one public hearing during the development of the Action Plan and Lee County will hold its first public hearing on Tuesday, November 19, 2002 at 5:30 p.m., in the Lee County Public Works Building at 1500 Monroe Street, Fort Myers, Florida.

The following is a brief description of the range of eligible project activities covered by each program:

Community Development Block Grant Program (CDBG) - To improve the viability of neighborhoods and ensure a suitable living environment by providing more decent housing and public facilities; enhanced public services, and expand economic opportunities. Eligible activities include housing rehabilitation, acquisition, construction or rehabilitation of new or existing public facilities, demolition and clearance, relocation, economic development activities, and public services.

Home Investment Partnership Program (HOME) - To rehabilitate existing rental and owner-occupied housing, provide home ownership assistance, construct new homes, acquire land and existing housing units, and provide site preparation to ensure a better quality of life and suitable living environment for the residents of Lee County.

At least 70% of the CDBG funds will be used to benefit very low and low-income persons. Generally, 100% of HOME funds will benefit very low and low-income persons. Lee County does not intend to displace any person by implementing proposed CDBG and HOME activities. In the unlikely event that activities require displacement of persons or families, Lee County will adhere to HUD relocation regulations and its Board of County Commission approved Relocation/Displacement Plan.

For additional information, or if any hearing or visually impaired, or non-English speaking person requires assistance to comment at the public hearing, reasonable accommodations will be for requests received two days in advance. For such assistance call the Lee County Department of Human Services Neighborhood Building Team at (239) 652-7930, 83 Pondella Road, Suite 1, North Fort Myers, Florida.

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LEE COUNTY
DEPARTMENT OF
HUMAN SERVICES
2002 OCT 23 P 12:31

Appendix 1
CITIZEN PARTICIPATION PLAN

ADMINISTRATIVE CODE
BOARD OF COUNTY COMMISSIONERS

CATEGORY: Human Services	CODE NUMBER: AC 15-2
TITLE: Lee County, Florida's Citizen Participation Plan for U.S. Department of Housing and Urban Development (HUD) Consolidated Plan	ADOPTED: 3/21/90
	AMENDED: 3/16/94, 4/19/95, 4/10/96, 12/3/99, 6/6/00
	ORIGINATING DIVISION: Human Services

PURPOSE/SCOPE:

The purpose is to meet the U.S. Housing and Urban Development (HUD) requirements for community planning and development program entitlement grant funds, which requires a written Citizen Participation Plan that sets forth the County's policies and procedures for an effective citizen participation process.

POLICY/PROCEDURE:

This plan describes how the County will provide for effective citizen participation in the development, implementation, and assessment of its HUD entitlement grant funds covered by the Consolidated Plan.

SCOPE OF CITIZEN PARTICIPATION:

The County has the flexibility to choose the citizen participation process that best works for its low and moderate income residents who are the primary clients for the HUD programs. Citizens, non-profit organizations, and other interested parties will be afforded adequate opportunity to review and comment on the original citizen participation plan, on substantial amendments to the citizen participation plan, the development of the Consolidated Plan, any substantial amendments to the Consolidated Plan, and the Annual Performance Report. The County will make the development of the above items public. Citizens will be provided with reasonable and timely access to public meetings and hearings.

CITIZEN ADVISORY COMMITTEE:

The Lee County Board of County Commissioners has appointed a citizen's advisory committee, the Community Action Agency/Housing and Community Development Committee (CAA/HCDC), to submit recommendations to the Board of County Commissioners on the Consolidated Plan, Plan amendments, proposed use of entitlement funds, and the Annual Performance Report, which will be submitted to HUD. The Board of County Commissioners will review the CAA/HCDC's recommendations, and will adopt, modify, and/or amend any of the above prior to submitting to HUD for final approval. County staff from the Department of Human Services will provide technical assistance and support to the CAA/HCDC.

The CAA/HCDC will receive public input on Lee County's Consolidated Plan, substantial amendments to the Consolidated Plan, projected use of entitlement funds, and the Performance Report. The committee will hold at least two public hearings to obtain community input, first at the developmental stage, and later, when the draft Consolidated Plan or amendments/additions to plan are completed. The public hearings and meetings will be scheduled and located at times and locations that are convenient for potential and actual program beneficiaries, and other interested parties. Based upon input from public hearings, and upon the advice of County staff, the CAA/HCDC will recommend to the Board of County Commissioners approval of Lee County's Consolidated Plan, substantial amendments, and the Annual Performance Report.

ENCOURAGEMENT OF CITIZEN PARTICIPATION:

Lee County will encourage citizens and non-profit agencies to participate in the development, implementation, and assessment of its Citizen Participation Plan and the Consolidated Plan, by giving them an opportunity to identify unmet needs and solutions to them, and to comment on: proposed entitlement-funded program activities, any substantial amendments to the Consolidated Plan, and the Annual Performance Report. Lee County will take reasonable action to encourage participation among all citizens, especially low and moderate income, multi-culturally diverse, non-English speaking, and disabled/special needs persons.

Lee County, in conjunction with the Lee County Housing Authority and Fort Myers Community Redevelopment Agency (CRA), which handles unincorporated Lee County's HUD Section 8 Assistance program, will encourage residents of public and assisted housing programs to participate in the development of the Consolidated Plan.

SCOPE OF LOCAL GOVERNMENT COORDINATION AND CONSULTATION:

In general, when preparing the Consolidated Plan, Lee County staff will consult with other public and private agencies that provide public, assisted, affordable housing, and health and social services, especially those services focusing on children, elderly, disabled, handicapped, homeless, and HIV/AIDS persons and their families by providing access to the draft Consolidated Plan.

With regard to lead-based paint concerns, Lee County will consult with state or local health agencies in order to address existing lead-based paint hazards in the area.

Lee County will affirmatively further fair housing by making efforts to examine the impediments to fair housing in the County and will take appropriate actions to overcome the identified impediments.

To encourage inter-government coordination, Lee County will submit a copy of the Consolidated Plan to the cities of Cape Coral, Fort Myers, Sanibel, Bonita Springs, and Fort Myers Beach, the Southwest Florida Regional Planning Council (SWFRPC), and the State of Florida's Clearinghouse.

CONSULTATION WITH LOCAL PUBLIC AND ASSISTED HOUSING AUTHORITIES:

Lee County will provide copies of the Plan to the Lee County Housing Authority and the City of Fort Myers CRA. This will ensure that the Consolidated Plan activities will be coordinated with public and assisted housing programs to achieve the comprehensive community and economic development goals.

DEVELOPMENT OF THE CONSOLIDATED PLAN:

Lee County will hold two public hearings per year to obtain citizen's views and to respond to proposals and questions to be conducted at two different stages of the program year. Together, the

two public hearings will address housing and community development needs, development of proposed activities, and review of program performance. The second public hearing will be held before the proposed Consolidated Plan is published for comment.

Lee County will notify the public by publishing non-legal advertisements in local newspapers, and/or posting public notices regarding the development of the Consolidated Plan and the holding of the two public hearings. The non-legal advertisements and posted notices will describe the amount of assistance Lee County expects to receive in grant funds and program income, the range of activities anticipated, the estimated amount benefiting low and moderate-income persons, the County's plans to minimize displacement/relocation of individuals affected by any anticipated community improvement projects, and the types of assistance Lee County will offer, or will require others to make available to any persons displaced or relocated.

Lee County will publish its proposed Consolidated Plan and substantial amendment submissions so other affected citizens will have sufficient opportunities to review and provide comment in one or more local newspapers of general circulation. The County will make copies of the Consolidated Plan and substantial amendments available at local libraries and government offices. Lee County will provide a reasonable number of free copies to those requesting it. The County will give all interested citizens a 30-day public review period. Moreover, Lee County will consider any comments or views received in writing or orally, at public hearings, if any. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the final Consolidated Plan, Amendment of the Plan, and Annual Performance Report, as applicable. The 30-day comment period must be completed prior to any substantial amendments being implemented.

NOTICES, REQUESTS FOR INFORMATION, AND ACCESS TO RECORDS:

Specifically, Lee County will publish Public Notices of all official public meetings and hearings in a non-legal section of a newspaper of general circulation approximately 14 days before the scheduled meeting or hearing. Notices will be sent to multi-cultural, homeless, disabled, handicapped, youth, elderly, HIV/AIDS victims and their families, low-income advocates and other special needs organizations and individuals upon request. Printed and media notices will indicate the date, time, location, and topics to be discussed.

The Consolidated Plan and entitlement grant records will be available for review by citizens, public agencies, and other interested parties, during normal business hours at the Department of Human Services, which is handicapped accessible and easily reachable by public and private modes of transportation. All Requests for Information by residents will be subject to applicable federal, state, and local laws regarding personal privacy and obligations of confidentiality. Printed copies and computer disk copies of the Consolidated Plan, as well as the Annual Performance Report, will be available at the Department of Human Services and at some local libraries.

SUBSTANTIAL AMENDMENTS:

Whenever the County determines not to carry out an activity as previously described in the Plan, or decides to substantially change the purpose, scope, location, or beneficiaries of an activity, the County will:

- (a) provide citizens with reasonable notice of each proposed change,
- (b) provide citizens an opportunity to comment on each proposed change at a public hearing or Board of County Commission meetings,
- (c) consider any comments received,

- (d) submit to HUD a description of each change in a letter signed by the Chairman of the Board of County Commissioners of his or her designee. A summary of comments received and a summary of any comments or views and the reasons therefore will be attached to the substantial amendment.

A substantial amendment to the Consolidated Plan is defined as:

- (1) A decision is made to carry out an activity not previously described in the Consolidated Plan.
- (2) A decision is made to delete an activity previously described in the Consolidated Plan.
- (3) A change in purpose is made, which is defined as a change from one eligible activity category to another (i.e. housing rehabilitation to public facilities).
- (4) A change in national objectives is addressed, which is defined as a change from one national objective to another (i.e. a change from aid in the prevention of slums or blight to one of benefiting low and moderate income persons).
- (5) A decrease of more than 10% in the number of total entitlement grant program beneficiaries is made.
- (6) A more than 10% change in the overall budget of an entitlement grant program occurs.
- (7) A change in activity location occurs, which is defined as a geographic change from one Census Tract or Block Group to another eligible Census Tract or Block Group.

The above applies to both the CDBG and HOME Programs, except that the HOME Program amendments may be submitted to the Board of County Commissioners and HUD on an annual basis. Amendments, other than those noted above, will be approved by the Director of the Department of Human Services without any of the above listed formalities.

The above does not relate to provider contracts or agreements.

PERFORMANCE REPORTS:

The County will provide citizens with reasonable notice and opportunity, 15 calendar days, to comment on performance reports prior to their submission to HUD. A public notice will be published in a non-legal section of a local newspaper of general circulation announcing the availability of the performance reports for public review or comment. The performance reports will be available at the Department of Human Services and some local libraries during normal business hours. Lee County will consider any comments or views of citizens received in writing, or orally at public hearings. A summary of comments received will be attached to the submitted performance reports.

TECHNICAL ASSISTANCE:

Technical assistance will be provided as available by the Department of Human Services to citizen groups representative of low and moderate-income persons upon request. Such assistance will support citizens' efforts to develop funding proposals under the Consolidated Plan that strengthen and expand the role of community-based development organizations. Assistance will be provided in the form of staff presentations, informational handouts, research of a specific issue, or other short-term efforts. This staff assistance does not guarantee the provision of funds to the requestor groups.

PROVISION FOR NON-ENGLISH SPEAKING CITIZENS AND PERSONS WITH SPECIAL NEEDS:

Upon public request and availability of such resources, public meeting/hearing notices will be published 14 calendar days prior to a public meeting or hearing in local newspaper(s) read by non-

English speaking populations. If the Department of Human Services staff has determined that a significant number of non-English speaking residents are expected at a public hearing or meeting, an interpreter and/or signer will be provided and/or other appropriate provisions will be made. Lee County will make reasonable accommodations for persons with disabilities. If only one person requests an accommodation, the County will provide it. All public meetings and hearings will be held in locations accessible to all persons with disabilities.

Persons needing the above assistance will be asked to submit a request in writing to the Department of Human Services for these services at least five (5) working days in advance of the meeting/hearing.

ANTI-DISPLACEMENT

Lee County will follow HUD regulations and its local anti-displacement policies so that displacement is minimized and if displacement is necessary, persons displaced will be provided with the types and levels of assistance as required by federal regulations.

COMPLAINT AND APPEAL PROCEDURES:

- (A) The Lee County Board of County Commissioners will hear complaints or grievances from citizens regarding the Consolidated Plan.

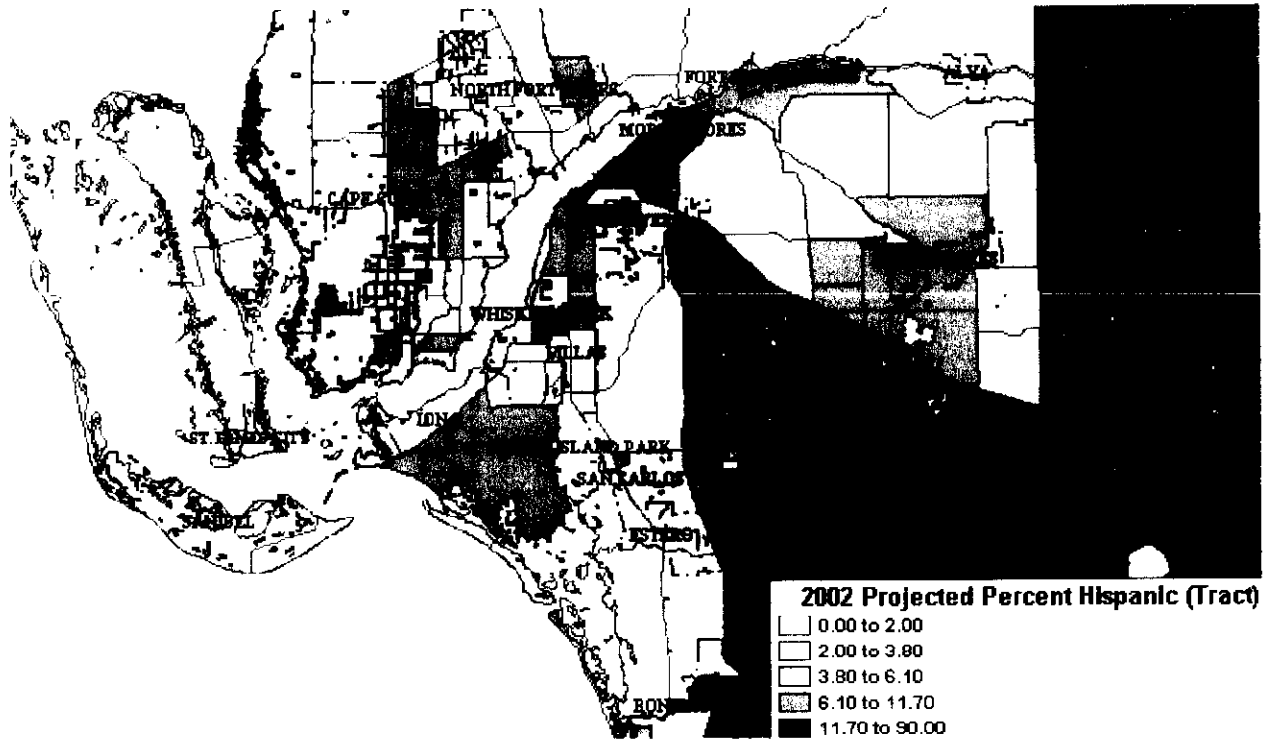
- (B) Written complaints will be addressed to the Department of Human Services, P.O. Box 398, Fort Myers, FL 33902. The complaint will clearly state what the activity of program is, the nature of the complaint or grievance, and the name, address, and day and evening telephone numbers of the person filing the complaint. Upon receipt of a complaint, the Department of Human Services will prepare a written response to the complainant within 15 calendar days, whenever practical. If necessary, complaints or grievances will be heard in a timely fashion by the Lee County Board of County Commissioners.

USE OF CITIZEN PARTICIPATION AND CONSULTATION PLAN:

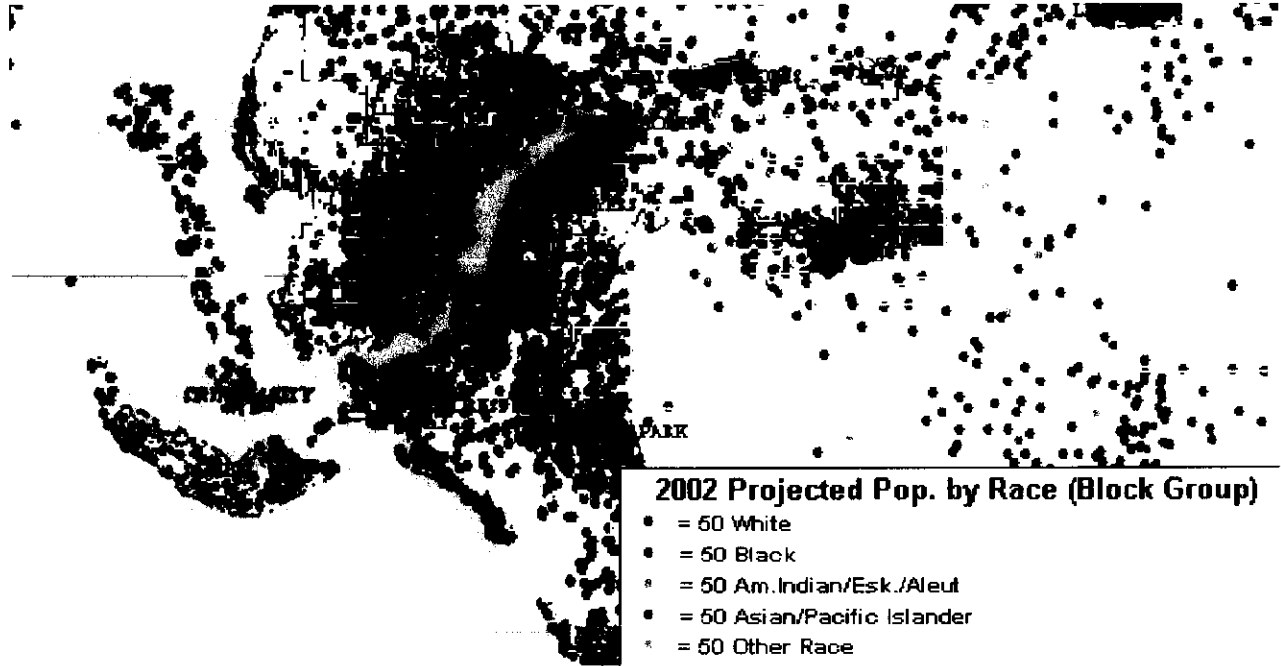
Lee County will follow this Citizen Participation and Consultation Plan as written.

Appendix 1
MINORITY MATERIALS

**HISPANIC LOCATIONS
LEE COUNTY, FLORIDA
2002 PROJECTION
HUD, C2020 GIS**
(pre census2000 basis-
see 2000 data in Sections 1, 6)



**MINORITY LOCATION
LEE COUNTY, FLORIDA
2002 PROJECTION
HUD, C2020 GIS**
(pre Census 2000 basis -)
see 2000 data in Sections 1, 6)



Appendix 1
SECTION 3 MATERIALS

**SECTION 3 BUSINESS CONCERN/DISADVANTAGED BUSINESS
ENTERPRISE PARTICIPATION PREFERENCE POLICY
(REQUIRED FOR ALL COUNTY/CONSTRUCTION PROJECTS
EXCEEDING \$100,000, IF HUD FINANCIAL ASSISTANCE IS INVOLVED)**

One of the purposes of this project is to give, to the greatest extent feasible, and consistent with existing Federal, State, and local laws and regulations, job training, employment, contracting and other economic opportunities to Section 3 residents and Section 3 business concerns. In order to accomplish this objective all Lee County construction projects anticipated to cost in excess of \$100,000 and which involve HUD financial assistance shall comply with the following bidding procedures:

- A. Section 3 Business/Concern/Disadvantaged Business Enterprise Participation Preference Goals for this project have been set at 10%.
- B. Bidders shall take all reasonable and necessary affirmative steps to assure that Section 3 Business Concerns/Disadvantaged Business Enterprises will be utilized in this project. Submission of the Section 3 Business Concern Certificate of Eligibility for Preference and/or Disadvantaged Business Enterprise Participation Form shall be considered as proof of Section 3 Business Concern/Disadvantaged Business Enterprise Participation in the project. If no Section 3 Business Concerns/Disadvantaged Business Enterprises are listed on the forms, the work shall be written on the forms and the bidder shall submit a statement demonstrating why it was not feasible to meet the 10% Section 3 Business Concern/Disadvantaged Business Enterprise Participation Preference Goals. Such justification may include impediments encountered despite actions taken including a list of specific Section 3 Business Concerns/Disadvantaged Business Enterprises solicited to show good faith effort. Documentation of such solicitations may include telephone logs, letters, certified mail receipts and/or ads published in newspapers or magazines.
- C. Preference in the award of this construction contract shall be as follows:
 1. Where the construction contract is to be awarded based upon the lowest responsive and responsible bid, the construction contract shall be awarded to the bidder whose bid includes Section 3 Business Concern/ Disadvantaged Business Enterprise Participation of at least 10% of the total bid price and with the lowest responsible bid price

provided, however, such bid price shall not exceed 10% of the lowest responsible bid submitted regardless of the amount of Section 3 Business Concern/Disadvantaged Business Enterprise Participation. If no responsible bid includes Section 3 Business Concern/Disadvantaged Business Enterprise Participation of at least 10% of the total bid price, the award shall then be made to the lowest responsible bid price with the highest percentage of Section 3 Business Concerns/Disadvantaged Business Enterprise Participation and the lowest responsible bid price provided, however such bid price shall not exceed 5% of the lowest responsible bid submitted regardless of the amount of Section 3 Business Concern/Disadvantaged Business Enterprise Participation. If no responsible bid includes any Section 3 Business Concerns/Disadvantaged Business Enterprise Participation, the award shall then be made to the lowest responsible bidder. The awarding agency also reserves the right to reject any or all bids and to waive any irregularities in the bids and in the bidding process with or without cause.

2. Section 3 Business Concerns shall be business concerns that are:
 - (a) 51 percent or more owned by Section 3 residents; or,
 - (b) Whose permanent, full-time employees include persons at least 30 percent of whom are currently Section 3 residents, or within three years of the date of first employment with the business concern were Section 3 residents; or,
 - (c) That provide evidence of a commitment to subcontract in excess of 25 percent of the dollar award of all subcontracts to be awarded to business concerns that meet the qualifications set forth in paragraphs (a) or (b) in this definition of Section 3 Business Concerns.
3. Section 3 residents shall be a public housing resident or low and very-low income person who live within the geographical area in which the HUD funded project is to be constructed which is considered to be all of Lee County.

4. Low and very-low income persons shall be as defined in Section 3(b)(2) of the 1937 Act (42 U.S.C. 1437a (b)(2)). A copy of the current income levels for such persons is attached.
5. Disadvantaged Business Enterprises shall mean a business enterprise that is certified by the Lee County Division of Human Relations in accordance with Lee County Ordinance No. 88-45, as amended. A list of certified Disadvantaged Business Enterprises may be obtained from the Lee County Division of Human Relations. A Disadvantaged Business Enterprise Participation Form shall be submitted by a Disadvantaged Business Enterprise seeking to qualify for a Disadvantaged Business Enterprise Preference.
6. A Certificate of Eligibility for Preference shall be submitted by a Section 3 Business Concern seeking to qualify for a Section 3 Business Concern preference. Such certificate shall certify that the business concern(s) referenced in the bid proposal meet the requirements of a Section 3 Business Concern as defined in paragraph B. above.

NOTE: The provisions set forth above are based on Section 3 of the Housing and Urban Development Act of 1968, as amended, and HUD Regulations 24 CFR Part 135.

SECT. 3.

Section 3 Summary Report
Economic Opportunities for
Low- and Very Low-Income Persons

U.S. Department of Housing
 and Urban Development
 Office of Fair Housing
 and Equal Opportunity

OMB Approval No 2529 0043
 (exp 6/30/2004)

HUD Field Office

FL STATE OFFICE SOUTHEAST/CARIBBEAN

See back of page for Public Reporting Burden Statement

1 Recipient Name & Address (street city state zip)
 Lee County Board of County Commissioners
 Department of Human Services
 P.O. Box 398
 Fort Myers, FL 33902

2 Federal Identification (contract award no.)
 B-00-UC-0013

3 Dollar Amount of Award
 \$2,085,000

4 Contact Person
 Karen B. Hawes, Director

5 Phone (include area code)
 (941) 652-7900

6 Reporting Period
 October 1, 2000 - September 30, 2001

7 Date Report Submitted
 November 30, 2001

7 Program Code (Use a separate sheet for each program code)
 9 Program Name
 CDBG Entitlement

Part I: Employment and Training (Include New Hires in columns E & F)**

A Job Category	B Number of New Hires	C Number of New Hires that are Sec. 3 Residents	D % of Aggregate Number of Staff Hours of New Hires that are Sec. 3 Residents	E** % of Total Staff Hours for Section 3 Employees and Trainees	F** Number of Section 3 Employees and Trainees
Professionals					
Technicians					
Office/Clerical (CSBG Trainee Program)				5%	39
Construction by Trade (List) Trade					
Trade					
Trade					
Trade					
Trade					
Other (List)					
Total					

* Program Codes
 1 = Flexible Subsidy
 2 = Section 202/811

3 = Public/Indian Housing
 A = Development,
 B = Operation
 C = Modernization

4 = Homeless Assistance
 5 = HOME
 6 = HOME State Administered
 7 = CDBG Entitlement

8 = CDBG State Administered
 9 = Other CD Programs
 10 = Other Housing Programs

Part II: Contracts Awarded

1. Construction Contracts:

A. Total dollar amount of all contracts awarded on the project	\$ 395,824	
B. Total dollar amount of contracts awarded to Section 3 businesses	\$ 88,012	
C. Percentage of the total dollar amount that was awarded to Section 3 businesses	22.2	%
D. Total number of Section 3 businesses receiving contracts	5	

2. Non-Construction Contracts:

A. Total dollar amount of all non-construction contracts awarded on the project/activity	\$	
B. Total dollar amount of non-construction contracts awarded to Section 3 businesses	\$	
C. Percentage of the total dollar amount that was awarded to Section 3 businesses		%
D. Total number of Section 3 businesses receiving non-construction contracts		

Part III: Summary

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low-income persons, particularly those who are recipients of government assistance for housing. (Check all that apply.)

- Attempted to recruit low-income residents through: local advertising media, signs prominently displayed at the project site, contacts with community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.
- Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.
- Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.
- Coordinated with Youthbuild Programs administered in the metropolitan area in which the Section 3 covered project is located.
- Other; describe below.

* Section 3 goals and objectives are included in bid documents and contracts. The use of low and very-low income persons in all projects is encouraged to the greatest extent feasible.

* The Department of Human Services administers the State of Florida Community Service Block Grant Program (CSBG) and has established the Lee Education and Employment program to raise the income of low income working families and to provide a career with a future. The criteria of this program requires the applicant be working and the house hold income must be under 125% of poverty.

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u., mandates that the Department ensure that employment and other economic opportunities generated by its housing and community development assistance programs are directed toward low- and very low-income persons, particularly those who are recipients of government assistance for housing. The regulations are found at 24 CFR Part 135. The information will be used by the Department to monitor program recipients' compliance with Section 3, to assess the results of the Department's efforts to meet the statutory objectives of Section 3, to prepare reports to Congress, and by recipients as a self-monitoring tool. The data is entered into a data base and will be analyzed and distributed. The collection of information involves recipients receiving Federal financial assistance for housing and community development programs covered by Section 3. The information will be collected annually to assist HUD in meeting its reporting requirements under Section 608(e)(6) of the Fair Housing Act and Section 916 of the HCDA of 1992. An assurance of confidentiality is not applicable to this form. The Privacy Act of 1974 and OMB Circular A-106 are not applicable. The reporting requirements do not contain sensitive questions. Data is cumulative; personal identifying information is not included.

Appendix 1

CROSS REFERENCE: HUD REGULATIONS - LEE COUNTY DOCUMENTS

Code of Federal Regulations (24CFR91) -(2/14/03 edition)	Lee County 2003-2007 Plan Response
Subpart A - General	
Sec. 91.1 - Purpose	All Sections conform
Sec. 91.2 - Applicability	All Sections conform
Sec. 91.5 - Definitions	All Sections conform
Sec. 91.10 - Consolidated program year	All Sections conform
Sec. 91.15 - Submission date	Submission by August 8, 2003
Subpart B - Citizen Participation and Consultation	
Sec. 91.100 - Consultation; local govt.	Section 1.2 - Consultations
Sec. 91.105 - Citizen participation plan	Section 1.2 - Citizen Participat. Appendix 1. - Citizen Part.Plan Appendix 1- Public Comment
Sec. 91.110 - Consultation; States	na
Sec. 91.115 - Citizen Part.; States	na
Subpart C - Local Governments; Contents of Consolidated Plan	
Sec. 91.200 - General	na
Sec. 91.205 - Housing, homeless, special populations needs assessment	Section 5 Section 3 Section 4
Sec. 91.210 - Housing market analysis	Section 5
Sec. 91.215 - Strategic Plan	Section 5 Section 6
Sec. 91.220 - Action Plan	@Cover - HUD SF424 Application Section 7, C2020 - Resources Section 7- Other Resources Section 7, C2020 - Activities Sections 1,5,6, Maps - Geo. Distrib. Section 3 - Homeless/Spec. Need Section 5 Fair Housing Section 5 - Barriers Section 6 - Anti-poverty Section 2 - Inst. Structure Section 5 - Public Housing Section 5 - Lead-Based Paint Section 7- CDBG, HOME, ESG Proj.
Sec. 91.225 - Certifications	Section 7- Certifications (copies)
Sec. 91.230 - Monitoring	Section 1.2- Monitoring

(na not applicable)