



## **Executive Summary**

### **AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

The Program Year 2016 Annual Action Plan has been completed in compliance with Federal regulations and with the consultation of stakeholders and program staff. Objectives, outcomes, and goals have been identified that will assist in the provision of housing, community development activities, and assistance for the homeless. This plan identifies numerous projects that will further be allocated to specific activities that will help to meet those objectives, outcomes, and goals.

#### **2. Summarize the objectives and outcomes identified in the Plan**

Goals include the provision of housing rehabilitation, down payment assistance, increased economic opportunities, homeless housing and services, development of CHDO housing, and revitalization of neighborhoods. These goals will be met through a number of projects, and subsequently, a number of activities within each project. The beneficiaries/outcomes are identified in the Goals and Projects sections, and include benefits to people, households, housing units, and businesses.

#### **3. Evaluation of past performance**

Staff and the consultation process evaluated past projects and determined that the continuation of these essential projects was needed.

#### **4. Summary of Citizen Participation Process and consultation process**

Lee County encourages citizens to participate in the development of the Annual Action Plan by providing two public hearings throughout the year. Lee County also publishes a draft version of the Plan on the Department of Human Services' website, which may be reviewed for 30 days. Lee County consults with various entities throughout the development of plan, including other municipalities, the Continuum of Care, and the Public Housing Authority. Details on participation and consultation are contained herein.

#### **5. Summary of public comments**

Lee County did not receive comments.

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

Lee County did not receive comments.

#### **7. Summary**

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Agency Role	Name	Department/Agency
Lead Agency	LEE COUNTY	
CDBG Administrator	LEE COUNTY	Department of Human Services
HOPWA Administrator		
HOME Administrator	LEE COUNTY	Department of Human Services
ESG Administrator	LEE COUNTY	Department of Human Services
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

**Consolidated Plan Public Contact Information**

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

Lee County enhances coordination between housing providers, health providers, mental health providers, and service agencies by periodically hosting community wide planning and consultation meetings, as well as through the development of a homeless coordinated assessment program, which more effectively utilizes community resources for households in need. Lee County also directly participates with each of these contributing agencies. Some examples include the Housing Authority of the City of Fort Myers, who refers potential homebuyers to the Down Payment Assistance program, and who completes rent calculations and housing inspections for the Tenant Based Rental Assistance program.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Lee County is the Collaborative Applicant for the Continuum of Care and has spearheaded the local effort to ensure compliance with HEARTH Act provisions. Therefore, there is continuous coordination between Lee County, the Lee County Homeless Coalition, and the Continuum as a whole to address the needs of persons who are homeless or at risk of homelessness. This includes discharge planning, identifying needs and gaps in the community, and researching project models and funding sources.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

As previously noted, Lee County is the Collaborative Applicant for the Continuum of Care, and is in continuous consultation with the Continuum, including consulting on ESG planning. Continuum members continue to support utilizing the current ESG program structure of the Department of Human Services' administration of some funds to rapidly re-house eligible households and the contracting of some funds for other eligible activities. Members affirmed that performance standards, outcomes, and policies and procedures for each administering agency or program

area shall govern that portion of the funding, and that the HMIS in Lee County was both in compliance and working well for the users and no changes were recommended.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	CITY OF BONITA SPRINGS
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Needs other than Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City was consulted through letter and email correspondence. Consultation was solicited on the goals, projects, and activities to be implemented with funds received for urban county partnership.
2	<b>Agency/Group/Organization</b>	CITY OF SANIBEL
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Affordable Rental Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City was consulted through letter and email correspondence. Consultation was solicited on the goals, projects, and activities to be implemented with funds received for urban county partnership.
3	<b>Agency/Group/Organization</b>	TOWN OF FORT MYERS BEACH
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Needs other than Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Town was consulted through letter and email correspondence. Consultation was solicited on the goals, projects, and activities to be implemented with funds received for urban county partnership.

4	<b>Agency/Group/Organization</b>	Housing Authority of the City of Fort Myers
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The PHA was consulted through email correspondence. Consultation was solicited on the goals, projects, and activities to be implemented by the PHA in the upcoming year, as well as to obtain status on existing projects and vacancy status.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Lee County	Goals and objectives identified in the 10 Year Plan to End Homelessness are consistent with Annual Action Plan goals and objectives. Both aim to provide services and housing for individuals and families who are homeless.

**Table 3 – Other local / regional / federal planning efforts**

**AP-12 Participation – 91.105, 91.200(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

Lee County encourages citizens to participate in the development of the Annual Action Plan by conducting two public hearings throughout the year. Lee County also publishes a draft version of the Plan and posts it on the Department of Human Services' website. The public can review and comment on the draft for 30 days. Public notices are published in the News-Press (the local newspaper) and include statements about making reasonable accommodations for the hearings, the format of the plan, or offer translation services. These actions are designed to encourage further participation by all citizens in Lee County. Affidavits of publication are attached to this plan, but as there were no comments, there are no attachments reflecting citizen comments.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	The public hearing was held during the Community Action Agency/Neighborhood District Committee (CAA/NDC) meeting on November 12, 2015. The meeting was publicly noticed in the Fort Myers News-Press (affidavit is attached to this plan).	There were no comments made about the development of the plan.	Not applicable.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	The public hearing was held during the Community Action Agency/Neighborhood District Committee (CAA/NDC) meeting on March 10, 2016. The meeting was publicly noticed in the Fort Myers News-Press (affidavit is attached to this plan).	There were no comments made about the development of the plan.	Not applicable.	
3	Newspaper Ad	Non-targeted/broad community	The availability of the draft Annual Action Plan was publicly noticed in the Fort Myers News-Press (affidavit is attached to this plan) for 30 days. The draft was made available on the Department of Human Services' website.	There were no comments made about the draft plan.	Not applicable.	

**Table 4 – Citizen Participation Outreach**



## Expected Resources

### AP-15 Expected Resources – 91.220(c) (1, 2)

#### Introduction

#### Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,616,336	10,000	0	2,626,336	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	663,553	40,000	0	703,553	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	228,418	0	0	228,418	0	
Shelter Plus Care	public - federal	Admin and Planning Housing	250,392	0	0	250,392	0	Lee County is the Collaborative Applicant for Continuum of Care. Legacy Shelter Plus Care (now Continuum of Care funds) will be utilized by SalusCare and CASL to provide permanent supportive housing in the community.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Supportive Housing Program	public - federal	Admin and Planning Financial Assistance Housing Rapid re-housing (rental assistance) Services Transitional housing	1,511,884	0	0	1,511,884	0	Lee County is the Collaborative Applicant for Continuum of Care. Legacy Supportive Housing Program (now Continuum of Care funds) will be utilized by Lee County Human Services, The Salvation Army, SalusCare, and CASL to provide permanent supportive housing in the community.

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Federal funds will leverage other funds by referring identified at-risk households or homeless households to appropriate programs for assistance for prevention and re-housing, who are served with County General Fund, Continuum of Care programs, SSVF, HOPWA and CSBG. Additionally, State SHIP funds will be used to assist low income persons with owner occupied housing rehabilitation and down payment assistance. ESG will be matched with County General Fund, as well as other additional resources as documented by subrecipients.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

There is no publicly owned land or properties that are currently identified for projects identified in the plan.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitated	2013	2017	Affordable Housing	Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor	Affordable Housing	CDBG: \$447,358	Household Housing Unit Homeowner Housing Rehabilitated: 20
2	Down Payment Assistance Provided	2013	2017	Affordable Housing	Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor	Affordable Housing	HOME: \$347,098	Direct Financial Assistance to Homebuyers: 30 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Revitalized Neighborhood Districts	2013	2017	Non-Housing Community Development	Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor	Neighborhood Revitalization Public Improvements and Infrastructure	CDBG: \$1,019,386	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12420 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 12420 Persons Assisted Enforcement/Foreclosed Property Care: 3243 Household Housing Unit Other: 0 Other
4	CHDO Housing Development	2013	2017	Affordable Housing	Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor	Affordable Housing	HOME: \$100,100	Rental units constructed: 1 Household Housing Unit Homeowner Housing Added: 1 Household Housing Unit
5	Increased Economic Opportunities	2013	2017	Non-Housing Community Development	Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor	Public Improvements and Infrastructure Economic Development	CDBG: \$74,990	Businesses assisted: 1 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Increased Homeless Housing and Services	2013	2017	Homeless	Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor	Housing for the Homeless Homeless Services	CDBG: \$25,000 HOME: \$150,000 ESG: \$228,418	Public service activities other than Low/Moderate Income Housing Benefit: 415 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 60 Households Assisted Homeless Person Overnight Shelter: 450 Persons Assisted Overnight/Emergency

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Housing Rehabilitated
	<b>Goal Description</b>	In Program Years 2013 and 2014, housing rehabilitation was completed using CDBG and HOME funds. Beginning in Program Year 2015, only CDBG funds were used. Rehabilitations will continue to be completed in target areas as well as non-targeted areas of Lee County using CDBG funds in program year 2016.
2	<b>Goal Name</b>	Down Payment Assistance Provided
	<b>Goal Description</b>	Down payment assistance will be provided to eligible homebuyers using HOME funds. Funds will be used in target areas as well as non-targeted areas of Lee County.
3	<b>Goal Name</b>	Revitalized Neighborhood Districts
	<b>Goal Description</b>	This overall project will consist of concentrated code enforcement services, provision of public services, and improvements to public facilities in five low to moderate income neighborhoods of the County. The population totals in each low to moderate income area were taken from the 2010 US Census.



4	<b>Goal Name</b>	CHDO Housing Development
	<b>Goal Description</b>	CHDO funds will be used by an eligible organization to provide affordable housing. Location has not been determined at the time of submission of the plan, but projects may be completed in target areas as well as non-targeted areas of Lee County.
5	<b>Goal Name</b>	Increased Economic Opportunities
	<b>Goal Description</b>	Increased economic opportunities will be made available through microenterprise programs, special economic development projects, and/or nonprofit capital improvement projects in Lee County, and will be completed in target areas as well as non-targeted areas of Lee County.
6	<b>Goal Name</b>	Increased Homeless Housing and Services
	<b>Goal Description</b>	Projects to provide homeless housing and projects to provide homeless services will include CDBG, HOME, and ESG funds. Projects may be completed in target areas as well as non-targeted areas of Lee County.

**Table 7 – Goal Descriptions**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

Through the HOME program, it is estimated that affordable housing will be provided to five low income households and 25 moderate income households.

## AP-35 Projects – 91.220(d)

### Introduction

Lee County anticipates completing 17 projects in Program Year 2016-2017.

#	Project Name
53	CDBG Housing Delivery
54	CDBG Program Administration
55	CDBG Urban County Administration
56	CDBG Owner Occupied Housing Rehabilitation
57	CDBG Homeless Coalition Coordination
58	CDBG Fort Myers Beach Public Services
59	CDBG Bonita Springs
60	CDBG Sanibel Rental Rehabilitation
61	CDBG Neighborhood Infrastructure
62	CDBG Neighborhood Concentrated Code Enforcement
63	CDBG Neighborhood Public Services
64	CDBG Non-Profit Capital Improvements
65	HOME Project Delivery
66	HOME Down Payment Assistance
67	HOME CHDO Project
68	HOME TBRA
69	ESG Program

**Table 8 – Project Information**

### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Lee County determined the allocation through the evaluation of past program performance, staff recommendations, and the public input received during the citizen participation and consultation process. There are no anticipated obstacles to delivering the programs and services described in the plan, which will help to alleviate underserved needs.

## Projects

### AP-38 Projects Summary

#### Project Summary Information

Table 9 – Project Summary

<b>1</b>	<b>Project Name</b>	CDBG Housing Delivery
	<b>Target Area</b>	Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor
	<b>Goals Supported</b>	Housing Rehabilitated
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$300,000
	<b>Description</b>	This activity is in support of the owner occupied housing rehabilitation program.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Beneficiaries will be reported in the activities for owner occupied housing rehabilitation.
	<b>Location Description</b>	This activity will be undertaken in association with owner occupied housing rehabilitation and will be undertaken countywide.
	<b>Planned Activities</b>	This activity is in support of the owner occupied housing rehabilitation program.

<b>2</b>	<b>Project Name</b>	CDBG Program Administration
	<b>Target Area</b>	Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor
	<b>Goals Supported</b>	Housing Rehabilitated Revitalized Neighborhood Districts Down Payment Assistance Provided CHDO Housing Development Increased Economic Opportunities Increased Homeless Housing and Services
	<b>Needs Addressed</b>	Affordable Housing Neighborhood Revitalization Public Improvements and Infrastructure Economic Development Housing for the Homeless Homeless Services
	<b>Funding</b>	CDBG: \$350,000
	<b>Description</b>	This project is for the administration of the CDBG program.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project does not result in beneficiaries.
	<b>Location Description</b>	This project will be undertaken by Lee County Department of Human Services in Fort Myers, Florida.

	<b>Planned Activities</b>	This project will include activities for the administration of the CDBG Program.
<b>3</b>	<b>Project Name</b>	CDBG Urban County Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Revitalized Neighborhood Districts Increased Economic Opportunities
	<b>Needs Addressed</b>	Neighborhood Revitalization Public Improvements and Infrastructure
	<b>Funding</b>	CDBG: \$59,939
	<b>Description</b>	This project is for the administration of the urban county program.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will not result in beneficiaries.
	<b>Location Description</b>	This project will be undertaken by the Lee County Department of Human Services in Fort Myers, Florida.
	<b>Planned Activities</b>	This project will include activities for the administration of the urban county program.
<b>4</b>	<b>Project Name</b>	CDBG Owner Occupied Housing Rehabilitation
	<b>Target Area</b>	Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor
	<b>Goals Supported</b>	Housing Rehabilitated
	<b>Needs Addressed</b>	Affordable Housing

	<b>Funding</b>	CDBG: \$447,358
	<b>Description</b>	Rehabilitation of owner occupied housing units in Lee County.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 20 low to moderate income families will benefit from the proposed activities.
	<b>Location Description</b>	This activity will be undertaken in unincorporated Lee County and any municipal areas not included in the urban county partnership.
	<b>Planned Activities</b>	Rehabilitation of owner occupied housing units in Lee County.
5	<b>Project Name</b>	CDBG Homeless Coalition Coordination
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increased Homeless Housing and Services
	<b>Needs Addressed</b>	Homeless Services
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	This project is a public service supporting the homeless in Lee County.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 415 persons will benefit from the proposed activities.
	<b>Location Description</b>	This project will be undertaken by the Lee County Homeless Coalition in Fort Myers, FL
	<b>Planned Activities</b>	This project will include public services supporting the homeless in Lee County.
6	<b>Project Name</b>	CDBG Fort Myers Beach Public Services
	<b>Target Area</b>	

	<b>Goals Supported</b>	Increased Economic Opportunities
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$24,517
	<b>Description</b>	This project will include the provision of public services to youth in Fort Myers Beach.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Town estimates that 30 children will benefit from the planned activities.
	<b>Location Description</b>	This project will be undertaken within the town limits of the Town of Fort Myers Beach.
	<b>Planned Activities</b>	This project will include the provision of after school and summer camp for youth in Fort Myers Beach.
<b>7</b>	<b>Project Name</b>	CDBG Bonita Springs
	<b>Target Area</b>	
	<b>Goals Supported</b>	Revitalized Neighborhood Districts
	<b>Needs Addressed</b>	Neighborhood Revitalization Public Improvements and Infrastructure
	<b>Funding</b>	CDBG: \$294,754
	<b>Description</b>	This project will involve the construction or rehabilitation of public facilities.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 648 low to moderate income families will benefit from this project.

	<b>Location Description</b>	This project(s) will take place within low to moderate income areas within the city limits of Bonita Springs.
	<b>Planned Activities</b>	Activities will include public improvements and infrastructure projects in Bonita Springs.
<b>8</b>	<b>Project Name</b>	CDBG Sanibel Rental Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehabilitated
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$20,392
	<b>Description</b>	This project will consist of rehabilitation of rental housing.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that two units will benefit.
	<b>Location Description</b>	This project will be undertaken within the city limits of the City of Sanibel.
	<b>Planned Activities</b>	Sanibel plans to rehabilitate below-market rate rental housing.
<b>9</b>	<b>Project Name</b>	CDBG Neighborhood Infrastructure
	<b>Target Area</b>	Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor
	<b>Goals Supported</b>	Revitalized Neighborhood Districts
	<b>Needs Addressed</b>	Neighborhood Revitalization



	<b>Funding</b>	CDBG: \$659,386
	<b>Description</b>	This project will consist of infrastructure improvements in low to moderate income areas of Lee County.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 12,420 persons will benefit.
	<b>Location Description</b>	This project will be undertaken in low to moderate income areas of Lee County.
	<b>Planned Activities</b>	This project will include infrastructure improvements in low to moderate income areas of Lee County.
<b>10</b>	<b>Project Name</b>	CDBG Neighborhood Concentrated Code Enforcement
	<b>Target Area</b>	Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor
	<b>Goals Supported</b>	Revitalized Neighborhood Districts
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$70,000
	<b>Description</b>	This project will consist of concentrated code enforcement in low to moderate income areas of Lee County.
	<b>Target Date</b>	9/30/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 3242 housing units will be included.
	<b>Location Description</b>	This project will be undertaken in low to moderate income areas of Lee County.
	<b>Planned Activities</b>	This project will consist of concentrated code enforcement in low to moderate income areas of Lee County.
<b>11</b>	<b>Project Name</b>	CDBG Neighborhood Public Services
	<b>Target Area</b>	Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor
	<b>Goals Supported</b>	Revitalized Neighborhood Districts
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$290,000
	<b>Description</b>	This project will consist of the provision of public services in low to moderate income targeted areas.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 12,420 persons will benefit.
	<b>Location Description</b>	This project will be undertaken in low to moderate income areas of Lee County.
	<b>Planned Activities</b>	This project will consist of the provision of public services in low to moderate income targeted areas.

<b>12</b>	<b>Project Name</b>	CDBG Non-Profit Capital Improvements
	<b>Target Area</b>	Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor
	<b>Goals Supported</b>	Revitalized Neighborhood Districts Increased Homeless Housing and Services
	<b>Needs Addressed</b>	Neighborhood Revitalization Economic Development Housing for the Homeless Homeless Services
	<b>Funding</b>	CDBG: \$74,990
	<b>Description</b>	This project will consist of improvements to non-profit organizations that serve low to moderate income areas or low to moderate income clientele.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that one non-profit organization will be assisted.
	<b>Location Description</b>	The location has not been determined, but may be completed in target as well as non-targeted areas of Lee County.
	<b>Planned Activities</b>	This project will consist of improvements to non-profit organizations that serve low to moderate income areas or low to moderate income clientele.
<b>13</b>	<b>Project Name</b>	HOME Project Delivery

	<b>Target Area</b>	Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor
	<b>Goals Supported</b>	Down Payment Assistance Provided
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$66,355
	<b>Description</b>	Administration of the HOME Program.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This activity does not result in beneficiaries.
	<b>Location Description</b>	This activity will be undertaken by the Lee County Department of Human Services in Fort Myers, Florida.
	<b>Planned Activities</b>	Administration of the HOME Program.
<b>14</b>	<b>Project Name</b>	HOME Down Payment Assistance
	<b>Target Area</b>	Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor
	<b>Goals Supported</b>	Down Payment Assistance Provided
	<b>Needs Addressed</b>	Affordable Housing

	<b>Funding</b>	HOME: \$347,098
	<b>Description</b>	Provision of down payment assistance to eligible homebuyers in Lee County.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 30 low to moderate income families will benefit from the proposed activities.
	<b>Location Description</b>	This project will be undertaken in all areas of Lee County.
	<b>Planned Activities</b>	Provision of down payment assistance to eligible homebuyers in Lee County.
<b>15</b>	<b>Project Name</b>	HOME CHDO Project
	<b>Target Area</b>	Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor
	<b>Goals Supported</b>	Housing Rehabilitated
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$100,100
	<b>Description</b>	This project will consist of a CHDO acquisition and rehabilitation of one housing unit.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that one unit will be acquired and rehabilitated to benefit one eligible household.
	<b>Location Description</b>	The location will be determined by the CHDO, and may be completed in target areas as well as non-targeted areas of Lee County.

	<b>Planned Activities</b>	This project will consist of a CHDO acquisition and rehabilitation of one housing unit.
<b>16</b>	<b>Project Name</b>	HOME TBRA
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increased Homeless Housing and Services
	<b>Needs Addressed</b>	Housing for the Homeless Homeless Services
	<b>Funding</b>	HOME: \$150,000
	<b>Description</b>	This project consists of using HOME funds for a tenant based rental assistance program for households who are homeless.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 20 households will benefit from this activity.
	<b>Location Description</b>	This project will be administered by the Lee County Department of Human Services, located in Fort Myers, Florida. Assistance will be provided throughout the county.
	<b>Planned Activities</b>	This project consists of using HOME funds for a tenant based rental assistance program for households who are homeless. Eligible costs will include security and utility deposits as well as rental assistance. Clients will also receive case management.
<b>17</b>	<b>Project Name</b>	ESG Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increased Homeless Housing and Services
	<b>Needs Addressed</b>	Housing for the Homeless Homeless Services
	<b>Funding</b>	ESG: \$228,418

<b>Description</b>	Project will consist of the program administration, rapid re-housing, and shelter activities at the Bob Janes Triage Center and Low Demand Shelter.
<b>Target Date</b>	9/30/2017
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 40 households will benefit from rapid re-housing and 450 will benefit from shelter activities.
<b>Location Description</b>	The program will take place at the Lee County Department of Human Services, located in Fort Myers, Florida, as well as at the Bob Janes Triage Center and Low Demand Shelter, also located in Fort Myers, Florida.
<b>Planned Activities</b>	Project will consist of the program administration, rapid re-housing, and shelter activities at the Bob Janes Triage Center and Low Demand Shelter.

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

CDBG funds will be used in unincorporated Lee County, the City of Bonita Springs, the City of Sanibel, and the Town of Fort Myers Beach. Some CDBG funds will be concentrated on neighborhood revitalization, and therefore, will be used in the targeted areas noted in the Plan. HOME and ESG funds will be used countywide. Maps indicating the low income and minority (as well as hispanic) concentrations are attached to this plan.

### **Rationale for the priorities for allocating investments geographically**

In order to provide assistance to as many residents as possible, the County dedicates only a portion of the funds to specific areas. These designations are based on the partner municipalities' urban county agreement requirements in the case of Bonita Springs, Sanibel, and Fort Myers Beach. In other locations, funds are allocated to areas meeting the low to moderate income designations as issued by HUD. Those areas have been designated by the County as target areas, and each has a revitalization plan that is used for project planning purposes.



## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Affordable housing will be provided through CDBG and HOME assistance, but will also be provided using other funding sources, including NSP and the SHIP program (state funding).

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	60
Non-Homeless	61
Special-Needs	0
Total	121

**Table 10 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	60
The Production of New Units	0
Rehab of Existing Units	28
Acquisition of Existing Units	33
Total	121

**Table 11 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

It is estimated that 40 homeless households will be assisted with the rapid re-housing program, and 20 homeless household will be assisted with the Tenant Based Rental Assistance program. It is estimated that 20 owner occupied housing rehabilitations will be completed using CDBG, three will be completed using SHIP funds, and five will be completed using NSP funds. Thirty Down Payment Assistance acquisitions will be completed using HOME funds and three will be completed using SHIP funds.

## **AP-60 Public Housing – 91.220(h)**

### **Actions planned during the next year to address the needs to public housing**

Due to a lack of affordable housing options, there is a great demand for public housing units and housing choice vouchers. This has resulted in a significant waiting list for both types of housing, which is regularly closed. However, the developments have recently opened their waiting lists, including the waiting list for a newer development: The Homes at Renaissance Preserve, The Landings at East Point and East Pointe Place. Waitlist for all developments open at different times and may only open for a particular bedroom size only. Housing Authority of the City of Fort Myers (HACFM) will be adding an additional 72 units to The Homes at Renaissance Preserve in 2016. Further, the HACFM has taken actions to promote homeownership (see below), which may lessen the demand on vouchers and project based assistance. HACFM and the Fort Myers Police Department have partnered to create Neighborhood Watch programs, increasing safety in public housing.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The Housing Authority of the City of Fort Myers (HACFM) has removed the barriers that were preventing current Housing Choice Voucher (HCV) participants from joining the HCV Family Self Sufficiency (FSS) program and Homeownership program. The FSS program was designed to connect families receiving subsidized housing assistance with access to community services and resources such as employment training, job-readiness, homeownership education, etc. necessary to advance families toward self-sufficiency. HACFM also continues to offer a Community Supportive Services (CSS) program for relocated residents of the revitalized Michigan Court, Renaissance Preserve and Horizons communities. The purpose of the CSS program is to provide support services such as job-skills training, childcare, transportation, and adult/youth education programs. Support services are vital in transitioning families into self-sufficiency. HACFM now has no limit on the number of HCV Homeownership Vouchers it will permit; it is now unlimited. HACFM meets monthly with interested residents to encourage participation in all the HCV FSS program offered at HACFM. HACFM continues to offer strategies to encourage homeownership, as well as financial literacy and budget classes to all HCV clients. HACFM continues to believe that families with more education and control over money will be able to provide more for themselves, while potentially moving toward homeownership. As a HUD certified housing counseling agency, HACFM provides an array of housing counseling services for public housing and Section 8 residents. Counseling services include but not limited to: Home Buyer Education classes, debt reductions, budgeting, credit restoration, mortgage qualifications, foreclosure prevention, pre & post purchase counseling, in addition to assistance to renters.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

According to the Housing Authority of the City of Fort Myers, this is not applicable.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Much of the outreach to homeless persons is conducted at community events such as the Point in Time Count and the Stand Down/Service Day. There are also specific special events held for the homeless, such as an annual candlelight vigil in memory of the homeless who have died in that past year, which is held each December. Additionally, outreach is conducted by the many caseworkers at community agencies including, the U.S. Department of Veterans Affairs, the Lee County Homeless Coalition, schools, and other entities that encounter the homeless during other service delivery or during their regular course of business. Needs are assessed during various points of contact with these community agencies, one of which features a PATH program worker. The development and implementation of a coordinated assessment process by the Continuum of Care makes the process more efficient for homeless persons, and strives to provide more appropriate referrals in order to better address needs.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The plan's goals of providing homeless housing and services primarily through entitlement funding will help to meet some needs for emergency housing at the Bob Janes Triage Center and Low Demand Shelter. As funding is available, Lee County may use other community partners for the development of additional projects or programs. Emergency shelter and transitional housing needs may also be addressed through grant funding opportunities, such as the competitive Continuum of Care process, or through other state or local funding streams.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The plan's goals of providing homeless housing and services will help to prevent homelessness, rehouse, or otherwise permanently house the homeless. This will be accomplished through the use of ESG funding, and there may be some cases where affordable housing activities will also address this need. Other than the funds available through this process, permanent housing needs may be addressed through other resources identified elsewhere in this plan, and through other grant funding opportunities, such as the competitive Continuum of Care process, or through other state or local funding streams.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The Department of Human Services and other local agencies provide many programs and services aimed at preventing homelessness and stabilizing clients. In addition, there are discharge planning procedures in place with agencies to refer clients to appropriate service and housing providers. The Continuum of Care has reviewed discharge planning procedures in the community to strengthen them so that people are not discharged into homelessness. Further, the development and implementation of a coordinated assessment process by the Continuum of Care makes the process more efficient for homeless persons and families, and strives to provide more appropriate referrals in order to better address needs.

## **AP-75 Barriers to affordable housing – 91.220(j)**

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

At this time, there are no planned actions to remove policies that create barriers to affordable housing. Lee County plans to continue investing NSP funds to purchase foreclosed homes in distressed neighborhoods, which will address barriers to affordable housing by rehabilitating and selling homes to eligible homebuyers, helping to stabilize surrounding home prices. Quarterly, regional meetings are also being held to evaluate the actions taken toward addressing barriers to fair housing as noted in the Analysis of Impediments. Actions taken toward eliminating these barriers will include providing accessibility and modifications in housing units. Lee County is also beginning research and collaboration in preparation for the completion of the Assessment of Fair Housing.

## **AP-85 Other Actions – 91.220(k)**

**Actions planned to address obstacles to meeting underserved needs**

Lee County plans to undertake the projects and their associated activities as noted in the plan, which will address underserved needs for substandard housing conditions, provide needed public services, and support economic development initiatives. Other resources and agencies will also deliver services that will meet underserved needs.

**Actions planned to foster and maintain affordable housing**

Lee County plans to undertake the projects and their associated activities as noted in the plan, which will address affordable housing needs. This includes providing owner occupied housing rehabilitation assistance and down payment assistance, as well as funds allocated to CHDOs for housing development. Further, the partnerships with the PHA and other housing providers in the area will continue, providing for communication and referral sources for other housing resources. Lee County has been approved to use a portion of the local allocation of HOPWA for tenant based rental assistance for HOPWA participants through the Florida Department of Health.

**Actions planned to reduce lead-based paint hazards**

Homes built prior to 1978 where painted surfaces will be disturbed will be inspected for lead based paint. If lead is detected during the inspection, an assessment will be completed, followed by abatement.

## **Actions planned to reduce the number of poverty-level families**

There are many antipoverty programs implemented by numerous agencies in Lee County. Antipoverty impacts are inherent in the county's programs in housing, neighborhood development and elimination of homelessness. The goal of Lee County's antipoverty 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. The Lee County Department of Human Services supports anti-poverty programs of non-profit social service agencies with county general funds through the Partnering for Results Program. The Department provides anti-poverty action in its neighborhood development program by working with the neighborhoods on coordinating resources focusing on employment and self sufficiency. Antipoverty efforts of the Family Self-Sufficiency program consist of homeless programs, emergency assistance (rental, mortgage and utility payments), housing and financial counseling, and case management. The Family Self-Sufficiency program also recently implemented a financial literacy education program for families participating in homeless prevention and rehousing programs. In addition, the LEE Medical Office Skills Program is a long-standing and successful program that addresses anti-poverty goals. The Department of Human Services operates this program through Community Services Block Grant funding to rapidly increase income for low-income, working households and provide them a career path with upward mobility in the medical office field. Participants complete an intensive seven month course where they learn new skills in billing and coding, medical terminology, front desk operations, and Medical Manager software. LEE program staff maintain close contact with participants and can provide case management and financial supportive services if challenges arise jeopardizing successful completion of the program. Additional antipoverty efforts include state mandated programs for substance abuse, mental health, Medicaid, and indigent medical care, as well as the planned collaboration with Community Cooperative and Children's Home Society on services for homeless households with children, whose goal is to include more basic living and financial management skills.

## **Actions planned to develop institutional structure**

Institutional structure is not deemed lacking. Gaps in providing programs or services that meet the priority needs will be evaluated on an annual basis, but at the onset of this planning cycle, there are no identified gaps to implementation. Continued coordination will help to ensure an effective institutional structure.

## **Actions planned to enhance coordination between public and private housing and social service agencies**

Lee County works to bring together different groups and agencies, including private housing and social service agencies, when appropriate for both specific projects and for overall planning. In addition, the county works with local housing agencies to leverage resources for rehabilitation assistance, and works with community partners on Neighborhood Stabilization Program. Lee County, American Red Cross, the Housing Authority of the City of Fort Myers, Veterans Affairs, and the Lee County Homeless Coalition were members of the 100,000 HOMES campaign, and those partnerships continue as the community participates in the Zero: 2016 initiative. Lee County plans to continue to work with agencies as much as possible to ensure complete coverage of services in the County.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	99.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:  
Not applicable.



2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Lee County has elected to use Recapture as the primary method of ensuring affordability for low-to-moderate income homebuyers; however, Resale provisions will be used when HOME funds are provided directly to a developer to reduce the development costs thereby making the price of the home affordable to the buyer. Any recaptured funds will be deposited in a HOME Trust Fund, (depending on original source of funds), to be utilized for any eligible activity within Lee County. The full version of the Lee County Resale and Recapture Policy is available at the Department of Human Services.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Any recaptured funds will be deposited in a HOME Trust Fund, (depending on original source of funds), to be utilized for any eligible activity within Lee County, expanding the number of affordable housing units. Depending on the circumstances of recapture, the affordability of the units may be waived (such as the case in a foreclosure). In the case of resale, the unit will be resold to an eligible buyer, preserving affordability. The full version of the Lee County Resale and Recapture Policy is available at the Department of Human Services.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable.

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The ESG allocation will be utilized in two main programs: a rapid rehousing program and the operations of the Bob Janes Triage Center and Low Demand Shelter. For the rapid rehousing component of ESG, the existing Lee County Policy and Procedure manual will be utilized for the standards. In general, this means that eligibility will be determined prior to providing assistance. Applicants must have incomes at or below 50% of the area median income. Income inclusions, income exclusions, and documentation standards can be found in the referenced manual. Verification and documentation of eligibility will be maintained in participant case files. Provided the requirements of each individual self-sufficiency plan are met, eligible households can receive 50 percent rent subsidies for six months. Exceptions may be made to the duration of assistance after management review and approval. For the shelter operations component of ESG, standards for assistance will be detailed in the subrecipient provider contract and will stipulate eligible expenditures, beneficiary reporting requirements, and other procedural components of the program.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Coordinated Entry process has three goals, which are to help people move through the homeless service system faster, reduce new entries into homelessness through prevention and diversion resources, and improve data collection and quality to provide accurate information on what assistance consumers need. The Lee County Continuum of Care has developed a coordinated assessment system, which uses the existing HMIS system. The process includes utilizing a standardized access and assessment for all individuals, as well a coordinated referral and housing placement process to ensure that people experiencing homelessness receive appropriate assistance with both immediate and long-term housing and service needs. Planning workshops with outreach workers and service providers are held to obtain input on the design and help to secure buy-in for the system. Training for local agencies continues to be provided on an on-going basis as needed.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Lee County has determined the programs to receive assistance and their allocations based on comments received by the public and in consultations during the planning process, as well as staff review of program success to date.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

This requirement has been met.

5. Describe performance standards for evaluating ESG.

Overall evaluation of the ESG program will be undertaken by the Continuum of Care Governing Board. However, performance standards are determined by each funded program. At minimum, Lee County expects to assist 10 households with rehousing, and the Triage Center and Low Demand Shelter has a 58 bed capacity, which is expected to have constant beneficiary occupancy. Success of these programs will be measured by examining the beneficiaries served.