



**ANNUAL ACTION PLAN  
HUD FISCAL YEAR 2022-2023**

**Community Development Block Grant (CDBG)  
HOME Investment Partnership (HOME)  
Emergency Solutions Grant (ESG)**

**Lee County Board of County Commissioners**  
Human and Veteran Services  
Cecil Pendergrass, Chair, Board of County Commissioners  
Roger Desjarlais, County Manager  
Marc Mora, Assistant County Manager  
Roger Mercado, Director, Human and Veteran Services

# Executive Summary

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

### 1. Introduction

The Program Year 2022 Annual Action Plan has been completed in compliance with Federal regulations and through consultation with stakeholders and program staff. A variety of projects have been identified throughout the plan, which are intended to assist in the provision of housing, community development, assistance for individuals and families experiencing homelessness, and neighborhood revitalization. These projects are being undertaken in accordance with the objectives, outcomes, and goals specified in Lee County's 2019-2023 Consolidated Plan.

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

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Goals include the provision of housing rehabilitation, down payment assistance, increased economic opportunities, homeless housing and services, development of CHDO and Non-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 households and housing units. Beneficiaries:

- 204 Low/Mod Income Households
- 14,138 Households in Low/Mod Income Areas
- 5 Housing or Rental Units
- 400 Outreach Contacts (Persons experiencing unsheltered homelessness)

### 3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The current economic climate, paired with the Covid-19 pandemic, has created additional needs in Lee County. Those needs include additional affordable housing units, rental assistance, economic support, and increased health and safety measures throughout the community. At the start of the Covid-19 pandemic, the Southwest Florida Community Foundation administered multiple flash polls to gather data regarding community impact. The April-May 2020 poll revealed that assistance paying bills, access

to food, and wellness services (including physical and behavioral health) were the greatest needs. As the pandemic continued the need for affordable housing has increased, as has the need to provide re-housing assistance for persons experiencing homelessness, and expanded behavioral health services.

In addition to needs resulting from the Covid-19 pandemic, other community needs were identified through a gaps analysis that was completed for Lee County in 2019. The three dominant gaps identified were in the areas of behavioral health, housing, and transportation. Based on these findings and the need created through the COVID-19 pandemic, additional funding has been allocated to rapid rehousing program, down payment assistance, and non-profit capital improvements. Staff and others consulted during the planning process evaluated past project outcomes. Through this consultation, it was determined that the continuation of many of the previous year's projects was also essential. In addition, staff and the public recommended that affordable housing be a high priority in this plan.

As the community emerges from the pandemic and inflation continues to rise nation-wide the economic impacts of households with incomes at or below 80% of the area median income are significant. In the past two years, Lee County has jumped to the U.S.'s 9th fastest growing county, creating significant strain on the already limited housing market. These changes have created the need for CDBG and HOME funding to be shifted slightly to address the quickly changing economic environment. To this end, Lee County has elected to use CDBG funds to provide down payment assistance in this plan. This change will allow for a greater number of households to utilize this program to obtain affordable housing units. Additional HOME funds are being allocated to provide funding for non-profit developers to add additional affordable units in the County. The allocation for CDBG Non-Profit Capital Improvement is being increased to support the needs of non-profit service providers.

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

Summary from citizen participation section of plan.

Citizens are encouraged to participate in a variety of avenues. Lee County welcomes input during two dedicated public meetings. The draft plan is published on the Lee County website, and public notice to review the plan is published in the Newspress with contact information for county employees. The public is encouraged to comment throughout the consultation process.

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

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Lee County hosted two public hearings and published this plan for public comment in a locally circulating newspaper and on the Lee County website for 30 days. Feedback received at the public hearings focused largely on housing and homelessness, youth services, and transportation. Multiple groups stressed the lack of affordable housing, describing it as a crisis. Potential solutions of increased

funding to homeownership assistance programs and rental assistance were discussed. However, with the overall lack of affordable housing units in our area, the group stressed the need for building or rehabilitating more units. The public hearing feedback also highlighted the shortages due in the areas of materials, contractors, and supply to meet demands. Ideas for funding such as well installations and roofing projects were mentioned in the areas experiencing shortages and backorders. The need for broadband and Wi-Fi access was also mentioned in tandem with increased supply to meet the demands created from the pandemic. Suggestions for public service programs for employment training were mentioned in the areas of truck drivers, mechanics, culinary arts, and electronic literacy.

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

All comments were accepted and considered in the planning process.

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

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

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

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

**Table 1 – Responsible Agencies**

**Narrative (optional)**

Lee County Human and Veteran Services (HVS) is responsible for preparing the Consolidated Plan. Lee County's entitlement consists of Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG) programs, all of which are administered by HVS managers in several departmental program areas, with clerical and fiscal support. Sub-recipient contracts with Urban County and nonprofit agencies are monitored by HVS, but fieldwork is completed by City of Bonita Springs, Village of Estero, City of Sanibel or nonprofit agency staff.

**Consolidated Plan Public Contact Information**

Questions and correspondence relating to the Consolidated Plan should be directed to Clare Molloy, Grant Compliance Analyst, Lee County Human and Veteran Services by mail at 2440 Thompson Street, Fort Myers, FL 33901, by phone at 239-533-7905, by fax at 239-533-7960, or by e-mail at CMolloy@leegov.com.

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

### **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))**

Coordination between public and assisted housing providers and private and governmental health, mental health and service agencies occurs on a regular basis to provide coordinated client services, and for the development of this plan. The Bob-Janes Empowerment Center and Low-Demand Shelter continues to provide an example of this community-wide coordination. The Triage facility is jointly funded and managed by Lee County Human and Veteran Services, Center for Progress and Excellence and SalusCare, and partners with local law enforcement and homeless service providers. Staff from local non-profit service providers, Lee Health, law enforcement agencies, and public housing agencies regularly meet and carry out efforts to address community needs, such as the assisted implementation of the CoC's 2019-2028 Strategic Plan.

In 2020, Lee County Human and Veteran Services identified the need for increased capacity in Street Outreach and Coordinated Entry. Community Development Block Grant and Emergency Solutions Grant funds were used to support creation and implementation of outreach teams in partnership with six local law enforcement organizations, and Centerstone, a local behavioral health provider. These teams were deemed the Housing, Outreach and Treatment (HOT) teams to signify their intent within the CoC. This partnership expanded outreach capacity throughout Lee County area. To improve services available after regular business hours, Lee County Human and Veteran Services also contracts with Center for Progress and Excellence, the local operator of the Mobile Crisis Unit, to offer 24/7/365 access to the CoC's Coordinated Entry process.

### **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 Human and Veteran Services is the Lead Agency for the Continuum of Care, and has spearheaded the local effort to ensure compliance with the HEARTH Act provisions. 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, evaluating system and project performance, establishing system-wide written standards, and researching project models and funding sources. Lee County Human and Veteran Services is leading continuous efforts for rapidly re-housing persons who are experiencing homelessness. Most recently HVS spearheaded a 100x100 housing campaign aimed at housing 100 households in 100 days. The Continuum of Care exceed that goal by housing 124 households, and have begun another campaign during which the CoC is expected to far exceed the 100 household goal.

**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 Lead Agency for the Continuum of Care and is in continuous consultation with the Continuum Governing Board and General Membership, including consulting on ESG Planning. Continuum members continue to support the current ESG program structure, in which Human and Veteran Services administers a portion of the ESG allocation to provide outreach and rapid re-housing assistance to eligible households and allocates remaining funds for shelter operations.

In 2017, the Continuum of Care Governing Board established new project performance targets and approved continuum-wide written standards. In September 2019, the Board approved the transition to a single point of entry model for Coordinated Entry, in accordance with CPD Notice 17-01. ESG projects are monitored annually, and outcomes are included in system performance measures. The Lee County Continuum of Care Governing Board was consulted during May 2022. During that time, members supported the continuation of the Rapid Re-Housing programs administered by Human and Veteran Services and the Salvation Army at the Bob Janes Triage Center. In August of 2021 to better balance provider caseloads, the Lee County Continuum of Care Governing Board discussed and approved adjusting case management thresholds to Coordinated Entry referrals. By doing so, a wider variety of clients are referred to case management and are given the opportunity to access ESG and ESG-CV funded housing services.

**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>	Affordable Housing Committee/Lee County Community Development
	<b>Agency/Group/Organization Type</b>	Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was completed via email. Feedback included the severe need for available affordable housing. Feedback included the need for additional very-low, low-income housing, and work-force housing and the need for medical facilities that assist low-income families without health insurance. A variety of potential solutions were offered, from adjusting the credit score requirements, to investing in tiny home villages, and converting land for other uses into affordable housing development.
2	<b>Agency/Group/Organization</b>	FL-603 Lee County Continuum of Care
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Other government - Local



	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special 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>	A consultation with the CoC Governing Board was completed. The board advocated to continue current uses of the Emergency Solutions Grant funding, while calling attention to some outstanding needs. In the area of supportive services, existing gaps identified were behavioral health, digital training and job preparedness. Gaps in infrastructure identified were the lack of available, affordable housing.
3	<b>Agency/Group/Organization</b>	Housing Authority of the City of Fort Myers
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was completed via email. This organization mentioned the importance of available, affordable housing and the need for more affordable housing units. There was some discussion regarding the barriers to success that individuals have regarding maintaining placement once housed.
4	<b>Agency/Group/Organization</b>	Lee County Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation completed via email. Feedback in the areas of planned actions to address the needs of public housing, encourage housing residents to become more involved in management and the efficacy of the housing authorities was provided.
5	<b>Agency/Group/Organization</b>	Lee County Board of County Commissioners
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs

<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Consultation completed via email. Feedback received included the lack of housing supply items in terms of labor, materials, land and financing. These supply issues are exacerbated by inflation, especially in the areas of fuel and food costs. The consultation expressed the need to engage individuals and families to assist with hands-on, long-term solutions to build sustainable communities.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

Input was solicited from a broad variety of stakeholders. No agency types were intentionally excluded from consultation.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Lee County Human and Veteran Services	The Lee Continuum of Care implemented a Strategic Plan in April 2019. The CoC's strategic plan emphasizes permanent housing and the provision of supportive services.

**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 hosted two public hearings and published this plan for public comment in a locally circulating newspaper. Feedback received at public hearings focused largely on housing and homelessness, youth services, and transportation. Multiple groups stressed the issues created by a lack of affordable housing and potential solutions including down payment assistance, additional workforce housing availability and creative housing solutions. The question of best practices to assist individuals who are homeless in Lee County was discussed often. Lack of affordable, reliable transportation was discussed, as well as a lack of bus stops in specific areas that would be beneficial. Feedback was received relating to the need for behavioral health services and the relation to permanent housing. Finally, programs for youth and young adults in the areas of education, job training, child-care assistance and supportive after school programs.

**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 Meeting	Non-targeted/broad community	6 members of the public / 4 staff members of the county.	A large majority of the comments received advocated for the need for affordable housing. There were other suggestions for assistance with water access and well installations and permitting.	All comments were accepted.	

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 Meeting	Non-targeted/broad community	6 members of the public / 5 staff members of the county.	Comments were received regarding a shortage in available workforce housing, a shortage in materials and a shortage in contractors. There were suggestions for employment training and computer literacy programs, as well as the need for assistance accessing broadband and Wifi	All comments were accepted.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	3,143,590	50,000	0	3,193,590	0	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,131,175	60,000	0	1,191,175	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	279,213	0	0	279,213	0	
Continuum of Care	public - federal	Admin and Planning Financial Assistance Housing Public Services Rapid re-housing (rental assistance) Rental Assistance Services TBRA Transitional housing	1,997,727	0	0	1,997,727	0	
General Fund	public - local	Admin and Planning Financial Assistance Overnight shelter Public Services Rapid re-housing (rental assistance) Rental Assistance Services	7,286,152	0	0	7,286,152	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Other	1,267,707	0	0	1,267,707	0	
Other	public - state	Admin and Planning Financial Assistance Housing Public Services Rapid re-housing (rental assistance) Rental Assistance Services	0	0	0	0	0	
Other	public - state	Admin and Planning Financial Assistance Rental Assistance Services TBRA	219,372	0	0	219,372	0	
Other	public - state	Admin and Planning Financial Assistance Services	1,429,869	0	0	1,429,869	0	
Other	public - state	Admin and Planning Homebuyer assistance Housing Rapid re-housing (rental assistance) Rental Assistance	325,732	0	0	325,732	0	



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Admin and Planning Housing Public Services Rapid re-housing (rental assistance) Rental Assistance Services	738,499	0	0	738,499	0	

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 prevention or re-housing. Services provides are funded with Lee County General funds, Continuum of Care programs, HOPWA and CSBG. Additionally, State SHIP funds are used to assist low-income persons with down payment assistance and provide match for HOME funded projects. ESG will be matched with County General funds, as well as other resources documented by sub-recipients. Some CDBG funds will be concentrated on neighborhood revitalization and will be used in the targeted areas noted in this Consolidated Plan. These funds will be leveraged with private funds gathered by neighborhood organizations through fundraising.

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

There are no publicly owned lands or properties that are currently identified for projects in this plan.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Development	2019	2023	Affordable Housing		Affordable Housing	HOME: \$1,027,175	Rental units constructed: 11 Household Housing Unit
2	Housing Rehabilitation and Reconstruction	2019	2023	Affordable Housing		Affordable Housing	CDBG: \$469,062	Rental units constructed: 1 Household Housing Unit Homeowner Housing Rehabilitated: 15 Household Housing Unit
3	Down Payment Assistance	2019	2023	Affordable Housing		Affordable Housing	CDBG: \$500,000	Direct Financial Assistance to Homebuyers: 10 Households Assisted
4	Housing and Services for Persons who are Homeless	2019	2023	Homeless		Housing and Services for the Homeless	CDBG: \$20,000 HOME: \$787,047 ESG: \$275,471	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted
5	Public Services for Community Revitalization	2019	2023	Non-Housing Community Development		Housing and Services for the Homeless	CDBG: \$470,000	Public service activities other than Low/Moderate Income Housing Benefit: 2295 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Infrastructure Improvements	2019	2023	Non-Housing Community Development		Public Facility Improvements	CDBG: \$412,003	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 350 Persons Assisted
7	Economic Development	2019	2023	Non-Housing Community Development				
8	Public Facility Improvements	2019	2023	Non-Homeless Special Needs		Public Facility Improvements	CDBG: \$887,797	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing Development
	<b>Goal Description</b>	The development of affordable housing will be completed through sub recipient agreements with non-profit organizations using HOME and/or CDBG funds. Units may be added through new construction, acquisition, and/or acquisition and rehabilitation, as allowable by 24 CFR Part 92 and 24 CFR 570, respectively. Funding allocated includes \$158,000 in HOME-CHDO funds and \$869,175 in Non-Profit Housing Development funds.
2	<b>Goal Name</b>	Housing Rehabilitation and Reconstruction
	<b>Goal Description</b>	Housing rehabilitation and reconstruction will be completed by HVS using CDBG funds. The City of Sanibel will also carry out rehabilitation activities for affordable rental housing located on the island. Funding allocated for this goal is \$435,000 in CDBG administered by HVS, and \$28,073 administered by the City of Sanibel. Goal outcome indicators are based on the rehabilitation of 1 unit by the City of Sanibel and 15 units by HVS.

<b>3</b>	<b>Goal Name</b>	Down Payment Assistance
	<b>Goal Description</b>	Down payment assistance (DPA) will be provided by HVS through CDBG and SHIP funding. Funding allocated for this goal includes \$400,000 in CDBG funds. Households anticipated to be assisted through SHIP DPA are not included here within but will be reported to funders through other reports. Goal outcome indicators are anticipated to be as follows: 10 homebuyers assisted.
<b>4</b>	<b>Goal Name</b>	Housing and Services for Persons who are Homeless
	<b>Goal Description</b>	<p>Housing and services for persons who are homeless will be provided through sub recipient agreements and by Human and Veteran Services (HVS). Housing and services provided by HVS will include rapid rehousing through ESG funds and Tenant Based Rental Assistance through HOME funds. Sub-recipients will provide overnight shelter at the Bob Janes through ESG funds, and the coordination services through CDBG funds.</p> <p>Additional housing and services will be provided through CoC, State Unified Homelessness, HOPWA, LIHEAP and general funds. Funding allocations and households anticipated to be assisted through CoC, State Unified Homelessness, HOPWA, LIHEAP and general funds are not included here within, but will be reported to HUD and other funders through other reports.</p> <p>Funding allocations are \$20,000 in CDBG funds, an estimated \$60,000 in HOME funds, and \$279,213 in ESG funds. Goal outcome indicator estimates are 5 households per year served with HOME TBRA funds, 10 households per year served with ESG rapid re-housing funds through Lee County Human and Veteran Services, 10 households per year served with ESG rapid re-housing funds through the Bob Janes Triage Center, and 400 persons being served through ESG funded street outreach, and CDBG funded homeless services coordination.</p>

5	<b>Goal Name</b>	Public Services for Community Revitalization
	<b>Goal Description</b>	<p>Proposed activities will benefit the Suncoast, Pine Manor, and Page Park neighborhoods, which are low- and moderate-income area. In addition, funds will be used to support services for persons who are experiencing homelessness.</p> <p>Funding estimate is based on the allocation of approximately \$470,000 in CDBG administered by HVS.</p> <p>Goal outcome indicators for public services administered by HVS are based on an estimate that 20% of residents in the identified low- and moderate-income target areas will benefit from public services each year, resulting in approximately 1,895 persons benefiting per year. Approximately 400 persons who are experiencing homelessness will be served through public services to benefit persons who are experiencing homelessness. Funding and goal outcome indicators for housing rehabilitation and reconstruction completed in these areas are reflected in the Housing Rehabilitation and Reconstruction goal.</p>
6	<b>Goal Name</b>	Infrastructure Improvements
	<b>Goal Description</b>	
7	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	No funds will be allocated to economic opportunities in the 2022 Action Plan.
8	<b>Goal Name</b>	Public Facility Improvements
	<b>Goal Description</b>	<p>Improvements to public facilities to make necessary improvements and expansions to facilities owned by non-profit organizations.</p> <p>Funding estimates are based on an average allocation of CDBG funds for \$887,797 for public facilities improvements administered by HVS and community partnerships.</p> <p>Goal outcome indicators as based on the number of non-profits who will be assisted with public facility improvements</p>

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Lee County plans on completing 15 projects in year 2022.

#### Projects

#	Project Name
1	CDBG Housing Delivery
2	CDBG Housing Rehabilitation and Reconstruction
3	CDBG Homeless Coalition Coordination
4	CDBG Bonita Springs Public Facilities
5	CDBG Estero Public Facilities
6	CDBG Sanibel Rental Rehabilitation
7	CDBG Program Administration
8	CDBG Community Public Services
9	CDBG Non-Profit Capital Improvement
10	CDBG Homeownership Assistance
11	HOME Program Administration
12	HOME CHDO Housing Development
13	HOME Tenant Based Rental Assistance
14	HOME Non Profit Housing Development
15	ESG22 Lee County

Table 7 - Project Information

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

There is a shortage of affordable rental housing units in Lee County. This has caused an obstacle to serve individuals experiencing homelessness.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CDBG Housing Delivery
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing Development
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$265,000
	<b>Description</b>	This project is in support of the CDBG Housing Rehabilitation and Reconstruction Program. Funds will be used to pay for staff salary and soft costs associated with housing rehabilitation and reconstruction projects.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	No direct beneficiaries will result from this project.
	<b>Location Description</b>	This project will be undertaken in association with the housing rehabilitation and reconstruction program in target areas, as well as in unincorporated areas of Lee County.
	<b>Planned Activities</b>	The project is in support of the CDBG Housing Rehabilitation and Reconstruction program. Funds will be used to pay for staff salaries and soft costs associated with housing projects.
2	<b>Project Name</b>	CDBG Housing Rehabilitation and Reconstruction
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehabilitation and Reconstruction
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$435,000
	<b>Description</b>	Rehabilitation and reconstruction housing units in Lee County. Rehabilitations will continue to be completed in target areas, as well as non-target areas, of Lee County. Funds will be used to pay for construction costs associated with housing rehabilitation and reconstruction.

	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 15 homeowner housing units will benefit from this project.
	<b>Location Description</b>	This project will be undertaken in target areas as well as in unincorporated areas of Lee County.
	<b>Planned Activities</b>	Rehabilitation and reconstruction of housing units in Lee County. Rehabilitations will continue to be completed in target areas, as well as non-target areas of Lee County. Funds will be used to pay for construction costs associated with housing rehabilitation and reconstruction.
<b>3</b>	<b>Project Name</b>	CDBG Homeless Coalition Coordination
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing and Services for Persons who are Homeless
	<b>Needs Addressed</b>	Housing and Services for the Homeless
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	This project consists of public services provided to persons experiencing homelessness in Lee County. Services include an annual homeless services day and production of a resource guide. Services will be carried out by the Lee County Homeless Coalition.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 300 persons will be assisted by the public service activities.
	<b>Location Description</b>	The public service activities undertaken in this project will be carried out by the Lee County Homeless Coalition in Fort Myers, FL, and will be available to all persons experiencing homelessness in Lee County.
	<b>Planned Activities</b>	This project consists of public services supporting persons who are homeless in Lee County, including support for the Lee County Homeless Coalition in the preparation and execution of the annual homeless services day, provision of a community-wide resource guide, and planning and preparation of other events and resources.
	<b>Project Name</b>	CDBG Bonita Springs Public Facilities



4	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facility Improvements
	<b>Needs Addressed</b>	Public Facility Improvements
	<b>Funding</b>	CDBG: \$277,999
	<b>Description</b>	The city of Bonita Springs plans to make public facility improvements with the CDBG Urban County allocation.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 200 people will benefit from this proposed activity.
	<b>Location Description</b>	These activities will be undertaken in the Bonita Springs area.
	<b>Planned Activities</b>	This project will involve construction or rehabilitation of public facilities in Bonita Springs, primarily multi-use paths and low- and moderate-income areas within Bonita Springs.
5	<b>Project Name</b>	CDBG Estero Public Facilities
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure Improvements
	<b>Needs Addressed</b>	Public Facility Improvements
	<b>Funding</b>	CDBG: \$134,004
	<b>Description</b>	This project will involve public facility improvements.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 25 individuals will benefit from the public infrastructure improvements.
	<b>Location Description</b>	This project will take place in the Estero area.
	<b>Planned Activities</b>	This project will involve construction or rehabilitation of public infrastructure in Estero, primarily bus stop shelters in low- and moderate-income areas within the Village of Estero.
6	<b>Project Name</b>	CDBG Sanibel Rental Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehabilitation and Reconstruction

	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$28,073
	<b>Description</b>	The city of Sanibel will use this Urban County allocation to rehabilitate rental housing.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately one rental unit will be rehabilitated.
	<b>Location Description</b>	This project will take place in the Sanibel area.
	<b>Planned Activities</b>	The project will consist of the rehabilitation of affordable rental housing units located within the City of Sanibel.
<b>7</b>	<b>Project Name</b>	CDBG Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$250,000
	<b>Description</b>	This project will be for program administration.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	No direct beneficiaries will result from this administration project.
	<b>Location Description</b>	This project will be undertaken by Lee County Human and Veteran Services in Fort Myers, FL.
<b>Planned Activities</b>	This project will include activities for the administration of the CDBG Program.	
<b>8</b>	<b>Project Name</b>	CDBG Community Public Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services for Community Revitalization
	<b>Needs Addressed</b>	Community Revitalization
	<b>Funding</b>	CDBG: \$450,000

	<b>Description</b>	This project will consist of public services, including operating expenses for the Homeless Service Center, for the benefit of low- and moderate-income persons.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 2,000 people will benefit from the public service activities.
	<b>Location Description</b>	The project will be undertaken in four communities located within Lee County. Specific target areas include the central Fort Myers area, including Pine Manor and Page Park, and the North Fort Myers area including Suncoast Estates and Palmona Park.
	<b>Planned Activities</b>	This project will consist of operating expenses for the Homeless Service Center, behavioral and social services, and additional public services for the benefit of low- and moderate-income persons.
<b>9</b>	<b>Project Name</b>	CDBG Non-Profit Capital Improvement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facility Improvements
	<b>Needs Addressed</b>	Public Facility Improvements
	<b>Funding</b>	CDBG: \$857,797
	<b>Description</b>	This project will consist of non-profit capital improvements.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 2 public facilities will be assisted. Beneficiaries will be determined upon receipt of applications.
	<b>Location Description</b>	This project will consist of capital improvements for non-profit organizations that serve low- and moderate-income persons. Project location will be determined on receipt of applications, but may be undertaken in target areas or other areas of unincorporated Lee County.
	<b>Planned Activities</b>	This project will consist of capital improvements for non-profit organizations that serve low- and moderate-income persons. Activities and beneficiaries will be determined upon receipt of applications.

<b>10</b>	<b>Project Name</b>	CDBG Homeownership Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Down Payment Assistance
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$400,000
	<b>Description</b>	This project will consist of homeownership assistance for the benefit of low- and moderate-income persons.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 8 households will benefit from this project.
	<b>Location Description</b>	This project will be undertaken throughout unincorporated Lee County.
	<b>Planned Activities</b>	This project will provide direct financial assistance to low- and moderate-income homebuyers.
<b>11</b>	<b>Project Name</b>	HOME Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing Development Housing Rehabilitation and Reconstruction
	<b>Needs Addressed</b>	Housing and Services for the Homeless
	<b>Funding</b>	HOME: \$104,000
	<b>Description</b>	This project supports the administration of the HOME program.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This activity supports the administration of the HOME project, no direct beneficiaries will result from it.
	<b>Location Description</b>	This project will be undertaken by Lee County Human and Veteran Services in Fort Myers, FL.
	<b>Planned Activities</b>	Administration of the HOME program.
<b>12</b>	<b>Project Name</b>	HOME CHDO Housing Development
	<b>Target Area</b>	

	<b>Goals Supported</b>	Affordable Housing Development
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$158,000
	<b>Description</b>	This project will consist of CHDO acquisition and rehabilitation or new construction of housing units.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1 household will benefit from this activity.
	<b>Location Description</b>	The location of this project will be determined by the CHDO, and may be completed in target areas as well as non-target areas of Lee County.
	<b>Planned Activities</b>	This project will consist of CHDO acquisition, acquisition and rehabilitation, or construction of one housing unit.
<b>13</b>	<b>Project Name</b>	HOME Tenant Based Rental Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing and Services for Persons who are Homeless
	<b>Needs Addressed</b>	Housing and Services for the Homeless
	<b>Funding</b>	:
	<b>Description</b>	This project consists of using HOME funds for a tenant based rental assistance (TBRA) program for households who are homeless. TBRA provides rental subsidies to assist households to obtain and maintain permanent housing.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 4 households will benefit from the tenant based rental assistance project.
	<b>Location Description</b>	Project locations will be throughout Lee County.
<b>Planned Activities</b>	Project will consist of rental assistance activities.	
<b>14</b>	<b>Project Name</b>	HOME Non Profit Housing Development
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehabilitation and Reconstruction

	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$869,175
	<b>Description</b>	This project will consist of the development of affordable housing through acquisition, acquisition and rehabilitation, or new construction as allowable by funding source.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that approximately 10 housing units will result from this funding.
	<b>Location Description</b>	The specific location for this project has not yet been determined, but the project may be identified in targeted, as well as, non-targeted areas of Lee County.
	<b>Planned Activities</b>	This project will consisted of the development of affordable housing through acquisition, acquisition and rehabilitation, or new construction as allowable by funding source.
<b>15</b>	<b>Project Name</b>	ESG22 Lee County
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing and Services for Persons who are Homeless
	<b>Needs Addressed</b>	Housing and Services for the Homeless
	<b>Funding</b>	ESG: \$279,213
	<b>Description</b>	Lee County intends to use the ESG 2022 Annual Entitlement Allocation to complete shelter and outreach activities, rapid re-housing activities, and program administration activities.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 23 individuals will benefit from these activities.
	<b>Location Description</b>	The ESG projects will be undertaken throughout Lee County.
	<b>Planned Activities</b>	This project will consist of street outreach, rapid re-housing and program administration activities.

## **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 Village of Estero.

Some CDBG funds will be concentrated on community revitalization, and therefore, will be used in the targeted areas noted in the Consolidated Plan. HOME and ESG funds will be used countywide. Maps indicating the low income and minority, including Hispanic, concentrations are attached to this plan.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
North Fort Myers	
Central Fort Myers	

**Table 8 - Geographic Distribution**

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

In order to assist 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 Estero. 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.

### **Discussion**

## Affordable Housing

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

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	100
Non-Homeless	45
Special-Needs	0
Total	145

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	35
The Production of New Units	11
Rehab of Existing Units	16
Acquisition of Existing Units	1
Total	63

Table 10 - One Year Goals for Affordable Housing by Support Type

#### Discussion



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

### **Introduction**

Lee County has two housing authorities. The Housing Authority of the City of Fort Myers (HACFM) and the Lee County Housing Authority (LCHA). Both housing authorities were consulted and collaborate annual to meet the needs of Lee County residents.

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

Lee County Housing Authority has begun the preliminary actions to convert all their public housing units to Section 8 under the RAD conversion. The initial plan will consist of rehab of Pine Echo I and II. Possible demolition and rebuilding of Barrett Park, with the intention of adding additional units to increase affordable housing has been discussed.

The Housing Authority of the City of Fort Myers' (HACFM) affiliate, Southwest Florida Affordable Housing Choice Foundation (SWFLAHCF) Inc. has converted its 142 NSP units to Project Based Voucher units. This will allow a larger clientele base creating more housing opportunities to not only the Very Low-Income clients but also to the Extremely Low Income clients whose income falls at or below 30% of the AMI.

HACFM added an additional 72 units to its inventory stock at The Homes at Renaissance Preserve, which completes the projects development.

HACFM continues to promote a safe living environment for all residents. HACFM continues to partner and works with the local police department to add enhanced security at all properties. HACFM will add several security enhancements to Southward Village, a public housing development with 200 units. Such enhancements include but are not limited to added security lighting, high-definition cameras, road closures to create a one way in and one way out of the development and the installation of a guardrail on the outer perimeter of the development. HACFM and Fort Myers Police Department (FMPD) are working to open a Police Substation at Southward Village, The Landings at East Pointe, and The Homes at Renaissance Preserve.

Lee County Human and Veteran Services is actively coordinating with HACFM and LCHA regarding the lease up emergency housing vouchers (EHV) that were provided because of the American Rescue Plan.

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

Public Housing residents have the benefit of voluntary participation in the Lee County Housing Authority Family Self Sufficiency program, which provides one-on-one counseling and guidance in the areas of employment, secondary education, credit counseling, and homeownership counseling. As their Public

Housing stock is converted to Section 8, our residents will have the ability to participate in our future Homeownership Voucher Program. Participation will be contingent on successful completion of our Family Self Sufficiency Program, to ensure that they not only learn the importance of building and maintaining healthy credit and budget skills, but also fully understand the responsibility required to maintain a home. The Housing Authority of the City of Fort Myers has active tenant associations at three of the public housing properties to encourage resident participation and involvement.

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

HACFM and LCHA are high performing agencies in both Public Housing and Section 8. Neither is designated as troubled.

## **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**

Increasing the number of outreach staff to engage, assess and refer persons experiencing the lack of housing to services that would assist them with permanent housing solutions.

Funding provided as a result of the Covid-19 pandemic was used to significantly enhance street outreach and coordinated entry services. Human and Veteran Services has a total of 7 street outreach team members. These individuals were hired with the intent of addressing the specific needs of those experiencing homelessness in the community. Two of the outreach workers hired have “lived experience” or having directly experienced the trauma of becoming homeless, providing them insights into the many of the challenges faced by those trying to become housed. Two of our newly hired street outreach workers have significant experience as mental health and substance abuse counselors, focusing on clients battling addiction. One new street outreach worker has an emergency services background and has been specifically working with our local EMS and hospital emergency system to address those high utilizers of health services. Human and Veteran Services has also partnered with our local mass transit bus system, LeeTran, in dedicating an individual to address the transportation issues of those experiencing homelessness.

Most recently, street outreach efforts were expanded through the implementation of Housing Outreach and Treatment Teams. Many Continuum's of Care (CoC) across the U.S., leverage partnerships with local law enforcement agencies to conduct street outreach to persons who are experiencing homelessness. This effort, often referred to as Homeless Outreach Teams or HOT Teams, has many models.

In Lee County, HOT teams are referred to a Housing, Outreach, and Treatment Teams to encapsulate the scope of services being provided. These teams are possible through collaboration between Lee County, Centerstone, and local law enforcement, including Lee County Sherriff's Office, Cape Coral Police Department, Fort Myers Police Department, Sanibel Police Department, Lee County Port Authority and Florida Gulf Coast University Police Department.

Lee County's HOT Teams consist of a law enforcement officer and behavioral health professional. Teams conduct street outreach to persons experiencing homelessness, with the main goal of connecting individuals and families to housing and services. HOT Teams conduct assessments, provide referrals for housing and shelter, and connect households with behavioral health and other supportive services.

In addition, Coordinated Entry services, which aim to connect individuals and families to permanent housing resources were expanded to be available 24 hours per day, 7 days per week through a

partnership with Center for Progress and Excellent, the local behavioral health agency which also operates the Mobile Crisis Unit. This partnership provides connections to housing and also crisis assessment outside of regular business hours.

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

The provision of emergency shelter at the Bob Janes Empowerment Center and Low-Demand Shelter helps to address some of the needs of individuals who are homeless. The HOME Tenant Based Rental Assistance program also supports the housing needs of individuals and families who are homeless, by providing a permanent housing solution instead of emergency shelter. As additional funding sources become available, Lee County may engage 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, and through other state or local funding streams.

Lee County uses the coordinated entry process to prioritize those who are most vulnerable. Implement more low-barrier practices to assist with ease of entry. Several non-profit organizations and Lee County Human and Veteran Services have rapid rehousing projects that engage and assess the needs of program participants and responding with wrap around services. Such services include connection to training, employment search, behavioral health services, etc.

### **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, re-house, or otherwise permanently house persons who are homeless. The Lee County Continuum of Care has established written standards for prioritization to ensure that persons with especially high needs are linked with adequate housing and supportive services. Additionally, the implementation of the coordinated entry process ensures that persons who are homeless are rapidly linked with appropriate housing resources and support. Ongoing collaboration between service providers and the Continuum of Care, and frequent reviews of HMIS data facilitate the implementation of strategies to reduce the length of time a person experiences homelessness.

These goals will be supported through the use of ESG funding which is used to engage and rapidly re-house persons who are homeless. 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, and 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.**

Human and Veteran Services and other local agencies provide many programs and services aimed at preventing homelessness and stabilizing clients. These programs include job training, job readiness, financial management courses, and active case management. Several homelessness prevention programs active throughout the County provide assistance with rent and utilities to ensure that persons who are extremely low-income do not become homeless. These programs have streamlined the application, assistance, and referral process for persons who are homeless by participating in the coordinated entry process implemented by the Continuum of Care.

In addition, discharge-planning agreements are in place with the local foster care agency, mental health and substance abuse provider, jail, and hospital. These agencies refer clients to appropriate service and housing providers to ensure that they are not discharged into homelessness. Agency communication and cross sector planning are crucial to ensuring wrap around services are provided effectively.

## **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 identified public policies that create barriers to affordable housing. Lee County recently implemented affordable housing incentives as part of the 2017-2020 Local Housing Assistance Plan in an effort to encourage the development of additional affordable housing. Lee County continues to invest NSP program income to create additional affordable housing through the rehabilitation and sale of foreclosed homes to eligible homebuyers.

In addition, quarterly reports are collected from regional partners 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 has collaborated with other local governments and the public housing authorities to update the Analysis of Impediments to Fair Housing Choice (AI). The updated AI is attached to Lee County's 2019-2023 Consolidated Plan.

Advocacy and education, as well as meeting with elected officials, are ways to increase the available affordable housing in Lee County.

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

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

Lee County, in coordination with other local service providers, plans to undertake the projects and associated activities, as noted in this plan, to address underserved needs such as substandard housing conditions, public services, infrastructure, and non-profit capital improvements. Projects and activities such as these are not anticipated to encounter obstacles during completion. Public comments indicate a significant need for additional affordable housing units. Lee County intends to undertake multiple projects to facilitate the development of additional affordable housing units. Obstacles to these projects may include limited availability of units to be acquired or rehabilitated, and limited resources available to complete projects. Lee County will ensure that identified units are suitable for affordable housing development through underwriting, and coordination with community partners and other county departments, as required.

Objective 135.1 of the Lee Plan (<http://www.leegov.com/dcd/planning/leeplan>) states that the County will work with private and public housing providers to ensure that the additional dwellings needed by 2025 are provided in types, costs, and locations to meet the needs of the Lee County population. To meet this objective, policies have been adopted that including one to eliminate excessive or duplicative regulatory requirements.

Lee County created a committee with the responsibility to review and consider the impact on the cost of development by regulations being considered for adoption. On October 6, 1993, the Board of County Commissioners created the Executive Regulatory Oversight Committee (ERO) to consider all such regulations or amendments.

Other Lee Plan Policies that support this objective include ones that provide technical assistance and incentives to the private sector to maintain housing production. Policies that encourage the formation of public-private partnerships to produce housing for very-low, low and moderate-income households. Ones that allow bonus density to stimulate the construction of very-low and moderate income housing. Policies that provide for expedited permitting, payment waiver or reduction of impact fees, purchase of tax certificates for building lots and site preparation, and construction infrastructure in partnership with very-low, low and moderate income housing providers.

In addition to pursuing the policies identified above, the Board of County Commissioners has adopted the Local Housing Assistance Plan (LHAP) to implement the State Housing Initiative Partnership Program (SHIP). The LHAP includes an Incentive Report produced by the Affordable Housing Advisory Committee. The Incentive Report provides an analysis of current programs and recommendations to encourage the construction of affordable housing and help to mitigate any policies that may impact the availability of

affordable housing.

This includes:

- Expedited Permitting;
  - Ongoing Review Process;
  - Impact Fee Reimbursement Program;
  - Impact Fee Exemption Program;
  - Utility Connection Fees Deferral Program;
  - The allowance of flexibility in densities for affordable housing;
  - The allowance of affordable accessory residential units in residential zoning districts;
  - The reduction of parking and setback requirements for affordable housing;
  - The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing;
  - The modification of street requirements for affordable housing;
  - The preparation of an inventory of locally owned public lands suitable for affordable housing;
- and

The support of development near transportation hubs and major employment centers and mixed-use developments.

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

Actions planned include using CDBG, HOME, and state funds to provide owner occupied housing rehabilitation assistance and down payment assistance. In addition, HOME funds are being allocated for CHDO and Non-CHDO housing development to facilitate the development of additional affordable housing units. Lee County has implemented the HOPWA Tenant Based Rental Assistance Program (TBRA), which is projected to house about 10-15 of the most vulnerable HIV/AIDS households. Partnerships with the Public Housing Authorities and other local housing providers will provide additional resources to foster and maintain affordable housing through new construction, rehabilitation, and referral to currently available units.

### **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**

Lee County Human and Veteran Services supports anti-poverty programs of non-profit social service



agencies with county general funds through the Partnering for Results Program. Lee County has budgeted \$5,103,583, to support programs, which provide a variety of anti-poverty services in the following categories: Children & Youth Programs and other Supportive Living type services. All programs address issues to assist in reducing poverty and assisting low/moderate income households. Beginning 10/01/19, 53 programs were funded within 38 agencies in the following categories: 35 programs providing Children & Youth services and 18 providing Other/Supportive Living services.

### **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 to meet housing, infrastructure, and other service needs throughout the County. Human and Veteran Services is currently partnering with the Public Housing Authorities and local service providers to utilize existing and apply for additional HUD Mainstream Vouchers, which will facilitate enhanced collaboration among service providers.

## 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 Human and Veteran 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 Human and Veteran 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 existing Lee County Policy and Procedure manual and CoC Written Standards and Coordinated Entry Policies will be used to outline standards for the ESG rapid re-housing project. CoC Written Standards and Coordinated Entry Policies are attached to this plan. In general, eligibility will be determined prior to providing assistance. Applicants must have incomes at or below 50% of the area median income. Households must meet the HUD definition of homelessness under Category 1, any subsequent CoC Program Notice of Funding Availability (NOFA) eligibility requirements, and any additional funder eligibility requirements. Once meeting the rapid re-housing eligibility requirements, households are then prioritized by Lee County's target populations. 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 System has three goals:

- 1) To help people move through the homeless service system faster,
- 2) Reduce new entries into homelessness through prevention and diversion resources, and
- 3) Improve data collection and quality to provide accurate information on what assistance consumers need.

The Lee County Continuum of Care (CoC) has developed a coordinated entry system, which uses the existing HMIS system. The process includes the use of a standardized assessment for all individuals, as well a coordinated referral and housing placement processes to ensure that people experiencing homelessness receive appropriate assistance with both immediate and long-term housing and service needs. In addition, biweekly meetings are held to ensure especially high-risk clients are linked with the appropriate services. Quarterly planning workshops with outreach workers and service providers are also 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. The CoC Governing Board has reviewed and updated the Coordinated Entry Policies and Procedures in accordance with CPD Notice 17-01.

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).

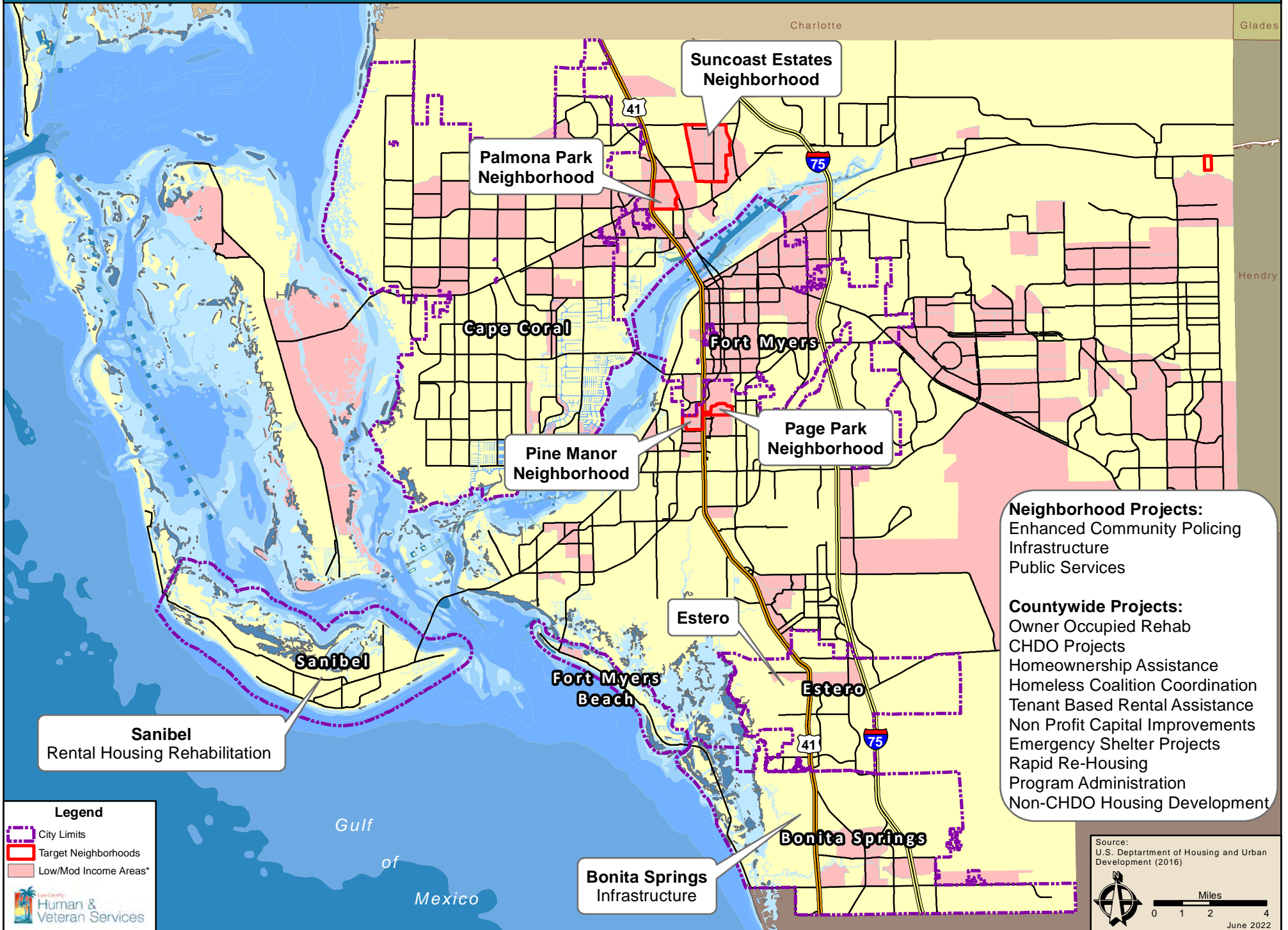
Lee County has determined the programs to receive assistance and their allocations based on comments received by the public and in consultations during the planning process, as well as staff review of program success to date. A portion of the ESG allocation is provided to the Center for Progress and Excellence to support rapid-rehousing activities at the Bob Janes Empowerment Center and Low Demand Shelter.

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.

The requirement has been met.

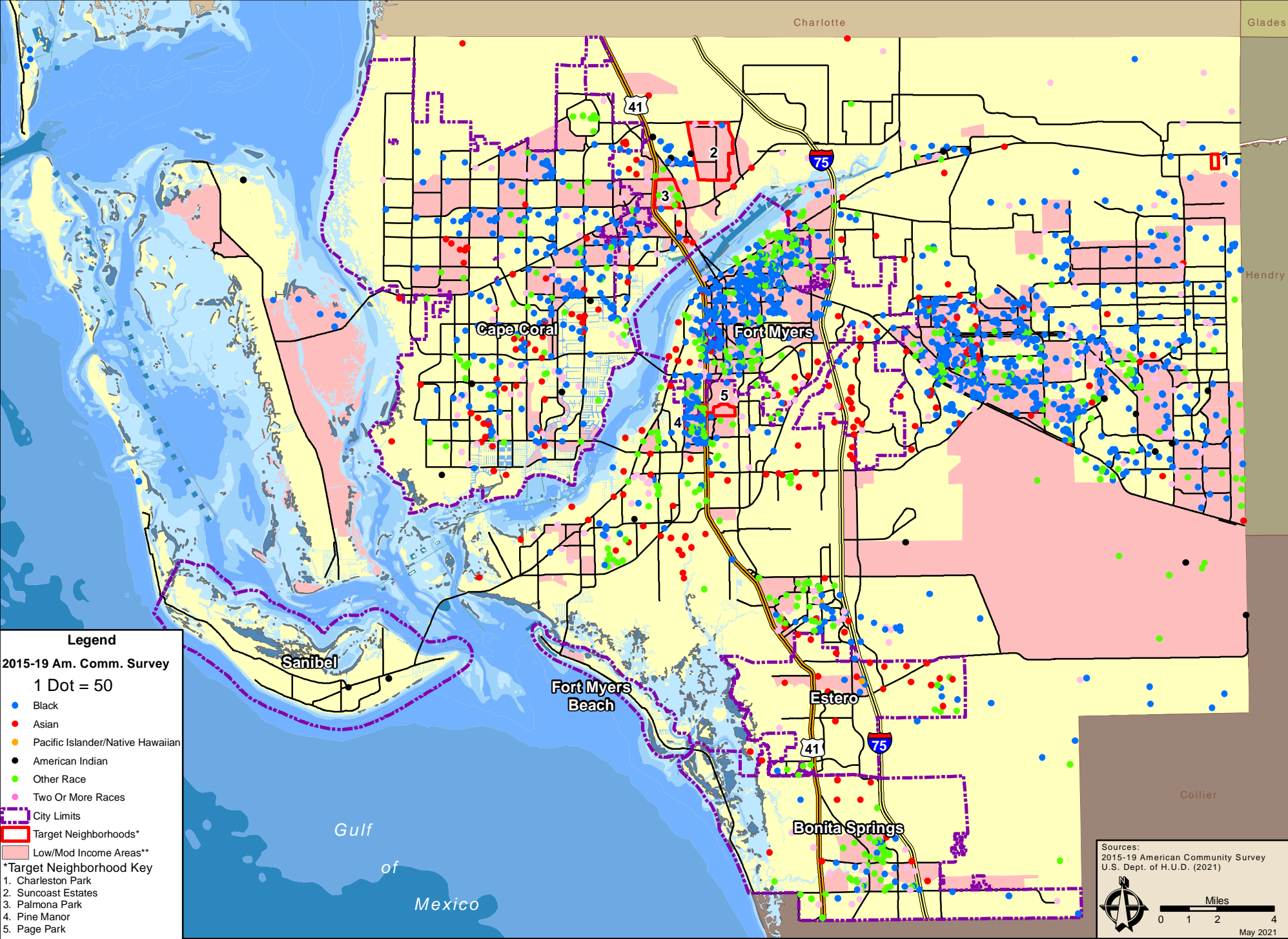
5. Describe performance standards for evaluating ESG.

# FY 2022 Project Locations



\*Low/Mod Income Areas are areas that are 80% or less of the (AMI) Area Median Income

# Minority Concentration



**Legend**

2015-19 Am. Comm. Survey  
1 Dot = 50

- Black
- Asian
- Pacific Islander/Native Hawaiian
- American Indian
- Other Race
- Two Or More Races
- City Limits
- Target Neighborhoods\*
- Low/Mod Income Areas\*\*

\*Target Neighborhood Key

1. Charleston Park
2. Suncoast Estates
3. Palmona Park
4. Pine Manor
5. Page Park

Sources:  
2015-19 American Community Survey  
U.S. Dept. of H.U.D. (2021)

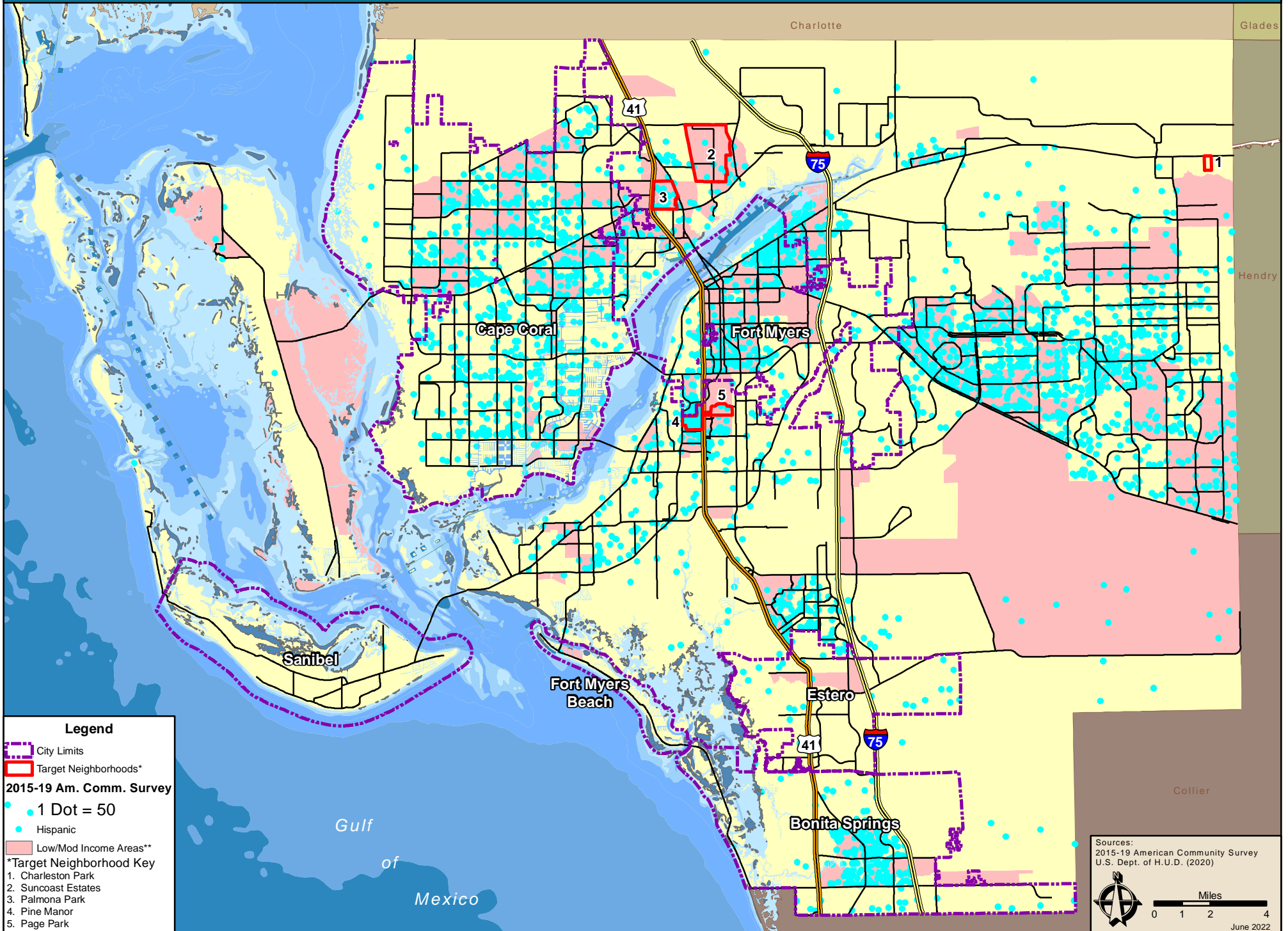
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May 2021

\*\*Low/Mod Income Areas are areas that are 80% or less of the (AMI) Area Median Income



# Hispanic Concentration



**Legend**

- City Limits
- Target Neighborhoods\*

**2015-19 Am. Comm. Survey**

- 1 Dot = 50
- Hispanic
- Low/Mod Income Areas\*\*

**\*Target Neighborhood Key**

1. Charleston Park
2. Suncoast Estates
3. Palmona Park
4. Pine Manor
5. Page Park

Sources:  
2015-19 American Community Survey  
U.S. Dept. of H.U.D. (2020)

Miles  
0 1 2 4

June 2022

\*\*Low/Mod Income Areas are areas that are 80% or less of the (AMI) Area Median Income