



# LEE COUNTY

## SOUTHWEST FLORIDA

### **Executive Summary**

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

##### **1. Introduction**

The 2013-2017 Consolidated Plan is a required submission to sustain entitlement funding from the U.S. Department of Housing and Urban Development (HUD). The Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and the Emergency Solutions Grant (ESG) program are continued through this process, and in this five year plan, needs, objectives, and goals are identified that will be addressed by this funding. The Annual Action Plan for 2013 is also included herein, and will provide a more detailed view of the first year's use of funds.

##### **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

Plan objectives are the same as those of the HUD performance measurement framework: (1) Decent, Affordable Housing, (2) Suitable Living Environment, and (3) Economic Opportunities. Projects designed to meet the first objective include down payment assistance and owner occupied housing rehabilitation. Projects designed to meet the second objective include neighborhood revitalization projects, and projects designed to meet the third objective include economic development projects. Plan outcomes are also the same as those of the HUD performance measurement framework: (1) Availability/Accessibility, (2) Affordability, and (3) Sustainability. These vary more than the objectives, and will be identified by each activity.

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

Past program performance, particularly in those projects that have been successful, helped lead the grantee to choose goals and objectives. For example, housing activities have historically been successful and will be continued, and newer projects such as economic development have been a success, so those too will be continued. Additionally, the involvement of the public and stakeholders also led the grantee.

### **4. Summary of citizen participation process and consultation process**

Citizen participation was requested through the public advertisement and completion of public hearings regarding development of the plan. Public advertisement of the draft plan was also completed. Further, an online comment forum was conducted.

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

There were some comments made during these efforts, which have been incorporated into the plan. Please refer to section PR 15.

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

There were no comments or views that were not accepted during the development of this plan.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	LEE COUNTY	
CDBG Administrator		
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

### **Narrative**

The Lee County Department of Human Services is responsible for preparing the Consolidated Plan. Lee County's entitlement consists of the Community Development Block Grant (CDBG), HOME Investment Partnership Program, and the Emergency Solutions Grant (ESG), all of which are administered by the Department. The CDBG program is administered by program managers for Housing, Neighborhood Building, and Contracts, with clerical and fiscal support. Subrecipient contracts with urban county partners are monitored by the Department, but the field work is done by personnel with the Cities of Bonita Springs and Sanibel and the Town of Fort Myers Beach. The HOME Program is administered by program managers for Housing and Contracts, with clerical and fiscal support. The ESG Program is administered by program managers from Contracts and Family Self Sufficiency with clerical and fiscal support.

### **Consolidated Plan Public Contact Information**

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

Consultation on the development of the plan began in September 2012, and was achieved through a variety of strategies, including planning workshops, direct correspondence, and one-on-one meetings. All efforts were made to contact appropriate parties and obtain thorough input. These consultations, in conjunction with participation from citizens, provided the plan with direction and scope.

### **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**

Activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies are conducted on a regular basis, as well as for the purposes of this plan's development. Jointly-funded and managed projects, such as the Bob Janes Triage Center and Low Demand Shelter, which is cooperatively run by Lee Mental Health, The Salvation Army, Southwest Florida Addiction Services, and Lee County, with coordination from local law enforcement entities, is a good example of how these various entities coordinate in the county. Staff from these agencies all work together on local planning efforts, such as the development of the 10 Year Plan to End Homelessness. Another newer collaboration between Lee County and The American Red Cross to utilize Supportive Services for Veterans' Families has successfully partnered to rehouse veterans and veterans' families. Continued coordination is anticipated for planning efforts, as well as project implementation. A shared community-focused vision and an ability to put aside allegiances helps to achieve these goals.

### **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**

The Lee County CoC was consulted during a planning workshop held on September 24, 2012. During this planning workshop, suggestions were made to add a governance committee to the CoC to address gaps in the formal organization and planning process of the CoC. The first meeting of this committee was held on April 3, 2013. Discussion was held on the identification of a single planning document to coordinate efforts. Currently, there is a 10 Year Plan to End Homelessness, a plan resulting from the CoC Check Up Process, and the goals and objectives of the CoC document submitted during the competitive process. Suggestions were made on collaborations between CoC partners to develop permanent housing projects together, which would allow the use of more resources and more leveraged funds. Discussion was held on the ESG design.

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

The Lee County Continuum of Care was consulted during a planning workshop held September 24, 2012. During the workshop, Continuum members recommended to continue utilizing the current ESG program structure of the Department of Human Services' administration of some funds to rapidly rehouse eligible households and the contracting of some funds to local agencies for 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 jurisdictions consultations with housing, social service agencies and other entities**

1	<b>Agency/Group/Organization</b>	Lee County Homeless Coalition
	<b>Agency/Group/Organization Type</b>	Advocacy Group for the Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Lee County Homeless Coalition was consulted as part of the Continuum of Care consultation process for services and housing related to homelessness. During the CoC Consultation, all agreed on improved coordination related to planning on homeless strategies and the ESG program. The addition of the governance committee will improve operations greatly.
2	<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>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Specific one-on-one consultation with the HACFM was conducted in February and March of 2013. During consultation, the HACFM provided data on units and vouchers, as well as those managed on behalf of the Lee County Housing Authority. HACFM provided an assessment of needs and projects as they relate to this plan's development.
3	<b>Agency/Group/Organization</b>	Human Services Council
	<b>Agency/Group/Organization Type</b>	Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Human Services Council is an advisory board to the Lee County Board of County Commissioners. Its members include law enforcement, local government officials, and representatives from various social service and nonprofit agencies. During their regular meeting on October 16, 2012, the members were provided with an overview of past and current projects and programs, and consulted about the future projects and programs as they relate to housing, community development, and homeless needs. Suggestions from the Council included converting dilapidated and/or vacant hotel or motel rooms to housing for the homeless and to provide transportation for homeless preschool children. The Council was consulted again on April 16, 2013, at which time several follow up questions and comments were addressed.
4	<b>Agency/Group/Organization</b>	Lee County Health Department
	<b>Agency/Group/Organization Type</b>	Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Lee County Health Department was consulted about incidences of lead poisoning on January 29, 2013. The Health Department also participated in a planning workshop for the Plan on February 21, 2013, where input was provided on the need for in-home services and public health clinics. Finally, the Health Department was consulted in April 2013 regarding HIV/AIDS data and HOPWA program information.
5	<b>Agency/Group/Organization</b>	Habitat for Humanity of Lee and Hendry Counties
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Habitat for Humanity participated in a planning workshop on February 21, 2013, where input was provided on the local condition of housing, demand for rental versus homebuyer units, economic development strategies, and service needs in Lee County. Lee County and Habitat for Humanity have a working partnership, and this is expected to continue to sustain and improve coordination, specifically as it pertains to housing projects and services.
6	<b>Agency/Group/Organization</b>	Charlotte County Human Services Department
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Charlotte County, an adjacent county to Lee, participated in a planning workshop on February 21, 2013. Input was provided on programs and services the counties had in common, as well as needs in Charlotte County. The Counties coordinate when possible, and both participate in regional initiatives and organizations.
7	<b>Agency/Group/Organization</b>	Southwest Florida Regional Planning Council
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Southwest Florida Regional Planning Council participated in a planning workshop on February 21, 2013, where input was given on Lee County and regional projects and needs, specifically relating to economic development. The planning workshop provided a needed connection for multiple organizations, and all agreed that more coordination would be beneficial.
8	<b>Agency/Group/Organization</b>	City of Cape Coral Planning and Growth Management Division
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City's Planning and Growth Management Division provided input during a planning workshop held on February 21, 2013. A number of needs and possible projects were identified. The County and City work together when possible, such as in the implementation of the Neighborhood Stabilization Program, and both participate in regional initiatives and organizations.
9	<b>Agency/Group/Organization</b>	CITY OF BONITA SPRINGS, FL
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Bonita Springs was consulted on March 5, 2013. During that meeting, the City had numerous eligible projects that could be conducted over the next five year period, including public infrastructure (such as sidewalks) in LMA locations, rehabilitation of a community center, and the potential of forming a CRA. The City also requested County technical assistance regarding the urban county agreement renewal process.
10	<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>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Town of Fort Myers Beach was consulted on March 5, 2013. During that meeting, Town representatives and County staff worked to identify alternative projects to those that are currently funded to explore new opportunities. Several possible projects came up, including determining if enhanced code enforcement is eligible, conducting financial literacy training, working with the elementary school to identify gaps and needs, subsidizing swimming lessons or other youth activities for eligible households. The Town discussed advertising a letter of interest process to determine Beach providers, current and needed services, and possible beneficiaries to conduct new programs.
11	<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>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Sanibel was consulted on March 22, 2013. During that meeting, City representatives and County staff worked to identify alternative projects to those that are currently funded to explore new opportunities. Several possible projects came up, including the construction of a senior center, working with a nonprofit housing provider to conduct rehabilitation to rental units, and accessibility projects. The City's nonprofit housing provider had been qualified as a Community Development Housing Organization (CHDO) in the past, and discussion was also held on CHDO activities and the capacity of the organization.
12	<b>Agency/Group/Organization</b>	Lee County Code Enforcement
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Lee County Code Enforcement provided input during a planning workshop held on February 21, 2013. Enhanced code enforcement is currently provided in targeted neighborhoods, and input was provided on observations made during patrols. Continued partnership between Human Services and Code Enforcement is expected during this consolidated planning cycle.
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**Table 2 – Agencies, groups, organizations who participated**

**Identify any Agency Types not consulted and provide rationale for not consulting**

Additional parties invited to participate in the planning process included: Collier County, Hendry County, Glades County, City of Fort Myers Community Development, Cape Coral and Fort Myers Police Departments (both of these are also represented on the Human Services Council), and Lee County Sheriff’s Office. These entities were unable to participate in the planning workshop held in February 2013.

**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 Department of Human Services	The Consolidated Plan strives to match Continuum of Care strategic planning efforts, including the provision of additional permanent housing for the homeless, and collaboration on the Emergency Solutions Grant program design.

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

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

Cooperation and coordination in the implementation was attempted through the development of a community planning workshop. Numerous public entities and adjacent units of local government were invited to participate. Representation was not fully achieved, but participants from state, regional, county, and city governmental entities were present and provided input. The addition of an online forum, called the Town Hall, also allowed anyone to participate in the process, regardless of location.

## **PR-15 Citizen Participation**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation**

#### **Summarize citizen participation process and how it impacted goal-setting**

Citizen participation was achieved through several efforts. Three public hearings covering the development of the Consolidated Plan as well as the Action Plan for 2013-2014 were held. Reports on the development of the plan were also presented at public meetings, including the Lee County Human Service Council and the Lee County Board of County Commissioners. Meetings in the five local target areas featured a report and a request to submit comments. An online public comment collection campaign was held for 30 days at the Lee County Town Hall website. Finally, the plan was advertised for 30 days in its final draft version format for public review. Through this process, the comments made were included where relevant. There were no comments rejected.

## 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
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Public Meeting	<p>Non-targeted/broad community</p> <p>Community Action Agency/Neighborhood District Committee (CAA/NDC)</p>	<p>In accordance with 24CFR part 91, a public hearing was advertised and held on November 1, 2012, where comment was solicited on the development of the five year consolidated plan. The hearing took place at the Community Action Agency/Neighborhood District Committee meeting, and there were 12 people in attendance, not including grantee staff. The group was provided background on the plan and its purpose, as well as past projects and use of funds, and they were asked to provide input on the new plan. In addition, a separate public hearing was advertised and held immediately following the first public hearing, which was targeted specifically at the Program Year 2013 projects and uses of funds.</p>	<p>During the hearing about the five year plan, comments made were primarily about the need for jobs and the homeless population of Lee County. During the hearing, it was said that homeless shelters are often full, there is a lack of housing for homeless families, and the expectations for program participants are perceived to be too difficult to achieve. A suggestion was made to purchase and rehabilitate old motels to use for shelters or possibly longer term housing. Department of Human Services staff responded to the comments made when possible, and the comments were used in further consultations and planning efforts. During the hearing about Program</p>	None.

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
2	Public Meeting	Non-targeted/broad community  Community Action Agency/Neighborhood District Committee (CAA/NDC)	In accordance with 24CFR part 91, a second public hearing was advertised and held on March 14, 2013, where comment was solicited on the development of the annual plan for Program Year 2013. The hearing took place at the Community Action Agency/Neighborhood District Committee meeting, and there were 16 people in attendance, not including grantee staff. The group was provided background on the plan and its purpose, a status update on the planning process, including that Lee County had received notice to anticipate a five percent funding cut to the entitlement programs.	There were no comments made during the hearing.	None.
3	Internet Outreach	Non-targeted/broad community	An online campaign to collect ideas for the plan's development and uses of funds was launched on April 2, 2013 and concluded on May 3, 2013. The campaign was accessible through the internet at <a href="http://www.leecountytownhall.com">www.leecountytownhall.com</a> . This interactive site allows users to comment on areas related to housing, homelessness, and community development.	There were three comments received on the Town Hall site: Help renters become buyers, The triage center is an outstanding program, and Develop plans to better utilize low cost housing neighborhoods.	None.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
4	Newspaper Ad	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>A public notice published in the Fort Myers News-Press on June 12, 2013 advertised the availability of a draft version of the plan. This draft was accessible online at the Lee County Department of Human Services' website beginning on June 12, 2013 and ending on July 12, 2013, during which time public comment could be submitted.</p>	<p>There were no comments made.</p>	<p>None.</p>

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The needs assessment has been completed using data, citizen participation, agency and stakeholder input, and staff recommendation. The needs identified were consistent with past needs, and include more affordable housing units for households with incomes at or below 80 percent of area median income. Affordable housing units may be either rental or owner occupied, but making the units available at an affordable rate is the present need. One particular need that addresses affordable housing is for housing rehabilitation. Units that are not maintained properly and in a state of disrepair contribute the overall cost of that unit. Additionally, there is a need for elderly housing. The needs of the homeless are also for accessible housing options, including emergency shelter and permanent housing. Community development needs include facilities, improvements, and public services. Over the next five years, these needs will be consistently evaluated to gauge whether they are diminishing or being eliminated. A needs assessment is truly an ongoing process, and each annual action plan will make adjustments to meet them when necessary.

# NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

## Summary of Housing Needs

The data presented in the next several sections provides a description of the County's households, both in terms of demographics and in their housing related problems. This data, combined with citizen participation, agency and stakeholder consultation and staff recommendation, has helped to determine the overall needs for housing in Lee County.

Demographics	Base Year: 2000	Most Recent Year: 2009	% Change
Population	440,888	573,676	30%
Households	188,599	243,989	29%
Median Income	\$40,307.00	\$50,362.00	25%

**Table 5 - Housing Needs Assessment Demographics**

**Alternate Data Source Name:**

American Community Survey 2005-2009

**Data Source Comments:** Table: B01003, DP2, B19013

## Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	13,658	16,044	28,930	17,958	
Small Family Households *	2,546	3,598	7,519	39,345	
Large Family Households *	694	919	2,200	5,283	
Household contains at least one person 62-74 years of age	2,942	3,792	6,434	4,110	22,171
Household contains at least one person age 75 or older	3,739	5,358	8,347	4,034	13,558
Households with one or more children 6 years old or younger *	1,586	2,093	3,889	10,454	

\* the highest income category for these family types is >80% HAMFI

**Table 6 - Total Households Table**

**Data Source:** 2005-2009 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	59	110	215	80	464	200	34	144	45	423
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	90	70	24	20	204	60	25	70	70	225
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	205	195	554	233	1,187	65	108	305	175	653
Housing cost burden greater than 50% of income (and none of the above problems)	3,190	2,064	1,100	73	6,427	5,159	4,469	4,459	1,914	16,001
Housing cost burden greater than 30% of income (and none of the above problems)	230	1,439	3,765	1,220	6,654	1,018	3,145	5,310	3,347	12,820

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	595	0	0	0	595	995	0	0	0	995

**Table 7 – Housing Problems Table**

Data 2005-2009 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	3,545	2,429	1,889	407	8,270	5,479	4,633	4,979	2,199	17,290
Having none of four housing problems	829	2,275	6,090	4,075	13,269	2,220	6,685	15,975	11,283	36,163
Household has negative income, but none of the other housing problems	595	0	0	0	595	995	0	0	0	995

**Table 8 – Housing Problems 2**

Data 2005-2009 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	1,029	1,454	1,944	4,427	1,143	1,639	2,970	5,752

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Large Related	290	370	639	1,299	294	423	800	1,517
Elderly	1,079	979	864	2,922	3,656	4,674	4,256	12,586
Other	1,340	1,033	1,669	4,042	1,324	978	1,955	4,257
Total need by income	3,738	3,836	5,116	12,690	6,417	7,714	9,981	24,112

**Table 9 – Cost Burden > 30%**

Data 2005-2009 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	944	750	145	1,839	1,053	1,194	1,390	3,637
Large Related	260	85	90	435	259	294	370	923
Elderly	934	705	395	2,034	2,872	2,334	1,618	6,824
Other	1,295	609	530	2,434	1,115	683	1,195	2,993
Total need by income	3,433	2,149	1,160	6,742	5,299	4,505	4,573	14,377

**Table 10 – Cost Burden > 50%**

Data 2005-2009 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	309	260	559	0	1,128	100	123	315	0	538
Multiple, unrelated family households	20	45	19	0	84	25	20	69	0	114
Other, non-family households	0	25	0	0	25	0	0	0	0	0
Total need by income	329	330	578	0	1,237	125	143	384	0	652

**Table 11 – Crowding Information – 1/2**

Data Source: 2005-2009 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source  
Comments:

**What are the most common housing problems?**

The data presented indicates a need in the cost burdened households. Staff opinion, consultation, and citizen participation demonstrated that the most common housing problems were deferred maintenance, lack of income/savings for down payments, and poor credit scores. These are all consistent with the needs of cost burdened households, and strategies such as housing rehabilitation and down payment assistance were identified as solutions to these problems.

**Are any populations/household types more affected than others by these problems?**

Staff opinion, consultation, and citizen participation agreed that senior households, particularly regarding deferred maintenance, and the homeless and at risk of homelessness were at risk of being cost burdened.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Human Services’ staff working with the rapid re-housing program has observed that low- income families with children that are currently housed but at risk of being homeless are in need of monetary assistance to keep them from residing in a shelter or becoming unsheltered. For example, families want to remain in their homes, but because they are behind on rent, landlords can no longer keep them housed and must move forward with eviction proceedings. Reasons such as job loss, reduced work hours, loss of household income (i.e. partner leaves, decreased benefits), unexpected large expenses (car repair, medical emergency), and insufficient savings are all factors that can cause a low-income family to fall behind on their rent. In addition to insufficient income, families are often “doubled up.” These families may be living with another family that is renting a unit and violating the terms on the lease which puts them in jeopardy of losing their housing if the second family doesn’t vacate the

premises. If the shelters in the area are filled to capacity or if the family doesn't meet their residency criteria (i.e. male child over a certain age) then options are scarce. Even with these barriers, many ESG beneficiaries began the program unemployed but have then obtained employment and maintained their jobs at the end of the housing assistance.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Not applicable.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Substance abuse, mental illness, unstable job history, prior evictions, criminal background, poor money management, and domestic violence are all housing characteristics that have been linked with instability and causes an increase risk of homelessness. Additionally, first time homeless households are challenged by the competitive local job market.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

In this section, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole. A summary of these findings is at the end of each section.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	16,815	2,520	2,360
White	10,765	1,930	1,960
Black / African American	2,385	265	85
Asian	165	0	0
American Indian, Alaska Native	25	15	0
Pacific Islander	0	0	0
Hispanic	3,290	300	300

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2005-2009 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	20,270	6,240	0
White	13,395	5,345	0
Black / African American	2,140	325	0
Asian	325	35	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	90	0	0
Pacific Islander	0	0	0
Hispanic	4,105	475	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2005-2009 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	26,485	17,965	0
White	18,260	14,895	0
Black / African American	2,355	1,070	0
Asian	360	125	0
American Indian, Alaska Native	40	65	0
Pacific Islander	0	0	0
Hispanic	5,250	1,620	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2005-2009 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,225	15,675	0
White	8,985	12,635	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	970	1,015	0
Asian	55	80	0
American Indian, Alaska Native	85	45	0
Pacific Islander	0	0	0
Hispanic	2,100	1,760	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2005-2009 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### Discussion

For the group of 0-30% of area median income (AMI), disproportionate need exists for Asians. For the group of 30-50% AMI, Black/African American, Asian, American Indian/Alaska Native and Hispanic are all categories with disproportionate need. For the group of 50-80% AMI, Asian and Hispanic both have disproportionate need. Finally, for those with 80-100% AMI, American Indian/Alaska Native and Hispanic both have disproportionate need.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

In this section, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole. A summary of these findings is at the end of each section.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	14,970	4,365	2,360
White	9,435	3,260	1,960
Black / African American	2,105	540	85
Asian	155	10	0
American Indian, Alaska Native	25	15	0
Pacific Islander	0	0	0
Hispanic	3,060	530	300

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2005-2009 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,765	13,740	0
White	8,275	10,460	0
Black / African American	1,135	1,340	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Asian	260	105	0
American Indian, Alaska Native	45	40	0
Pacific Islander	0	0	0
Hispanic	2,925	1,655	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2005-2009 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	11,160	33,285	0
White	7,460	25,695	0
Black / African American	1,060	2,365	0
Asian	250	240	0
American Indian, Alaska Native	0	110	0
Pacific Islander	0	0	0
Hispanic	2,305	4,565	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2005-2009 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	4,060	23,840	0
White	2,810	18,805	0
Black / African American	290	1,695	0
Asian	55	80	0
American Indian, Alaska Native	15	115	0
Pacific Islander	0	0	0
Hispanic	885	2,970	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2005-2009 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**Discussion**

For the group of 0-30% of area median income (AMI), disproportionate need exists for Asians. For the group of 30-50% AMI, Asian and Hispanic are both categories with disproportionate need. For the group of 50-80% AMI, Asians have disproportionate need. Finally, for those with 80-100% AMI, Asian and Hispanic both have disproportionate need.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

In this section, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole. A summary of these findings is at the end of each section.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	145,180	52,940	43,410	2,455
White	123,915	39,410	30,780	2,045
Black / African American	6,070	4,010	3,950	90
Asian	1,555	425	660	0
American Indian, Alaska Native	325	240	85	0
Pacific Islander	10	0	0	0
Hispanic	12,355	8,400	7,515	300

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2005-2009 CHAS

### Discussion:

For the group of 0-30% of area median income (AMI), disproportionate need exists for Pacific Islanders. For the group of 30-50% AMI, American Indian/Alaska Natives have disproportionate need. For the group of 50-80% AMI, there are no disproportionate needs.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

The lowest income category has the most need, as they cannot afford well maintained housing units, nor can they spare the expense of repairs or maintenance in an owned property. In the areas examined, the most need was found among Asians, and there were also elevated need levels for Hispanics as well. Some variance exists when looking at different income levels, but overall, those two categories were the most represented with disproportionate need.

**If they have needs not identified above, what are those needs?**

The data reported represents the areas of need.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

All races and ethnicities in the data tables are represented in the targeted neighborhoods in the County. A map showing racial and hispanic concentrations in Lee County has been provided in the attachments.

## NA-35 Public Housing – 91.205(b)

### Introduction

The Housing Authority of the City of Fort Myers (HACFM) provides management and oversight of all units and vouchers in Lee County. The Lee County Housing Authority's units and vouchers are managed by HACFM while they undergo restructuring or consolidation. Data and information provided on public housing was provided by HACFM and represents Lee County as a whole.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	962	2,079	46	2,285	220	25	0

**Table 22 - Public Housing by Program Type**

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Alternate Data Source Name:**

HACFM Public Housing Data

**Data Source Comments:**

**Characteristics of Residents**

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	11,397	25,037	9,603	12,468	12,121	8,960
Average length of stay	0	0	5	9	0	5	0	0
Average Household size	0	0	2	4	3	3	2	3
# Homeless at admission	0	0	0	49	0	305	305	0
# of Elderly Program Participants (>62)	0	0	380	469	4	963	26	0
# of Disabled Families	0	0	205	539	11	777	107	0
# of Families requesting accessibility features	0	0	205	2,079	11	1,970	70	22
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Alternate Data Source Name:**

HACFM Public Housing Data

**Data Source Comments:**

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	568	1,161	24	2,570	258	45	0
Black/African American	0	0	744	911	120	3,295	45	27	0
Asian	0	0	1	4	0	8	0	0	0
American Indian/Alaska Native	0	0	0	3	0	10	2	1	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:

HACFM Public Housing Data

Data Source Comments:

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	446	527	21	1,402	20	10	0
Not Hispanic	0	0	1,062	1,552	123	4,388	285	64	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

**Alternate Data Source Name:**

HACFM Public Housing Data

**Data Source Comments:**

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

According to HACFM, the primary need is for accessible units, followed by the need for roll-in showers.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The most immediate needs are:

1. Reliable transportation to attend training, conduct job searches, and to get to and from work.
2. Accessible child care. Parents need affordable and/or subsidized child care during job searches or to attend school or other training.
3. Opportunities to obtain GEDs, higher education, and/or training in a specific trade or field to give those in need to obtain an income to support themselves and their families.
4. Affordable health care.
5. Obtain and maintain living wage employment.

**How do these needs compare to the housing needs of the population at large**

Due to the downturn in the economy, the population at large, including those in public housing, has the same needs, especially with those relating to training and employment.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

Homeless needs are found through a variety of ways: the annual Point in Time count, annual Housing Inventory Chart analysis, Continuum of Care input through their provider survey and regular meetings, and through outreach efforts to this population.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	115	34	531	230	214	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	337	362	2,490	1,078	1,002	0
Chronically Homeless Individuals	58	117	623	270	251	0
Chronically Homeless Families	3	2	18	8	7	0
Veterans	42	28	249	108	100	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	1	2	11	5	4	0

**Table 26 - Homeless Needs Assessment**

**Alternate Data Source Name:**  
2013 Homeless Point In Time Count

**Data Source Comments:** In addition to PIT data, HMIS data was used to calculate the numbers becoming homeless and those exiting homeless each year.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

The number of days that persons experience homelessness is not collected through current point in time or other survey/intake procedures. Rather, the number of incidences of homelessness is asked.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	338	327
Black or African American	98	64
Asian	3	1
American Indian or Alaska Native	11	4
Pacific Islander	2	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	0

Alternate Data Source Name:  
 2013 Homeless Point In Time Count  
 Data Source  
 Comments:

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Human Services’ staff estimates there are 20 families with children and 50 chronic homeless veterans in need of housing assistance. These figures are based on point in time counts.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

More than 75 percent of those included in the Point in Time count were White. The second highest population was Black/African American, with more than 18 percent. Other race categories were very minimally represented; no other race had more than three percent tabulated. Additionally, more than 86 percent included in the Count were not Hispanic.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

There are far more unsheltered homeless than sheltered homeless due to the availability of beds, particularly for homeless households with children. While the Point in Time and HMIS data included with this Plan may provide a clearer picture of the nature and extent of the sheltered homeless, the nature and extent of the unsheltered is more difficult to define. The best resource in Lee County is data obtained from the Bob Janes Triage Center and Low Demand Shelter, whose purpose is to reduce or divert the number of individuals arrested for low level, non-violent offenses by providing a drop off location where they may obtain access to services for substance abuse, mental health issues, housing, and other identified needs. Although this data represents single adults and does not include family households, the data is useful in describing the unsheltered homeless. Over 90 percent of center users

are homeless. Therefore, the data obtained through intake and provision of services at this center is useful in describing the nature and extent of the unsheltered homeless. Since the center opened in 2008, more than 3600 unduplicated clients have entered the center. More than 80 percent of clients have been male, and more than 19 percent have been veterans. While the homeless may be found in Lee County in a variety of places, they are concentrated in the City of Fort Myers, where most service providers and transportation options are located.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction**

Non-homeless special needs are typically identified by school personnel, caseworkers, or agency staff in direct contact with persons or households that need services but not housing. Many of their needs are addressed through specific funding sources for those services, and many of those services are provided at specific agencies specializing in their particular need. The County and agencies in the community work together to meet these needs as appropriate and as funding is available.

### **Describe the characteristics of special needs populations in your community:**

The special needs populations in Lee County who are not homeless may include those with vision impairment, hearing impairment, who are elderly, who have a developmental disability, or who have a physical disability. Many area agencies provide services either in home or are made accessible to the special needs populations.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

Special needs populations typically work with a case manager or other staff with a service agency, who will help to coordinate housing and services. They will also help to coordinate services that they do not provide, such as mental health or substance abuse programs and services. Modifications to housing units such as ramps or modified bathrooms are needed for elderly and disabled households.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

According to the Florida Department of Health, there have been a total of 2127 AIDS cases in Lee County from 1981 through 2012, and there have been a total of 283 HIV resident deaths in Lee County from 2000-2011. To assist those living with AIDS, the Lee County Department of Human Services administers the local HOPWA program through State of Florida funding. An interview with case management staff revealed that the strongest needs for this population are sufficient income to support housing and transportation. Most households struggle to survive on approximately \$700 per month; after paying for housing costs, much of the income is gone, making it difficult to maintain reliable transportation. Some of the services that are provided to eligible applicants ease this need; up to 147 days of assistance can be provided, and eligible costs include rent, electric, water, and transitional housing up to 60 days.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

Each jurisdiction in Lee County has identified public facility needs, and some of those are best met through a city or county capital improvement program, general funding, or other public allocation. Some of the needs, however, are found in low to moderate income neighborhoods outside of the scope of these other public facility planning efforts, and may include neighborhood centers, senior centers, recreation facilities, or accessibility modifications in public facilities.

### **How were these needs determined?**

Public Facility needs were determined through public input, agency and stakeholder consultation, and staff recommendation.

### **Describe the jurisdiction’s need for Public Improvements:**

Public improvement needs exist countywide. Like the public facilities, some improvements will be accomplished using other funding streams that are not part of this consolidated planning process. However, some of the included needs are park equipment upgrades, sidewalk and drainage installation, bus shelter installation along transit routes, and rehabilitation to existing neighborhood centers.

### **How were these needs determined?**

Public improvement needs were determined through public input, agency and stakeholder consultation, and staff recommendation.

### **Describe the jurisdiction’s need for Public Services:**

There are many public service needs, including after school and summer programs for children and teens, health and medical services, transportation, programs for job searches and training, programs for seniors, food pantry services, and services for the homeless.

### **How were these needs determined?**

Public service needs were determined through public input, agency and stakeholder consultation, and staff recommendation.

# Housing Market Analysis

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

The majority of Lee County’s housing units are single detached housing units. Housing, and specifically affordable housing, is needed for the current population and the expected growth in population. A variety of units is needed to accommodate the lifestyles of the residents.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	159,262	56%
1-unit, attached structure	19,413	7%
2-4 units	15,628	5%
5-19 units	28,927	10%
20 or more units	23,771	8%
Mobile Home, boat, RV, van, etc	38,707	14%
<b>Total</b>	<b>285,708</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

Data Source: 2005-2009 ACS Data

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	241	0%	664	2%
1 bedroom	6,900	5%	5,665	17%
2 bedrooms	48,547	39%	14,772	45%
3 or more bedrooms	70,395	56%	12,078	36%
<b>Total</b>	<b>126,083</b>	<b>100%</b>	<b>33,179</b>	<b>100%</b>

**Table 28 – Unit Size by Tenure**

Data Source: 2005-2009 ACS Data

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Lee County receives grants and entitlements from various funding sources, including CDBG, HOME, and Weatherization Program (WAP). CDBG funds are used to assist low to moderate income owner occupied households with housing rehabilitation. Lee County expects to serve 50 low to moderate households per year. HOME funds are used to assist low to moderate income owner occupied households with housing rehabilitation and down payment assistance. Annually, Lee County expects to provide major rehabilitation assistance to three households and down payment assistance to 30

households. WAP funds are used to assist low income families who lack resources to make their homes energy efficient. Funds are passed through from the State of Florida. Applications must be at or below 200 percent poverty level to receive assistance. Funding for this program varies widely from year to year. During the last few years, the county served as many as 110 households in a year.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

There are no anticipated losses of affordable housing inventory in public housing units or vouchers. Some affordable housing units have been lost due to the vast changes in the housing market. Homes lost to foreclosure or those that are short sold may be acquired by a bank or investor. Many times these are resold with no homebuyer assistance or for rental properties, so the owner occupied market has changed as a result. This makes affordable homeowner units a scarcity.

**Does the availability of housing units meet the needs of the population?**

There continues to be a need for affordable housing units. Population projects for Lee County show expected growth, primarily in the elderly population. Additional housing units will be needed to meet the demands of a growing population and to specifically address the elderly population growth.

**Describe the need for specific types of housing:**

Affordable housing is needed, and varied options, whether those be single family detached or multifamily units, are needed to meet the demands of the population as well as to address the forecasted growth.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

Home values have fluctuated greatly in recent years. A large amount of foreclosures and short sales drastically reduced values from their boom time value. Although this adjustment made many units affordable, the simultaneous loss of employment in the area made acquiring these properties difficult. The housing market has stabilized, and the Neighborhood Stabilization Program and down payment assistance programs have allowed units to become and remain affordable in many areas. There are, however, many units in need of rehabilitation, which can increase the cost of these units.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2009	% Change
Median Home Value	96,700	222,700	130%
Median Contract Rent	554	975	76%

Table 29 – Cost of Housing

**Alternate Data Source Name:**

American Community Survey 2005-2009

**Data Source Comments:** Table DP04

Rent Paid	Number	%
Less than \$500	5,665	17.1%
\$500-999	18,219	54.9%
\$1,000-1,499	6,796	20.5%
\$1,500-1,999	1,474	4.4%
\$2,000 or more	1,025	3.1%
<b>Total</b>	<b>33,179</b>	<b>100.0%</b>

Table 30 - Rent Paid

**Alternate Data Source Name:**

American Community Survey 2005-2009

**Data Source Comments:** DP04

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	No Data	No Data
50% HAMFI	No Data	No Data
80% HAMFI	No Data	No Data
100% HAMFI	No Data	No Data
<b>Total</b>	<b>0</b>	<b>0</b>

Table 31 – Housing Affordability

Data Source Comments:

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	674	728	829	1,127	1,160
High HOME Rent	681	731	879	1,008	1,105
Low HOME Rent	540	578	693	801	893

**Table 32 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

Affordable housing for low income households is always in demand. The housing units available are typically those that are in disrepair and clustered in neighborhoods with infrastructure needs. New housing units in neighborhoods with new or well-maintained infrastructure are normally not affordable to lower income levels.

### How is affordability of housing likely to change considering changes to home values and/or rents?

Home values and rents were very high in the mid 2000's, however, since 2009, home values have steadily increased. This is a good economic indicator, but for housing, it indicates that for a brief time, many housing units in Lee County became affordable. The rapid purchases of foreclosures by investors has eliminated many affordable housing units, but programs such as Neighborhood Stabilization Program attempt to keep home prices lower and make those units affordable. Although housing opportunities are becoming available, employment opportunities and wages have not, so the cost of housing is continuing to rise while incomes remain flat or decline.

### How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The median gross rent for Lee County according to the 2007-2011 American Community Survey was \$957; statewide it was \$981, so Lee County's median gross rents are less than the state average. Further, the 2013 Fair Market Rents for Lee County list efficiency, one bedroom, and two bedroom units at \$915 or less. Only three and four bedroom units are over the median amount, making the smaller rentals more affordable to Lee County singles, elderly, and small families.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

The need for rehabilitation has already been discussed; in this section, it can be seen that there are many units that are older than 2000, thus needing repair to provide safe, decent, and affordable housing.

### Definitions

Housing units are considered substandard if they are overcrowded, do not have heat, or lack complete kitchen or plumbing. American Community Survey data indicates that half of all rental units have one of these problems, and 36 percent of owner occupied units have one of these problems. Many more families live under conditions that border on the definition of substandard. These families live in homes that have extensive drywall damage, roofs, windows, and doors. To be considered for rehabilitation, all properties must be structurally sound as defined by the Florida Building code, cannot be condemned by the County, cannot exhibit excessive rehabilitation work without proper permits, and cannot have excessive termite infestation or mold damage.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	66,447	36%	30,488	50%
With two selected Conditions	1,276	1%	2,021	3%
With three selected Conditions	47	0%	251	0%
With four selected Conditions	0	0%	66	0%
No selected Conditions	114,643	63%	28,750	47%
<b>Total</b>	<b>182,413</b>	<b>100%</b>	<b>61,576</b>	<b>100%</b>

Table 33 - Condition of Units

Alternate Data Source Name:

American Community Survey 2005-2009

Data Source Comments: Table B25123

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	48,688	27%	17,981	29%
1980-1999	83,901	46%	23,549	38%
1950-1979	47,305	26%	18,539	30%
Before 1950	2,519	1%	1,507	2%
<b>Total</b>	<b>182,413</b>	<b>100%</b>	<b>61,576</b>	<b>99%</b>

Table 34 – Year Unit Built

**Alternate Data Source Name:**  
 American Community Survey 2005-2009  
**Data Source Comments:** Table B25036

**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	49,824	27%	20,046	33%
Housing Units build before 1980 with children present	5,155	3%	3,155	5%

**Table 35 – Risk of Lead-Based Paint**

**Alternate Data Source Name:**  
 American Community Survey 2005-2009  
**Data Source Comments:** Table B25036

**Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	111,281	0	111,281
Abandoned Vacant Units	0	0	0
REO Properties	1,971	0	1,971
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

**Alternate Data Source Name:**  
 Florida Gulf Coast Multiple Listing Service  
**Data Source Comments:** Data for vacant units is from the 2010 US Census. Numbers for abandoned REO properties are not available locally. It is assumed that all vacant and REO properties are eligible for some level of rehabilitation as inspection reports are not available.

**Need for Owner and Rental Rehabilitation**

There is a need for rehabilitation; 36 percent of units have one housing problem and 73 percent of housing was built before 2000. Additionally, the flat or declining incomes in the area mean households are unable to save or find disposable income to finance home repairs. Lee County plans to continue owner occupied housing rehabilitation, since the majority of housing units in the County are single family units.

**Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

The estimate on number of units meeting this definition is very low; most of Lee County's housing stock is newer than 1978, and so there are not many housing units that may be affected by lead based paint. The Lee County Health Department indicated that on average, only eight children tested with an

elevated blood lead level in the County; this is an indicator that lead based paint related problems in Lee County are minor compared to other areas of the country with older housing stock.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

Units and vouchers are all in use in Lee County. Low income housing is very limited in Lee County; approximately 2,500 applicants are on the waiting list for housing units. There is also a waiting list for Housing Choice vouchers. HACFM estimates the wait to be three to four years; they open the list to more applicants only once every four years, at which time 3,000-6,000 names are placed on the list in five business days. The need for more housing and more vouchers is apparent.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	0	2,186	0	0	30	0	0
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

Table 37 – Total Number of Units by Program Type

Alternate Data Source Name:  
HACFM Public Housing Data  
Data Source Comments:

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

According to PHA, all of the properties are in very good condition. One development noted in the table below had a score of 65; that is being challenged at the HUD level because the score is not reflective of the property's condition in their opinion. Both housing authorities maintain their developments at a very high level.

## Public Housing Condition

Public Housing Development	Average Inspection Score
HACFM Southward Village	87
HACFM Bonair Tower	65
HACFM Royal Palm	86
HACFM Renaissance Preserve Senior	97
HACFM Renaissance Home	95
HACFM Horizons	92
LCHA Pine Echo I & II	93
LCHA Barrett Park	73

**Table 38 - Public Housing Condition**

### **Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

HACFM will complete the redevelopment, rehabilitation, and preservation of the public and affordable housing in their Michigan Courts neighborhood. The final phase of HOPE VI public housing redevelopment is underway, with the support of Lee County and City of Fort Myers. HACFM has also begun the redevelopment of two other complexes, Sabal Palm and Palmetto Court. A Request for Qualifications to identify developers was completed in 2011, and more than \$1.5 million was awarded to each site in Low Income Housing Tax Credits from the Florida Housing Finance Corporation in the same year. The development plan has been completed, and HACFM looks forward to the next phase of these projects. HACFM would like to redevelop all public housing properties that are over 25 years old, and would like to develop an additional 200 units of affordable housing for Lee County residents.

### **Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

HACFM's infrastructure improvements improve the immediate living environment of families residing in public housing. Other than the condition of the buildings, HACFM offers strategies to encourage homeownership, as well as financial literacy and budget classes, which can also improve living environments. Families with more education and control over money will be able to provide more for themselves, while potentially moving toward homeownership. Recent funding from Lee County provided Family Health Centers with local funds to match federal funding to expand clinic services at Renaissance Preserve, the largest property owned by HACFM and currently undergoing a HOPE VI redevelopment.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

Homeless facilities are needed for all types of housing, but Lee County’s focus is primarily on permanent housing. The County and Continuum continue to work together to identify needs and projects in order to meet the needs of the homeless in Lee County.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	115	0	12	6	0
Households with Only Adults	0	0	0	59	0
Chronically Homeless Households	10	0	6	195	0
Veterans	0	0	0	0	0
Unaccompanied Youth	160	0	239	116	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

Alternate Data Source Name:  
2013 Housing Inventory Chart

Data Source Comments:

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Many of the homeless housing and service providers also provide mainstream services, or they work with agencies that provide mainstream services, so referrals are made for them. For example, The Salvation Army provides emergency and transitional housing for the homeless, but also has a medical unit, meals, and a thrift store for permanent housing needs, all on site. Southwest Florida Addiction Services provides mainstream substance abuse programs, but also has transitional and permanent housing for the homeless who need these services. Lee Mental Health provides mainstream mental health services, but also has Shelter Plus Care units for clients who are homeless. These are just a few examples of how the services are integrated into housing programs in Lee County.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Many of the services previously described, such as mental health, substance abuse, health, employment, and other life skills programs are available for the homeless, including the chronically homeless, and can be accessed by individuals or by families.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

One of the priorities for the County-funded Partnering for Results funding targets adults and children with physical and developmental disabilities and the elderly. The goal under this priority area is that special populations will attain, restore or preserve their highest potential of functional abilities, independence and remain living in the least restrictive setting. Services provided include: life skills training; vocational training; home-based services including services to support caregivers; professional therapies to enhance physical and/or developmental abilities; work related programs - job readiness/placement/retention and resource coordination (including case management).

In 2012/2013, \$1,475,365.59 was allocated to this priority. Some agencies that are funded include: AIDS Healthcare Foundation; LARC; Lighthouse of SW Florida; IMPACT for Developmental Education; Deaf Service Center; HOPE Clubhouse; Elderly Services: Senior Friendship Centers; Dr. Piper Center; Catholic Charities; Community Cooperative Ministries.

The Department of Human Services has a strong partnership with Goodwill Industries of Southwest Florida whose mission is to build lives, families, and communities--one job at a time by helping people with disabilities and disadvantages overcome their barriers to employment and independence. Their Job-Link centers provide job skills training, vocational training and have computer access so that clients can look for a job and submit online resumes and applications. Many computers are equipped with adaptive technology to assist people with disabilities. In addition, referrals are provided to family strengthening services through partnerships with numerous community agencies. These services address soft skills issues such as: dressing for success, resume preparation, and interviewing. They also partner with successful retail stores in order to provide retail training, including customer service, merchandising, loss prevention, currency tendering, and inventory. Barrier-free housing for persons with physical disabilities is also available through Goodwill.

To address the critical need of affordable rental housing for the elderly in our community, Human Services partners with Habitat for Humanity, who maintains a 60-unit Senior Housing complex and Catholic Charities who maintains elderly and special needs rental housing.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Discharge planning programs at mental and physical health institutions are in place to determine if there is appropriate supportive housing in place for a person exiting the facility, or if such housing must be

secured. Housing with supportive services or assignment to case management with an individual service plan ensures that persons exiting facilities receive as much support as is appropriate and available.

Through community partnerships supportive services are provided to persons returning from institutions. Partnerships include agencies such as HOPE Clubhouse, a rehabilitation program for people living with mental illness to help members reintegrate back to the workforce. It is a unique collaboration between businesses, families, and communities that teaches skills, and offers support and resources needed to achieve a satisfying and improved quality of life in the community. Another partnership is with the Florida Assertive Community Treatment Team (FACT), who promotes, develops and supports high quality assertive community treatment services that improve the lives of people with serious and persistent mental illness by supporting recovery and empowerment through partnering, self-determination and personal choices. The FACT Team assists severe and persistent mentally ill people who do not respond to traditional services such as outpatient or day treatment. Individualized care includes: activities and life skills case management; housing assistance; individual and group therapy; linkage to primary care and dental services; medication management; psychiatric services; and vocational assistance. Further, the National Alliance on Mental Illness (NAMI) offers timely information and an array of mental health peer education, training programs, and support services for people with a mental illness, family members, providers, and the general public. The education and support programs provide relevant information, valuable insight, and the opportunity to engage in support networks and the information and referral coordinators answer questions about local services and to provide support concerning mental wellness. Another partnership is with Lee Mental Health, who provides case management for children and adults; in-home therapeutic services; Functional Family Therapy; Therapeutic Behavioral On-Site Services; Supported Employment for adults; Forensic Diversion Services for those involved in the criminal justice system; outpatient psychiatric; outpatient therapy services; and 24-hour assessments of emergency psychiatric symptoms as well as Crisis Stabilization Units. Finally, Southwest Florida Addiction Services, Inc. (SWFAS) provides effective, affordable and comprehensive care to individuals and families impacted by addiction and other problem behaviors. Services provided ranging from outpatient treatment and day treatment to a more intensive residential program with continuing care in a transitional facility. Patients also are offered education, group, individual and family therapy, as well as life skills classes, based upon each person's needs and abilities.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Continue partnerships and funding (if financially feasible) and seek additional funding sources with existing partners. The Human Services Council, an advisory group to the Board of County Commissioners will continue to evaluate, prioritize and coordinate service needs in the community. The Human Services Council is comprised of private and public community stakeholders whose goal is to generate a countywide strategic plan to assist in providing service coordination and resource planning, which will promote strengthening of private and public partnerships, promote collaboration and

integration of community services, and strive to eliminate fragmented service delivery systems. A new community merger between Lee Mental Health and Southwest Florida Addiction Services will consolidate services into one new entity to better serve the community. The merger will improve care for patients with one seamless system of behavioral health care and better access to care from multiple locations in Lee County. Further, the completion of affordable special needs housing in a low income neighborhood by Goodwill Industries of Southwest Florida will provide new housing units.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Please see above.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

There are no identified public policies that negatively impact affordable housing and residential investment. The current Analysis of Impediments to Fair Housing for Lee County found a number of local barriers. Barriers included discrimination based on race, national origin, and/or disability, loan application denial rates have been lower for Caucasian applicants than other races/ethnicities, opposition to public housing development, insufficient accessible housing units, insufficient transportation system, inequitable geographic distribution of public housing units, and insufficient staffing for the administration of Fair Housing programs. Plan goals and projects will attempt to address these barriers. An example of such a project may include housing rehabilitation, where the scope of work may address the accessibility of a unit.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,662	373	1	0	-1
Arts, Entertainment, Accommodations	16,776	17,291	11	19	8
Construction	20,449	11,555	14	13	-1
Education and Health Care Services	26,329	11,329	18	13	-5
Finance, Insurance, and Real Estate	12,569	8,978	8	10	2
Information	3,146	1,281	2	1	-1
Manufacturing	6,344	1,792	4	2	-2
Other Services	7,789	5,299	5	6	1
Professional, Scientific, Management Services	17,450	5,157	12	6	-6
Public Administration	5,892	1,975	4	2	-2
Retail Trade	20,884	18,079	14	20	6
Transportation and Warehousing	6,110	1,855	4	2	-2
Wholesale Trade	4,995	3,975	3	4	1
Total	150,395	88,939	--	--	--

**Table 40 - Business Activity**

Data Source: 2005-2009 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	270,595
Civilian Employed Population 16 years and over	249,960
Unemployment Rate	7.62
Unemployment Rate for Ages 16-24	15.38
Unemployment Rate for Ages 25-65	6.29

**Table 41 - Labor Force**

**Alternate Data Source Name:**

American Community Survey 2005-2009

**Data Source Comments:** Table DP03, Table B23001

Occupations by Sector	Number of People
Management, business and financial	74,567
Farming, fisheries and forestry occupations	1,099
Service	46,594
Sales and office	71,810
Construction, extraction, maintenance and repair	36,119
Production, transportation and material moving	19,771

**Table 42 – Occupations by Sector**

**Alternate Data Source Name:**

American Community Survey 2005-2009

**Data Source Comments:** Table C24010

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	83,104	60%
30-59 Minutes	47,418	34%
60 or More Minutes	7,956	6%
<b>Total</b>	<b>138,478</b>	<b>100%</b>

**Table 43 - Travel Time**

**Data Source:** 2005-2009 ACS Data

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	13,690	1,423	6,513

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	35,759	2,783	14,162
Some college or Associate's degree	37,995	2,480	12,453
Bachelor's degree or higher	34,753	1,188	11,407

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2005-2009 ACS Data

### Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	2,547	4,390	3,380	4,804	6,450
9th to 12th grade, no diploma	6,781	6,824	5,876	10,445	12,954
High school graduate, GED, or alternative	14,340	19,621	22,064	47,236	44,796
Some college, no degree	11,801	13,867	15,584	36,608	26,399
Associate's degree	2,455	5,385	6,845	12,905	5,379
Bachelor's degree	2,348	10,963	12,107	25,403	18,139
Graduate or professional degree	233	3,272	5,195	15,263	13,274

**Table 45 - Educational Attainment by Age**

Alternate Data Source Name:

American Community Survey 2005-2009

Data Source Comments: Table B15001

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,835
High school graduate (includes equivalency)	25,669
Some college or Associate's degree	31,283
Bachelor's degree	41,665
Graduate or professional degree	56,153

**Table 46 – Median Earnings in the Past 12 Months**

Alternate Data Source Name:

American Community Survey 2007-2011

Data Source Comments: Table B20004. This table is for Population 25 years and Over.

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The Business Activity table demonstrates that the businesses with the most jobs are Retail, Arts/Entertainment/Accommodations, Construction, and Education/Health Care Services.

**Describe the workforce and infrastructure needs of the business community:**

The business community needs a workforce who is educated and has the skills needed to work in their particular business; the infrastructure needs are related to the provision of municipal water and sewer and high speed internet access. Lee County has an international airport, major interstate, and rail service, as well as available commercial space for businesses.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Service industries continue to expect growth, as Lee County is a tourist destination, both for outdoor activities as well as professional sports. The continued development of a diverse business and industry community in the County is needed and continuously undertaken.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The workforce needs relevant job training for the business located in the County. This is provided through targeted programs, some of which are available, but more are needed to more appropriately fit the business community.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Southwest Florida Works, the local One-Stop Center, is designed to streamline services, eliminate duplication of services and empower individuals to obtain the services and skills they want and need. One of their goals includes improving the quality of the workforce, but the primary goal is to assist a job seeker to find that much needed job, or obtain resources and training or retraining for workplace and occupational skills required to compete in today's job market. Services and resources include resume writing workshops, resource rooms, on-site computer classes, Professional Placement Networks, and other activities designed to meet local community labor needs. Southwest Florida Works serves veterans and ensures top priority is given to their employment needs. Priority is also given to individuals with substantial cultural or language barriers, displaced homemakers, offenders, school dropouts, persons who are deficient in basic skills or lack a high school diploma or GED, older Individuals (55 and older), and individuals who have been laid off or terminated from a job through no fault of their own.

Edison State College and Florida Gulf Coast University both offer continuing education courses, including certifications for trades, and Florida Gulf Coast University has a small business development center to assist those businesses in Lee County.

The Lee County Department of Human Services offers a medical office skills training course to very low income persons to rapidly increase their skills and incomes. The program is held twice per year and is seven months in duration. Enrolled students are eligible for transportation, child care, and other expenses to facilitate their attendance in the program.

Goodwill Industries of Southwest Florida has a microenterprise development program, which is a partnership between many local investors, including Lee County. The program provides training, technical assistance, and mentorships to new microenterprises who meet eligibility requirements in Lee County.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Lee County's Economic Development Department has many initiatives that impact economic growth, but the one with the most partners is the Horizon Council. The Horizon Council is an 80 member public-private board that advises the Board of Commissioners on economic development issues. Members represent five cities; 10 chambers of commerce; 16 economic development and trade organizations; 14 community, business, and education organizations; along with various officers and at-large members. Their mission is to help improve the business environment in Lee County, retain and encourage the expansion of existing businesses; and attract new and diversified employment to the area.

There are numerous other local and regional plans that are in various stages of implementation that impact economic growth, including the Lee Plan, a comprehensive community development plan that is being revised and will become the New Horizon 2035 Plan. This Plan's goals, objectives, and policies will be using a sustainable vision for growth and development through 2035. The plan has been developed through 40 community workshops, and includes initiatives for making the County an economically and environmentally desirable place to live, work and visit.

Further, the Southwest Florida Workforce Development Board's 2012-2016 Workforce Services Plan explains that the Board's mission is to "...initiate and support effective strategies through collaboration with business, education, and social services to facilitate the development of programs and activities that reduce dependency, encourage personal growth, and provide economic benefits to individuals,

businesses, and communities of Southwest Florida.” And, their economic development goals are matched with local economic development offices and/or councils; the Board works to match the workforce with the business needs.

## **MA-50 Needs and Market Analysis Discussion**

**Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

No, multiple housing problems are not in a concentrated area.

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

As demonstrated by the attached map, race and ethnicity is not found in concentrations other than in the more populated areas, where there are more people in general.

**What are the characteristics of the market in these areas/neighborhoods?**

As there are no concentrations, there are not special characteristics of the market to detail.

**Are there any community assets in these areas/neighborhoods?**

As there are no concentrations, there are not special assets of note.

**Are there other strategic opportunities in any of these areas?**

As there are no concentrations, there are not specific strategic opportunities to detail. Information on geographic distribution may be found in the Strategic Plan section of the Plan.

# Strategic Plan

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

<b>1</b>	<b>Area Name:</b>	Charleston Park
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Charleston Park is an isolated and rural area located in the northeastern corner of Lee County. The north boundary is State Road 80/Palm Beach Boulevard. The south, east, and west boundaries of the neighborhood are farmland. A location map has been provided.
	<b>Include specific housing and commercial characteristics of this target area.</b>	There are almost no commercial areas of the neighborhood. Almost all structures are housing, but there are several small churches in the neighborhood. The housing consists of small single family units. There are also many vacant lots, many of which are suitable for building.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Neighborhoods that have an organized group of citizen volunteers expressing the desire to revitalize the area, and who have an area that is comprised of households at or below 80 percent area median income, may be admitted into the Neighborhood Building Program. Consultation with neighborhood associations is conducted on a quarterly basis, and representatives serve on the CAA/NDC advisory committee, where public hearings for the plan’s development occur. Charleston Park has participated in the program for a number of years, and while many infrastructure needs have been addressed through previous CDBG funding, the neighborhood’s association has expressed the need for continued public services and enhanced code enforcement as two priorities.
<b>Identify the needs in this target area.</b>	Needs in Charleston Park include continued and expanded public service programs, continued enhanced code enforcement, and periodic infrastructure needs that benefit the area.	

	<b>What are the opportunities for improvement in this target area?</b>	Improvements that could be made to Charleston Park include rehabilitation of park facilities and new housing construction. Due to Charleston Park’s relative isolation in the County, access to services through public transportation is also an area for improvement.
	<b>Are there barriers to improvement in this target area?</b>	A major barrier to improvements in Charleston Park is its isolation in the County; it is located in a rural area that is not accessible by public transportation.
2	<b>Area Name:</b>	Page Park
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Page Park is located south of the City of Fort Myers in a populated area of the County. It is bordered on all sides by commercial and industrial areas. The western border is US41/Cleveland Avenue. A location map has been provided.
<b>Include specific housing and commercial characteristics of this target area.</b>	This neighborhood has many single family units, both detached and attached (duplexes), and there have not been many newly constructed units in this neighborhood. There are many commercial properties in the neighborhood.	
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Neighborhoods that have an organized group of citizen volunteers expressing the desire to revitalize the area, and who have an area that is comprised of households at or below 80 percent area median income, may be admitted into the Neighborhood Building Program. Consultation with the neighborhood associations is conducted on a quarterly basis, and representatives serve on the CAA/NDC advisory committee, where public hearings for the plan’s development occur. Page Park has participated in the program for a number of years, and while many infrastructure needs have been addressed through previous CDBG funding, the neighborhood’s association has expressed the need for continued public services and enhanced code enforcement as two priorities.	

	<b>Identify the needs in this target area.</b>	Needs in Page Park include continued and expanded public service programs, continued enhanced code enforcement, and periodic infrastructure needs that benefit the area.
	<b>What are the opportunities for improvement in this target area?</b>	Improvements that could be made to Page Park include renovations to their existing community center, improved pedestrian and bicycle safety projects, and owner occupied housing rehabilitation.
	<b>Are there barriers to improvement in this target area?</b>	A major barrier to improvement in Page Park is the instability of paid and volunteer staff in the community center, which requires frequent training and may cause programming delays.
<b>3</b>	<b>Area Name:</b>	Palmona Park
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Palmona Park is located in North Fort Myers, a populated area of the County. Its southern border is State Road 78/Pine Island Road, its northern border is vacant land, and its east and west borders are US41 and US41 Business/Alternate. A location map has been provided.
<b>Include specific housing and commercial characteristics of this target area.</b>	Palmona Park is primarily housing; many units are manufactured housing and lots are smaller than most single family detached unit lots. There are not many commercial properties, except for the boundary areas.	
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Neighborhoods that have an organized group of citizen volunteers expressing the desire to revitalize the area, and who have an area that is comprised of households at or below 80 percent area median income, may be admitted into the Neighborhood Building Program. Consultation with the neighborhood associations is conducted on a quarterly basis, and representatives serve on the CAA/NDC advisory committee, where public hearings for the plan's development occur. Palmona Park has participated in the program, but is considered one of the newer neighborhoods. This area still has many infrastructure, public service, and enhanced code enforcement needs.	

	<b>Identify the needs in this target area.</b>	Needs in Palmona Park include continued and expanded public service programs, enhanced code enforcement, and infrastructure improvements.
	<b>What are the opportunities for improvement in this target area?</b>	Improvements that could be made to Palmona Park include pedestrian and bicycle improvement projects, provision of public services, enhanced code enforcement, and housing rehabilitation.
	<b>Are there barriers to improvement in this target area?</b>	A major barrier to improvements in Palmona Park is instability in association leadership and in paid and volunteer staff. Ongoing training and technical assistance is provided, but stops and delays in services are a result.
<b>4</b>	<b>Area Name:</b>	Pine Manor
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Pine Manor is located south of the City of Fort Myers in a populated area of the county. It is surrounded by other neighborhoods, some of which are developments/gated communities. The eastern border is US41/Cleveland Avenue. A location map has been provided.
<b>Include specific housing and commercial characteristics of this target area.</b>	Pine Manor is a densely populated neighborhood with many rental units. Commercial areas are in the boundaries.	
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Neighborhoods that have an organized group of citizen volunteers expressing the desire to revitalize the area, and who have an area that is comprised of households at or below 80 percent area median income, may be admitted into the Neighborhood Building Program. Consultation with the neighborhood associations is conducted on a quarterly basis, and representatives serve on the CAA/NDC advisory committee, where public hearings for the plan's development occur. Pine Manor has participated in the program for a number of years, and while many infrastructure needs have been addressed through previous CDBG funding, the neighborhood's association has expressed the need for continued public services and enhanced code enforcement as two priorities.	

	<b>Identify the needs in this target area.</b>	Needs in Pine Manor include continued and expanded public service programs, continued enhanced code enforcement, and periodic infrastructure needs that benefit the area.
	<b>What are the opportunities for improvement in this target area?</b>	Improvements that could be made to Pine Manor include improvements to park facilities, installation of sidewalks, and housing rehabilitation.
	<b>Are there barriers to improvement in this target area?</b>	A major barrier to improvements in Pine Manor is its transitory resident base. Many of the housing units in this neighborhood are rentals, and often the units turnover, which results in potentially different needs in these households.
5	<b>Area Name:</b>	Suncoast Estates
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Suncoast Estates is located in North Fort Myers in a populated area of the county. It is surrounded by other residential areas, as well as large acreage and farmland properties. A location map has been provided.
<b>Include specific housing and commercial characteristics of this target area.</b>	Suncoast has many large residential lots, which are occupied mostly by manufactured housing. There are some commercial properties in the neighborhood.	
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Neighborhoods that have an organized group of citizen volunteers expressing the desire to revitalize the area, and who have an area that is comprised of households at or below 80 percent area median income, may be admitted into the Neighborhood Building Program. Consultation with the neighborhood associations is conducted on a quarterly basis, and representatives serve on the CAA/NDC advisory committee, where public hearings for the plan's development occur. Suncoast Estates has participated in the program, but is considered one of the newer neighborhoods. This area still has many infrastructure, public service, and enhanced code enforcement needs.	

	<b>Identify the needs in this target area.</b>	Needs in Suncoast Estates include continued and expanded public service programs, enhanced code enforcement, and infrastructure needs.
	<b>What are the opportunities for improvement in this target area?</b>	Improvements that could be made to Suncoast Estates include paving of substandard dirt roadways, pedestrian and bicycle improvements, transit improvements, and housing rehabilitation.
	<b>Are there barriers to improvement in this target area?</b>	A major barrier to improvements in Suncoast Estates is its size; it is the largest neighborhood in the program, so the needs are greater overall.

**Table 47 - Geographic Priority Areas**

**General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

CDBG funds will be invested in the unincorporated and urban county partner areas of Lee County. Some projects, such as administrative activities, owner occupied housing rehabilitation, and Homeless Coalition support are conducted in all areas (no targeting). However, projects in the five target areas and in the urban county partner municipalities are isolated to those areas only. HOME and ESG funds are invested countywide and are not targeted to any particular geographic area.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

<b>1</b>	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Housing Rehabilitated Down Payment Assistance Provided CHDO Housing Development
	<b>Description</b>	Affordable housing is needed for all income levels and in all areas of the jurisdiction.
	<b>Basis for Relative Priority</b>	Data, consultation, and public input all reveal a need for affordable housing opportunities in Lee County.
	<b>2</b>	<b>Priority Need Name</b>
<b>Priority Level</b>		High
<b>Population</b>		Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development

	<b>Geographic Areas Affected</b>	Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor
	<b>Associated Goals</b>	Revitalized Neighborhood Districts
	<b>Description</b>	Targeted neighborhood revitalization is needed for specific low income areas of the jurisdiction.
	<b>Basis for Relative Priority</b>	Data and public input reveal a need for revitalization of targeted neighborhood areas in Lee County.
<b>3</b>	<b>Priority Need Name</b>	Public Improvements and Infrastructure
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Increased Economic Opportunities
	<b>Description</b>	Public Infrastructure needs may be found in many areas of the jurisdiction, including the urban county partner areas. These needs may include a variety of projects/solutions that will benefit low to moderate income areas.
	<b>Basis for Relative Priority</b>	Data, consultation, and public input all reveal a need for public infrastructure.
<b>4</b>	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Public Housing Residents Non-housing Community Development

	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Increased Economic Opportunities
	<b>Description</b>	Economic Development needs may include the development of microenterprises or other special economic development initiatives.
	<b>Basis for Relative Priority</b>	
5	<b>Priority Need Name</b>	Housing for the Homeless
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Increased Homeless Housing and Services
	<b>Description</b>	Emergency, transitional, and permanent housing and re-housing needs, along with applicable operating expenses.
	<b>Basis for Relative Priority</b>	Data and public input reveal a need for housing for the homeless in Lee County.
	6	<b>Priority Need Name</b>
<b>Priority Level</b>		Low

<b>Population</b>	Extremely Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
<b>Geographic Areas Affected</b>	
<b>Associated Goals</b>	Increased Homeless Housing and Services
<b>Description</b>	Services to support the needs of the homeless.
<b>Basis for Relative Priority</b>	

**Table 48 – Priority Needs Summary**

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Tenant based rental assistance is not planned.
TBRA for Non-Homeless Special Needs	Tenant based rental assistance is not planned.
New Unit Production	Current market conditions do not support the need for extensive new housing production, but some units may be provided through Community Housing Development Organizations (CHDOs).
Rehabilitation	Current market conditions support the need for rehabilitation of housing. This need is expected throughout the duration of this plan.
Acquisition, including preservation	Acquisition of housing is not planned.

**Table 49 – Influence of Market Conditions**

**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

**Anticipated Resources**

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	2,000,000	50,000	0	2,050,000	8,000,000	CDBG Funds will be utilized in accordance with this Plan to further address community development, housing, and homeless needs in Lee County.

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	575,000	50,000	0	625,000	2,300,000	HOME funds will be utilized in accordance with this plan to address housing needs in Lee County.

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	167,000	0	0	167,000	668,000	ESG funds will be utilized in accordance with this Plan to address homeless needs in Lee County.

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: \$		
General Fund	public - local	Admin and Planning Financial Assistance Housing Overnight shelter Public Services Rapid re-housing (rental assistance) Rental Assistance Services	11,078,919	0	0	11,078,919	44,000,000	County general revenue funds numerous programs administered through the Department of Human Services. These include: homeless prevention services; projects that address priorities in the 10 Year Plan to End Homelessness; health care services to medically underserved residents as match to federal Medicaid funds; projects that assist in emergency assistance, activities for children and youth, or supportive living for disabled populations; state mandate funding for children's mental health and substance abuse treatment services, drug court services, forensic child abuse exams, communicable disease control and environmental health services.
Shelter Plus Care	public - federal	Admin and Planning Housing	259,968	0	0	259,968	1,039,872	Funds from the competitive process to fund three renewal Shelter Plus Care projects in Lee County.

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 Overnight shelter Public Services Rapid re-housing (rental assistance) Services Transitional housing	1,903,895	0	0	1,903,895	7,615,580	Funds from the competitive process to fund eight renewal Supportive Housing Programs in Lee County.
Other	public - federal	Admin and Planning Economic Development Financial Assistance Services	250,000	0	0	250,000	1,000,000	
Other	public - federal	Housing Rapid re-housing (rental assistance)	66,601	0	0	66,601	266,404	Funds are used for homeless prevention and rapid re-housing.

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: \$		
Other	public - federal	Overnight shelter Services	255,500	0	0	255,500	1,022,000	Veterans' Administration funds are used to provide beds for homeless veterans at the Bob Janes Triage Center and Low Demand Shelter.
Other	public - federal	Rapid re-housing (rental assistance)	167,900	0	0	167,900	668,000	Funds are used for rapid re-housing in Lee County.
Other	public - federal	Services	1,800,000	0	0	1,800,000	7,200,000	Funds provide utility assistance.
Other	public - state	Admin and Planning Economic Development Financial Assistance	250,000	0	0	250,000	1,000,000	CSBG funds are received from the State of Florida and administered by Lee County Department of Human Services. Funds are used to support a job training program, provide direct financial assistance, and rapidly rehouse homeless families with children.
Other	public - state	Overnight shelter Services	47,647	0	0	47,647	0	Funds through the Byrne Grant are used to support operations of the Bob Janes Triage Center and Low Demand Shelter.
Other	public - state	Rental Assistance	80,541	0	0	80,541	322,164	HOPWA program funds are received through the State of Florida and administered by Lee County Department of Human Services.

**Table 50 - Anticipated Resources**

**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 are used in conjunction with many of the above listed funding sources, as well as other private funds or other funds provided by partner agencies at a local level. Match requirements are met through general county funds or other sources; agencies receiving contracted funds report match to the Department of Human Services.

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

Not applicable.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
LEE COUNTY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Housing Authority of the City of Fort Myers	PHA	Public Housing	Jurisdiction
CITY OF BONITA SPRINGS, FL	Government	Non-homeless special needs neighborhood improvements public facilities	Jurisdiction
CITY OF SANIBEL	Government	Non-homeless special needs Rental neighborhood improvements public facilities	Jurisdiction
TOWN OF FORT MYERS BEACH	Government	Non-homeless special needs neighborhood improvements public facilities public services	Jurisdiction
Lee County Homeless Coalition	Non-profit organizations	Homelessness Planning	Jurisdiction

**Table 51 - Institutional Delivery Structure  
Assess of Strengths and Gaps in the Institutional Delivery System**

The activities that will be carried out in the consolidated plan will primarily be completed by Lee County. Urban county activities will be completed by each partner. Activities related to public housing will be completed by the Housing Authority of the City of Fort Myers and/or the Lee County Housing Authority. Subrecipient and developer contracts may be utilized during the five year period, but the recipients are yet unknown, and will be determined through Request for Proposal or other competitive processes. Agency partners work well with the County and with each other, and there are not any identified gaps to the delivery system.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			
	X	X	

**Table 52 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The delivery of listed services meets the needs of the homeless individuals and families when they are referred to providers who offer the services. In instances where the homeless are identified through outreach, interaction includes information on services. Outreach workers provide a “pocket guide” of services as well as a trifold brochure of services. These same documents are available at a number of local service, health, and corrections agencies and offices in order to further outreach efforts and better address discharge planning options. Annually the Homeless Coalition conducts a Provider Survey to stay current with programs and services to provide updated and useful information to this population.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

As previously noted, agency partners in Lee County work well together to meet the needs of residents, so the service delivery system is strong. Special needs populations and the homeless are provided numerous services and have access to many programs, which are listed elsewhere in this consolidated plan. A weakness to the continuum of services may be in the identification of new service or housing providers in the area, but word of mouth and discussion between agencies at Continuum of Care or Homeless Coalition meetings attempts to identify and list these resources regularly.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Priority needs in the plan are addressed by the entities listed in the table above. Services and programs that help to meet these and other needs are also provided by many local agencies. 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.

## SP-45 Goals Summary – 91.215(a)(4)

### 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: \$1,040,000 HOME: \$1,125,000	Homeowner Housing Rehabilitated: 265 Household Housing Unit
2	Revitalized Neighborhood Districts	2013	2017	Non-Housing Community Development	Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor	Neighborhood Revitalization	CDBG: \$4,400,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12420 Persons Assisted
3	Down Payment Assistance Provided	2013	2017	Affordable Housing	Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor	Affordable Housing	HOME: \$1,140,000	Direct Financial Assistance to Homebuyers: 150 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	CHDO Housing Development	2013	2017	Affordable Housing	Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor	Affordable Housing	HOME: \$410,000	Homeowner Housing Added: 5 Household Housing Unit
5	Increased Economic Opportunities	2013	2017	Non-Housing Community Development		Public Improvements and Infrastructure Economic Development	CDBG: \$875,000	
6	Increased Homeless Housing and Services	2013	2017	Homeless		Housing for the Homeless Homeless Services	CDBG: \$200,000 ESG: \$750,000	

Table 53 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Housing Rehabilitated
	<b>Goal Description</b>	In order to preserve affordable housing, owner occupied housing units will be rehabilitated countywide. Funding is estimated at \$260,000 CDBG funds per year for five years and \$225,000 HOME funds per year for five years. Beneficiaries are estimated at 50 units with CDBG per year and three HOME units per year for five years.

2	<b>Goal Name</b>	Revitalized Neighborhood Districts
	<b>Goal Description</b>	Five neighborhood districts will be revitalized through enhanced code enforcement, public services, and infrastructure improvements. Funding estimates based on \$880,000 CDBG funding per year for five years. Beneficiary numbers are calculated using the total number of people for all five areas according to the US Census.
3	<b>Goal Name</b>	Down Payment Assistance Provided
	<b>Goal Description</b>	Down payment assistance will be provided countywide through HOME funding based on \$228,000 per year. Beneficiaries estimated at 30 per year for five years.
4	<b>Goal Name</b>	CHDO Housing Development
	<b>Goal Description</b>	Housing will be developed countywide by CHDOs using HOME funds estimated at \$82,000 per year for five years. Beneficiaries estimated at one per year for five years.
5	<b>Goal Name</b>	Increased Economic Opportunities
	<b>Goal Description</b>	Increased economic opportunities resulting from plan activities, which may include microenterprise assistance, special economic development projects, and/or capital improvements to nonprofit agencies. Funding anticipated at \$175,000 per year each year for the five year period. Details on beneficiaries will be provided as projects are annually selected.
6	<b>Goal Name</b>	Increased Homeless Housing and Services
	<b>Goal Description</b>	Housing options for the homeless and services to operate housing or provide supportive services will be provided. CDBG funds are estimated at \$40,000 each year and ESG funds are estimated at \$150,000 each year.

**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 91.315(b)(2)**

With owner occupied housing rehabilitation, 50 households will be assisted using both CDBG and HOME. Of these 50, it is expected that 18 will be extremely low income, 19 will be low income, and 13 will be moderate income. With down payment assistance, 30 households will be assisted using HOME funds. Of these 30, 1 will be extremely low income, seven will be low income, and 22 will be moderate income.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

According to HACFM, the primary need overall is for accessible units, followed by the need for roll-in showers.

### **Activities to Increase Resident Involvements**

HACFM offers strategies to encourage homeownership, as well as financial literacy and budget classes. Activities such as these increase involvement and support the residents in long term goals for financial stability and homeownership.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

#### **Plan to remove the ‘troubled’ designation**

Currently the Lee County Housing Authority is being managed by the Housing Authority of the City of Fort Myers.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

There are no identified public policies that negatively impact affordable housing and residential investment. The current Analysis of Impediments to Fair Housing for Lee County found a number of local barriers. Barriers included discrimination based on race, national origin, and/or disability, loan application denial rates have been lower for Caucasian applicants than other races/ethnicities, opposition to public housing development, insufficient accessible housing units, insufficient transportation system, inequitable geographic distribution of public housing units, and insufficient staffing for the administration of Fair Housing programs. Plan goals and projects will attempt to address these barriers. An example of such a project may include housing rehabilitation, where the scope of work may address the accessibility of a unit.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The plan's goals and projects will attempt to remove or ameliorate the barriers noted through the implementation of the housing rehabilitation program, which will include accessibility modifications in units where they are needed. Further, partnership between the County and HACFM included the development of public housing units away from the central location of many other units in Fort Myers. HACFM recently completed a new development in Lehigh Acres, as well as two other developments that are in Fort Myers but in new locations. These three projects have helped to both spread out the units in the County but also add new units to the inventory. Future collaboration on similar projects in the future may be possible as opportunities exist.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **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, 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 these points of contact, and referrals are made as appropriate.

### **Addressing the emergency 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 issue a Request for Proposals for the development of these projects or programs and funding then be used by other community partners. Other than the funds available through this process, emergency shelter and transitional housing needs may 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.

### **Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving**

**assistance from public and 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 is currently reviewing discharge planning procedures in the community to strengthen them so that people are not discharged into homelessness.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Consultation with the Health Department revealed a low incidence of lead poisoning in Lee County: the County averaged eight cases per year over the past five years. This is due to newer housing stock in the County. Continued development of new housing units and rehabilitation to existing units will increase access to housing without hazards.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Due to the low incidence of poisoning cases as noted, actions taken may help to lower cases, but due to low numbers of housing units built prior to 1978, the impact may be minor.

### **How are the actions listed above integrated into housing policies and procedures?**

Activities in homes built before 1978 must be tested, except when the rehabilitation will not disturb any painted surface, like replacing a drainfield. For rehabilitation activities less than \$5,000, a lead swipe test can be conducted. If lead is found, rehab must be done using lead safe work practices. For activities at \$5,000 or more, a lead test must be completed along with a risk assessment.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

There are many antipoverty programs 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 LEE Medical Office Skills Program is also 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 six-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 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.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

These antipoverty strategies coordinate with affordable housing as noted in this plan, because participants in the other named programs are all generally eligible for the affordable housing projects and activities in the plan. Outreach to these participants includes providing program information about down payment assistance, housing rehabilitation, and the availability of Neighborhood Stabilization homes as well.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Department of Human Services staff regularly monitors contracted sponsors of HUD-funded projects to ensure compliance with program requirements and comprehensive planning requirements. The purpose of the review is to inspect, review and report on the agency's compliance with the terms and conditions of the contract and federal regulations in order to be assured of satisfactory performance. The review is a limited scope review of the contract and agency management which does not relieve the agency of its obligation to manage the grant in accordance with applicable rules and sound management practice. Reviews may be conducted on a monthly, quarterly and/or annual basis. Various types of monitoring utilized include:

- Desk reviews, including payment requests and supporting documentation; program and beneficiary reports; issues noted in Independent Financial audits (or other monitoring reports from other funders) which are pertinent to the contracted program, to determine if any common issues were identified that could affect contract performance. An on-site review may be conducted if necessary if issues are identified during a desk review.
- Tracking and receipt of other contract deliverables including Section 3, Davis Bacon and other federal requirements.
- On site programmatic monitoring and follow up visits as needed (may be scheduled or unscheduled) to ensure compliance with federal requirements such as Davis Bacon and Section 3.
- Technical Assistance

A written report following an onsite monitoring visit is issued to the contracted agency. If there is a finding or a concern noted, a response is due within 30 days from the date the report was sent.

## 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 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	2,000,000	50,000	0	2,050,000	8,000,000	CDBG Funds will be utilized in accordance with this Plan to further address community development, housing, and homeless needs in Lee County.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	575,000	50,000	0	625,000	2,300,000	HOME funds will be utilized in accordance with this plan to address housing needs in Lee County.

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	167,000	0	0	167,000	668,000	ESG funds will be utilized in accordance with this Plan to address homeless needs in Lee County.

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: \$		
General Fund	public - local	Admin and Planning Financial Assistance Housing Overnight shelter Public Services Rapid re-housing (rental assistance) Rental Assistance Services						County general revenue funds numerous programs administered through the Department of Human Services. These include: homeless prevention services; projects that address priorities in the 10 Year Plan to End Homelessness; health care services to medically underserved residents as match to federal Medicaid funds; projects that assist in emergency assistance, activities for children and youth, or supportive living for disabled populations; state mandate funding for children's

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: \$		
Shelter Plus Care	public - federal	Admin and Planning Housing	259,968	0	0	259,968	1,039,872	Funds from the competitive process to fund three renewal Shelter Plus Care projects in Lee County.
Supportive Housing Program	public - federal	Admin and Planning Financial Assistance Housing Overnight shelter Public Services Rapid re-housing (rental assistance) Services Transitional housing	1,903,895	0	0	1,903,895	7,615,580	Funds from the competitive process to fund eight renewal Supportive Housing Programs in Lee County.
Other	public - federal	Overnight shelter Services	255,500	0	0	255,500	1,022,000	Veterans' Administration funds are used to provide beds for homeless veterans at the Bob Janes Triage Center and Low Demand Shelter.

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: \$		
Other	public - state	Overnight shelter Services	47,647	0	0	47,647	0	Funds through the Byrne Grant are used to support operations of the Bob Janes Triage Center and Low Demand Shelter.

Table 54 - 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 are used in conjunction with many of the above listed funding sources, as well as other private funds or other funds provided by partner agencies at a local level. Match requirements are met through general county funds or other sources; agencies receiving contracted funds report match to the Department of Human Services.

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

Not applicable.

## 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

Table 55 – Goals Summary

#### Goal Descriptions

1	Goal Name	Housing Rehabilitated
	Goal Description	
2	Goal Name	Down Payment Assistance Provided
	Goal Description	
3	Goal Name	Revitalized Neighborhood Districts
	Goal Description	
4	Goal Name	CHDO Housing Development
	Goal Description	
5	Goal Name	Increased Economic Opportunities
	Goal Description	
6	Goal Name	Increased Homeless Housing and Services
	Goal Description	

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The following list of projects includes all planned projects for Lee County for Fiscal Year 2013-2014.

#### Projects

#	Project Name
1	CDBG Program Administration
2	CDBG Housing Delivery
3	HOME Project Delivery
4	CDBG/HOME Owner Occupied Housing Rehabilitation
5	HOME Down Payment Assistance
6	HOME CHDO Activity
7	CDBG Urban County Administration
8	CDBG Urban County Bonita Springs
9	CDBG Urban County Sanibel
10	CDBG Urban County Fort Myers Beach
11	CDBG Neighborhood Infrastructure
12	CDBG Neighborhood Public Services
13	CDBG Neighborhood Enhanced Code Enforcement
14	CDBG Economic Development Activity
15	CDBG Non Profit Capital Improvements
16	CDBG Homeless Coalition Coordination
17	ESG Program

**Table 56 – Project Information**

## **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 Strategic Plan. HOME and ESG funds will be used countywide.

### **Geographic Distribution**

#### **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.

## Affordable Housing

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

#### Introduction

Affordable housing programs included in this plan address different types of households. ESG funds will be used to rehouse families who are homeless, and there will also be affordable housing programs for rehabilitation and down payment assistance.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	15
Non-Homeless	80
Special-Needs	0
Total	95

**Table 57 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	1
Rehab of Existing Units	50
Acquisition of Existing Units	0
Total	51

**Table 58 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

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

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

HACFM will continue to complete the redevelopment, rehabilitation, and preservation of the public and affordable housing in their Michigan Courts neighborhood. The final phase of HOPE VI public housing redevelopment is underway, with the support of Lee County and City of Fort Myers. HACFM has also begun the redevelopment of two other complexes, Sabal Palm and Palmetto Court. A Request for Qualifications to identify developers was completed in 2011, and more than \$1.5 million was awarded to each site in Low Income Housing Tax Credits from the Florida Housing Finance Corporation in the same year. The development plan has been completed, and HACFM looks forward to the next phase of these projects.

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

As noted in the CFR, HACFM utilizes the Earned Income Disallowance. This program gives the resident participant the opportunity to disallow (not county) a portion of their income toward rent, giving them the opportunity to open a bank account and save money for a down payment for a home. Although the Earned Income Disallowance program is not for the sole purpose of homeownership, it is highly encouraged to be used for that purpose. Additionally, HACFM has in place the Rent Option, which gives the residents the opportunity to choose what their rent will be and for what length of time. Residents are given two choices: Income Based Rent and Flat Rent. Income Based Rent is based on 30% of adjusted gross income with a one year lease; Flat Rent is set rent with a three year lease. The Flat Rent may give residents opportunity to obtain employment and increase earnings without the fear of having their rent increased each time earnings increased, potentially giving residents more income in their bank account. Having more control over money and putting more into savings can also allow the opportunity to save for down payments.

Further, HACFM provides homeownership and housing counseling to encourage residents to transition from subsidized housing to homeownership. Housing counseling activities include conducting homebuyer education, pre-purchase counseling, financial literacy education, money management, and credit/budget courses on site.

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

HACFM is not designated as troubled.

### **Discussion**

## **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, 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 these points of contact, and referrals are made as appropriate.

### **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 issue a Request for Proposals for the development of these projects or programs and funding then be used by other community partners. Other than the funds available through this process, emergency shelter and transitional housing needs may 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 is currently reviewing discharge planning procedures in the community to strengthen them so that people are not discharged into homelessness.

### **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**

There are no planned actions to remove policies that create barriers. There are projects planned that will address barriers to affordable housing as noted in the Analysis of Impediments, such as housing rehabilitation, which may include providing accessibility modifications in housing units.

## **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 delivery 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 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.

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

Because there is a low incidence of poisoning cases in Lee County, rehabilitation and new construction actions taken may help to lower cases, but due to low numbers of housing units built prior to 1978, a major impact is not possible.

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

There are many antipoverty programs 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 LEE Medical Office Skills Program is also 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 six-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 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.

### **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. This has been demonstrated through such programs as the Neighborhood Stabilization Program. 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.	95.00%

#### 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 will utilize both the recapture provisions of the HOME program as well as the resale provisions of the HOME program. Lee County will decide prior to the commitment of funds on a case-by-case basis which method will be used in the written agreement for assistance. In cases where funds are specified to be recaptured, a foreclosure clause will be included, which will state the following:

“In the event of a foreclosure, the recapture amount will be based on net proceeds available from the sale of the property. If there are no net proceeds from the foreclosure sale, repayment is not required and the HOME requirements are considered satisfied.”

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.

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:

Lee County will utilize both the recapture provisions of the HOME program as well as the resale provisions of the HOME program. Lee County will decide prior to the commitment of funds on a case-by-case basis which method will be used in the written agreement for assistance. In cases where funds are specified to be recaptured, a foreclosure clause will be included, which will state the following:

“In the event of a foreclosure, the recapture amount will be based on net proceeds available from the sale of the property. If there are no net proceeds from the foreclosure sale, repayment is not required and the HOME requirements are considered satisfied.”

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.

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.

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 Continuum of Care has not established a centralized or coordinated assessment system.

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.

The Continuum of Care meets this requirement.

5. Describe performance standards for evaluating ESG.

At minimum, Lee County expects to assist 15 households with rehousing, and the Triage Center and

Low Demand Shelter has 58 beds, which are expected to have constant beneficiary occupancy. Success of these programs will be measured by examining the beneficiaries served.

## Attachments

Application for Federal Assistance SF-424		Version 02
*1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		*2. Type of Application * If Revision, select appropriate letter(s) <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation *Other (Specify) _____ <input type="checkbox"/> Revision
3. Date Received: 7/30/2013		4. Applicant Identifier:
5a. Federal Entity Identifier:		*5b. Federal Award Identifier: 129071
<b>State Use Only:</b>		
6. Date Received by State:		7. State Application Identifier:
<b>8. APPLICANT INFORMATION:</b>		
*a. Legal Name: Lee County		
*b. Employer/Taxpayer Identification Number (EIN/TIN): 59-6000702		*c. Organizational DUNS: 013461611
<b>d. Address:</b>		
*Street 1:	2115 Second Street	
Street 2:	_____	
*City:	Fort Myers	
County:	Lee	
*State:	Florida	
Province:	_____	
*Country:	U.S.A.	
*Zip / Postal Code	33901	
<b>e. Organizational Unit:</b>		
Department Name: Department of Human Services		Division Name: None
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: _____	*First Name: Cyndy	
Middle Name: _____		
*Last Name: Cook		
Suffix: _____		
Title: Neighborhood Relations Coordinator		
Organizational Affiliation:		
*Telephone Number: 239-533-7958		Fax Number: 239-533-7960
*Email: cookcl@leegov.com		

**Application for Federal Assistance SF-424**

Version 02

**\*9. Type of Applicant 1: Select Applicant Type:**

B.County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\*Other (Specify)

**\*10 Name of Federal Agency:**

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

**11. Catalog of Federal Domestic Assistance Number:**

14.218, 14.239, 14.231 \_\_\_\_\_

CFDA Title:

\_\_\_\_\_

**\*12 Funding Opportunity Number:**

N/A \_\_\_\_\_

\*Title:

N/A \_\_\_\_\_

**13. Competition Identification Number:**

N/A \_\_\_\_\_

Title:

N/A \_\_\_\_\_

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Lee County, Florida; City of Bonita Springs, Florida; City of Sanibel, Florida; Town of Fort Myers Beach, Florida

**\*15. Descriptive Title of Applicant's Project:**

Lee County 2013-2017 Five Year Consolidated Plan and 2013 Annual Action Plan

**Application for Federal Assistance SF-424**

Version 02

**16. Congressional Districts Of:**

\*a. Applicant: 14

\*b. Program/Project: 14

**17. Proposed Project:**

\*a. Start Date: 10/1/2013

\*b. End Date: 9/30/2014

**18. Estimated Funding (\$):**

*a. Federal	3,195,220
*b. Applicant	151,318
*c. State	0
*d. Local	0
*e. Other	
*f. Program Income	50,000
*g. TOTAL	3,396,538

**\*19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on \_\_\_\_\_
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E. O. 12372

**\*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**

- Yes  No

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

**Authorized Representative:**

Prefix: \_\_\_\_\_ \*First Name: Cecil

Middle Name: L

\*Last Name: Pendergrass

Suffix: \_\_\_\_\_

\*Title: Chairman, Lee County Board of County Commissioners

\*Telephone Number: 239-533-2227

Fax Number: 239-485-2021

\* Email: Dist2@leegov.com

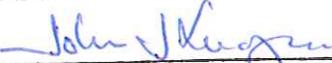
\*Signature of Authorized Representative: 

\*Date Signed: 7/30/13

Authorized for Local Reproduction

Standard Form 424 (Revised 10/2005)

Prescribed by OMB Circular A-102

**APPROVED AS TO FORM**  
  
**OFFICE OF COUNTY ATTORNEY**

**CERTIFICATIONS**

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

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

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

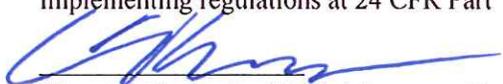
**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

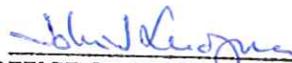
**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

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

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

  
 Signature/Authorized Official                      Date                      7/30/13

C6a  
7-30-13

**APPROVED AS TO FORM**  
  
 OFFICE OF COUNTY ATTORNEY

## Specific CDBG Certifications

The Entitlement Community certifies that:

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

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

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

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

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

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

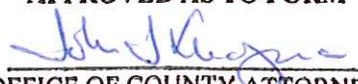
**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

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

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

  
\_\_\_\_\_  
Signature/Authorized Official                      7/30/13  
Date

Chair  
\_\_\_\_\_  
Title

APPROVED AS TO FORM  
  
\_\_\_\_\_  
OFFICE OF COUNTY ATTORNEY

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING:

#### A. Lobbying Certification

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

**OPTIONAL CERTIFICATION  
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Not applicable.

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

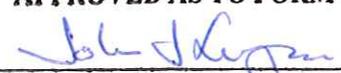
The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

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

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

  
\_\_\_\_\_  
Signature/Authorized Official                      7/30/13  
\_\_\_\_\_  
Date

Chair  
\_\_\_\_\_  
Title

**APPROVED AS TO FORM**  
  
\_\_\_\_\_  
**OFFICE OF COUNTY ATTORNEY**

## HOPWA Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Not applicable.

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

**Major rehabilitation/conversion** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

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

**Supportive Services** – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services ( including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

**Matching Funds** – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

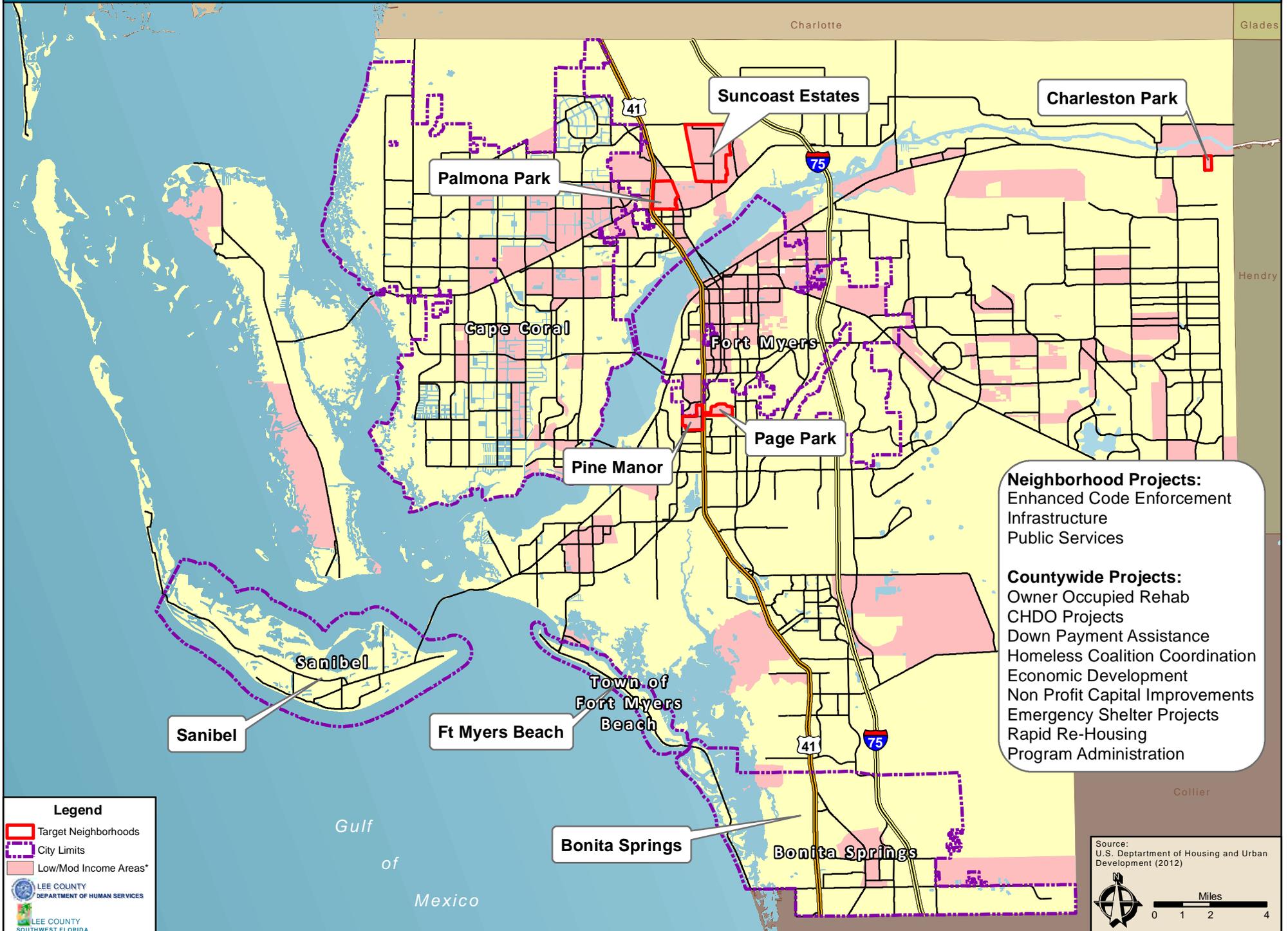
**Homeless Persons Involvement** – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

**Discharge Policy** – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from



# FY 2013 Project Locations



- Neighborhood Projects:**  
 Enhanced Code Enforcement  
 Infrastructure  
 Public Services
- Countywide Projects:**  
 Owner Occupied Rehab  
 CHDO Projects  
 Down Payment Assistance  
 Homeless Coalition Coordination  
 Economic Development  
 Non Profit Capital Improvements  
 Emergency Shelter Projects  
 Rapid Re-Housing  
 Program Administration

**Legend**

- Target Neighborhoods
- City Limits
- Low/Mod Income Areas\*

LEE COUNTY  
DEPARTMENT OF HUMAN SERVICES

LEE COUNTY  
SOUTHWEST FLORIDA

Source:  
U.S. Department of Housing and Urban  
Development (2012)

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

### Legend

-  Neighborhood Community Center
-  Charleston Park Boundary
-  County Park

# Charleston Park

SHRUB OLIVE CT



K BAY DR

PALM BEACH BL

PALM BEACH BL

Charleston Park  
Community Center



Charleston Park

CHARLESTON PARK DR

COLONIA DR

RAILROAD AVE

AVENUE A

AVENUE B

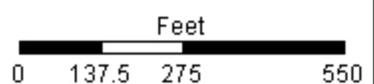
ROUND TREE AVE

AVENUE D

FIRST ST

SECOND ST

THIRD ST

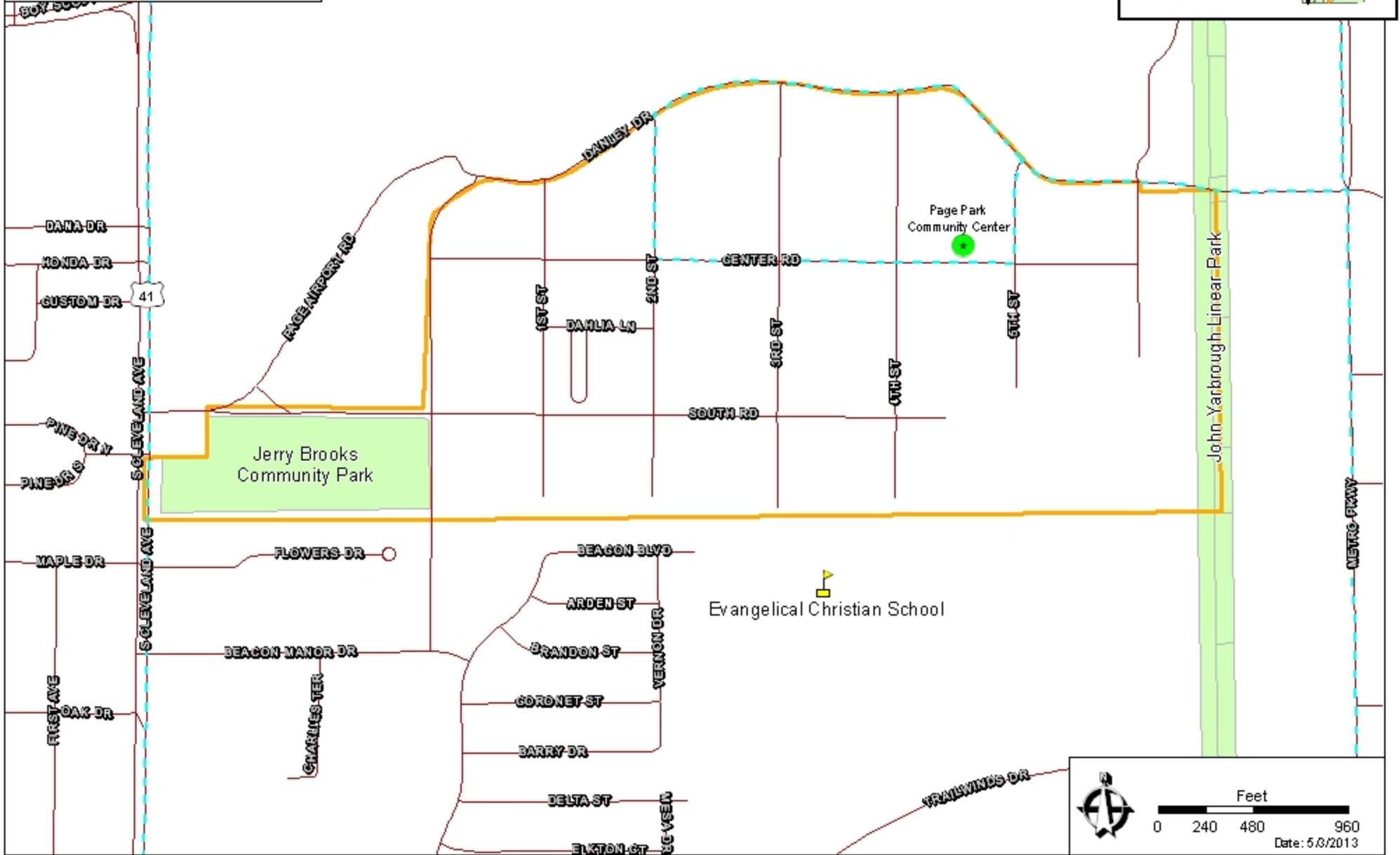


Date: 5/8/2013

# Page Park Neighborhood

## Legend

-  Neighborhood Community Center
-  School
-  Bus Routes
-  Page Park Boundary
-  County Park

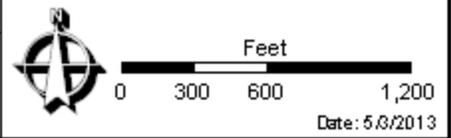
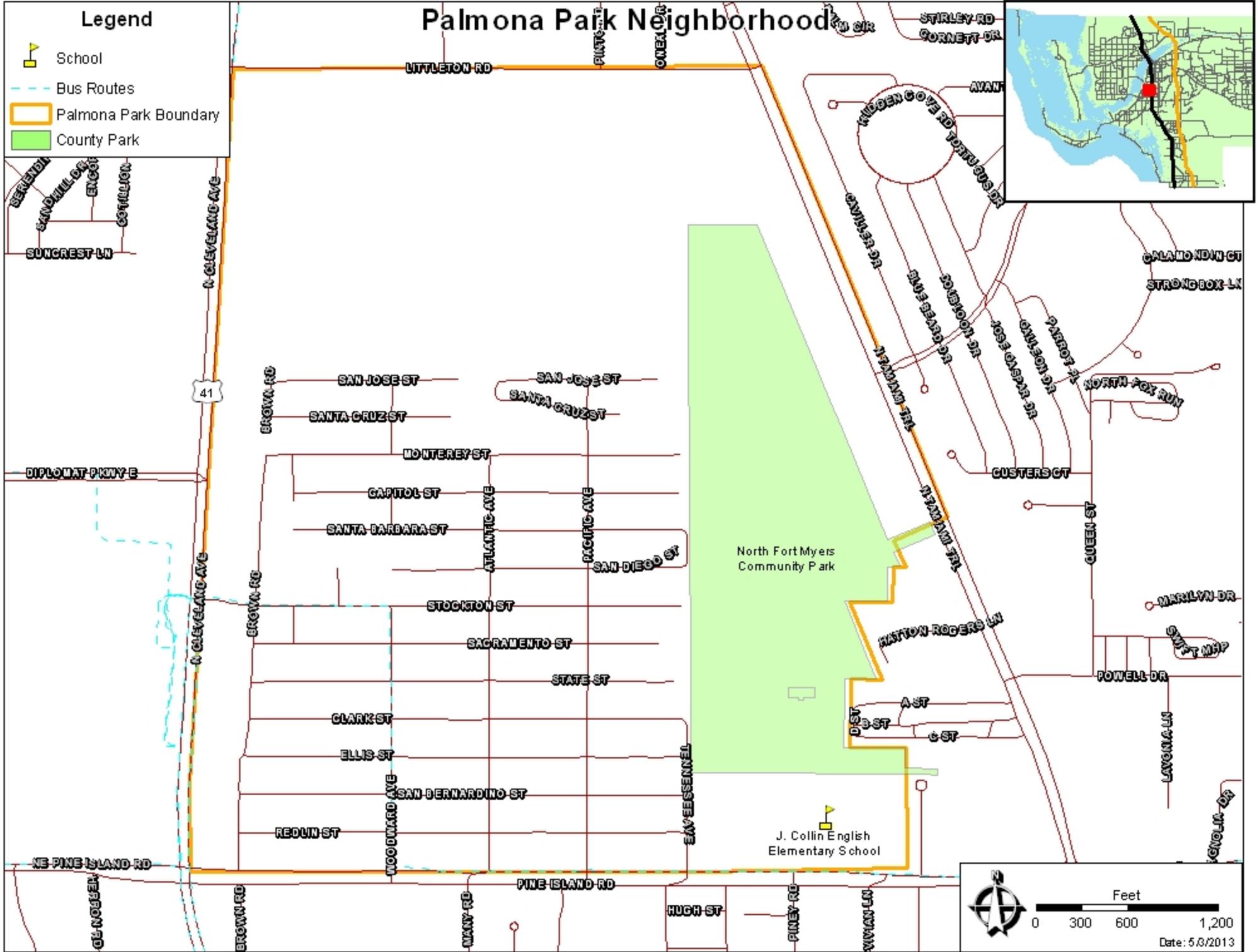


0 240 480 960 Feet  
Date: 5/3/2013

# Palmona Park Neighborhood

## Legend

-  School
-  Bus Routes
-  Palmona Park Boundary
-  County Park



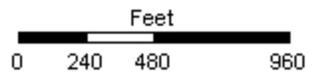
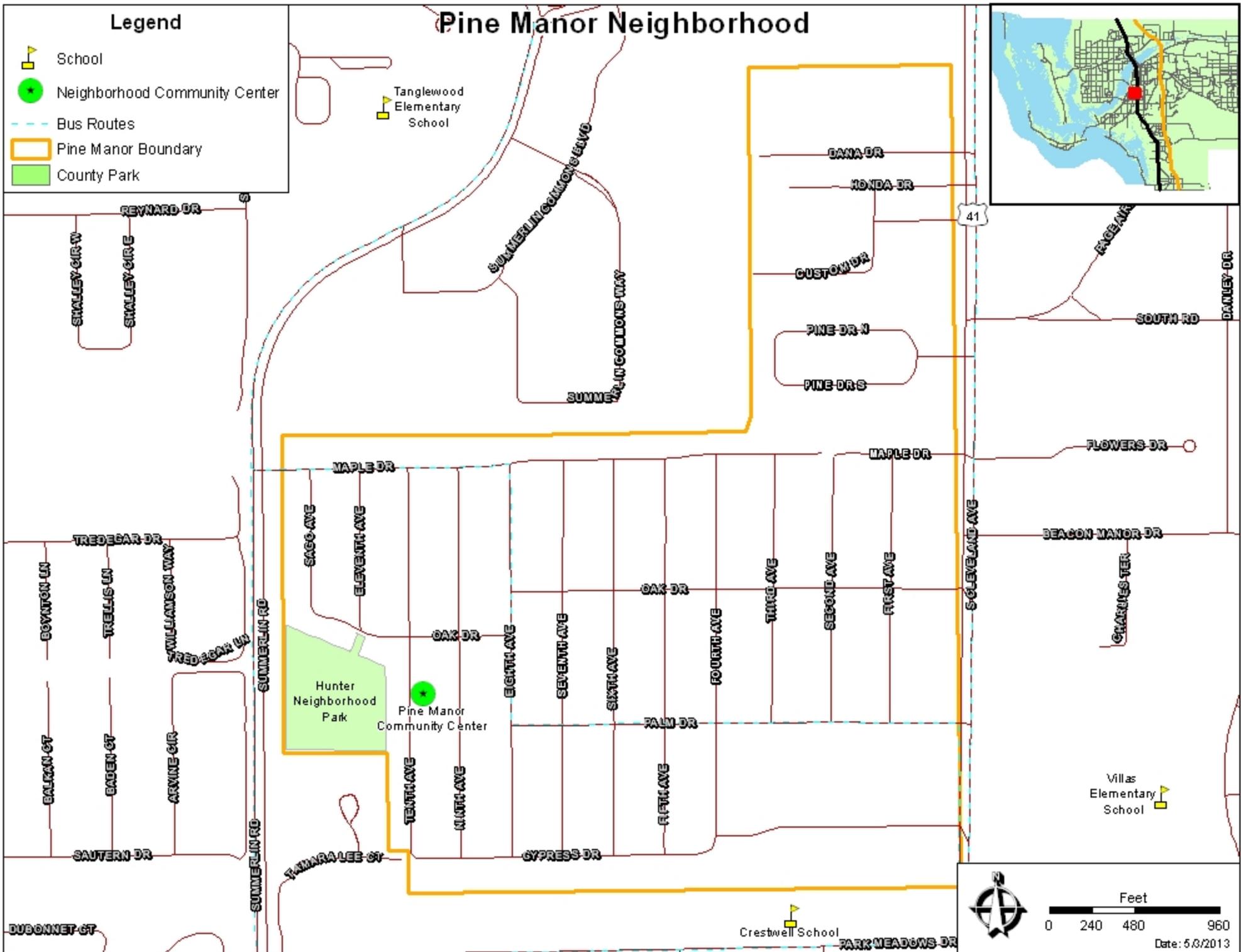
Date: 5/3/2013

# Pine Manor Neighborhood

## Legend

-  School
-  Neighborhood Community Center
-  Bus Routes
-  Pine Manor Boundary
-  County Park

Tanglewood Elementary School

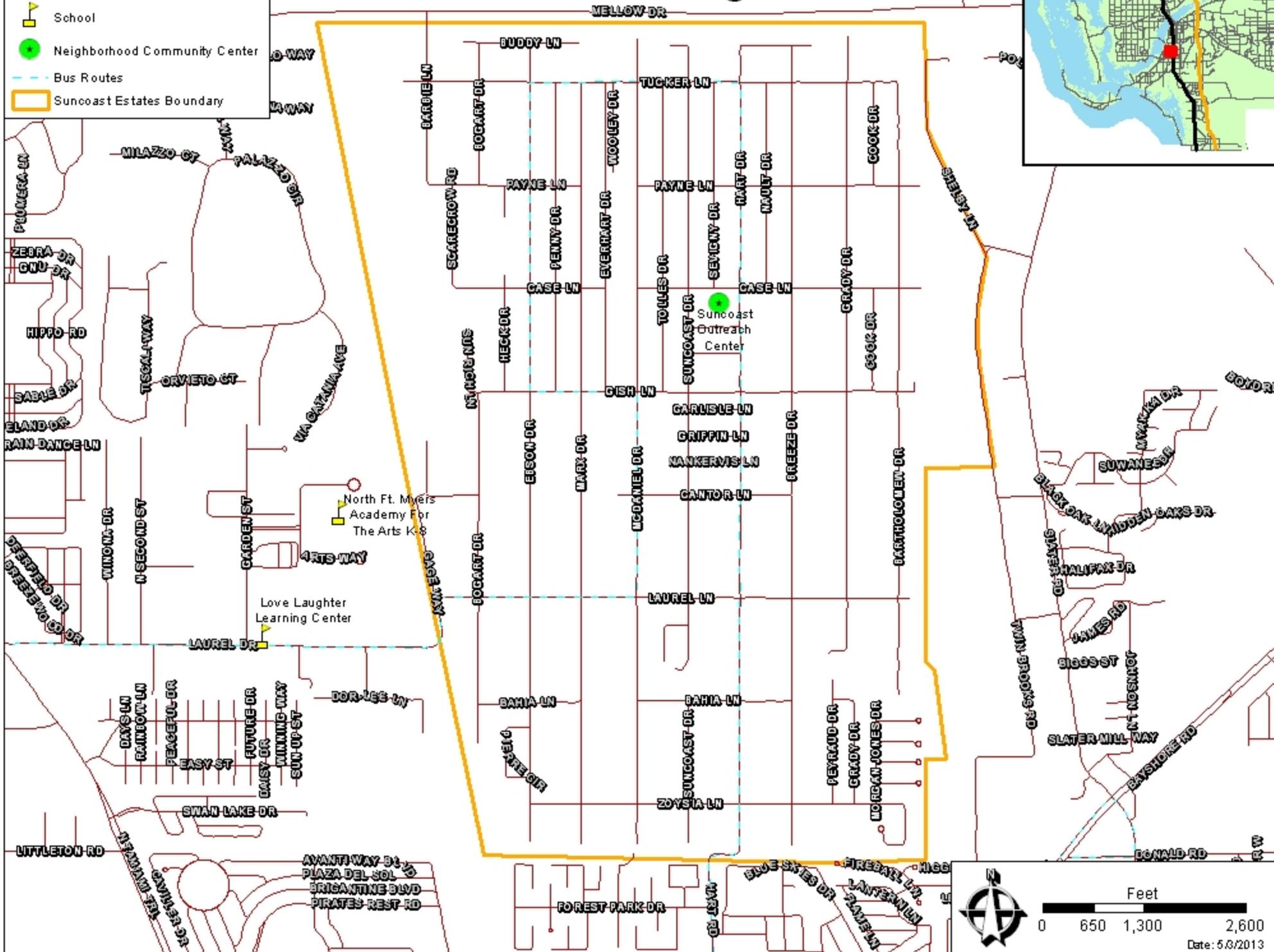
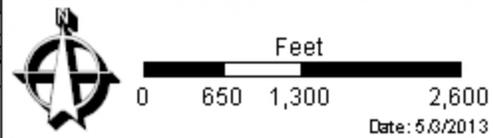


Date: 5/3/2013

# Suncoast Estates Neighborhood

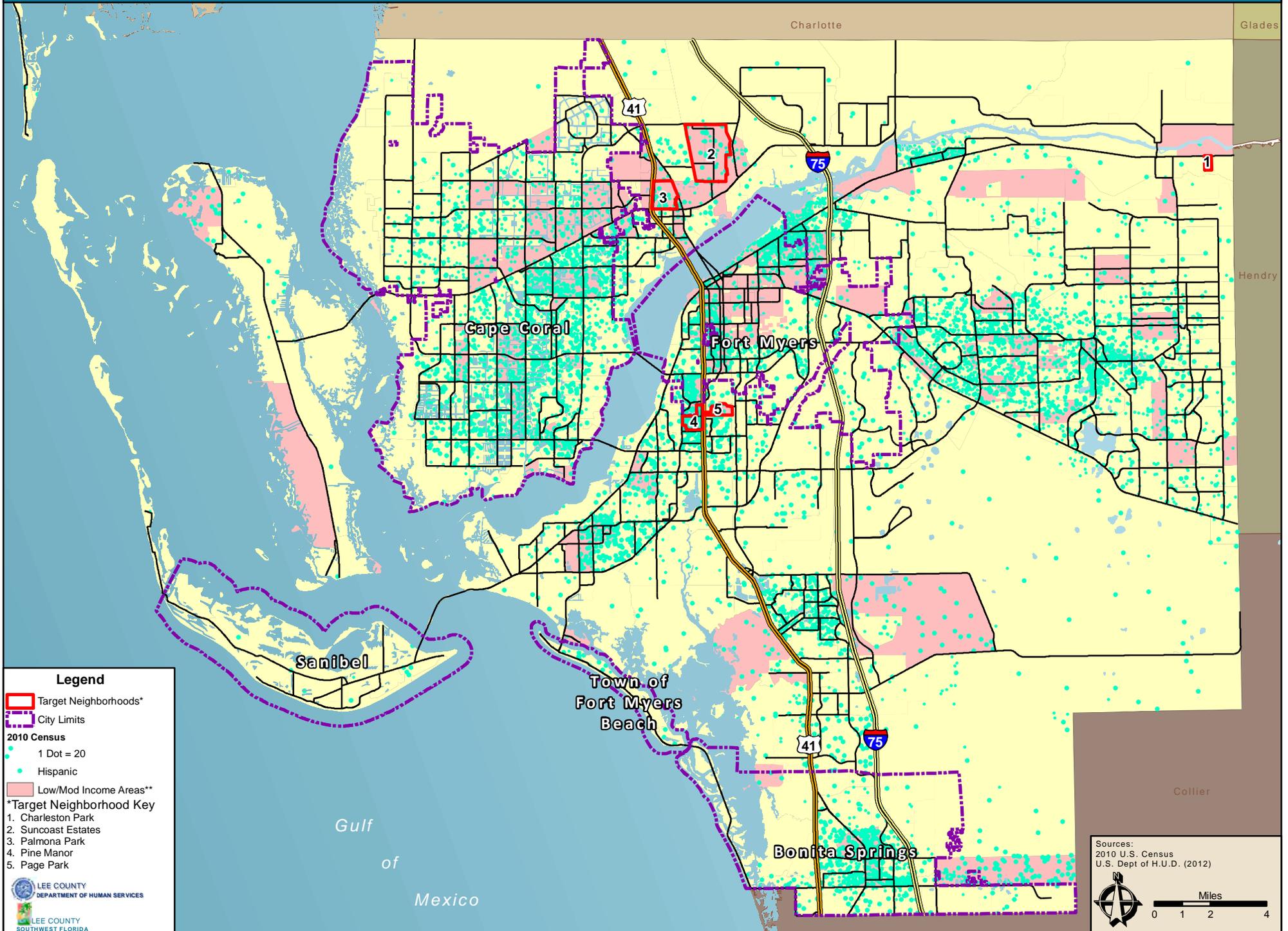
## Legend

-  School
-  Neighborhood Community Center
-  Bus Routes
-  Suncoast Estates Boundary

Feet  
0 650 1,300 2,600  
Date: 5/3/2013

# Hispanic Concentration



**Legend**

- Target Neighborhoods\*
- City Limits

**2010 Census**

- 1 Dot = 20
- Hispanic
- Low/Mod Income Areas\*\*

**\*Target Neighborhood Key**

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

LEE COUNTY  
DEPARTMENT OF HUMAN SERVICES

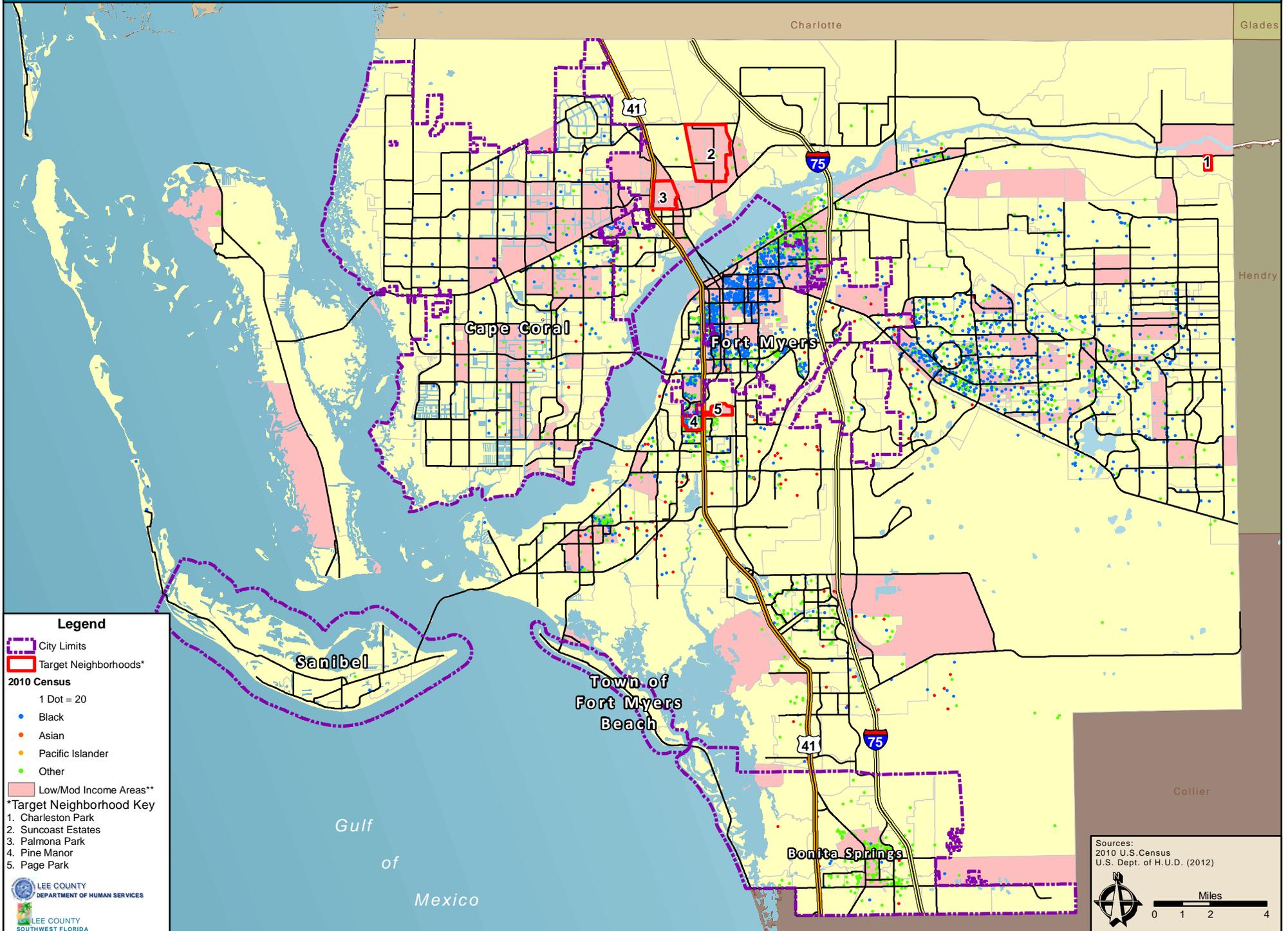
LEE COUNTY  
SOUTHWEST FLORIDA

Sources:  
2010 U.S. Census  
U.S. Dept of H.U.D. (2012)

Miles  
0 1 2 4

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

# Minority Concentration



## Legend

- City Limits
- Target Neighborhoods\*
- 2010 Census**
- 1 Dot = 20
- Black
- Asian
- Pacific Islander
- Other
- Low/Mod Income Areas\*\*
- \*Target Neighborhood Key**
- 1. Charleston Park
- 2. Suncoast Estates
- 3. Palmona Park
- 4. Pine Manor
- 5. Page Park



Sources:  
2010 U.S. Census  
U.S. Dept. of H.U.D. (2012)

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

# Triage Center Law Enforcement Referrals 2008-2013

