



2026 ANNUAL ACTION PLAN

for Submittal to the U.S. Department of Housing and Urban Development

Community Development Block Grant (CDBG)

HOME Investment Partnerships Program (HOME)

Emergency Solutions Grant (ESG)

August 4, 2026

Lee County Board of County Commissioners

Human and Veteran Services

2440 Thompson St., Fort Myers, FL 33901

(239) 533-7930

Annual Action Plan

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OMB Control No: 2506-0117 (exp. 09/30/2021)

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2026

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Executive Summary

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

1. Introduction

Lee County is an entitlement jurisdiction eligible to receive community development funding from the U.S. Department of Housing and Urban Development (HUD). As such, HUD requires that the County develop a 5-Year Consolidated Plan. The 2024-2028 Consolidated Plan is the five-year planning document required by HUD that is the foundation of Lee County's community development planning process. It establishes the County's priority needs and goals that guide the use of CDBG, HOME, and ESG entitlement funds. The Annual Action Plan carries out the Consolidated Plan on a year-by-year basis, identifying the specific projects, activities, and funding allocations the County will implement during each program year. At the close of each program year, the County reports on its accomplishments and progress towards the Consolidated Plan goals through the Consolidated Annual Performance and Evaluation Report (CAPER).

The 2024-2028 Consolidated Plan identifies goals to address Lee County's community development needs. Those needs were prioritized through an extensive citizen participation process that involved citizens, community stakeholders, housing and public service providers, and staff of participating jurisdictions. The Consolidated Plan guides the use of CDBG, HOME, and ESG funds through six (6) goals. These goals are summarized as:

- Affordable Housing Construction, Rehabilitation, and Assistance
- Public Services and Homeless/Special Needs Services
- Shelter, Public Facility, and Infrastructure Improvements
- Emergency/Urgent Needs and Disaster Recovery
- Urban County Needs (City of Sanibel, City of Bonita Springs, Town of Fort Myers Beach, and Village of Estero)
- Program Administration

The 2026 Annual Action Plan is the third year of the 2024-2028 Consolidated Plan. This plan covers the period starting October 1, 2026, and ending September 30, 2027. To address the Consolidated Plan's goals and input received during the citizen participation process, the County has identified 10 projects to be implemented during the third program year. These projects include:

- CDBG Program Administration
- HOME Program Administration
- HOME Housing Development (Includes CHDO)
- HOME Homeownership and Downpayment Assistance
- HOME Tenant-Based Rental Assistance (TBRA)

- CDBG Owner Occupied Housing Rehabilitation and Delivery
- CDBG Public Services
- CDBG Non-Profit Capital Improvements/Public Facility/Infrastructure
- CDBG Urban County Projects
- ESG26 Lee County

2. Summarize the objectives and outcomes identified in the Plan

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

Lee County identified six goals and related outcomes to be addressed through the 2026 Annual Action Plan, as follows:

1. Goal: Affordable Housing Construction, Rehabilitation, and Assistance

Goal Description: Increase the supply, quality, and availability of affordable housing in Lee County.

2. Goal: Public Services and Homeless/Special Needs Services

Goal Description: Address unmet needs for public services that benefit low- and moderate-income, homeless, and special needs persons and households.

3. Goal: Shelter, Public Facility, and Infrastructure Improvements

Goal Description: Improve the living environment of low- and moderate-income, homeless, and special needs persons by providing adequate shelter, public facilities, and infrastructure.

4. Goal: Emergency/Urgent Needs and Disaster Recovery

Goal Description: Provide aid before, during, and after an emergency and/or disaster event as dictated by available funding and project eligibility.

5. Goal: Urban County Needs

Goal Description: Fund projects in Urban County communities, including City of Sanibel, City of Bonita Springs, Town of Fort Myers Beach, and Village of Estero, as dictated by available funding and project eligibility.

6. Goal: Non-Goal Program Administration

Goal Description: Administer the County's federally funded grant programs.

A summary of the goals and objectives are shown in Table AP-20 – Annual Goals and Objectives.

3. Evaluation of past performance

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

Lee County's 2026 Annual Action Plan is the third year of the 2024-2028 Consolidated Plan. The following table summarizes Year 1 (Program Year 2024) accomplishments compared to annual goals established in the 2024 Annual Action Plan (AAP) and the five-year goals established in the 2024-2028 Consolidated Plan. Program Year 2025 (Year 2) accomplishments are not yet available, as the Program Year 2025 CAPER has not been completed.

Goal Name: Affordable Housing Construction, Rehabilitation and Assistance

5-Year Goal: 5 Household Housing Units

Outcomes (1 Year): 0 Household Housing Units

% Met: 0%

Outcome: Rental Units Constructed

Goal Name: Affordable Housing Construction, Rehabilitation and Assistance

5-Year Goal: 10 Household Housing Units

Outcomes (1 Year): 4 Household Housing Units

% Met: 40%

Outcome: Homeowner Housing Added

Goal Name: Affordable Housing Construction, Rehabilitation and Assistance

5-Year Goal: 147 Household Housing Units

Outcomes (1 Year): 10 Household Housing Units

% Met: 6.80%

Outcome: Homeowner Housing Rehabilitated

Goal Name: Affordable Housing Construction, Rehabilitation and Assistance

5-Year Goal: 48 Households

Outcomes (1 Year): 0 Households

% Met: 0%

Outcome: Direct Financial Assistance to Homebuyers

Goal Name: Affordable Housing Construction, Rehabilitation and Assistance

5-Year Goal: 35 Households

Outcomes (1 Year): 15 Households

% Met: 43%

Outcome: Tenant-Based Rental Assistance / Rapid Re-Housing

Goal Name: Public Services and Homeless / Special Needs Services
5-Year Goal: 55,145 Persons
Outcomes (1 Year): 12,767 Persons
% Met: 23.15%
Outcome: Public Service Activities Other than Low/Moderate Income Housing Benefit

Goal Name: Public Services and Homeless / Special Needs Services
5-Year Goal: 32,500 Persons
Outcomes (1 Year): 39 Persons
% Met: 0.12%
Outcome: Homeless Person Overnight Shelter

Goal Name: Public Services and Homeless / Special Needs Services
5-Year Goal: 45 Households
Outcomes (1 Year): 0 Households
% Met: 0%
Outcome: Tenant-Based Rental Assistance / Rapid Rehousing

Goal Name: Shelter, Public Facility and Infrastructure Improvements
5-Year Goal: 5 Other
Outcomes (1 Year): 0 Other
% Met: 0%
Outcome: Public Facility or Infrastructure Improvements

Goal Name: Emergency / Urgent Needs and Disaster Recovery (CDBG-DR)
5-Year Goal: 0 Other
Outcomes (1 Year): 1 Other
% Met: 100%
Outcome: Emergency/Urgent Needs

Goal Name: Urban County Needs (City of Sanibel, City of Bonita Springs, Town of Fort Myers Beach, and Village of Estero)
5-Year Goal: 5 Other
Outcomes (1 Year): 0 Other
% Met: 0%
Outcome: Urban County Projects

In Program Year 2024, Lee County made meaningful progress across several priority areas. Tenant-Based Rental Assistance and Rapid Re-Housing activities under the Affordable Housing goal served 15 households, achieving 43% of the five-year target in the first program year. Four homeowner housing units were added, representing 40% of the five-year goal, and 10 homeowner housing rehabilitation

projects were completed. Public service activities reached 12,767 persons, achieving over 23% of the five-year goal of 55,145 persons.

Some goal areas reflect limited Year 1 activity due to the extended timelines associated with environmental reviews, construction, infrastructure development, and program startup. Progress in these areas is anticipated to increase in subsequent program years as projects advance through development, procurement, and implementation.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizen participation and community stakeholder consultation plays a vital part in the development of Lee County's planning and development of the Annual Action Plan. The citizen participation process follows the County's HUD approved Citizen Participation Plan, which is designed to encourage all citizens, including persons of lower income, non-English speaking residents, and those with disabilities to participate in the County's planning and development of plans and reports.

Citizen participation efforts included a Community Action Agency (CAA) public hearing, 30-day public comment period, and Board of County Commissioners (BoCC) public hearing. Attendees at the public hearings included representatives from non-profit organizations, neighborhood advisory councils, various government departments, and Lee County residents.

The public hearing with the CAA was noticed in the newspaper and via emails to local non-profits, neighborhood organizations and participating Urban County communities. The public notice was also posted on the Lee County Human & Veteran Services website. The 30-day public comment period and the subsequent public hearing before the Board of County Commissioners (BoCC) was noticed jointly on July 6, 2026 through the same channels described above.

The CAA public hearing on June 16, 2026, provided attendees with an overview of the Annual Action Plan process and HUD's entitlement formula allocations for the 2026 program year and solicited input regarding the County's proposed use of funds. Citizens and community stakeholders were encouraged to submit comments to the Lee County Human and Veteran Services.

The draft 2026 Annual Action Plan was also made available for a 30-day public comment period from July 6, 2026 to August 4, 2026. On August 4, 2026, after providing an opportunity to hear public comments at its regular meeting, the Board of County Commissioners approved the Annual Action Plan for submittal to HUD.

5. Summary of public comments

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

A summary of comments received is attached to this plan and can be viewed in the Citizen Participation Outreach section. Comments submitted during the CAA public hearing, 30-day public comment period, or Board of County Commissioners consideration of approval on August 4, 2026, are included in the attachment to the final Annual Action Plan submitted to HUD.

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

All comments received were considered during the development of the 2026 Annual Action Plan and selection of projects to be implemented during the third program year of the five-year planning period.

7. Summary

The 2026 Annual Action Plan is a required submission to sustain entitlement funding from the U.S. Department of Housing and Urban Development (HUD), including the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG) programs. This annual plan identifies the expected resources and projects to address the community's priority needs and goals established by the 2024-2028 Consolidated Plan. The 2026 Annual Action Plan provides detailed information regarding the County's planned use of funds during the third program year of the five-year planning period.

Lee County made measurable progress toward its Consolidated Plan goals during Program Year 2024, advancing activities across affordable housing, public services, and emergency needs. Progress in some goal areas reflects the extended timelines associated with environmental reviews, construction, infrastructure development, and program startup.

The County remains committed to its Consolidated Plan priorities and will continue to build on prior year outcomes through the projects and activities identified in this plan, with a focus on expanding affordable housing opportunities, supporting low- and moderate-income residents, and strengthening community partnerships across Lee County.

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

Lee County Human and Veteran Services is responsible for preparing the Consolidated Plan and Annual Action Plan. Lee County's entitlement consists of Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG) programs, all of which are administered by Human and Veteran Services.

Consolidated Plan Public Contact Information

Questions and correspondence relating to the Consolidated Plan or Annual Action Plan should be directed to Tara Martinson, Grants Analyst, Grants and Data Management, Lee County Human and Veteran Services by mail at 2440 Thompson St., Fort Myers, FL 33901, by phone at 239-533-7930 or by e-mail at tmartinson@leegov.com.

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

1. Introduction

Consultation during the development of the 2024-2028 Consolidated Plan, comprised of input from the public and non-profit and neighborhood organizations, provided the basis for identification of priority needs to be addressed during the five-year planning period. Similar consultation occurred during the development of the 2026 Annual Action Plan, which covers the third year of the five-year planning period. Lee County held a 30-day public comment period from July 6, 2026 through August 4, 2026, and public hearings with the Community Action Agency (CAA) on June 16, 2026 and Board of County Commissioners on August 4, 2026.

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

Coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies occurs regularly through Lee County Human and Veteran Services operations to provide coordinated client services. Several stakeholders representing these groups (public and assisted housing providers, health, mental health, and services agencies) were consulted directly during the planning process for the 2024-2028 Consolidated Plan. These stakeholders included Lee Health, Lee County Public Housing Authority, Housing Authority of City of Fort Myers, Centerstone, SalusCare, and Community Cooperative, among others.

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

Lee County Human and Veteran Services (HVS) serves as the Collaborative Applicant for the Continuum of Care (CoC). There is continuous coordination between Lee County, the Lee County Homeless Coalition, and the CoC as a whole to address the needs of persons who are homeless or at risk of homelessness. Coordination includes discharge planning, identifying needs and gaps in the community, evaluating system and project performance and establishing system-wide written standards.

This coordination is operationalized through a centralized Coordinated Entry System, ensuring a standardized process for assessing and prioritizing individuals and families for housing assistance. A full-time Coordinated Entry Supervisor was hired to strengthen team structure and HUD compliance, and an enhanced HMIS reporting now supports weekly By-Name List meetings, ensuring the multi-factor prioritization system operates transparently.

Currently, the CoC prioritizes chronically homeless individuals through Permanent Supportive Housing (PSH). PSH projects are required to maintain beds dedicated to persons experiencing chronic homelessness, and project ranking criteria used by the Performance Evaluation and Ranking Committee (PERC) include housing stability, length of time to housing placement, and returns to homelessness as core scored metrics.

The CoC's housing and service system includes Rapid Re-Housing (RRH) and PSH options serving families experiencing homelessness. The Housing Committee works to expand affordable and supportive housing supply through landlord engagement strategies and developer partnerships to increase units accessible to households referred through the CoC.

The CoC's Events Committee coordinates an annual Homeless Service Day and Veteran Stand Down, and veterans are explicitly prioritized among permanent housing and rapid re-housing placements.

Unaccompanied youth are not a currently identified service population within the Lee County CoC's dedicated programming, and the CoC does not operate youth-specific housing programs directly. However, Lutheran Services, a CoC member agency, operates a program serving unaccompanied youth and accepts referrals through Coordinated Entry, ensuring this population has an identified pathway to services within the system.

The CoC's diversion and prevention strategy is designed to resolve housing crises before individuals or families enter the homeless system. This work extends well beyond dedicated funding streams: front-door diversion conversations, mediation with landlords and family/friends to maintain housing, connections to mainstream benefits, and referrals to community-based resources are embedded across the CoC's coordinated entry process and partner agency practices. A significant portion of this work is also carried out through HVS's Homelessness Prevention (HP) Program, which stabilizes housing prior to eviction and supports vulnerable households in achieving long-term stability and self-sufficiency. The program provides past-due rent and mortgage assistance, utility assistance, move-in costs, and referrals to community support. In addition, targeted funding sources including State ESG, the Challenge Grant, and the TANF Homelessness Prevention Grant that directly support rental and utility assistance and case management for at-risk households which further supplement this system-wide prevention approach.

System-wide, the CoC Governing Board and PERC monitor performance using HUD System Performance Measures, including reductions in length of homelessness, returns to homelessness, and first-time homelessness. Project funding decisions are directly tied to performance on these measures through the annual project ranking and reallocation process, ensuring resources are continually directed toward strategies most effective at serving these priority populations.

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

As previously noted, Lee County is the Lead Agency for the Continuum of Care and continuously consults with the Continuum of Care Governing Board and General Membership regarding ESG planning. Continuum of Care members continue to support the current ESG program structure, in which Lee County Human and Veteran Services administers a portion of the ESG allocation to provide outreach and rapid re-housing assistance to eligible households.

In 2024, the Continuum of Care Governing Board established new project performance targets and approved continuum-wide written standards. In August of 2024, the Board also approved the Coordinated Entry policies and procedures in accordance with CPD Notice 17-01. ESG projects are monitored annually, and outcomes are included in system performance measures.

The Continuum of Care and Lee County Homeless Coalition were consulted during the development of the 2026 Annual Action Plan regarding the needs of homeless persons and those at risk of homelessness.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Lee County Human and Veteran Services Department
	Agency/Group/Organization Type	Grantee Department Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy Strategic Plan, Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Lee County Human and Veteran Services is the grantee department responsible for coordination of citizen participation, prioritization, and goal setting. Human and Veteran Services is also the lead agency for the Continuum of Care.

2	Agency/Group/Organization	Lee County Economic Development
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Non-Housing Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Lee County Economic Development was consulted through research of published plans, reports, and website content.
3	Agency/Group/Organization	CITY OF SANIBEL
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Sanibel was notified of the 30-day public comment period and consulted by Lee County Human and Veteran Services staff about intergovernmental coordination for Urban County needs.

4	Agency/Group/Organization	CITY OF BONITA SPRINGS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy and Housing Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Bonita Springs was notified of the 30-day public comment period and consulted by Lee County Human and Veteran Services staff about intergovernmental coordination for Urban County needs. Recommendation: The City of Bonita Springs would like to be directly notified when HOME and/or ESG funds become available so that local providers can be informed of the opportunity. HVS will notify all Urban Counties directly when HOME and/or ESG funding opportunities are available.
5	Agency/Group/Organization	TOWN OF FORT MYERS BEACH
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Town of Fort Myers Beach was notified of the 30-day public comment period and consulted by Lee County Human and Veteran Services staff about intergovernmental coordination for Urban County needs.

6	Agency/Group/Organization	Village of Estero
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Village of Estero was notified of the 30-day public comment period and consulted by Lee County Human and Veterans Services staff about intergovernmental coordination for Urban County needs.
7	Agency/Group/Organization	Lee County Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Lee County Housing Authority was consulted through direct email and phone contact, as well as research of published plans, reports, and website content.

8	Agency/Group/Organization	The Housing Authority of the City of Fort Myers
	Agency/Group/Organization Type	PHA Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Authority of City of Fort Myers was consulted through direct email and phone contact, as well as research of published plans, reports, and website content. Consultation regarding Fair Housing yielded comments regarding the need for Fair Housing education to prevent voucher discrimination. The Housing Authority of the City of Fort Myers holds regular landlord education sessions monthly. Potential for coordination with Human and Veteran Services and distribution of Fair Housing information.
9	Agency/Group/Organization	Lee County Community Action Agency (CAA)
	Agency/Group/Organization Type	Advisory Committee
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Housing Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A public hearing with the CAA was held on June 16, 2026, with members in attendance.

10	Agency/Group/Organization	Lee County Homeless Coalition
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Lee County Homeless Coalition was consulted through direct email and phone contact, as well as research of published plans, reports, and website content.
11	Agency/Group/Organization	Area Agency on Aging for Southwest Florida
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended the CAA public hearing held on June 16, 2026, with opportunity to provide input.

12	Agency/Group/Organization	BCW Enterprise Consulting Group
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended the CAA public hearing held on June 16, 2026, with opportunity to provide input.
13	Agency/Group/Organization	Quality Life Center of Southwest Florida, Inc.
	Agency/Group/Organization Type	Services-Children Services-Education Mental Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended the CAA public hearing held on June 16, 2026, with opportunity to provide input.

14	Agency/Group/Organization	CareerSource Southwest Florida
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended the CAA public hearing held on June 16, 2026, with opportunity to provide input.
15	Agency/Group/Organization	Healthy Start Southwest Florida
	Agency/Group/Organization Type	Services-Children Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended the CAA public hearing held on June 16, 2026, with opportunity to provide input.
16	Agency/Group/Organization	Greater Pine Island Civic Association
	Agency/Group/Organization Type	Civic Association
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended the CAA public hearing held on June 16, 2026, with opportunity to provide input.

17	Agency/Group/Organization	Hearts and Homes for Veterans, Inc.
	Agency/Group/Organization Type	Services - Veterans
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended the CAA public hearing held on June 16, 2026, with opportunity to provide input. Recommended increased prioritization of homelessness prevention funding upstream of crisis, citing cost-effectiveness relative to rehousing. Also recommended expanding CDBG/HOME rehabilitation funding eligibility to allow nonprofits to rehab non-owner-occupied properties (e.g., multifamily/apartment buildings) to preserve and expand affordable and veteran transitional housing stock.
18	Agency/Group/Organization	Florida Department of Health
	Agency/Group/Organization Type	State Government Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended the CAA public hearing held on June 16, 2026, with opportunity to provide input.

19	Agency/Group/Organization	FCC
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Federal Communications Commission (FCC) National Broadband Map was consulted to verify that Lee County is well covered by fixed and mobile broadband providers. Areawide coverage is met by four (4) major mobile broadband providers (4G or 5G) and 10 fixed broadband providers (ranging from 0.2/0.2 Mbps to 1000/100 Mbps). Over 98% of units are covered by mobile broadband speeds of at least 4G, and nearly 100% of units are covered by fixed broadband speeds of at least 25/3 Mbps, the minimum threshold for broadband access as defined by the FCC.

20	Agency/Group/Organization	Lee County Strategic Resources and Government Affairs
	Agency/Group/Organization Type	Other government - County Planning organization
	What section of the Plan was addressed by Consultation?	Expected Resources, Projects
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Lee County Strategic Resources and Government Affairs, an office of Lee County Government, was directly consulted regarding the County's CDBG-DR Action Plans and coordination of planning and response to natural disasters, such as Hurricanes Ian, Helene, and Milton. Strategic Resources and Government Affairs provided information about proposed activities and funding allocations for hazard mitigation and disaster recovery. Respective CDBG-DR Action Plans are available on the County's website: https://cdbgdr.leegov.com . Consultation for the County's CDBG-DR program involved coordination with Lee County departments, Urban County communities, School and Fire districts, and utility provider partners regarding stormwater and flood management, water quality, and system operability. This coordination is reflected in the CDBG-DR Action Plans and proposed activities related to public facilities and critical infrastructure.

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

To the greatest extent possible, the County makes every effort to consult all agency types that administer programs covered by or are affected by the Annual Action Plan and does not exclude any local agencies from consultation.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Lee County Human and Veteran Services	The Lee County Continuum of Care implemented a new Strategic Plan in April 2019, the Lee County Continuum of Care 2019-2028 Strategic Plan. Two goals of the 2024-2028 Consolidated Plan overlap with the Continuum of Care Strategic Plan: Public Services and Homeless/Special Needs Services and Shelter, Public Facility, and Infrastructure Improvements.
Housing Equity Plan	Lee County Human and Veteran Services	One goal of the 2024-2028 Consolidated Plan overlaps with the Housing Equity Plan: Affordable Housing Construction, Rehabilitation, and Assistance.
Community Needs Assessment	Lee County Human and Veteran Services	The Community Needs Assessment, as required by the Florida Department of Commerce as a condition of the receipt of Community Services Block Grant (CSBG) funds, is complete. Because the citizen participation efforts for this plan overlapped with those of the Consolidated Plan, many priority needs mirror those identified for the Community Needs Assessment. All goals of the Consolidated Plan overlap with the Community Needs Assessment, particularly those concerning affordable housing, public services, and neighborhood improvements.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Many of the programs and projects to be carried out during the program years will involve coordination with multiple agencies/entities. Cooperation and coordination to implement the Consolidated Plan will occur through intergovernmental coordination with other municipalities and counties. To that end, Lee County actively works with Urban County governments (including City of Sanibel, City of Bonita Springs, Town of Fort Myers Beach, and Village of Estero) and the cities of Fort Myers and Cape Coral to coordinate project delivery and avoid duplication of benefits. Additionally, Lee County works with a myriad of non-profit housing and public service providers countywide. Housing and public services are provided, in part, through partnerships with public housing authorities, Continuum of Care members, Florida's State Housing Initiatives Partnership (SHIP) program, Lee County Department of Community Development, local law enforcement and non-profits.

For the 2026 Annual Action Plan, Lee County Human and Veteran Services consulted with members of the CAA, which represents 10 stakeholders from non-profit and neighborhood organizations in Lee County. This consultation was in addition to the 30-day public comment period held July 6, 2026 to August 4, 2026. Based on previous consultation during the 2024-2028 Consolidated Plan, Lee County identified 11 priority needs to be addressed during the five-year planning period. The 2026 Annual Action Plan considers consultation input received from p

The 11 identified priority needs to be addressed during the five-year planning period included:

- New Construction and Rehabilitation for Affordable Housing
- Rental and Down Payment Assistance
- Housing Counseling/Legal Aid
- Homeless and Special Needs Housing and Shelter
- Public Services
- Public Facility Improvements
- Public Infrastructure Improvements
- Code Enforcement/Blight Elimination
- Public Safety/Crime Prevention
- Job Skills/Education
- Emergency/Urgent Needs

Previous 2025 and current 2026 consultation efforts to identify programs and projects to implement during the third program year.

AP-12 Participation – 91.105, 91.200(c)

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

Lee County solicited public input through a public hearing held with the Community Action Agency (CAA) on June 16, 2026, to collect input from non-profit and neighborhood organizations. During the CAA public hearing, the County provided an overview of the Annual Action Plan process, and information regarding current programs and funding, to attendees. The CAA public hearing provided attendees with the opportunity to discuss priority needs as relevant to themselves or their organization. These discussions were taken into consideration in developing the 2026 Annual Action Plan. All projects identified in the 2026 Annual Action Plan address the priority needs identified in the 2024-2028 Consolidated Plan.

A draft of the Annual Action Plan was also made available for a 30-day public comment period, starting July 6, 2026, and ending August 4, 2026. On August 4, 2026, after providing an opportunity to hear public comments at its regular meeting, the Board of County Commissioners considers approval of the 2026 Annual Action Plan for submittal to HUD.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	A newspaper notice was published on June 2, 2026, and email notice sent to stakeholders regarding a public hearing with the CAA to be held on June 16, 2026, regarding the 2026 Annual Action Plan.	Comments, if any, will be included in the Citizen Participation Comments (attachment).	All comments were accepted and considered during the development of the 2026 Annual Action Plan.	

2	Public Hearing	Non-targeted/broad community	In accordance with 24 CFR Part 91, a public hearing was advertised and held on June 16, 2026, where comment was solicited on the development of the 2026 Annual Action Plan. The public hearing was held at Lee County Human and Veteran Services in conjunction with the Community Action Agency (CAA) meeting. Ten (10) people attended, not including grantee staff. The group was provided an overview of the planning process. Attendees were engaged to discuss priority needs.	A representative from Hearts and Homes for Veterans raised multiple comments and questions, recommending prioritization of homelessness prevention funding upstream of crisis, noting it is more cost-effective than rehousing individuals after displacement. The same commenter also recommended expanding CDBG and/or HOME rehabilitation funding eligibility to allow nonprofit-owned, non-owner-occupied properties (e.g., multifamily/apartment buildings) to qualify for rehabilitation assistance, in order to preserve and expand affordable and	All comments were accepted and considered during the development of the 2026 Annual Action Plan.	
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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	URL (If applicable)
				veteran transitional housing stock.		
3	Newspaper Ad	Non-targeted/broad community	30-Day Comment Period. A newspaper notice was published, and email notice sent to stakeholders, regarding the availability of the draft 2026 Annual Action Plan for public comment for a period of 30-days starting July 6, 2026, and ending August 4, 2026	Comments, if any, submitted during the 30-day public comment period will be included in the Citizen Participation Comments.	All comments were accepted and considered during the development of the 2026 Annual Action Plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Non-targeted/broad community	In accordance with 24 CFR Part 91, a public hearing was advertised and held on August 4, 2026, where the Board of County Commissioners considered the 2026 Annual Action Plan for approval and submittal to HUD.	Comments, if any, received by the Board of County Commissioners on August 4, 2026, will be included in the Citizen Participation Outreach section. See attachment for meeting agenda.	All comments were accepted and considered during the development of the 2026 Annual Action Plan.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Lee County anticipates a total allocation of \$3,149,229 in CDBG funding for the 2026 program year. Program income from CDBG is expected to be approximately \$100,000 and \$2,146,242 in prior-year resources are anticipated. The total anticipated available resources are \$5,395,471 for the 2026 program year. CDBG funds will be used for housing and community development activities including but not limited to, housing rehabilitation, public services, public or non-profit improvements, Urban County projects, and administration of the County's CDBG program.

Lee County anticipates a total allocation of \$944,679 in HOME funding for the 2026 program year. Program income from HOME is expected to be approximately \$55,000 and \$2,433,979 in prior-year resources are anticipated. The total anticipated available resources are \$3,433,658 for the 2026 program year. HOME funds will be used for eligible affordable housing activities including, but not limited to, homeownership and down payment assistance, acquisition, rehabilitation, or new construction of affordable housing, Tenant-Based Rental Assistance (TBRA), and administration of the County's HOME program.

Lee County also anticipates a total allocation of \$267,598 in ESG funding for the 2026 program year. Program income from ESG is expected to be approximately \$0, and \$270,080 in prior-year resources are anticipated. ESG funds will be used for homeless street outreach activities, rapid rehousing, homelessness prevention, and administration of the County's ESG program.

In addition, the County has received notice of \$317,956 in ESG-RUSH (Rapid Unsheltered Survivor Housing) funding, a related ESG program addressing disaster-impacted unsheltered homelessness. ESG-RUSH funds will be used for homelessness prevention, street outreach, mental health services, and emergency shelter to persons experiencing homelessness in Lee County.

One additional funding sources, CDBG-DR, was previously allocated to Lee County. The total allocation of CDBG-DR was \$1,107,881,000 (Hurricane Ian) and \$100,683,000 (Hurricanes Helene and Milton). Details regarding the CDBG-DR allocation are more fully provided in separate planning documents titled, "Lee County CDBG-DR Action Plan, Amendment 9 (Hurricane Ian)" and "Lee County CDBG-DR Action Plan, Amendment 3 (Hurricanes Helene and Milton)", which are posted on the County's website. For the 2026 program year, anticipated funding for

CDBG-DR is \$703,927,450.

The expected amount available during the remainder of the Consolidated Plan (2027-2028) is based on an estimated annual allocation of \$3,149,229 in CDBG funds, \$944,679 in HOME funds, and \$267,598 in ESG funds, excluding program income and prior-year resources as those amounts are unknown currently. This results in an estimated funding amount of \$6,298,458 in CDBG, \$1,889,358 in HOME, and \$535,196 in ESG over the remaining two-year period.

Other resources, such as private and non-Federal public sources, may become available to Lee County during the program year. For CDBG leveraging, these include local government General Fund dollars, private or nonprofit organizations, or other sources. The County will look to leverage funds, if available, from other agencies and programs to support housing and community development efforts.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,149,229.00	100,000.00	2,146,242.00	5,395,471.00	6,298,458.00	CDBG funds will be used in accordance with 24 CFR 570 and this Annual Action 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 Remainder 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	944,679.00	55,000.00	2,433,979.00	3,433,658.00	1,889,358.00	CDBG funds will be used in accordance with 24 CFR 570 and this Annual Action 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 Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	267,598.00	0.00	270,080.00	537,678.00	535,196.00	ESG funds will be used in accordance with 24 CFR 576 and this Annual Action Plan to provide housing and services to persons experiencing homelessness in Lee County.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
RUSH - ESG Disaster Relief Grant	public - federal	Other	317,956.00	0.00	0.00	317,956.00	0.00	ESG-RUSH funds will be used in accordance with 24 CFR 576 and this Annual Action Plan to provide homelessness prevention, street outreach, mental health services, and emergency shelter for persons experiencing homelessness in Lee County.
Other	public - federal	Other	703,927,450.00	0.00	0.00	703,927,450.00	0.00	Use of CDBG-DR (Disaster Relief) funds will be consistent with the Lee County CDBG-DR Action Plan, which is a separate planning document.

Table 5 - Expected Resources – Priority Table

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

Federal funds will be used in coordination with other funds by referring identified at-risk households or homeless households to appropriate programs for prevention or re-housing. Services provided are funded with Lee County General funds, Continuum of Care programs, Housing Opportunities for Persons With AIDS (HOPWA) and Community Service Block Grant (CSBG).

When feasible, CDBG funds will be leveraged with other funds gathered by nonprofit agencies through fundraising. State SHIP funds administered through Lee County Department of Community Development are used to assist low-income persons with down payment assistance and provide a match for HOME funded projects. The Emergency Solutions Grant (ESG) requires a 1:1 match. The match is met through the County's General Fund contribution, as well as other resources documented by subrecipients.

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

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

Discussion

Lee County's anticipated funding allocation from CDBG, HOME, and ESG will address many of the County's goals, including Affordable Housing Construction, Rehabilitation, and Assistance; Public Services and Homeless/Special Needs Services; Shelter, Public Facility, and Infrastructure Improvements; Emergency/Urgent Needs and Disaster Recovery; Urban County Needs; and Program Administration. The County is fortunate to have a network of public service providers to help address these goals through financial leveraging, including other potential Federal funding sources such as SHIP and non-Federal sources. Lee County also partners with Urban County municipalities, County departments, and other agencies to achieve goals.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Constr., Rehab., & Assistance	2024	2028	Affordable Housing Public Housing	Low- and Moderate-Income Areas (LMA)	New Constr. & Rehab. for Affordable Housing Rental and Down Payment Assistance	CDBG: \$900,000.00 HOME: \$3,124,955.00	Rental units constructed: 2 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit Homeowner Housing Rehabilitated: 46 Household Housing Unit Direct Financial Assistance to Homebuyers: 16 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 12 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Public Services & Homeless/Special Needs Services	2024	2028	Homeless Non-Homeless Special Needs Non-Housing Community Development	Low- and Moderate-Income Areas (LMA)	Rental and Down Payment Assistance Public Services Public Safety/Crime Prevention	CDBG: \$472,384.00 ESG: \$814,952.00	Public service activities other than Low/Moderate Income Housing Benefit: 13767 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted Homeless Person Overnight Shelter: 10821 Persons Assisted
3	Shelter, Public Facility, & Infrastructure Improv.	2024	2028	Homeless Non-Homeless Special Needs Non-Housing Community Development	Low- and Moderate-Income Areas (LMA)	Homeless/Special Needs Housing and Shelter Public Facility Improvements Public Infrastructure Improvements	CDBG: \$2,319,121.00	Other: 2 Other
4	Emergency/Urgent Needs & Disaster Recovery	2024	2028	Affordable Housing Non-Housing Community Development		Emergency/Urgent Needs	CDBG-DR: \$703,927,450.00	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Urban County Needs	2024	2028	Non-Housing Community Development		Public Services Public Facility Improvements Public Infrastructure Improvements	CDBG: \$1,074,120.00	Other: 2 Other
6	Non-Goal Program Administration	2024	2028	Administration			CDBG: \$629,846.00 HOME: \$308,703.00 ESG: \$40,682.00	Other: 0 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing Constr., Rehab., & Assistance
	Goal Description	Goal Name - Affordable Housing Construction, Rehabilitation, and Assistance Goal Description - Increase the supply, quality, and availability of affordable housing in Lee County. *GOI Number of Affordable Housing Units Purchased, Constructed or Rehabilitated
2	Goal Name	Public Services & Homeless/Special Needs Services
	Goal Description	Goal Name - Public Services and Homeless/Special Needs Services Goal Description - Address unmet needs for public services that benefit low- and moderate-income, homeless, and special needs persons and households. *GOI includes homeless street outreach activities under Homeless Person Overnight Shelter consistent with HUD guidance.
3	Goal Name	Shelter, Public Facility, & Infrastructure Improv.
	Goal Description	Goal Name - Shelter, Public Facility, and Infrastructure Improvements Goal Description - Improve the living environment of low- and moderate-income, homeless, and special needs persons by providing adequate shelter, public facilities, and infrastructure. * GOI "Other" = Facilities
4	Goal Name	Emergency/Urgent Needs & Disaster Recovery
	Goal Description	Goal Name - Emergency/Urgent Needs and Disaster Recovery Goal Description - Provide aid before, during, and after an emergency and/or disaster event as dictated by available funding and project eligibility. * GOI "Other" = Year of CDBG-DR delivery, see narrative

5	Goal Name	Urban County Needs
	Goal Description	Goal Name - Urban County Needs Goal Description - Fund projects in Urban County communities, including City of Sanibel, City of Bonita Springs, Town of Fort Myers Beach, and Village of Estero, as dictated by available funding and project eligibility. * GOI "Other" = Project
6	Goal Name	Non-Goal Program Administration
	Goal Description	Goal Name - Non-Goal Program Administration Goal Description - Administer the County's federally funded grant programs.

Projects

AP-35 Projects – 91.220(d)

Introduction

This section of the Consolidated Plan describes the specific projects that will be implemented with Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds. Other federal funding sources include CDBG-DR. HUD has directed grantees to not create a CDBG-DR project in the AP-35 and AP-38 screens, since the CDBG-DR allocation is separately documented in the “Lee County CDBG-DR Action Plan, Amendment 9 (Hurricane Ian)” and “Lee County CDBG-DR Action Plan, Amendment 3 (Hurricanes Helene and Milton)” which is posted on the County’s website.

Projects

#	Project Name
1	CDBG Program Administration
2	HOME Program Administration
3	HOME Housing Development (Includes CHDO)
4	HOME Homeownership and Down Payment Assistance
5	HOME Tenant-Based Rental Assistance (TBRA)
6	CDBG Owner Occupied Housing Rehabilitation and Delivery
7	CDBG Public Services
8	CDBG Non-Profit Capital Improvements/Public Facility/Infrastructure
9	CDBG Urban County Projects
10	ESG26 Lee County

Table 7 - Project Information

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

Allocation priorities were confirmed through the citizen participation process, through public hearings with the Community Action Agency (CAA) and Board of County Commissioners, and a 30-day public comment period, to consider funding allocations, projects, and activities. Lee County also considered past program performance and staff recommendations to weigh the feasibility of project implementation. Comments and concerns raised during the citizen participation process were taken into consideration when prioritizing projects.

As mentioned in previous sections, priority needs identified during the Citizen Participation process for the 2024-2028 Consolidated Plan included:

- New Construction and Rehabilitation for Affordable Housing
- Rental and Down Payment Assistance
- Housing Counseling/Legal Aid
- Homeless and Special Needs Housing and Shelter
- Public Services
- Public Facility Improvements
- Public Infrastructure Improvements
- Code Enforcement/Blight Elimination
- Public Safety/Crime Prevention
- Job Skills/Education
- Emergency/Urgent Needs

Public comments routinely indicated a significant need for additional affordable housing units. Lee County intends to undertake multiple projects to facilitate the development of additional affordable housing units. Obstacles to these projects may include limited availability of units to be acquired or rehabilitated and limited resources available to complete projects. Lee County will ensure that identified units are suitable for affordable housing development through underwriting, and coordination with community partners and other county departments, as required. Part of that coordination will occur through implementation of Lee County's CDBG-DR Action Plan, overseen by a different department, using Federal funding received in response to Hurricanes Ian, Helene and Milton.

CDBG-DR Allocation Priorities

Allocation priorities for CDBG-DR funding are provided in the "Lee County CDBG-DR Action Plan, Amendment 9 (Hurricane Ian)" and "Lee County CDBG-DR Action Plan, Amendment 3 (Hurricanes Helene and Milton)" documents, which are available on Lee County's website: <https://cdbgdrr.leegov.com/>

Lee County plans the following CDBG-DR expenditures during the 2026 program year, sourced from allocations from Hurricane Ian and Hurricanes Helene and Milton. These expenditures are summarized below:

Administrative Costs - \$5,225,000 (Administrative costs to ensure compliant implementation of CDBG-DR programs. No national objective required.)

Recovery and Resiliency Planning - \$12,500,000 (Planning to support recovery and community wide resiliency. No national objective required.)

Rehabilitation, Reconstruction, and Elevation - \$80,000,000 (Assistance to income qualified homeowners to make necessary repairs, reconstruction or elevate homes impacted by hurricanes. LMH Activity.)

Home Purchase Assistance – \$0 (Assistance to income qualified homebuyers to purchase eligible housing units. LMH Activity.)

Single Family Housing Development - \$19,600,000 (Development of new affordable single-family housing for purchase by income eligible households. LMH Activity.)

Multi-Family Housing Development - \$225,000,000 (Development and rehabilitation of affordable multi-family housing units. LMH Activity.)

Public Services - \$19,602,450 (Long Term Recovery Group – direct public services for hurricane impacted residents. LMC activity.)

Critical Infrastructure - \$342,000,000 (Critical Infrastructure activities to include public utilities, public facilities, and HMGP match. Urgent Need Activity.)

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Program Administration
	Target Area	N/A
	Goals Supported	Non-Goal Program Administration
	Needs Addressed	N/A
	Funding	CDBG: \$629,846.00
	Description	Planning and administration of Lee County's federally funded CDBG program
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Other: 0 Other
	Location Description	Lee County Human and Veteran Services (Fort Myers, FL)
2	Planned Activities	Activities for planning and administration of the CDBG program (incl. general administration). CDBG funding summary: \$629,846 from 2026 formula allocation. *Target Areas Included: Not applicable (N/A). [Program Administration] **Priority Needs Addressed: N/A.
	Project Name	HOME Program Administration
	Target Area	N/A
	Goals Supported	Non-Goal Program Administration
	Needs Addressed	N/A
	Funding	HOME: \$308,703.00
	Description	Planning and administration of Lee County's federally funded HOME program
	Target Date	9/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	Other: 0 Other
	Location Description	Lee County Human and Veteran Services (Fort Myers, FL)
	Planned Activities	Activities for planning and administration of the HOME program (incl. general administration). HOME funding summary: \$94,468 from 2026 formula allocation and \$214,235 from prior-year resources. Prior-year resources are estimated amounts. *Target Areas Included: Not applicable (N/A). [Program Administration] **Priority Needs Addressed: N/A.
3	Project Name	HOME Housing Development (Includes CHDO)
	Target Area	N/A
	Goals Supported	Affordable Housing Constr., Rehab., & Assistance
	Needs Addressed	New Constr. & Rehab. for Affordable Housing
	Funding	HOME: \$1,644,685.00
	Description	Acquisition and rehabilitation or new construction of housing units
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Rental Units Constructed: 2 Household/Housing Units; Homeowner Housing Added: 2 Household/Housing Units
	Location Description	Lee County
	Planned Activities	This project will consist of the acquisition and rehabilitation or new construction of 4 housing units. HOME funding summary: \$550,211 from 2026 formula allocation, \$1,039,474 from prior-year resources and \$55,000 from program income. Prior-year resources are estimated amounts. *Target Areas Included: Not applicable (N/A). [Countywide]
	Project Name	HOME Homeownership and Down Payment Assistance

4	Target Area	N/A
	Goals Supported	Affordable Housing Constr., Rehab., & Assistance
	Needs Addressed	Rental and Down Payment Assistance
	Funding	HOME: \$267,010.00
	Description	Downpayment assistance
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Direct Financial Assistance to Homebuyers: 8 Households Assisted
	Location Description	Lee County
	Planned Activities	This project will provide down payment assistance to eligible home buyers in Lee County. HOME funding summary: \$267,010 from prior-year resources. Prior-year resources are estimated amounts. *Target Areas Included: Not applicable (N/A). [Countywide]
5	Project Name	HOME Tenant-Based Rental Assistance (TBRA)
	Target Area	N/A
	Goals Supported	Affordable Housing Constr., Rehab., & Assistance
	Needs Addressed	Rental and Down Payment Assistance
	Funding	HOME: \$1,213,260.00
	Description	Tenant-based rental assistance (TBRA)
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Tenant-based rental assistance/Rapid Rehousing: 15 Households Assisted
	Location Description	Lee County

	Planned Activities	This project will provide tenant-based rental assistance in support of 15 households. HOME funding summary: \$300,000 from 2026 formula allocation and \$913,260 from prior-year resources. Program income and prior-year resources are estimated amounts. *Target Areas Included: Not applicable (N/A). [Countywide]
6	Project Name	CDBG Owner Occupied Housing Rehabilitation and Delivery
	Target Area	N/A
	Goals Supported	Affordable Housing Constr., Rehab., & Assistance
	Needs Addressed	New Constr. & Rehab. for Affordable Housing
	Funding	CDBG: \$900,000.00
	Description	Rehabilitation or reconstruction of housing units
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 12 Household Housing Units
	Location Description	Lee County and Lee County Human and Veteran Services (Fort Myers, FL)
7	Planned Activities	This project will target the rehabilitation or reconstruction of housing units and includes funds to support staff salaries and other costs for housing rehabilitation or reconstruction. CDBG funding summary: \$500,000 from 2026 formula allocation, \$100,000 from program income and \$300,000 from prior year resources. *Target Areas Included: Not applicable (N/A). [Countywide]
	Project Name	CDBG Public Services
	Target Area	N/A
	Goals Supported	Public Services & Homeless/Special Needs Services
	Needs Addressed	Public Services Public Safety/Crime Prevention
	Funding	CDBG: \$472,384.00
	Description	Services that help prevent homelessness and promote community engagement

	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Public Service activities other than Low/Moderate Income Housing Benefit: 13,767 Persons Assisted
	Location Description	Lee County
	Planned Activities	This project will provide services and other activities that help prevent homelessness and promote community engagement, which may include, but is not limited to, community and neighborhood policing. CDBG funding summary: \$472,384 from 2026 formula allocation. *Target Areas Included: Not applicable (N/A). [Countywide]
8	Project Name	CDBG Non-Profit Capital Improvements/Public Facility/Infrastructure
	Target Area	Low- and Moderate-Income Areas (LMA)
	Goals Supported	Shelter, Public Facility, & Infrastructure Improv.
	Needs Addressed	Homeless/Special Needs Housing and Shelter Public Facility Improvements Public Infrastructure Improvements
	Funding	CDBG: \$2,319,121.00
	Description	Acquisition or capital improvements for non-profit organization or public facility
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Other: 2 Other [Facilities]
	Location Description	Lee County

	Planned Activities	This project will support the acquisition of, or an infrastructure improvement project for, a non-profit organization or public facility that serves low/moderate income persons. CDBG funding summary: \$1,040,783 from 2026 formula allocation and \$1,278,338 from prior-year resources. Prior-year resources are estimated amounts. *Target Areas Included: Low- and Moderate-Income Areas (LMA).
9	Project Name	CDBG Urban County Projects
	Target Area	N/A
	Goals Supported	Urban County Needs
	Needs Addressed	Public Services Public Facility Improvements Public Infrastructure Improvements
	Funding	CDBG: \$1,074,120.00
	Description	CDBG-eligible projects benefiting Urban County communities
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Other: 2 Other [Project]
	Location Description	City of Sanibel, City of Bonita Springs, Town of Fort Myers Beach, and Village of Estero, FL
10	Planned Activities	Planned activities to be dictated by project eligibility and available funding. CDBG funding summary: \$506,217 from 2026 formula allocation and \$567,903 from prior-year resources. Prior-year resources are estimated amounts. *Target Areas Included: Not applicable (N/A). [Urban County]
	Project Name	ESG26 Lee County
	Target Area	N/A
	Goals Supported	Public Services & Homeless/Special Needs Services Non-Goal Program Administration
	Needs Addressed	Public Services

	Funding	ESG: \$537,678.00 RUSH - ESG Disaster Relief Grant: \$317,956.00
	Description	Homeless services, including rental assistance/rapid rehousing or supportive shelter and mental health services
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Homeless Person Overnight Shelter: 10,821 Persons Assisted [Street Outreach]; Tenant-based Rental Assistance/Rapid Rehousing: 15 Households Assisted (ESG); Public Service activities other than Low/Moderate Income Housing Benefit: 13,767 Persons Assisted
	Location Description	Lee County Human and Veteran Services (Fort Myers, FL)
	Planned Activities	Project funds will be used to provide rental assistance/rapid re-housing for persons experiencing homelessness or at risk of homelessness, street outreach services and program administration. ESG funding summary: \$267,598 from the 2026 formula allocation and \$270,080 from prior-year resources. Prior-year resources are estimated amounts. In addition, the County anticipates \$317,956 in ESG-RUSH (Rapid Unsheltered Survivor Housing) funding which will be used for homelessness prevention, street outreach, mental health services, and emergency shelter to persons experiencing homelessness in Lee County. *Target Areas Included: Not applicable (N/A). [Countywide]

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

Lee County will continue to focus the expenditure of CDBG funds in eligible low- and moderate-income areas (LMA) and for activities that benefit low- and moderate-income individuals (LMI) outside of these areas. For the 2026 program year, Lee County has programed 42.98% of its CDBG allocation toward public improvements in eligible LMA neighborhoods.

*42.98% of CDBG Allocation

CDBG funds, however, will be used in unincorporated Lee County and Urban County communities (City of Sanibel, City of Bonita Springs, Town of Fort Myers Beach, and Village of Estero), based on LMA neighborhood eligibility.

HOME and ESG funds will be used anywhere in unincorporated Lee County and Urban County communities.

Geographic Distribution

Target Area	Percentage of Funds
Low- and Moderate-Income Areas (LMA)	43

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Lee County attempts to balance its use of federal and state funds to assist low- and moderate-income individuals and families living in impacted areas, but to also provide housing and public services outside of such areas and to special needs populations presumed to be low- or moderate-income. Housing rehabilitation and public services will be disbursed based on income eligibility rather than geographic location to provide opportunities throughout unincorporated Lee County based on individual or household need.

Lee County also abides by its Urban County designation, and coordinates with partner municipalities through Urban County agreements, to fund projects in the City of Sanibel, City of Bonita Springs, Town of Fort Myers Beach, and Village of Estero. Otherwise, funding is allocated to projects in unincorporated Lee County based on income eligibility, whether area or client based as defined by HUD.

Discussion

Currently, Lee County does not have specific designated “Target Areas” other than HUD-designated LMA neighborhoods. Lee County has identified 10 projects, as listed in the Executive Summary - 24 CFR

91.200(c), 91.220(b) section, to implement during the third program year (2026) of the 2024-2028 Consolidated Plan. These projects benefit low- and moderate-income persons in unincorporated Lee County and within eligible low- and moderate- income areas of the County. Some but not all capital improvements (i.e., public facility and infrastructure improvements) are location dependent and therefore must meet LMA criteria by being located in Lee County's Low- and Moderate-Income Areas (LMA). Projects with countywide benefit (i.e., no Target Area) include downpayment assistance, housing rehabilitation/project delivery, public services, and administration of the grant programs.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing will be provided primarily through CDBG and HOME funding. Additional matching funding sources for affordable housing may include State Housing Initiatives Partnership (SHIP) funding (State funding) if available.

One Year Goals for the Number of Households to be Supported	
Homeless	15
Non-Homeless	39
Special-Needs	0
Total	54

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	30
The Production of New Units	4
Rehab of Existing Units	12
Acquisition of Existing Units	8
Total	54

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

Discussion

Specific to affordable housing, an estimated 54 households will be supported during the 2026 program year, using regular CDBG, HOME, or ESG funding.

Fifteen (15) homeless households will be assisted with ESG rapid re-housing. Another fifteen (15) non-homeless households will be assisted with Tenant-Based Rental Assistance (TBRA). Four (4) new rental or homeowner housing units will be constructed. An estimated twelve (12) housing units will be rehabilitated, and eight (8) housing units will be acquired through downpayment assistance to be occupied by income-eligible homeowners.

AP-60 Public Housing – 91.220(h)

Introduction

This section of the Annual Action Plan describes what actions Lee County will take during the 2026 program year to carry out the public housing strategy identified in the Strategic Plan.

The Housing Authority of the City of Fort Myers (HACFM) and Lee County Housing Authority (LCHA) administer programs that deliver housing assistance to low- and very low-income persons in Lee County. These include public housing, project-based vouchers, tenant-based vouchers (Housing Choice Vouchers or HCVs), and special purpose voucher activities.

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

Due to a lack of affordable housing options, there is a great demand for public housing units and housing choice vouchers. This has resulted in a significant waiting list for both types of housing, which is regularly closed. The Public Housing waitlists open one (1) time per year for a two (2) week period. During this two (2) week period, it is likely that over 2,000 names will be placed on the waitlists. Waitlists are monitored throughout the year to ensure they are opened as often as needed.

HACFM is currently undertaking the “Greater Dunbar Initiative,” a massive redevelopment of the Southward Village complex. The Greater Dunbar Initiative will address the needs of residents in the 199-unit Southward Village public housing community with improved opportunities. Specifically, the transformed Southward Village site will include 375 new mixed-income apartments, of which 159 will be reserved for Southward Village residents. An additional 40 homes will be available at a 92-unit development on Cleveland Avenue. All housing will be supported with new infrastructure and complemented with amenities including a clubhouse, fitness center, business center, parks, and playgrounds throughout the revitalized village.

In addition to redevelopment activities, HACFM and Southwest Florida Affordable Housing Choice Foundation continue to work on CDBG-DR rehabilitation projects of existing affordable housing units and new construction projects located within Lee County.

HACFM has exited the stand-alone public housing program. The remaining public housing subsidy that is provided to Renaissance Preserve housing community is undergoing a RAD (Rental Assistance Demonstration Program) and will be converted to project based rental assistance for continued affordability.

HACFM works cooperatively with Lee County and the Continuum of Care and private entities in the provision of subsidized housing within Lee County. HACFM administers the Housing Choice Voucher (HCV) program that provides financial rental assistance to eligible individuals and families based upon income. Through HACFM nonprofit affiliate Southwest Florida Affordable Housing Choice Foundation,

Inc, who provides affordable housing options throughout Lee County.

During the 2026 program year, Lee County plans to use HOME funds to continue to offer Tenant-Based Rental Assistance (TBRA) to income-eligible households.

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

The Housing Authority of the City of Fort Myers (HACFM) continues to promote current Housing Choice Voucher (HCV) participants to join the HCV Family Self Sufficiency (FSS) program. The FSS program was designed to connect families receiving subsidized housing assistance with access to community services and resources such as employment training, job-readiness, referrals to homeownership education, etc. necessary to advance families toward self-sufficiency. HACFM also continues to offer a Community Supportive Services (CSS) program for residents. The purpose of the CSS program is to provide support services such as job-skills training, childcare, transportation, and adult/youth education programs. Support services are vital in transitioning families into self-sufficiency.

HACFM continues to encourage interested residents to participate in the HCV FSS program offered at HACFM. HACFM continues to offer strategies to encourage homeownership, as well as financial literacy and budget classes to all HCV clients. HACFM continues to believe that families with more education and control over money will be able to provide more for themselves, while potentially moving toward homeownership. As a HUD certified housing counseling agency, HACFM provides an array of housing counseling services for public housing and Section 8 residents through the FSS program. Counseling services include but not limited to: Home Buyer Education classes, debt reductions, budgeting, credit restoration, mortgage qualifications, foreclosure prevention, pre- and post-purchase counseling, in addition to assistance to renters.

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

HACFM nor LCHA is designated as troubled.

Discussion

Affordable housing needs are met by multiple service providers in the Lee County area. HACFM and LCHA currently administer public housing units and tenant-based vouchers (HCVs). HACFM and LCHA will continue to administer vouchers and will ensure that residents are housed in coordination with other housing providers. The County will continue to coordinate referrals with HACFM and LCHA to connect low-income residents with housing options.

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

Introduction

Lee County, the Continuum of Care, and local foundations, non-profit public service providers, and religious organizations, work together to develop and implement a comprehensive strategy to address homelessness. These efforts include the Point-in-Time Count, street outreach activities, and other supportive services for persons experiencing homelessness or at-risk of homelessness.

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

Outreach to persons experiencing homelessness is conducted through community events such as the Point-in-Time Count and the Stand Down/Service Day. These events bring together caseworkers and partner agencies including the Lee County Human and Veteran Services, Lee County Clerk of the Circuit Court & Comptroller, U.S. Department of Veterans Affairs, Lee County Homeless Coalition, LeeTran, Lee Health, United Way, Community Cooperative, Salvation Army, Kimmie's' Recovery Zone, Centerstone, local schools and churches, and many other community organizations that encounter individuals and families experiencing homelessness during service delivery and routine operations.

In addition to these events, coordinated street outreach efforts are conducted year-round across Lee County. Outreach teams regularly engage individuals experiencing unsheltered homelessness in encampments, parks, public spaces, shelters, and at community partner agency locations throughout the year. These efforts are conducted collaboratively with mental health and substance use providers, healthcare organizations, and other supportive service agencies to ensure individuals are connected to appropriate care, housing resources, and supportive services.

The Continuum of Care has also developed and implemented a coordinated assessment process to better identify needs, target resources, and ensure efficient engagement with services for persons experiencing homelessness. Needs are assessed through the coordinated assessment process during outreach encounters, at community agency access points, and during community events.

Lee County Human and Veteran Services implemented a street outreach program seven (7) years ago that focuses on engaging persons experiencing unsheltered homelessness, completing Coordinated Assessment, and linking those individuals to housing and supportive services. The program works closely with local law enforcement agencies to help ensure that individuals encountering the justice system are also connected to supportive services, behavioral health resources, and housing opportunities whenever appropriate.

Data is also obtained from Lee County's outreach workers. Outreach staff with Lee County Human and Veteran Services, Community Assisted and Supported Living, Centerstone, St. Vincent de Paul, Jewish Family and Children Services, and the Lee County HOT Team engage persons experiencing unsheltered homelessness, and work to connect them to housing and supportive services. HMIS data from fiscal year 2025 indicates a total of 2,133 households comprised of 3,622 individuals entered Lee County's Coordinated Entry (CE) system. Of these households, 557 (26%) were families with children, 886 (42%) were single male households, and 512 (26%) were single female households.

Addressing the emergency shelter and transitional housing needs of homeless persons

Addressing the emergency shelter and transitional housing needs of persons experiencing homelessness remains a priority for Lee County and the Continuum of Care. In recent years, Lee County has expanded investments in emergency shelter, rapid re-housing, and supportive services to better meet the needs of individuals and families experiencing homelessness.

Lee County has provided additional funding to the local Salvation Army shelter program to increase the number of available emergency shelter beds within the community and improve access to safe temporary housing. In addition, funding has been provided to support onsite behavioral health services operated by Centerstone, a local behavioral health provider, to ensure shelter residents have access to mental health services, substance use treatment support, crisis intervention, and connections to ongoing care.

Lee County and its community partners also collaboratively operated Rapid Re-Housing programs during the program year to assist households experiencing homelessness in quickly exiting homelessness and obtaining permanent housing. These programs provide housing identification, rental assistance, case management, and supportive services designed to promote long-term housing stability.

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

The plan's goals of providing homeless housing and services will help to prevent homelessness, re-house, or otherwise permanently house persons who are homeless. The Lee County Continuum of Care has established written standards for prioritization to ensure that persons with especially high needs are linked with adequate housing and supportive services. Additionally, the implementation and subsequent success of the coordinated entry process ensures that persons who are homeless are rapidly linked with appropriate housing resources and support. Ongoing collaboration between service providers and the Continuum of Care, and frequent reviews of HMIS data facilitate the implementation of strategies to

reduce the length of time a person experiences homelessness.

These goals will be supported using ESG funding to engage and rapidly re-house persons who are homeless. Other than the funds available through this process, permanent housing needs may be addressed through other resources identified elsewhere in this plan and through other grant funding opportunities such as the competitive Continuum of Care process and through other state or local funding streams.

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

Lee County Human and Veteran Services, the Continuum of Care, and local nonprofit and public agency partners work together to prevent homelessness and stabilize households at risk of losing housing. Services are focused on low-income and extremely low-income individuals and families, including those exiting publicly funded institutions or systems of care such as hospitals, behavioral health facilities, foster care, youth-serving systems, and corrections.

Homelessness prevention efforts include rental and utility assistance, housing navigation, case management, employment and job readiness support, financial education, benefits assistance, and referrals to behavioral health, health care, legal, and social service providers. These services are intended to help households maintain housing, address immediate barriers, and connect to longer-term supports that reduce the risk of future housing instability.

Lee County and its partners also support individuals transitioning from publicly funded institutions and systems of care, including behavioral health, health care, and criminal justice settings. Lee County's Empower Lee program is one example of this coordinated approach. Empower Lee, funded by the Criminal Justice, Mental Health, and Substance Abuse Reinvestment Grant, Human and Veteran Services helps connect adults with behavioral health needs who are involved in, or at risk of involvement in, the criminal justice system to stabilization services, case management, treatment, recovery supports, benefits assistance, and community-based care. These coordinated efforts help reduce barriers to housing stability, support successful community reentry, and lower the risk of homelessness for residents with complex needs.

Discussion

In program year 2026 (i.e., Year 3), Lee County Human and Veteran Services, as the lead entity for the Continuum of Care, will continue working collaboratively with The Housing Authority of the City of Fort

Myers (HACFM), The Lee County Housing Authority (LCHA), and the Lee County Homeless Coalition, along with local foundations and other agencies to implement and expand homelessness prevention and housing stabilization efforts throughout the county.

Lee County recognizes that preventing homelessness is more cost-effective for the community than assisting individuals and families after they have entered homelessness and require re-housing interventions. As a result, homelessness prevention remains an important component of the County's overall homeless response strategy.

To support these efforts, Lee County is utilizing additional Challenge Grant funding and other available resources to strengthen homelessness prevention initiatives, including financial assistance, housing stabilization services and case management aimed at helping households maintain safe and stable housing. The County will continue prioritizing prevention-focused activities whenever allowable and permissible under applicable funding sources and program regulations, recognizing homelessness prevention as a best practice for reducing housing instability and minimizing inflow into the homeless services system.

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

Introduction:

This section of the Annual Action Plan summarizes actions Lee County will undertake during the program year to reduce barriers to affordable housing.

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

Lee County will continue to work with non-profit housing developers and providers to increase the amount of affordable housing and address the regional impacts and barriers to affordable housing in the County. In addition, quarterly reports are collected from regional partners to evaluate the actions taken toward addressing barriers to fair housing as noted in the Housing Equity Plan. Actions taken toward eliminating these barriers will include providing accessibility and modifications in housing units. Barriers to affordable housing will be addressed through the implementation of the housing programs outlined throughout this plan. Partnership between the County, HACFM and non-profit housing development organizations will promote the development of public and affordable housing units away from the central location of many other units in Fort Myers. Future collaboration on affordable housing projects is anticipated to add new and preserve existing affordable housing units throughout Lee County.

Discussion:

Lee County will continue to implement programs to identify barriers to affordable housing. Lee County will continue to work with stakeholders, citizens, and other regional organizations to increase the amount of affordable housing and address the regional impacts and barriers to affordable housing in the County. Lee County, in coordination with other local service providers, plans to undertake the projects and associated activities, as noted in this plan, to address underserved homeless population needs. Lee County's 2019-2028 Continuum of Care Strategic Plan outlines the goals and objectives the Continuum of Care plans to carry out to ensure that homelessness in Lee County is rare, brief, and nonrecurring.

AP-85 Other Actions – 91.220(k)

Introduction:

This section of the plan describes the actions that Lee County will take to carry out the following strategies in the Consolidated Plan:

- Affordable Housing Construction, Rehabilitation, and Assistance
- Public Services and Homeless/Special Needs Services
- Shelter, Public Facility, and Infrastructure Improvements
- Emergency/Urgent Needs and Disaster Recovery
- Urban County Needs
- Non-Goal Program Administration

Actions planned to address obstacles to meeting underserved needs

Lee County, in coordination with other local service providers, plans to undertake the projects and associated activities, as noted in this plan, to address underserved needs such as lack of affordable housing, payment assistance, various types of counseling, education, public safety, shelters, public services and facilities, infrastructure, economic development and non-profit capital improvements. Projects and activities such as these are not anticipated to encounter obstacles during completion.

Public comments indicate a significant need for additional affordable housing units. Lee County intends to undertake multiple projects to facilitate the development of additional affordable housing units. Obstacles to these projects may include limited availability of units to be acquired or rehabilitated and limited resources available to complete projects. Lee County will ensure that identified units are suitable for affordable housing development through underwriting and coordination with community partners and other county departments, as required.

Actions planned to foster and maintain affordable housing

Actions planned include using CDBG, HOME, and State SHIP funds to provide owner occupied housing rehabilitation assistance and down payment assistance. In addition, HOME funds are being allocated for tenant-based rental assistance and CHDO housing development to facilitate the development of additional affordable housing units. Lee County has implemented, and plans to continue, the HOPWA Tenant Based Rental Assistance Program (TBRA). Partnerships with the Public Housing Authorities and other local housing providers will provide additional resources to foster and maintain affordable housing through new construction, rehabilitation, and referral to currently available units.

During the past program year, Human and Veteran Services (HVS) expanded Fair Housing outreach through several activities. On May 2, 2025, HVS staff provided Fair Housing brochures at a resource table at Franklin Park Elementary School, where school staff received information about community

resources. On September 29, 2025, HVS staff hosted a Fair Housing table at Kimmie’s Recovery Zone during its Monday food pantry, which served 69 residents that week. Staff engaged community members in Fair Housing conversations and provided information about County programs. On December 15, 2025, Fair Housing language was incorporated into CDBG-DR affordable housing loan documents and agreements for Southward Village II, Legacy Park, and Broadway Apartments, and Fair Housing requirements were discussed during technical assistance.

During the quarter of January 1, 2026 through March 31, 2026, Lee County Strategic Resources and Government Affairs (SRGA) printed and made available Fair Housing flyers in the County permitting office, local libraries, and public offices. In April 2026, in recognition of Fair Housing Month, SRGA worked with the County's marketing team to develop informative social media posts, which were published weekly on the County's Facebook page throughout the month. SRGA will continue to provide Fair Housing information through public outreach, community events, technical assistance, printed materials, and digital platforms.

Lee County will continue to maintain Fair Housing information through the Human and Veteran Services Fair Housing website, the Human and Veteran Services Reach App, printed outreach materials, and community-based distribution points. These efforts help ensure residents, housing providers, developers, and community partners have access to information about Fair Housing rights, responsibilities, and available resources.

Actions planned to reduce lead-based paint hazards

Homes built prior to 1978, where painted surfaces will be disturbed, will be inspected for lead-based paint (LBP). If lead is detected during the inspection, an assessment will be completed and followed by abatement. Lee County will continue to ensure that lead-based paint protocols are followed as required by 24 CFR Part 35. For homes built prior to 1978, a lead-based paint inspection and clearance report conducted by an EPA certified inspector or risk assessor indicating a lead-based paint hazard free home is required. Lead-Based Paint Notification shall include: the Lead Hazard Information Pamphlet; appropriate LBP Disclosure Form; notice of Lead Hazard Evaluation; and notice of the results of any Lead Hazard Reduction Activities conducted on the property. HUD Lead-Based Paint Guidelines are issued pursuant to Section 1017 of the residential Lead-Based Paint Hazard Reduction Act of 1992, which is often referred to as Title X (“Title Ten”) because it was enacted as Title X of the Housing and Community Development Act of 1992 (Public Law 102-550). The Guidelines are based on the concepts, definitions and requirements set forth by Congress in Title X.

Actions planned to reduce the number of poverty-level families

Lee County Human and Veteran Services provides anti-poverty action by working with neighborhoods to coordinate resources for employment and self-sufficiency programs. Antipoverty efforts of the Family Impact program and the Community Supportive Services Center (CSS) (through HACFM) consist of

homeless programs, emergency assistance (rental, mortgage, and utility payments), housing and financial counseling, case management, and educational services. Educational services are an allowable cost; however, CSBG funds are utilized by Human and Veteran Services for homelessness prevention. Participants maintain close contact with case management staff and receive individual supportive services if necessary to ensure successful completion of the programs and long-term self-sufficiency. Additional antipoverty efforts include funding state mandated substance abuse and mental health programs, for which Lee County provides additional funds beyond the state requirements to increase service levels. Lee County also fully funds specialty courts, such as Veterans Treatment Court.

Actions planned to develop institutional structure

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

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

Lee County works to bring together different groups and agencies, including private housing and social service agencies, when appropriate for both specific projects and for overall planning. In addition, the County works with local housing agencies to leverage resources to meet housing, infrastructure, and other service needs throughout the county. Human and Veteran Services is currently partnering with the Public Housing Authorities and local service providers to utilize existing and apply for additional HUD Mainstream Vouchers which will facilitate enhanced collaboration among service providers.

As the lead agency for the Continuum of Care, Lee County Human and Veteran Services in coordination with other agencies, plans to undertake the projects and associated activities, as noted in this plan, to address underserved needs such as lack of affordable housing, payment assistance, various types of counseling, education, public safety, shelters, public services and facilities, infrastructure, economic development and non-profit capital improvements.

Discussion:

Lee County is committed to continuing its participation and coordination with Federal, State, local governments, and other agencies, along with the public and private sectors, to serve the needs of income-eligible individuals and families in the community. In particular, the Lee County Human and Veteran Services will continue to closely coordinate with Lee County departments and Urban County jurisdictions regarding housing and community development initiatives.

Program Specific Requirements

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

Introduction:

The following describes the program specific requirements of Lee County's federal funding sources, including CDBG, HOME, and ESG.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(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	100,000
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
Total Program Income:	100,000

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.	100.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Not applicable.

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

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

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

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

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

Lee County does not plan to use HOME funds to refinance existing debt secured by multifamily housing. This section is not applicable.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Lee County's Coordinated Entry system identifies and prioritizes service needs for individuals and families seeking placement in Rapid Rehousing programs as follows:

1. Parents with Children: The first prioritization factor targets households with children

experiencing homelessness. This score is based on the number of children indicated on the Households Housing Needs Assessment.

2. Household member 60 years of age or older: The second prioritization factor targets individuals who are 60 years of age or older. This score is based on the household member's date of birth as recorded in HMIS.
3. Fleeing Domestic Violence: The third prioritization criteria will expedite placement for individuals and families who meet HUD's definition of Category 2 homelessness. This score is based on household member's responses on the Coordinated Assessment screen in HMIS.
4. Veteran Status: The fourth prioritization criteria will expedite placement into housing for individuals who have served at least one day of active duty in the United States Armed Forces, or who were disabled during a period of active-duty training. This score is based on household members' responses on the Client Enters Project screen in HMIS.
5. First Time Homeless: The fifth prioritization criteria will target individuals and families who are homeless for the first time as recorded on the Client Enters Project screen in HMIS.
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

The preference for a specific category of individuals with disabilities in HOME TBRA activities is essential for narrowing the gap in benefits and services received by such persons. By strategically targeting resources and support, this preference contributes to enhancing the quality of life and independence of individuals with disabilities.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

While preferences in rental housing projects can be beneficial for addressing specific housing needs, they must be carefully structured and administered to comply with fair housing laws and ensure equitable access to housing opportunities for all eligible individuals and households.

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

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

The existing Written Standards and Coordinated Entry Policies and Procedures will be used to outline standards for the ESG rapid re-housing project. Continuum of Care Written Standards and Coordinated Entry Policies are attached to this plan.

In general, eligibility will be determined prior to providing assistance. Applicants must have incomes at or below 50% of the area median income. Households must meet the HUD's definition of homelessness under Category 1, any subsequent Continuum of Care NOFO eligibility requirements, and any additional funder eligibility requirements. Once meeting the rapid re-housing eligibility requirements, households are then prioritized by Lee County's target populations.

Income inclusions, income exclusions, and documentation standards can be found in the Written Standards and Coordinated Entry Policies and Procedures. 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 rent assistance for up to 24 months. Exceptions may be made to the duration of assistance after management review and approval.

For the shelter operations component of ESG, standards for assistance will be detailed in the sub recipient provider contract and will stipulate eligible expenditures, beneficiary reporting requirements, and other procedural components of the program.

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

The Coordinated Entry System has three goals:

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

The Lee County Continuum of Care has developed a coordinated entry system which uses the existing HMIS system. The process includes the use of a standardized assessment for all individuals, as well as coordinated referral and housing placement processes to ensure that people experiencing homelessness receive appropriate assistance with both immediate and long-term housing and service needs. In addition, monthly meetings are held to ensure especially high-risk clients are linked with the appropriate services. Quarterly planning workshops with outreach workers and service providers are also held to obtain input on the design and help to secure buy-in for the system.

Training for local agencies continues to be provided on an on-going basis as needed. The Continuum of Care Governing Board has reviewed and updated the Coordinated Entry Policies and Procedures in accordance with CPD Notice 17-01.

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

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

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

This requirement has been met. Lee County consults with individuals with lived experience of homelessness through the Lee County Continuum of Care's Lived Experience Committee. In addition, one or more individuals with lived experience serve on the CoC Governing Board and participate in discussions related to homeless system planning, policies, priorities, and funding decisions.

5. Describe performance standards for evaluating ESG.

Overall evaluation of the ESG program will be undertaken by the Continuum of Care Governing Board. The Governing Board has established the following performance targets for all Continuum of Care and ESG funded projects:

1. 65% of persons in ES, SH, TH, or PH-RRH should be exited to permanent housing destinations
2. 45% of persons in Continuum of Care and ESG funded programs should maintain OR increase their income
3. No more than 35% of persons who were exited from Continuum of Care and ESG funded programs should return to homelessness within 1 year

Performance standards may be evaluated on a project-by-project basis. At minimum, Lee County expects to assist 38 households through HOME and ESG funded re-housing activities. Success of these programs will be measured by examining the beneficiaries served and system performance measures.

Lee County's ESG program operates in close coordination with the Continuum of Care to ensure that resources are directed toward households with the greatest need. Eligibility and prioritization are guided by the CoC's Written Standards and Coordinated Entry Policies and Procedures, which establish consistent criteria for determining program eligibility, documenting income, and prioritizing target populations. The County's Coordinated Entry System serves as the backbone for connecting individuals and families experiencing homelessness with appropriate housing and services, using standardized assessments and coordinated referral processes to move households through the system efficiently.

For the 2026 program year, ESG funds will support rapid re-housing assistance, street outreach, mental health services and shelter operations. Rapid re-housing assistance may be provided for up to 24 months for eligible households meeting HUD's Category 1 definition of homelessness with incomes at or below 50% AMI. Shelter operations funding will be administered through a subrecipient contract that outlines eligible expenditures and reporting requirements.

Performance will be monitored against CoC Governing Board targets, including permanent housing exit rates, income maintenance or improvement, and returns to homelessness. At minimum, Lee County expects to assist 38 households through combined HOME and ESG re-housing activities during the program year.