



**ANNUAL ACTION PLAN
HUD FISCAL YEAR 2017-2018**

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

Lee County Board of County Commissioners
Human and Veteran Services
John Manning, Chair, Board of County Commissioners
Roger Desjarlais, County Manager
Christine Brady, Assistant County Manager
Roger Mercado, Director, Human and Veteran Services
Julie Boudreaux, Program Manager, Human and Veteran Services
Jeannie Sutton, Grants Coordinator, Human and Veteran Services

May 2018 Substantial amendment to reflect accurate Urban County allocation amounts, which were released after the submission of the 2017 Annual Action Plan. Additionally, unspent funds from the CDBG Owner Occupied Rehab and CDBG Neighborhood Public Services projects are being reallocated to CDBG Non-Profit Capital Improvement and CDBG Neighborhood Infrastructure projects, respectively. Amendments were advertised for a 30 day public comment period, and approved by the Lee County BoCC.

Executive Summary

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

1. Introduction

The Program Year 2017 Annual Action Plan has been completed in compliance with Federal regulations and with the consultation of stakeholders and program staff. Objectives, outcomes, and goals have been identified that will assist in the provision of housing, community development activities, and assistance for the homeless. This plan identifies numerous projects that will further be allocated to specific activities that will help to meet those objectives, outcomes, and goals.

In the event of a Presidentially-declared disaster, Lee County may designate funds from existing projects to address damages in the Presidentially-declared disaster area(s). Specific projects and activities to be undertaken will be determined based on the immediate and long term recovery needs. Amendments made to the Annual Action Plan as a result of a Presidentially-declared disaster will be made in accordance with Lee County's Citizen Participation Plan (Administrative Code 15-2).

2. Summarize the objectives and outcomes identified in the Plan

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

In the event of a Presidentially-declared disaster, Lee County may designate funds from existing projects to address damages in the Presidentially-declared disaster area(s). Specific projects and activities to be undertaken will be in accordance with the applicable regulation, and will be determined based on immediate and long term recovery needs. Before making assistance available, Lee County will verify that the proposed activity will not be funded by FEMA or the SBA, and that advance payments from these or other sources will not duplicate CPD assistance in accordance with Section 312 (42 U.S.C. 5155) of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended (42 U.S.C. 5121 et seq.)

3. Evaluation of past performance

Staff and others consulted during the consultation process evaluated past projects. Through this consultation, it was determined that the continuation of the previous year's projects was necessary. In addition, staff and the public recommended that affordable housing development be a high priority in this plan. Projects such as HOME CHDO Housing Development, HOME Non-CHDO Housing Development and CDBG Non-Profit Capital Improvement are being allocated additional funds in this plan to facilitate the development of additional affordable housing units.

Staff also identified slow spending for owner occupied rehabilitation and down payment assistance. Multiple explanations are available for the slow spending, including, but not limited to: improved economic conditions, rising home purchase prices, and increasing lending restrictions from private banks. Based on these evaluations, funding for CDBG Owner Occupied Rehab and HOME Down Payment assistance is being reduced slightly.

4. Summary of Citizen Participation Process and consultation process

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

5. Summary of public comments

Comments included general discussion regarding the development of affordable housing and questions regarding the resources available to develop affordable housing. Additional questions regarding the type of homeless services to be provided were answered during the public meeting held on March 9, 2017. No additional comments were received.

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

All questions and comments were considered during the development of this plan.

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

Consolidated Plan Public Contact Information

Jeannie Sutton, Grants Coordinator
 Lee County Human and Veteran Services
 2440 Thompson Street
 Fort Myers, FL 33901
 (239) 533-7958
 Fax: (239) 533-7960
 Email: jsutton@leegov.com

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

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

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

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

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

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

As previously noted, Lee County is the Collaborative Applicant for the Continuum of Care, and is in continuous consultation with the Continuum, including consulting on ESG planning. Continuum members continue to support utilizing the current ESG program structure of the Human and Veteran Services' administration of some funds to rapidly re-house eligible households and the contracting of some funds for other eligible activities. In 2017, the Continuum of Care Governing Board established new project performance targets, and approved continuum-wide written standards. The Governing Board is also in the process of reviewing and updating HMIS and Coordinated Entry policies and procedures in accordance with CPD Notice 17-01.

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 | CITY OF BONITA SPRINGS |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Needs other than 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 City was consulted through letter and email correspondence. Consultation was solicited on the goals, projects, and activities to be implemented with funds received for urban county partnership. |
| 2 | Agency/Group/Organization | CITY OF SANIBEL |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The City was consulted through letter and email correspondence. Consultation was solicited on the goals, projects, and activities to be implemented with funds received for urban county partnership. |
| 3 | Agency/Group/Organization | TOWN OF FORT MYERS BEACH |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Economic Development Needs other than 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 Town was consulted through letter and email correspondence. Consultation was solicited on the goals, projects, and activities to be implemented with funds received for urban county partnership. |
| 4 | Agency/Group/Organization | Housing Authority of the City of Fort Myers |
| | Agency/Group/Organization Type | PHA |
| | What section of the Plan was addressed by Consultation? | Public Housing Needs |

| | |
|---|--|
| <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>The PHA was consulted through email correspondence. Consultation was solicited on the goals, projects, and activities to be implemented by the PHA in the upcoming year, as well as to obtain status on existing projects and vacancy status.</p> |
|---|--|

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

N/A

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 | Goals and objectives identified in the 10 Year Plan to End Homelessness are consistent with Annual Action Plan goals and objectives. Both aim to provide services and housing for individuals and families who are homeless. |

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

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

Summarize citizen participation process and how it impacted goal-setting

Lee County encourages citizens to participate in the development of the Annual Action Plan by conducting two public hearings throughout the year. Lee County also publishes a draft version of the Plan and posts it on the Human and Veteran Services' website. The public can review and comment on the draft for 30 days. Public notices are published in the News-Press (the local newspaper) and include statements about making reasonable accommodations for the hearings, the format of the plan, or offer translation services. These actions are designed to encourage further participation by all citizens in Lee County. Affidavits of publication and minutes from the March 9, 2017 public meeting are attached to this plan.

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|---|--|--|---------------------|
| 1 | Public Hearing | Non-targeted/broad community | The public hearing was held during the Community Action Agency/Neighborhood District Committee (CAA/NDC) meeting on November 3, 2016. The meeting was publicly noticed in the Fort Myers News-Press (affidavit is attached to this plan). | There were no comments made about the development of the plan. | Not applicable. | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|--|--|---|---------------------|
| 2 | Public Hearing | Non-targeted/broad community | The public hearing was held during the Community Action Agency/Neighborhood District Committee (CAA/NDC) meeting on March 9, 2017. The meeting was publicly noticed in the Fort Myers News-Press (affidavit is attached to this plan). | Comments included general discussion regarding the development of affordable housing and questions regarding the resources available to develop affordable housing. Additional questions regarding the type of homeless services to be provided were answered. | All comments received were considered during the development of the plan. | |
| 3 | Newspaper Ad | Non-targeted/broad community | The availability of the draft Annual Action Plan was publicly noticed in the Fort Myers News-Press (affidavit is attached to this plan) for 30 days. The draft was made available on the Human and Veteran Services' website. | There were no comments made about the draft plan. | Not applicable. | |

Table 4 – Citizen Participation Outreach

Expected Resources

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

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 | 2,649,950 | 20,000 | 0 | 2,669,950 | 0 | |
| HOME | public - federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA | 685,970 | 117,852 | 0 | 803,822 | 0 | Program income amount adjusted to reflect actual PI received during program year 2016. |

| 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 | 605,383 | 0 | 0 | 605,383 | 0 | Total ESG award for 2017 includes regular allocation of \$235,542 plus an extra allocation of \$369,841 granted by HUD for the 2017 program year. This is a one-time allocation, with no expectation of future supplemental funding. |

| 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: \$ | | |
| Continuum of Care | public - federal | Admin and Planning Financial Assistance Housing Rapid re-housing (rental assistance) Rental Assistance Services | 1,661,056 | 0 | 0 | 1,661,056 | 0 | Lee County is the Collaborative Applicant for Continuum of Care. Legacy Shelter Plus Care and Supportive Housing Program (now Continuum of Care funds) will be utilized by Community Assisted & Supported Living to provide permanent supportive housing, and The Salvation Army to provide rapid re-housing in the community. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| Other | public - federal | Admin and Planning Economic Development Financial Assistance Services | 467,152 | 0 | 0 | 467,152 | 0 | Community Services Block grant funds are used for homeless prevention, re-housing programs and job training. |

Table 5 - Expected Resources – Priority Table

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

Federal funds will leverage other funds by referring identified at-risk households or homeless households to appropriate programs for assistance for prevention and re-housing, who are served with County General Fund, Continuum of Care programs, HOPWA and CSBG. Additionally, State SHIP funds will be used to assist low income persons with owner occupied housing rehabilitation and down payment assistance. ESG will be matched with County General Fund, as well as other additional resources as documented by sub-recipients. Some CDBG funds will be concentrated on neighborhood revitalization, and will be used in the targeted areas noted in the Consolidated Plan. These funds will be leveraged with private funds gather by neighborhood organizations through fundraising.

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 identified in the plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|----------------------------------|------------|----------|--------------------|--|--------------------|--------------------|---|
| 1 | Housing Rehabilitated | 2013 | 2017 | Affordable Housing | Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor | Affordable Housing | CDBG: \$279,160 | Homeowner Housing Rehabilitated: 30 Household Housing Unit |
| 2 | Down Payment Assistance Provided | 2013 | 2017 | Affordable Housing | Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor | Affordable Housing | HOME: \$242,373 | Direct Financial Assistance to Homebuyers: 25 Households Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|------------------------------------|------------|----------|-----------------------------------|--|---|----------------------|---|
| 3 | Revitalized Neighborhood Districts | 2013 | 2017 | Non-Housing Community Development | Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor | Neighborhood Revitalization Public Improvements and Infrastructure | CDBG: \$1,029,518 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12420 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 12420 Persons Assisted Housing Code Enforcement/Foreclosed Property Care: 3243 Household Housing Unit |
| 4 | CHDO Housing Development | 2013 | 2017 | Affordable Housing | Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor | Affordable Housing | HOME: \$105,000 | Homeowner Housing Added: 1 Household Housing Unit |
| 5 | Increased Economic Opportunities | 2013 | 2017 | Non-Housing Community Development | Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor | Economic Development | CDBG: \$342,221 | Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted Businesses assisted: 1 Businesses Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|--------------------|--|---|---|--|
| 6 | Increased Homeless Housing and Services | 2013 | 2017 | Homeless | Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor | Homeless Services Housing for the Homeless | CDBG: \$25,000 HOME: \$150,000 ESG: \$605,383 | Public service activities for Low/Moderate Income Housing Benefit: 400 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 60 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 450 Beds |
| 7 | Non-CHDO Housing Development | 2013 | 2017 | Affordable Housing | Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor | Affordable Housing | HOME: \$237,852 | Rental units rehabilitated: 2 Household Housing Unit |

Table 6 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|---|
| 1 | Goal Name | Housing Rehabilitated |
| | Goal Description | In Program Years 2013 and 2014, housing rehabilitation was completed using CDBG and HOME funds. Beginning in Program Year 2015, only CDBG funds were used. Rehabilitations will continue to be completed in target areas as well as non-targeted areas of Lee County using CDBG funds in program year 2017. |
| 2 | Goal Name | Down Payment Assistance Provided |
| | Goal Description | Down payment assistance will be provided to eligible homebuyers using HOME funds. Funds will be used in target areas as well as non-targeted areas of Lee County. |
| 3 | Goal Name | Revitalized Neighborhood Districts |
| | Goal Description | This overall project will consist of concentrated code enforcement services, provision of public services, and improvements to public facilities in five low to moderate income neighborhoods of the County. The population totals in each low to moderate income area were taken from the 2010 US Census. |
| 4 | Goal Name | CHDO Housing Development |
| | Goal Description | CHDO funds will be used by an eligible organization to provide affordable housing. Location has not been determined at the time of submission of the plan, but projects may be completed in target areas as well as non-targeted areas of Lee County. |
| 5 | Goal Name | Increased Economic Opportunities |
| | Goal Description | Increased economic opportunities will be made available through special economic development projects and/or nonprofit capital improvement projects in Lee County, and will be completed in target areas as well as non-targeted areas of Lee County. |
| 6 | Goal Name | Increased Homeless Housing and Services |
| | Goal Description | Projects to provide homeless housing and projects to provide homeless services will include CDBG, HOME, and ESG funds. Projects may be completed in target areas as well as non-targeted areas of Lee County. |

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| 7 | Goal Name | Non-CHDO Housing Development |
| | Goal Description | Development of affordable housing using HOME entitlement funds. Activities may include acquisition or new construction of affordable housing units in target areas as well as non-targeted areas of Lee County. |

Projects

AP-35 Projects – 91.220(d)

Introduction

Lee County anticipates completing 18 projects in Program Year 2017-2018.

Projects

| # | Project Name |
|----|---|
| 1 | CDBG Housing Delivery |
| 2 | CDBG Program Administration |
| 3 | CDBG Urban County Administration |
| 4 | CDBG Owner Occupied Housing Rehabilitation |
| 5 | CDBG Homeless Services |
| 6 | CDBG Fort Myers Beach Public Services |
| 7 | CDBG Bonita Springs |
| 8 | CDBG Sanibel Rental Rehabilitation |
| 9 | CDBG Neighborhood Infrastructure |
| 10 | CDBG Neighborhood Concentrated Code Enforcement |
| 11 | CDBG Neighborhood Public Services |
| 12 | CDBG Non-Profit Capital Improvement |
| 13 | HOME Project Delivery |
| 14 | HOME Down Payment Assistance |
| 15 | HOME CHDO Project |
| 16 | HOME TBRA |
| 17 | ESG Program |
| 18 | HOME Non-CHDO Housing Development |

Table 7 - Project Information

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

Lee County determined the allocation for each project through the evaluation of past program performance, staff recommendations, and public input received during the citizen participation and consultation process.

Public comments indicate there is a significant need for additional housing units. As indicated throughout this plan, Lee County intends to undertake multiple projects, which facilitate the development of affordable housing. 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.

AP-38 Project Summary

Project Summary Information

| | | |
|---|--|--|
| 1 | Project Name | CDBG Housing Delivery |
| | Goals Supported | Housing Rehabilitated |
| | Needs Addressed | Affordable Housing |
| | Funding | CDBG: \$310,000 |
| | Description | This activity is in support of the owner occupied housing rehabilitation and HOME TBRA programs. |
| | Target Date | 9/30/2018 |
| | Estimate the number and type of families that will benefit from the proposed activities | Beneficiaries will be reported in the activities for owner occupied housing rehabilitation and HOME TBRA Programs. |
| | Location Description | This project will be undertaken in association with owner occupied housing rehabilitation and HOME TBRA programs, and will be undertaken countywide. |
| | Planned Activities | This activity is in support of the owner occupied housing rehabilitation and HOME TBRA programs. |
| 2 | Project Name | CDBG Program Administration |
| | Goals Supported | Housing Rehabilitated Revitalized Neighborhood Districts Down Payment Assistance Provided CHDO Housing Development Increased Economic Opportunities Increased Homeless Housing and Services |
| | Needs Addressed | Affordable Housing Neighborhood Revitalization Public Improvements and Infrastructure Economic Development Housing for the Homeless Homeless Services |
| | Funding | CDBG: \$250,000 |
| | Description | This project is for the administration of the CDBG program. |
| | Target Date | 9/30/2018 |

| | | |
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| | Estimate the number and type of families that will benefit from the proposed activities | This project is for the administration of the CDBG Program, and will not result in beneficiaries. |
| | Location Description | This project will be undertaken by Lee County Human and Veteran Services in Fort Myers, FL. |
| | Planned Activities | This project will include activities for the administration of the CDBG program. |
| 3 | Project Name | CDBG Urban County Administration |
| | Goals Supported | Revitalized Neighborhood Districts Increased Economic Opportunities |
| | Needs Addressed | Neighborhood Revitalization Public Improvements and Infrastructure |
| | Funding | CDBG: \$48,143 |
| | Description | This project is for the administration of the Urban County program. |
| | Target Date | 09/30/2018 |
| | Estimate the number and type of families that will benefit from the proposed activities | This project is for the administration of the Urban County program, and will not result in beneficiaries. |
| | Location Description | This project will be undertaken by the Lee County Human and Veteran Services in Fort Myers, FL. |
| | Planned Activities | This project will include activities for the administration of the Urban County program. |
| 4 | Project Name | CDBG Owner Occupied Housing Rehabilitation |
| | Target Area | Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor |
| | Goals Supported | Housing Rehabilitated |
| | Needs Addressed | Affordable Housing |
| | Funding | CDBG: \$279,160 |
| | Description | Rehabilitation of owner occupied housing units in Lee County. |

| | | |
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| | Target Date | 09/30/2018 |
| | Estimate the number and type of families that will benefit from the proposed activities | It is estimated that 20 low to moderate income families will benefit from the proposed activities. |
| | Location Description | This project will be undertaken in unincorporated Lee County and any municipal areas not included in the Urban County partnership. |
| | Planned Activities | Rehabilitation of owner occupied housing units in Lee County. |
| 5 | Project Name | CDBG Homeless Services |
| | Goals Supported | Increased Homeless Housing and Services |
| | Needs Addressed | Homeless Services |
| | Funding | CDBG: \$25,000 |
| | Description | The project is a public service supporting persons who are homeless in Lee County. |
| | Target Date | 09/30/2018 |
| | Estimate the number and type of families that will benefit from the proposed activities | It is estimated that 431 persons will benefit from the proposed activities. |
| | Location Description | The project will be undertaken by the Lee County Homeless Coalition in Fort Myers, FL. |
| | Planned Activities | This project will include public services supporting persons who are homeless in Lee County. |
| 6 | Project Name | CDBG Fort Myers Beach Public Services |
| | Goals Supported | Increased Economic Opportunities |
| | Needs Addressed | Economic Development |
| | Funding | CDBG: \$23,607 |
| | Description | This project will include the provision of public services to youth in Fort Myers Beach. |
| | Target Date | 9/30/2018 |
| | Estimate the number and type of families that will benefit from the proposed activities | The town estimates 30 youth will benefit from the planned activities. |

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| | Location Description | This project will be undertaken within the limits of the Town of Fort Myers Beach. |
| | Planned Activities | This project will include the provision of after school and summer camp programs for youth in Fort Myers Beach. |
| 7 | Project Name | CDBG Bonita Springs |
| | Goals Supported | Revitalized Neighborhood Districts |
| | Needs Addressed | Neighborhood Revitalization Public Improvements and Infrastructure |
| | Funding | CDBG: \$338,994 |
| | Description | This project will involve construction or rehabilitation of public facilities in Bonita Springs. |
| | Target Date | 9/30/2018 |
| | Estimate the number and type of families that will benefit from the proposed activities | The city estimates 1000 low to moderate income persons will benefit from the planned activities. |
| | Location Description | This project will be undertaken within low- to moderate-income areas within the city limits of Bonita Springs. |
| | Planned Activities | Activities for this project will include public facility and infrastructure improvements within the city limits of Bonita Springs. |
| 8 | Project Name | CDBG Sanibel Rental Rehabilitation |
| | Goals Supported | Housing Rehabilitated Revitalized Neighborhood Districts |
| | Needs Addressed | Affordable Housing Neighborhood Revitalization |
| | Funding | CDBG: \$26,914 |
| | Description | This project will consist of the rehabilitation of rental housing in Sanibel. |
| | Target Date | 09/30/2018 |
| | Estimate the number and type of families that will benefit from the proposed activities | It is estimated that 5 housing units will benefit from the proposed activities. |

| | | |
|-----------|--|---|
| | Location Description | The project will be undertaken within the city limits of the City of Sanibel. |
| | Planned Activities | Activities will consist of the rehabilitation of affordable rental units. |
| 9 | Project Name | CDBG Neighborhood Infrastructure |
| | Target Area | Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor |
| | Goals Supported | Revitalized Neighborhood Districts |
| | Needs Addressed | Neighborhood Revitalization Public Improvements and Infrastructure |
| | Funding | CDBG: \$784,518 |
| | Description | This project will consist of infrastructure improvements in low to moderate income areas of Lee County. |
| | Target Date | 9/30/2018 |
| | Estimate the number and type of families that will benefit from the proposed activities | It is estimated that 12,420 persons will benefit from this project. |
| | Location Description | This project will be undertaken in low to moderate income areas of Lee County. |
| | Planned Activities | This project will include infrastructure improvement in low to moderate income areas of Lee County. |
| 10 | Project Name | CDBG Neighborhood Concentrated Code Enforcement |
| | Target Area | Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor |
| | Goals Supported | Revitalized Neighborhood Districts |
| | Needs Addressed | Neighborhood Revitalization |
| | Funding | CDBG: \$35,000 |

| | | |
|-----------|--|--|
| | Description | This project will consist of concentrated code enforcement in low to moderated income areas of Lee County. |
| | Target Date | 9/30/2018 |
| | Estimate the number and type of families that will benefit from the proposed activities | It is estimated that 3242 housing units will be included. |
| | Location Description | This project will be undertaken in low to moderate income areas of Lee County. |
| | Planned Activities | This project will consist of concentrated code enforcement in low to moderate income areas of Lee County. |
| 11 | Project Name | CDBG Neighborhood Public Services |
| | Target Area | Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor |
| | Goals Supported | Revitalized Neighborhood Districts |
| | Needs Addressed | Neighborhood Revitalization |
| | Funding | CDBG: \$210,000 |
| | Description | This project will consist of the provision of public services in low to moderate income targeted areas. |
| | Target Date | 9/30/2018 |
| | Estimate the number and type of families that will benefit from the proposed activities | It is estimated that 12,420 persons will benefit from this project. |
| | Location Description | This project will be undertaken within low to moderate income areas of Lee County. |
| | Planned Activities | This project will consist of public services in low to moderate income targeted areas. |
| | Project Name | CDBG Non-Profit Capital Improvement |

| | | |
|---------------------------|--|---|
| 12 | Target Area | Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor |
| | Goals Supported | Housing Rehabilitated Increased Economic Opportunities Increased Homeless Housing and Services |
| | Needs Addressed | Affordable Housing Economic Development Housing for the Homeless |
| | Funding | CDBG: \$318,614 |
| | Description | This project will consist of capital improvements for non-profit organizations that serve low to moderate income clientele and/or persons who are homeless. Improvements may include rehabilitation of rental units or other service buildings owned by non-profit organizations. |
| | Target Date | 9/30/2018 |
| | Estimate the number and type of families that will benefit from the proposed activities | It is estimated that one rental unit will be rehabilitated and/or one business will be assisted. Beneficiaries will be determined upon receipt of proposals. |
| | Location Description | This project will consist of capital improvements for non-profit organizations that serve low to moderate income clientele and/or persons who are homeless. Project location will be determined on receipt of proposals, but may be undertaken in target areas or other areas of unincorporated Lee County. |
| Planned Activities | This project will consist of improvements to rental housing owned by non-profit organizations that serve low to moderate income clientele and/or persons who are homeless. | |
| 13 | Project Name | HOME Project Delivery |
| | Goals Supported | Down Payment Assistance Provided |
| | Needs Addressed | Affordable Housing |
| | Funding | HOME: \$68,597 |
| | Description | Administration of the HOME program. |
| | Target Date | 9/30/2018 |

| | | |
|-----------|--|---|
| | Estimate the number and type of families that will benefit from the proposed activities | This activity does not result in beneficiaries. |
| | Location Description | This project will be undertaken by the Lee County Human and Veteran Services in Fort Myers, FL |
| | Planned Activities | Administration of the HOME program. |
| 14 | Project Name | HOME Down Payment Assistance |
| | Target Area | Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor |
| | Goals Supported | Down Payment Assistance Provided |
| | Needs Addressed | Affordable Housing |
| | Funding | HOME: \$242,373 |
| | Description | Provision of down payment assistance to eligible home buyers in Lee County. |
| | Target Date | 9/30/2018 |
| | Estimate the number and type of families that will benefit from the proposed activities | It is estimated 25 low- to moderate-income household will benefit from the proposed activities. |
| | Location Description | This project will be undertaken in all areas of Lee County. |
| | Planned Activities | Provision of down payment assistance to eligible homebuyers in Lee County. |
| 15 | Project Name | HOME CHDO Project |
| | Target Area | Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor |
| | Goals Supported | CHDO Housing Development |
| | Needs Addressed | Affordable Housing |

| | | |
|----|--|--|
| | Funding | HOME: \$105,000 |
| | Description | This project will consist of CHDO acquisition and rehabilitation or new construction of one housing unit. |
| | Target Date | 9/30/2018 |
| | Estimate the number and type of families that will benefit from the proposed activities | This project is estimated to result in the acquisition and rehabilitation, or construction of one housing unit to benefit one eligible household. |
| | Location Description | The location of this project will be determined by the CHDO, and may be completed in target areas as well as non-targeted areas of Lee County. |
| | Planned Activities | This project will consist of CHDO acquisition and rehabilitation, or construction of one housing unit. |
| 16 | Project Name | HOME TBRA |
| | Goals Supported | Increased Homeless Housing and Services |
| | Needs Addressed | Housing for the Homeless |
| | Funding | HOME: \$150,000 |
| | Description | This project consists of using HOME funds for a tenant based rental assistance program for household who are homeless. |
| | Target Date | 9/30/2018 |
| | Estimate the number and type of families that will benefit from the proposed activities | It is estimated that 10 households will be renewed for a second 12 month lease term and an additional 10 new households will benefit from this activity. |
| | Location Description | This project will be administered by the Lee County Human and Veteran Services, located in Fort Myers, Florida. Assistance will be provided throughout the county. |
| | Planned Activities | This project consists of using HOME funds for a tenant based rental assistance program for households who are homeless. Eligible costs will include security and utility deposits as well as rental assistance. Clients will also receive case management. |
| 17 | Project Name | ESG Program |
| | Goals Supported | Increased Homeless Housing and Services |

| | | |
|-----------|--|--|
| | Needs Addressed | Housing for the Homeless Homeless Services |
| | Funding | ESG: \$605,383 |
| | Description | Project will consist of the program administration, rapid re-housing, outreach, and shelter activities at the Bob Janes Triage Center and Low Demand Shelter. |
| | Target Date | 9/30/2018 |
| | Estimate the number and type of families that will benefit from the proposed activities | An estimated 40 households will benefit from rapid re-housing and 450 will benefit from shelter activities. |
| | Location Description | The project will take place at the Lee County Human and Veteran Services, located in Fort Myers, Florida, as well as at the Bob Janes Triage Center and Low Demand Shelter, also located in Fort Myers, Florida. |
| | Planned Activities | Project will consist of the program administration, rapid re-housing, outreach and shelter activities at the Bob Janes Triage Center and Low Demand Shelter. |
| 18 | Project Name | HOME Non-CHDO Housing Development |
| | Target Area | Charleston Park Suncoast Estates Page Park Palmona Park Pine Manor |
| | Goals Supported | Housing Rehabilitated Non-CHDO Housing Development |
| | Needs Addressed | Affordable Housing |
| | Funding | HOME: \$237,852 |
| | Description | This project will consisted of the development of affordable rental housing through acquisition or new construction. |
| | Target Date | 09/30/2018 |
| | Estimate the number and type of families that will benefit from the proposed activities | It is estimated that at least two affordable rental units will be developed from this project. |

| | | |
|--|-----------------------------|--|
| | Location Description | The specific location for this project has not yet been determined, but the project may be identified in targeted, as well as, non-targeted areas of Lee County. |
| | Planned Activities | This project will consist of the development of affordable rental housing through acquisition or new construction. |

AP-50 Geographic Distribution – 91.220(f)

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

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

Rationale for the priorities for allocating investments geographically

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing will be provided through CDBG and HOME assistance. Additional funding sources for affordable housing will include NSP and State Housing Initiative Partnership (SHIP) funding (state funding). NSP program income funds will be used to purchase, rehabilitate, and sell foreclosed properties to income eligible homebuyers. SHIP funds will be used to provide down payment assistance and owner occupied rehabilitation for qualified buyers and owners. Lee County will also continue to search for additional resources available for the development of affordable housing units.

| One Year Goals for the Number of Households to be Supported | |
|--|-----|
| Homeless | 60 |
| Non-Homeless | 54 |
| Special-Needs | 0 |
| Total | 114 |

Table 8 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|--|-----|
| Rental Assistance | 60 |
| The Production of New Units | 0 |
| Rehab of Existing Units | 26 |
| Acquisition of Existing Units | 28 |
| Total | 114 |

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

Discussion

An estimated 40 homeless households will be assisted with the rapid re-housing program, and 20 homeless household will be assisted with the Tenant Based Rental Assistance program. Additionally, an estimated 20 owner occupied housing rehabilitations will be completed using CDBG, 3 will be completed using SHIP funds, and 3 will be completed using NSP funds. Down Payment Assistance will be provided for approximately 25 acquisitions using HOME funds and 3 using SHIP funds.

AP-60 Public Housing – 91.220(h)

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

Due to a lack of affordable housing options, there is a great demand for public housing units and housing choice vouchers. This has resulted in a significant waiting list for both types of housing, which is regularly closed. The Public Housing waitlists opens one (1) time per year for a two (2) week period. During this two (2) week period it is likely that over 2000 names will be placed on the waitlists. Waitlists are monitored throughout the year to ensure they are opened as often as needed.

Housing Authority of the City of Fort Myers (HACFM) added an additional 72 units to its inventory stock at The Homes at Renaissance Preserve, which completes the projects development.

HACFM continues to promote a safe living environment for all residents. HACFM continues to partner and works with the local police department to add enhanced security at all properties.

HACFM will add several security enhancements to Southward Village, a public housing development with 200 units. Such enhancements include but are not limited to added security lighting, high definition cameras, road closures to create a one way in and one way out of the development and the installation of a guard rail on the outer perimeter of the development.

HACFM and Fort Myers Police Department (FMPD) are working to open a Police Substation at Southward Village, The Landings at East Pointe and The Homes at Renaissance Preserve in 2017.

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 and Homeownership program. The FSS program was designed to connect families receiving subsidized housing assistance with access to community services and resources such as employment training, job-readiness, homeownership education, etc. necessary to advance families toward self-sufficiency. HACFM also continues to offer a Community Supportive Services (CSS) program for relocated residents of the revitalized Michigan Court, Renaissance Preserve and Horizons communities. The purpose of the CSS program is to provide support services such as job-skills training, childcare, transportation, and adult/youth education programs. Support services are vital in transitioning families into self-sufficiency.

HACFM continues to grow its number of HCV Homeownership Vouchers. 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. Counseling services include but not limited to: Home Buyer Education classes, debt reductions, budgeting, credit restoration, mortgage qualifications, foreclosure prevention, pre & post purchase counseling, in addition to assistance to renters.

HACFM has a certified Senior Credit Counselor on staff to assist tenants with getting their credit repaired to be eligible for homeownership.

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

Housing Authority of the City of Fort Myers is not designated as troubled.

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

Introduction

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

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

Much of the outreach to homeless persons is conducted at community events such as the Point in Time Count and the Stand Down/Service Day, and by the many caseworkers at community agencies including, the U.S. Department of Veterans Affairs, the Lee County Homeless Coalition, schools, and other entities that encounter the homeless during service delivery or during their regular course of business. Needs are assessed during various points of contact at community agencies and through events. The local mental health and substance abuse provider also has a PATH program worker who conducts regular street outreach throughout Lee County. The development and implementation of a coordinated assessment process by the Continuum of Care makes the engagement with services more efficient for persons who are homeless, and strives to provide more appropriate referrals to better address needs.

There are also specific events held throughout the year to raise awareness and promote outreach to persons who are homeless. Such events include the annual Candlelight Vigil, Homeless Challenge, and Community Conversations. In addition, the Lee County Homeless Coalition and Lee County Continuum of Care work together to facilitate ongoing community engagement through one-on-one meetings with elected officials and other community leaders.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

The plan's goals of providing homeless housing and services will help to prevent homelessness, 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 supportive services. Additionally, the implementation of the coordinated entry process ensures that persons who are homeless are rapidly linked with appropriate housing resources and support. Ongoing collaboration between service providers and the Continuum of Care, and frequent reviews of HMIS data facilitate the implementation of strategies to reduce the length of time a person experiences homelessness.

These goals will be supported through the use of ESG funding which is used to rapidly re-house persons who are homeless, and support the Bob Janes Triage Center which participates in the coordinated entry system to link individuals with the correct housing and supportive resources. Additional resources for affordable housing activities will also be pursued throughout the upcoming program year. Other than the funds available through this process, permanent housing needs may be addressed through other resources identified elsewhere in this plan, and through other grant funding opportunities, such as the competitive Continuum of Care process, and through other state or local funding streams.

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

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

In addition, discharge planning agreements are in place with the local foster care agency, mental health and substance abuse provider, jail, and hospital. These agencies refer clients to appropriate service and housing providers to ensure that they are not discharged into homelessness.

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

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

At this time, there are no identified public policies that create barriers to affordable housing. Lee County recently implemented affordable housing incentives as part of the 2017-2020 Local Housing Assistance Plan in an effort to encourage the development of additional affordable housing. Lee County continues to invest NSP program income to create additional affordable housing through the rehabilitation and sale of foreclosed homes to eligible homebuyers.

In addition, quarterly reports are collected from regional partners to evaluate the actions taken toward addressing barriers to fair housing, as noted in the Analysis of Impediments. Actions taken toward eliminating these barriers will include providing accessibility and modifications in housing units. Lee County is also collaborating with other local governments and the public housing authorities to complete the Assessment of Fair Housing.

AP-85 Other Actions – 91.220(k)

Actions planned to address obstacles to meeting underserved needs

Lee County, in coordination with other local service providers, plans to undertake the projects and associated activities, as noted in this plan, to address underserved needs such as substandard housing conditions, public services, infrastructure, and non-profit capital improvements. Projects and activities such as these are not anticipated to encounter obstacles during completion.

Recent public comments indicate there is a significant need for additional affordable housing units. As indicated throughout this plan, Lee County intends to undertake multiple projects, which facilitate the development of affordable housing. Obstacles to these projects may include limited availability of properties to be acquired or rehabilitated, and limited resources available to complete projects. Lee County will ensure that projects are adequately underwritten, and that properties identified are suitable for the development of affordable housing.

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

There are many antipoverty programs implemented by numerous agencies in Lee County. Antipoverty impacts are inherent in the county's programs in housing, neighborhood development and elimination of homelessness. The goal of Lee County's antipoverty strategies is to help individuals and families rise above the poverty level, become self-sufficient, and eliminate systemic barriers to success. To achieve this goal, Lee County, in conjunction with city, state, regional and federal agencies, and with non-profit agencies and private organizations, has coordinated, designed and implemented strategies and programs to overcome barriers to success.

Lee County Human and Veteran Services support anti-poverty programs of non-profit social service agencies with county general funds through the Partnering for Results Program. Lee County has

budgeted \$3,800,000 to support programs which provide a variety of anti-poverty services in the following categories: Activities for Children & Youth, Supportive Living and Emergency Assistance. All programs address issues to assist in reducing poverty and assisting low/moderate income households. In FYE 9/30/16, 25 agencies were assisted with the following breakdown: 19 programs under the Activities for Children & Youth category; 15 under the Supportive Living category and 3 under Emergency Assistance.

The Department provides anti-poverty action in its neighborhood building program area by working with the neighborhoods on coordinating resources focusing on employment and self-sufficiency.

Antipoverty efforts of the Family Self-Sufficiency program consist of homeless programs, emergency assistance (rental, mortgage and utility payments), housing and financial counseling, and case management. The Family Self-Sufficiency program also recently implemented a financial literacy education program for families participating in homeless prevention and rehousing programs. In addition, the LEE Medical Office Skills Program is a long-standing and successful program that addresses anti-poverty goals. The Human and Veteran Services operates this program through Community Services Block Grant funding to rapidly increase income for low-income, working households and provide a career path with upward mobility in the medical office field. Participants complete an intensive seven-month course, which develops new skills in billing and coding, medical terminology, front desk operations, and Medical Manager software. LEE program staff maintains close contact with participants and provide case management and financial supportive services if challenges arise jeopardizing successful completion of the program. Additional antipoverty efforts include state mandated programs for substance abuse, mental health, Medicaid, and indigent medical care, as well as the planned collaboration with Community Cooperative and Children's Home Society on services for households with children who are homeless, whose goal is to include more basic living and financial management skills.

Actions planned to develop institutional structure

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

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

Lee County works to bring together different groups and agencies, including private housing and social service agencies, when appropriate for both specific projects and for overall planning. In addition, the county works with local housing agencies to leverage resources for rehabilitation assistance, and works with community partners on the Neighborhood Stabilization Program.

Lee County, American Red Cross, the Housing Authority of the City of Fort Myers, Veterans Affairs, and the Lee County Homeless Coalition were members of the 100,000 HOMES campaign, and those

partnerships continued with the Zero: 2016 initiative, which effectively ended Veteran homelessness in Lee County. Lee County continues to work with these agencies, and others, as much as possible to ensure complete coverage of services in the County.

Program Specific Requirements

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(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 the Human and Veteran Services.

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

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

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

Not applicable.

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

1. Include written standards for providing ESG assistance (may include as attachment)
The ESG allocation will be utilized in two main programs: a rapid rehousing program and the operations of the Bob Janes Triage Center and Low Demand Shelter.

The existing Lee County Policy and Procedure manual and CoC Written Standards will be used to outline standards for the ESG rapid re-housing project. CoC Written Standards 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 CoC Program Notice of Funding Availability (NOFA) eligibility requirements, and any additional funder eligibility requirements. Once meeting the rapid re-housing eligibility requirements, households are then prioritized by Lee County's target populations.

Income inclusions, income exclusions, and documentation standards can be found in the referenced manual. Verification and documentation of eligibility will be maintained in participant case files.

Provided the requirements of each individual self-sufficiency plan are met, eligible households can receive 50 percent rent subsidies for six months. Exceptions may be made to the duration of assistance after management review and approval.

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

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

The Coordinated Entry process has three goals:

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

The Lee County Continuum of Care (CoC) has developed a coordinated assessment system, which uses the existing HMIS system. The process includes utilizing a standardized access and assessment for all individuals, as well a coordinated referral and housing placement process to ensure that people experiencing homelessness receive appropriate assistance with both immediate and long-term housing and service needs.

In addition, monthly Coordinated Assessment meetings are held to ensure especially high risk clients are linked with the appropriate services. Quarterly planning workshops with outreach workers and service providers are also held to obtain input on the design and help to secure buy-in for the system. Training for local agencies continues to be provided on an on-going basis as needed.

The CoC Governing Board is also in the process of reviewing and updating HMIS and Coordinated Entry policies and procedures in accordance with CPD Notice 17-01.

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

Lee County has determined the programs to receive assistance and their allocations based on comments received by the public and in consultations during the planning process, as well as staff review of program success to date. A portion of the ESG allocation is provided to SalusCare Inc., the community mental health and substance abuse service provider, to carry out shelter activities at the Bob Janes Triage Center and Low Demand Shelter.

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

This requirement has been met.

5. Describe performance standards for evaluating ESG.

Overall evaluation of the ESG program will be undertaken by the Continuum of Care Governing Board. The Governing Board has established the following performance targets for all CoC 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 CoC and ESG funded programs should maintain OR increase their income
3. No more than 35% of persons who were exited from CoC and ESG funded programs should return to homelessness within 1 year

Performance standards may be evaluated on a project-by-project basis and do not apply to the ESG funded shelter project.

At minimum, Lee County expects to assist 20 households with re-housing, and the Triage Center and Low Demand Shelter has a 58 bed capacity, which is expected to have consistent beneficiary occupancy. Success of these programs will be measured by examining the beneficiaries served.