



Action Plan Development

Community Development Block Grant – Disaster Recovery

Lee Board of County Commissioners
Workshop | June 27, 2023



AGENDA

Review

Unmet Needs Analysis

Stakeholder & Public Engagement

Program Design

Implementation

Funding Allocations



BOARD DIRECTION

Do you want staff to proceed with the
DRAFT Action Plan and program design
as outlined?

Oct 5, 2022 at 7:12:16 PM
12050 Shoreview Dr
Matlacha Isles FL 33993
United States



REVIEW

\$1,107,881,000
A L L O C A T I O N

\$775,516,700
70% to low- & moderate-income households
(80% AMI)

FY 2023 Income Limits Summary

FY 2023 Income Limit Area	Median Family Income	FY 2023 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Cape Coral - Fort Myers, FL MSA	\$85,900	Very Low (50%) Income Limits (\$)	\$29,800	\$34,050	\$38,300	\$42,550	\$46,000	\$49,400	\$52,800	\$56,200
		Low (80%) Income Limits (\$)	\$47,700	\$54,500	\$61,300	\$68,100	\$73,550	\$79,000	\$84,450	\$89,900

- Federal Register Notice (88 FR 32046)
- Waivers & Alternative Requirements

ELIGIBLE ACTIVITIES



TIMELINE

Date	Action
May 23	Federal Register Notice Applicability Date
July 21	Financial & Grant Management Certifications Due
August 1-31	Draft Action Plan Public Comment Period
September 19	Public Action Plan Adopted by BoCC
September 20	Public Action Plan & Implementation Plan Submissions
November 21	Initial HUD Review Period Concludes (no later than)
TBD	Implementation

UNMET NEEDS ANALYSIS

HUD	Housing	Infrastructure	Economic Revitalization	Mitigation	Total Allocation
HUD Estimated Unmet Need	\$711,384,551	\$73,053,766	\$178,937,032	\$144,506,000	\$1,107,881,000
% of Total Allocation	74%	8%	18%	Statutory Set-Aside	Unmet Needs + Mitigation Allocation

Local	Housing	Infrastructure	Economic Revitalization	Total Unmet Need
Local Estimated Unmet Need	\$4,598,352,446	\$3,040,625,610	\$881,606,386	>\$8.5 Billion
% of Total Unmet Need	~54%	~36%	~10%	Still Under Development

STAKEHOLDER & PUBLIC ENGAGEMENT

To Date

Consultations

- ✓ Local governments
- ✓ Recovery Task Force
- ✓ Non-profit organizations
- ✓ Other Stakeholders

Infrastructure



Housing



Economic Development



Public Services



Planning

Recovery Task Force Townhalls

- ✓ Members of protected classes
- ✓ Vulnerable populations
- ✓ Underserved communities

Infrastructure



Housing



Natural Resources



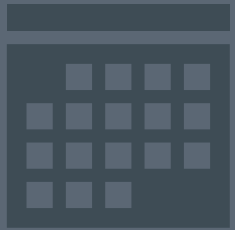
Economic Recovery



Planning and Capacity

STAKEHOLDER & PUBLIC ENGAGEMENT

August 2023



Public Comment Period

- Draft Action Plan Published 8/1/2023
- 30 Day Comment Period



Public Meetings

- North Fort Myers
- Lehigh Acres
- Pine Island
- Harlem Heights
- San Carlos Island



Comments Accepted

- Public Meetings
- Website
- Email
- Mail

PROGRAM DESIGN

Subrecipient vs. Direct Delivery

Specific Projects Identified in Action Plan

Notice of Funding Availability

- Infrastructure
- New Housing Development
- Planning

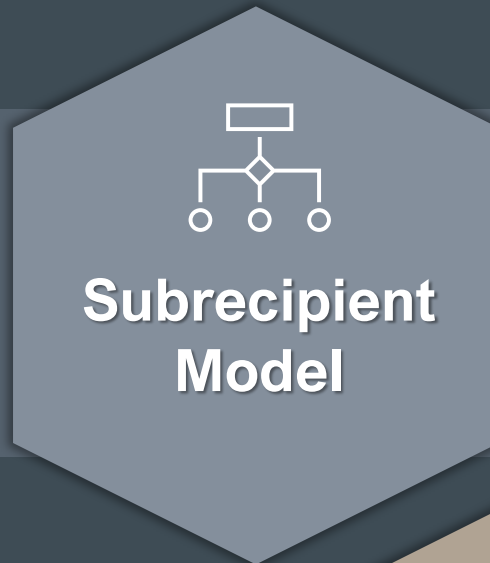
Eligibility Criteria

Prioritization Criteria



PROGRAM DESIGN

Delivery Methods



Grant Management & Compliance

Infrastructure, Public Services, Planning, & Subrecipient Housing Development Programs



Intake

Eligibility

Construction

Case Management

Compliance

PROGRAM DESIGN

Named Projects

INFRASTRUCTURE

- HMGP Matching Program

PLANNING

- Lee County Long-Term Recovery Task Force Recovery Plan
- CDBG-DR Action Plan
- Behavioral Health System of Care Plan

PUBLIC SERVICES

- Behavioral Health Services & System of Care Implementation
- Unmet Needs Long-Term Recovery Group (Case Management)



PROGRAM DESIGN

NOFA Project Selection

Process



Threshold Technical
Review

Recommending
Committee Review

Final BoCC
Selection

Prioritization Criteria

Hurricane Ian
Impact

Readiness to
Proceed

LMI Benefit

Leverage

Cost
Effectiveness

Subrecipient
Capacity

Consistency
with Existing
Plans

PROGRAM DESIGN

Eligibility Criteria

HUD required low- and moderate-income benefits. HUD restricts which type of benefit can be used based on project type.

Housing

Typical Eligibility for Housing Projects

51% of Housing Units Occupied at 80% AMI or less, (49% can be market rate)

Individual household income is documented for eligibility

Area

Typical Eligibility for Infrastructure Projects

51% of the persons within the service area must have an income at or below 80% AMI

Service area typically defined by Census data, may be altered based on boundaries of area served by the facility

Clientele

Typical Eligibility for Public Services Projects

Persons are generally presumed to be eligible

Presumption covers abused children, severely disabled adults, homeless persons, etc.

Jobs

Typical Eligibility for Economic Revitalization Projects

Requires business to create or retain jobs for low- or moderate-income persons

Extensive administrative burden for businesses to avoid clawback

PROGRAM DESIGN

Eligibility Criteria

New Housing Development

Municipalities

Housing
Authorities

Nonprofit
Developers

For-profit
Developers

Critical Facilities / Infrastructure

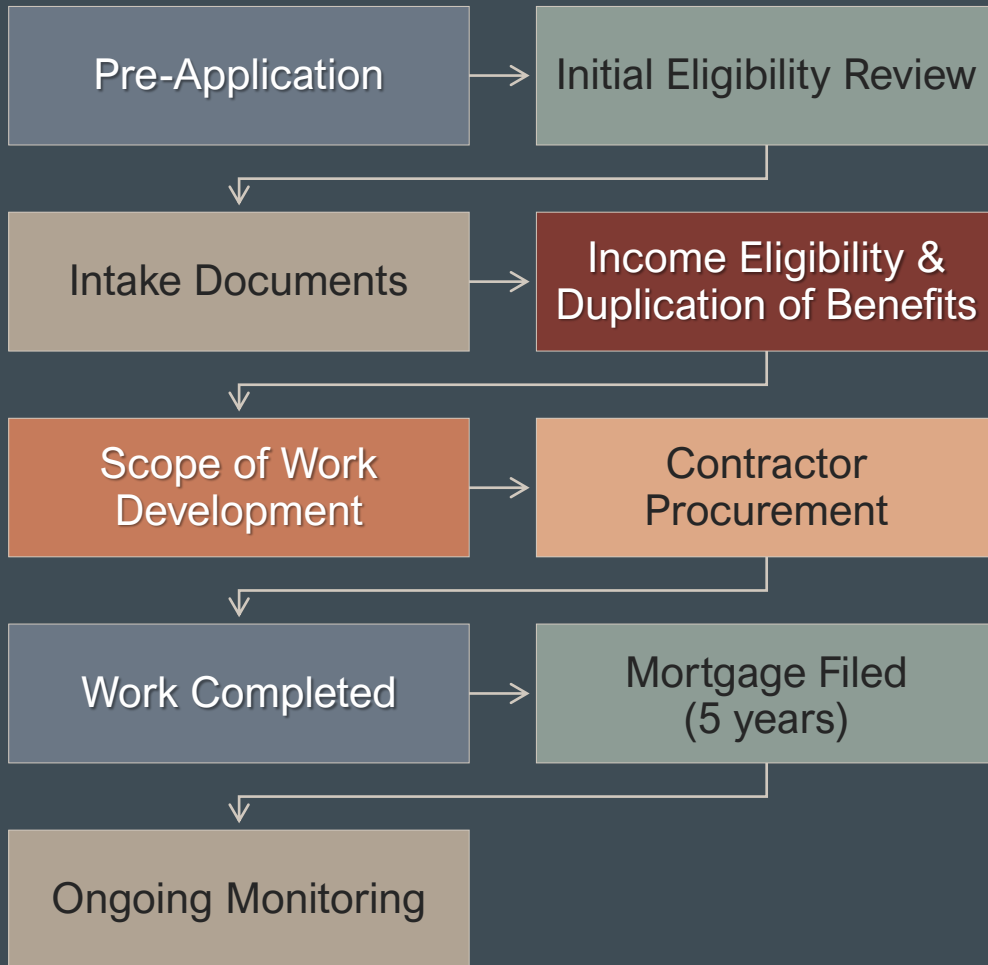
Municipalities

Planning

Municipalities, Special Districts, School District

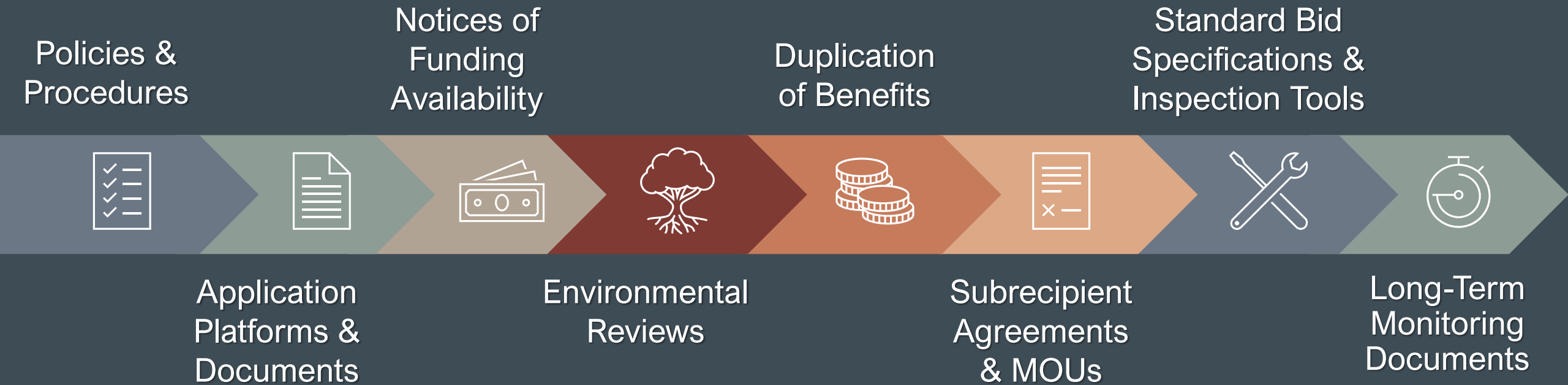
PROGRAM DESIGN

Prioritization Example – Individual Housing Program



Application Phases		PHASE				
		I	II	III	IV	V
Household Income	< 50% AMI	✓				
	50%-80% AMI		✓	✓		
	> 80% AMI				✓	✓
Homeowner 62+ and/or Household Member with Disability	Yes		✓			
	No			✓		
Status of Repairs	Complete					✓
	Incomplete				✓	

IMPLEMENTATION



PROJECT ALLOCATION RECOMMENDATIONS

Unmet Needs Assessment

Community Priorities

Program Design Best Practices

Consultative Sessions

Administrative Burden and Compliance

Long-Term Recovery Task Force

Cost Containment

Impact Dilution

STAFF RECOMMENDATIONS

Housing	Public Facilities & Infrastructure	Public Services	Planning	Administration
\$660,000,000	\$352,486,950	\$15,000,000	\$25,000,000	\$55,394,050
<ul style="list-style-type: none"> • Owner & Renter Occupied Housing Rehabilitation, Reconstruction & Elevation • Multifamily & Single-Family Affordable Housing Development • Homebuyer Purchasing Assistance • Voluntary Residential Buyouts 	<ul style="list-style-type: none"> • Hazard Mitigation Grant Program (HMGP) Matching Program • Critical Public Facilities & Infrastructure 	<ul style="list-style-type: none"> • Long-term Recovery Group Unmet Needs – Individual/Family Case Management • Behavioral Health Services & System Of Care 	<ul style="list-style-type: none"> • Resiliency / Recovery Focused Planning Studies • Behavioral Health System of Care Plan • Task Force Long-Term Recovery Plan • CDBG-DR Action Plan 	<ul style="list-style-type: none"> • Program Administration

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