



**ANNUAL ACTION PLAN  
HUD FISCAL YEAR 2021-2022**

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

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

# Executive Summary

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

### 1. Introduction

The Program Year 2021 Annual Action Plan has been completed in compliance with Federal regulations and through consultation with stakeholders and program staff. A variety of projects have been identified throughout the plan, which are intended to assist in the provision of housing, community development, assistance for individuals and families experiencing homelessness, and neighborhood revitalization. These projects are being undertaken in accordance with the objectives, outcomes, and goals specified in Lee County's 2019-2023 Consolidated Plan.

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

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

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

Beneficiaries:

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

### 3. Evaluation of past performance

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

The Covid-19 pandemic has created additional needs in Lee County. Higher need for rental assistance, economic support, and health and safety measures have been identified throughout the community. At the start of the Covid-19 pandemic, the Southwest Florida Community Foundation administered multiple flash polls to gather data regarding community impact. The April-May 2020 poll revealed that assistance paying bills, access to food, and wellness services (including physical and behavioral health)

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

In addition to needs resulting from the Covid-19 pandemic, other community needs were identified through a gaps analysis that was completed for Lee County in 2019. The three dominant gaps identified were in the areas of behavioral health, housing and transportation. Based on these findings and the need created through the COVID-19 pandemic, additional funding has been allocated to rapid rehousing program, down payment assistance, and non-profit capital improvements.

Staff and others consulted during the planning process evaluated past project outcomes. Through this consultation, it was determined that the continuation of most of the previous year's projects was necessary. In addition, staff and the public recommended that affordable housing be a high priority in this plan. Projects such HOME Non-CHDO housing development and HOME Down Payment Assistance are being allocated additional funds in this plan to facilitate the provision of additional affordable housing units. The allocation for CDBG Non-Profit Capital Improvement is being increased to support the needs of non-profit service providers.

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

Summary from citizen participation section of plan.

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

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

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

Public input received during the January 14, 2021 public meeting, which included a focused discussion around affordable housing. Input was received advocating for youth services, such as child-care assistance, job training, educational and after school programs. Additional input mentioned the need for behavioral health services and how these needs are tied to affordable, permanent housing.

Comments received during the March 11, 2021 public meeting included discussion regarding the availability and functionality of public transportation, specifically bus routes. Suggestions for economic development included supporting and encouraging small businesses. The issue of a lack of affordable housing was discussed, as well as potential development of low-income rental units. There was input

regarding the need for job training among various populations, including expanded certification and credentialing programs and youth mentorship programs.

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

All comments were accepted and considered in the planning process.

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

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

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

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

**Table 1 – Responsible Agencies**

**Narrative (optional)**

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

**Consolidated Plan Public Contact Information**

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

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

### **1. Introduction**

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

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

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

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

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

Lee County Human and Veteran Services is leading continuous efforts for rapidly re-housing persons who are experiencing homelessness. Most recently HVS spearheaded a 100x100 housing campaign

aimed at housing 100 households in 100 days. The Continuum of Care exceed that goal by housing 124 households, and have begun another campaign during which the CoC is expected to far exceed the 100 household goal. The County continues allocate more than \$1.8 million in HUD Continuum of Care funds to provide rapid re-housing assistance to families with children. Remaining Continuum of Care funds are allocated for Permanent Supportive Housing projects, which are prioritized for individuals who are chronically homeless. State Emergency Solutions Grants, Temporary Assistance for Needy Families - Prevention, and Challenge grants funds are used to provide homelessness prevention assistance for persons at risk of homelessness.

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

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

In 2017, the Continuum of Care Governing Board established new project performance targets and approved continuum-wide written standards. In September 2019, the Board approved the transition to a single point of entry model for Coordinated Entry, in accordance with CPD Notice 17-01. ESG projects are monitored annually, and outcomes are included in system performance measures. The Lee County Continuum of Care Governing Board was consulted during their June 2021 meeting. During the meeting, Board members supported the continuation of the Rapid Re-Housing programs administered by Human and Veteran Services and the Salvation Army at the Bob Janes Triage Center.

**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**

See table on next page.

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Affordable Housing Committee/Lee County Community Development
	<b>Agency/Group/Organization Type</b>	Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was completed via email. Feedback included highlighting the current policies in place to assist with eliminating barriers to affordable housing. Feedback included the need for additional very-low and low-income housing, especially among vulnerable population such as the elderly and those with special needs. Feedback also referenced the major gaps of the human service system in the areas of cost-burden, mental illness and substance abuse.
2	<b>Agency/Group/Organization</b>	FL-603 Lee County Continuum of Care
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Other government - Local



	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A consultation with the CoC Governing Board was completed. The board advocated to continue current uses of the Emergency Solutions Grant funding, however, noting the need for wrap around services to be included in the rapid rehousing programs. Existing gaps in supportive services were identified in the areas of behavioral health, digital training and job preparedness training, and furniture and basic household supplies.
3	<b>Agency/Group/Organization</b>	Housing Authority of the City of Fort Myers
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was completed via email. This organization mentioned the importance of available, affordable housing and the need for more affordable housing units. There was some discussion regarding the barriers to success that individuals have regarding maintaining placement once housed.

4	<b>Agency/Group/Organization</b>	Lee County Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation completed via email. Feedback in the areas of planned actions to address the needs of public housing, encourage housing residents to become more involved in management and the efficacy of the housing authorities was provided.

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

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

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

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

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

## **AP-12 Participation – 91.105, 91.200(c)**

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

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

### **Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	9 Committee Members / 4 staff members	Comments received advocated for youth services, such as child-care assistance, job training, educational and after school programs. Additional input mentioned the need for behavioral health services and how these needs are tied to affordable, permanent housing. Attendees were encouraged to critically consider community needs and contact Lee County if they had any additional comments.	No comments were excluded.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/broad community	9 committee members / 5 staff members / one member of the public	Comments received advocated for affordable housing, work force housing, and down payment assistance. Additional input mentioned the need for additional public transportation, outreach and homelessness assistance. Attendees were encouraged to critically consider community needs and contact Lee County if they had any comments.	No comments were excluded.	
3	Newspaper Ad	Non-targeted/broad community	No responses were received in response to this publication	No comments received.	No comments were excluded.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,273,336	50,000	0	3,323,336	0	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,049,047	60,000	0	1,109,047	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	275,471	0	0	275,471	0	
Continuum of Care	public - federal	Admin and Planning Financial Assistance Housing Public Services Rapid re-housing (rental assistance) Rental Assistance Services TBRA Transitional housing	1,997,727	0	0	1,997,727	0	

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: \$		
General Fund	public - local	Admin and Planning Financial Assistance Overnight shelter Public Services Rapid re-housing (rental assistance) Rental Assistance Services	0	0	0	0	0	
Other	public - federal	Other	7,316,783	0	0	7,316,783	0	
Other	public - state	Admin and Planning Financial Assistance Housing Public Services Rapid re-housing (rental assistance) Rental Assistance Services	0	0	0	0	0	
Other	public - state	Admin and Planning Financial Assistance Rental Assistance Services TBRA	0	0	0	0	0	



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Admin and Planning Financial Assistance Services	803,948	0	0	803,948	0	
Other	public - state	Admin and Planning Homebuyer assistance Housing Rapid re-housing (rental assistance) Rental Assistance	0	0	0	0	0	
Other	public - state	Admin and Planning Housing Public Services Rapid re-housing (rental assistance) Rental Assistance Services	300,837	0	0	300,837	0	
Other	public - state	Other	1,371,796	0	0	1,371,796	0	Additional LIHEAP funding through the Cares Act to assist with utilities, whether past due, current or preventative

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Rental Assistance	492,425	0	0	492,425	0	Additional CSBG Cares Act funding to provide assistance with past due rent, mortgage and water.

Table 5 - Expected Resources – Priority Table

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

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

**If appropriate, describe 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.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Development	2019	2023	Affordable Housing		Affordable Housing	HOME: \$158,000	Rental units constructed: 1 Household Housing Unit
2	Housing Rehabilitation and Reconstruction	2019	2023	Affordable Housing		Affordable Housing	CDBG: \$330,890	Rental units constructed: 1 Household Housing Unit Homeowner Housing Rehabilitated: 15 Household Housing Unit
3	Down Payment Assistance	2019	2023	Affordable Housing		Affordable Housing	HOME: \$587,047	Direct Financial Assistance to Homebuyers: 25 Households Assisted
4	Housing and Services for Persons who are Homeless	2019	2023	Homeless		Housing and Services for the Homeless	CDBG: \$20,000 HOME: \$200,000 ESG: \$275,471 ESG-CV: \$2,396,800	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted
5	Public Services for Community Revitalization	2019	2023	Non-Housing Community Development		Community Revitalization	CDBG: \$470,000 CDBG-CV: \$2,604,700	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2295 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Infrastructure Improvements	2019	2023	Non-Housing Community Development		Public Facility Improvements	CDBG: \$477,846	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 350 Persons Assisted
7	Economic Development	2019	2023	Non-Housing Community Development		Economic Development		
8	Public Facility Improvements	2019	2023	Non-Homeless Special Needs		Public Facility Improvements	CDBG: \$152,837	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing Development
	<b>Goal Description</b>	The development of affordable housing will be completed through sub recipient agreements with non-profit organizations using HOME and/or CDBG funds. Units may be added through new construction, acquisition, and/or acquisition and rehabilitation, as allowable by 24 CFR Part 92 and 24 CFR 570, respectively. Funding allocated includes \$158,000 in HOME-CHDO funds.
2	<b>Goal Name</b>	Housing Rehabilitation and Reconstruction
	<b>Goal Description</b>	Housing rehabilitation and reconstruction will be completed by HVS using CDBG funds. The City of Sanibel will also carry out rehabilitation activities for affordable rental housing located on the island. Funding allocated for this goal is \$300,000 in CDBG administered by HVS, and \$30,890 administered by the City of Sanibel. Goal outcome indicators are based on the rehabilitation of 1 unit by the City of Sanibel and 15 units by HVS.

3	<b>Goal Name</b>	Down Payment Assistance
	<b>Goal Description</b>	Down payment assistance (DPA) will be provided by HVS through HOME and SHIP funding. Funding allocated for this goal includes \$587,047 in HOME funds. Households anticipated to be assisted through SHIP DPA are not included here within, but will be reported to funders through other reports. Goal outcome indicators are anticipated to be as follows: 25 homebuyers assisted.
4	<b>Goal Name</b>	Housing and Services for Persons who are Homeless
	<b>Goal Description</b>	<p>Housing and services for persons who are homeless will be provided through sub recipient agreements and by Human and Veteran Services (HVS). Housing and services provided by HVS will include rapid rehousing through ESG and ESG-CV funds and Tenant Based Rental Assistance through HOME funds. Sub-recipients will provide overnight shelter at the Bob Janes through ESG funds, and the coordination services through CDBG funds.</p> <p>Additional housing and services will be provided through CoC, State Unified Homelessness, HOPWA, LIHEAP and general funds. Funding allocations and households anticipated to be assisted through CoC, State Unified Homelessness, HOPWA, LIHEAP and general funds are not included here within, but will be reported to HUD and other funders through other reports.</p> <p>Funding allocations are \$20,000 in CDBG funds, an estimated \$200,000 in HOME funds, and \$275,471 in ESG funds. Goal outcome indicator estimates are 20 households per year served with HOME TBRA funds, 10 households per year served with ESG rapid re-housing funds through Lee County Human and Veteran Services, 10 households per year served with ESG rapid re-housing funds through the Bob Janes Triage Center, and 400 persons being served through ESG funded street outreach, and CDBG funded homeless services coordination.</p>

5	<b>Goal Name</b>	Public Services for Community Revitalization
	<b>Goal Description</b>	Proposed activities will benefit the Suncoast, Palmona Park, Pine Manor and Page Park neighborhoods, which are low- and moderate- income area. In addition, funds will be used to support services for persons who are experiencing homelessness. Funding estimate is based on the allocation of approximately \$470,000 in CDBG administered by HVS and approximately \$2,604,700 in CDBG-CV funds administered by HVS and community partners. Due to the increased need for direct public services as a result of the COVID pandemic, the public service budget has been increased. Goal outcome indicators for public services administered by HVS are based on an estimate that 20% of residents in the identified low- and moderate-income target areas will benefit from public services each year, resulting in approximately 1,895 persons benefiting per year. Approximately 400 persons who are experiencing homelessness will be served through public services to benefit persons who are experiencing homelessness. Funding and goal outcome indicators for housing rehabilitation and reconstruction completed in these areas are reflected in the Housing Rehabilitation and Reconstruction goal.
6	<b>Goal Name</b>	Infrastructure Improvements
	<b>Goal Description</b>	Improvements to public facilities and infrastructure will include the creation of new multi-use paths and pedestrian walkways in low- and moderate- income target areas. Activities undertaken within this goal will be administer by HVS and the City of Bonita Springs. Activities carried out by the City of Bonita Springs will only be within low- and moderate-income areas within the City limits. The Village of Estero will be undertaking the creation of new bus stops in low- and moderate-income target areas within the Village limits.  Funding allocations are \$350,712 in CDBG funds for the City of Bonita Springs and \$127,134 in CDBG funds for the Village of Estero.  Goal outcome indicators as based on the low- and moderate income populations in the target areas.
7	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	No funds will be allocated to economic opportunities in the 2021 Action Plan.

8	<b>Goal Name</b>	Public Facility Improvements
	<b>Goal Description</b>	<p>Improvements to public facilities to make necessary improvements and expansions to facilities owned by non-profit organizations.</p> <p>Funding estimates are based on an average allocation of CDBG funds for \$1,572,837 for public facilities improvements administered by HVS and community partnerships.</p> <p>Goal outcome indicators as based on the number of non-profits who will be assisted with public facility improvements.</p>

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

Lee County Plans to complete 14 projects in year 2021.

### Projects

#	Project Name
1	CDBG Housing Delivery
2	CDBG Housing Rehabilitation and Reconstruction
3	CDBG Homeless Coalition Coordination
4	CDBG Bonita Springs Public Facilities
5	CDBG Estero Public Facilities
6	CDBG Sanibel Rental Rehabilitation
7	CDBG Program Administration
8	CDBG Community Public Services
9	CDBG Non-Profit Capital Improvement
10	HOME Program Administration
11	HOME Down Payment Assistance
12	HOME CHDO Housing Development
13	HOME Tenant Based Rental Assistance
14	ESG21 Lee County

**Table 7 - Project Information**

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

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

## AP-38 Project Summary

### Project Summary Information

See table on next page.



1	<b>Project Name</b>	CDBG Housing Delivery
	<b>Target Area</b>	North Fort Myers Central Fort Myers
	<b>Goals Supported</b>	Affordable Housing Development
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	This project is in support of the CDBG Housing Rehabilitation and Reconstruction Program. Funds will be used to pay for staff salary and soft costs associated with housing rehabilitation and reconstruction projects.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	No direct beneficiaries will result from this project.
	<b>Location Description</b>	This project will be undertaken in association with the housing rehabilitation and reconstruction program in target areas, as well as in unincorporated areas of Lee County.
<b>Planned Activities</b>	The project is in support of the CDBG Housing Rehabilitation and Reconstruction program. Funds will be used to pay for staff salaries and soft costs associated with housing projects.	
2	<b>Project Name</b>	CDBG Housing Rehabilitation and Reconstruction
	<b>Target Area</b>	North Fort Myers Central Fort Myers
	<b>Goals Supported</b>	Housing Rehabilitation and Reconstruction
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$300,000
	<b>Description</b>	Rehabilitation and reconstruction housing units in Lee County. Rehabilitations will continue to be completed in target areas, as well as non-target areas, of Lee County. Funds will be used to pay for construction costs associated with housing rehabilitation and reconstruction.
	<b>Target Date</b>	9/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 15 homeowner housing units will benefit from this project.
	<b>Location Description</b>	This project will be undertaken in target areas as well as in unincorporated areas of Lee County.
	<b>Planned Activities</b>	Rehabilitation and reconstruction of housing units in Lee County. Rehabilitations will continue to be completed in target areas, as well as non-target areas of Lee County. Funds will be used to pay for construction costs associated with housing rehabilitation and reconstruction.
<b>3</b>	<b>Project Name</b>	CDBG Homeless Coalition Coordination
	<b>Target Area</b>	North Fort Myers Central Fort Myers
	<b>Goals Supported</b>	Housing and Services for Persons who are Homeless
	<b>Needs Addressed</b>	Housing and Services for the Homeless
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	This project consists of public services provided to persons experiencing homelessness in Lee County. Services include an annual homeless services day and production of a resource guide. Services will be carried out by the Lee County Homeless Coalition.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 300 persons will be assisted by the public service activities.
	<b>Location Description</b>	The public service activities undertaken in this project will be carried out by the Lee County Homeless Coalition in Fort Myers, FL, and will be available to all persons experiencing homelessness in Lee County.
	<b>Planned Activities</b>	This project consists of public services supporting persons who are homeless in Lee County, including support for the Lee County Homeless Coalition in the preparation and execution of the annual homeless services day, provision of a community-wide resource guide, and planning and preparation of other events and resources.
<b>4</b>	<b>Project Name</b>	CDBG Bonita Springs Public Facilities
	<b>Target Area</b>	

	<b>Goals Supported</b>	Infrastructure Improvements
	<b>Needs Addressed</b>	Community Revitalization
	<b>Funding</b>	CDBG: \$350,712
	<b>Description</b>	This project will involve construction or rehabilitation of public facilities in Bonita Springs, primarily multi-use paths and low- and moderate-income areas within Bonita Springs.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 335 people will benefit from the public facility improvement activities.
	<b>Location Description</b>	This project will be undertaken within low- and moderate-income areas within the limits of the City of Bonita Springs.
	<b>Planned Activities</b>	This project will involve construction or rehabilitation of public facilities in Bonita Springs, primarily multi-use paths and low- and moderate-income areas within Bonita Springs.
<b>5</b>	<b>Project Name</b>	CDBG Estero Public Facilities
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure Improvements
	<b>Needs Addressed</b>	Public Facility Improvements
	<b>Funding</b>	CDBG: \$127,134
	<b>Description</b>	The Village of Estero will be improving public infrastructure.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 3 individuals will benefit from the public infrastructure improvements.
	<b>Location Description</b>	This project will be undertaken within low- and moderate-income areas within the limits of the Village of Estero.
	<b>Planned Activities</b>	This project will involve construction or rehabilitation of public infrastructure in Estero, primarily bus stop shelters in low- and moderate-income areas within the Village of Estero.
<b>6</b>	<b>Project Name</b>	CDBG Sanibel Rental Rehabilitation
	<b>Target Area</b>	

	<b>Goals Supported</b>	Housing Rehabilitation and Reconstruction
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$30,890
	<b>Description</b>	The project will consist of the rehabilitation of affordable rental housing units located within the City of Sanibel.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 1 rental unit will be rehabilitated.
	<b>Location Description</b>	This project will be undertaken within the limits of the City of Sanibel.
	<b>Planned Activities</b>	This project will consist of the rehabilitation of affordable rental housing units located within the City of Sanibel.
<b>7</b>	<b>Project Name</b>	CDBG Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	This funding supports CDBG program administration.
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$250,000
	<b>Description</b>	The project is for the administration of the CDBG program.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	No direct beneficiaries will result from this administration project.
	<b>Location Description</b>	This project will be undertaken by Lee County Human and Veteran Services in Fort Myers, FL
	<b>Planned Activities</b>	This project will include activities for the administration of the CDBG Program.
<b>8</b>	<b>Project Name</b>	CDBG Community Public Services
	<b>Target Area</b>	North Fort Myers Central Fort Myers
	<b>Goals Supported</b>	Public Services for Community Revitalization

	<b>Needs Addressed</b>	Housing and Services for the Homeless Community Revitalization
	<b>Funding</b>	CDBG: \$470,000
	<b>Description</b>	This project will consist of public services, including operating expenses for the Homeless Service Center, for the benefit of low- and moderate-income persons.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 2,000 people will benefit from the public services activities.
	<b>Location Description</b>	The project will be undertaken in four communities located within Lee County. Specific target areas include the central Fort Myers area, including Pine Manor and Page Park, and the North Fort Myers area including Suncoast Estates and Palmona Park.
	<b>Planned Activities</b>	This project will consist of operating expenses for the Homeless Service Center, behavioral and social services, and additional public services for the benefit of low- and moderate-income persons.
9	<b>Project Name</b>	CDBG Non-Profit Capital Improvement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facility Improvements
	<b>Needs Addressed</b>	Public Facility Improvements
	<b>Funding</b>	CDBG: \$1,572,837
	<b>Description</b>	This project will consist of public services for the benefit of low- and moderate-income persons.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 2 public facilities will be assisted. Beneficiaries will be determined upon receipt of applications.
	<b>Location Description</b>	This project will consist of capital improvements for non-profit organizations that serve low- and moderate-income persons. Project location will be determined on receipt of applications, but may be undertaken in target areas or other areas of unincorporated Lee County.

	<b>Planned Activities</b>	This project will consist of capital improvements for non-profit organizations that serve low- and moderate-income persons. Activities and beneficiaries will be determined upon receipt of applications.
<b>10</b>	<b>Project Name</b>	HOME Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing Development Down Payment Assistance Housing and Services for Persons who are Homeless
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$104,000
	<b>Description</b>	This project supports the administration of the HOME program.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This activity supports the administration of the HOME project, no direct beneficiaries will result from it.
	<b>Location Description</b>	This project will be undertaken by Lee County Human and Veteran Services in Fort Myers, FL.
	<b>Planned Activities</b>	Administration of the HOME program.
<b>11</b>	<b>Project Name</b>	HOME Down Payment Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Down Payment Assistance
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$587,047
	<b>Description</b>	This project includes the provision of down payment assistance to eligible home buyers in Lee County.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 25 households will benefit from this activity.
	<b>Location Description</b>	This project will be undertaken in all areas of Lee County.

	<b>Planned Activities</b>	Provision of down payment assistance to eligible homebuyers in Lee County.
<b>12</b>	<b>Project Name</b>	HOME CHDO Housing Development
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing Development
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$158,000
	<b>Description</b>	This project will consist of CHDO acquisition and rehabilitation or new construction of housing units.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1 household will benefit from this activity.
	<b>Location Description</b>	The location of this project will be determined by the CHDO, and may be completed in target areas as well as non-target areas of Lee County.
	<b>Planned Activities</b>	This project will consist of CHDO acquisition, acquisition and rehabilitation, or construction of one housing unit.
<b>13</b>	<b>Project Name</b>	HOME Tenant Based Rental Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing and Services for Persons who are Homeless
	<b>Needs Addressed</b>	Housing and Services for the Homeless
	<b>Funding</b>	HOME: \$200,000
	<b>Description</b>	This project consists of using HOME funds for a tenant based rental assistance (TBRA) program for households who are homeless. TBRA provides rental subsidies to assist households to obtain and maintain permanent housing.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 20 households will benefit from the tenant based rental assistance project.
	<b>Location Description</b>	Project locations will be throughout Lee County.

	<b>Planned Activities</b>	Project will consist of rapid re-housing activities.
<b>14</b>	<b>Project Name</b>	ESG21 Lee County
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing and Services for Persons who are Homeless
	<b>Needs Addressed</b>	Housing and Services for the Homeless
	<b>Funding</b>	ESG: \$275,471
	<b>Description</b>	Lee County intends to use the ESG 2021 Annual Entitlement Allocation to complete shelter and outreach activities, rapid re-housing activities, and program administration activities.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 23 individuals will benefit from these activities.
	<b>Location Description</b>	The ESG project will be undertaken throughout Lee County.
	<b>Planned Activities</b>	This project will consist of street outreach, rapid re-housing and program administration activities.



## **AP-50 Geographic Distribution – 91.220(f)**

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

CDBG funds will be used in unincorporated Lee County, the City of Bonita Springs, the City of Sanibel, and the Village of Estero.

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

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

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

## Affordable Housing

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

#### Introduction

The development of affordable housing will be completed through sub recipient agreements with non-profit organizations using HOME and/or CDBG funds. Units may be added through new construction, acquisition, and/or acquisition and rehabilitation, as allowable by 24 CFR Part 92 and 24 CFR 570, respectively.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	165
Non-Homeless	50
Special-Needs	0
Total	215

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	62
The Production of New Units	1
Rehab of Existing Units	15
Acquisition of Existing Units	1
Total	79

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

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

### **Introduction**

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

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

Lee County Housing Authority is planning to convert Public Housing stock to tenant-based assistance, if it is deemed feasible. Further analysis is needed to determine the best course of action for the LCHA and its residents. Additionally, there are plans to replace the roofing on all 3 developments, pending the receipt of funding.

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.

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

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

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

Lee County Human and Veteran Services is actively coordinating with HACFM and LCHA regarding the

lease up emergency housing vouchers (EHV) that were provided as a result of the American Rescue Plan.

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

Public Housing residents have the benefit of voluntary participation in the LCHA Family Self Sufficiency program, which provides one-on-one counseling and guidance in the areas of employment, secondary education, credit counseling, and homeownership counseling. LCHA also plans to implement a Homeownership program which would allocate a percentage of our Housing Choice Vouchers to be used to subsidize mortgages for our qualified HCV participants. The Housing Authority of the City of Fort Myers has active tenant associations at three of the public housing properties to encourage resident participation and involvement.

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

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

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

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

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

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

Funding provided as a result of the Covid-19 pandemic was used to significantly enhance street outreach and coordinated entry services. Street outreach efforts were expanded through the implementation of Housing Outreach and Treatment Teams. Many Continuum's of Care (CoC) across the U.S., leverage partnerships with local law enforcement agencies to conduct street outreach to persons who are experiencing homelessness. This effort, often referred to as Homeless Outreach Teams or HOT Teams, has many models.

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

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

In addition, Coordinated Entry services, which aim to connect individuals and families to permanent housing resources were expanded to be available 24 hours per day, 7 days per week through a partnership with Center for Progress and Excellent, the local behavioral health agency which also operates the Mobile Crisis Unit. This partnership provides connections to housing and also crisis assessment outside of regular business hours.

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

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

or programs. Emergency shelter and transitional housing needs may also be addressed through grant funding opportunities, such as the competitive Continuum of Care process, and through other state or local funding streams.

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

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

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

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

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

Human and Veteran Services and other local agencies provide many programs and services aimed at preventing homelessness and stabilizing clients. These programs include job training, job readiness,

financial management courses, and active case management. Several homelessness prevention programs active throughout the County provide assistance with rent and utilities to ensure that persons who are extremely low-income do not become homeless. These programs have streamlined the application, assistance, and referral process for persons who are homeless by participating in the coordinated entry process implemented by the Continuum of Care.

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

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

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

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

In addition, quarterly reports are collected from regional partners to evaluate the actions taken toward addressing barriers to fair housing, as noted in the Analysis of Impediments. Actions taken toward eliminating these barriers will include providing accessibility and modifications in housing units. Lee County has collaborated with other local governments and the public housing authorities to update the Analysis of Impediments to Fair Housing Choice (AI). The updated AI is attached to Lee County's 2019-2023 Consolidated Plan.

Advocacy and education, as well as meeting with elected officials.



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

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

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

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

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

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

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

affordable housing.

This includes:

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

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

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

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

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

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

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

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

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

### **Actions planned to develop institutional structure**

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

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

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

## Program Specific Requirements

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

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

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

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows: Not applicable.
  
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

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

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired

with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

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

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

Not applicable.

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

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

The existing Lee County Policy and Procedure manual and CoC Written Standards and Coordinated Entry Policies will be used to outline standards for the ESG rapid re-housing project. CoC Written Standards and Coordinated Entry Policies are attached to this plan.

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

Income inclusions, income exclusions, and documentation standards can be found in the referenced manual. Verification and documentation of eligibility will be maintained in participant case files. Provided the requirements of each individual self-sufficiency plan are met, eligible households can receive 50 percent rent subsidies for six months. Exceptions may be made to the duration of assistance after management review and approval.

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

2. If the Continuum of Care has established centralized or coordinated assessment system that

meets HUD requirements, describe that centralized or coordinated assessment system.

The Coordinated Entry System has three goals

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

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

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

Lee County has determined the programs to receive assistance and their allocations based on comments received by the public and in consultations during the planning process, as well as staff review of program success to date. A portion of the ESG allocation is provided to the Salvation Army support rapid-rehousing 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.

The 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. At minimum, Lee County expects to assist 68 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.

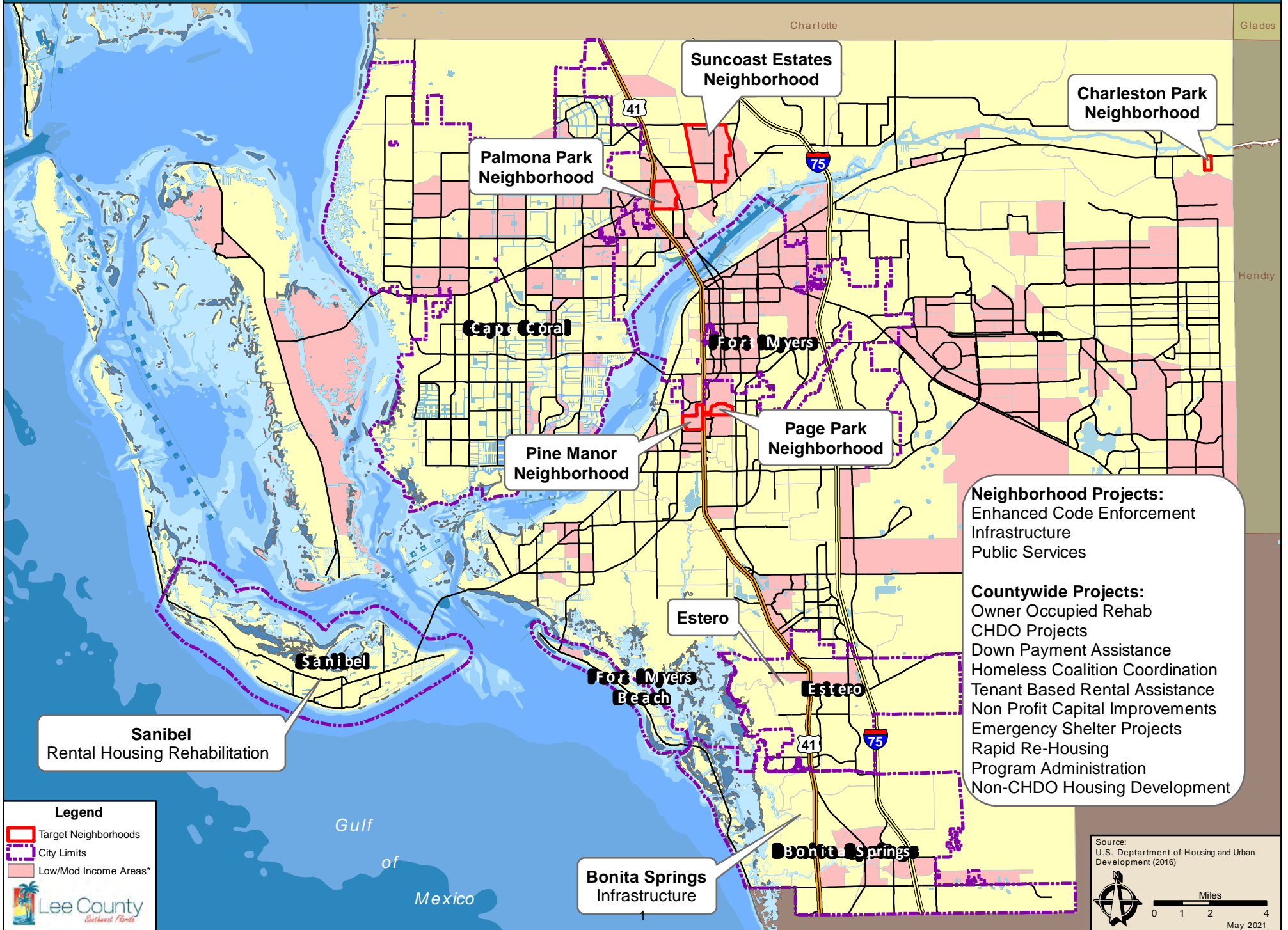


## **Grantee Unique Appendices Index**

- Page 1:** 2021 Annual HUD Plan Project Location Map
- Page 2:** 2021 Annual HUD Plan Minority Concentration Map
- Page 3:** 2021 Annual HUD Plan Hispanic Concentration Map
- Page 4:** Affidavit of Publication for Meeting 1
- Page 6:** Citizen Participation Meeting 1 Minutes
- Page 12:** Affidavit of Publication for Meeting 2
- Page 16:** Citizen Participation Meeting 2 Minutes
- Page 21:** Consolidated Planning Requirements Waiver Use
- Page 23:** 2021 Point in Time Count

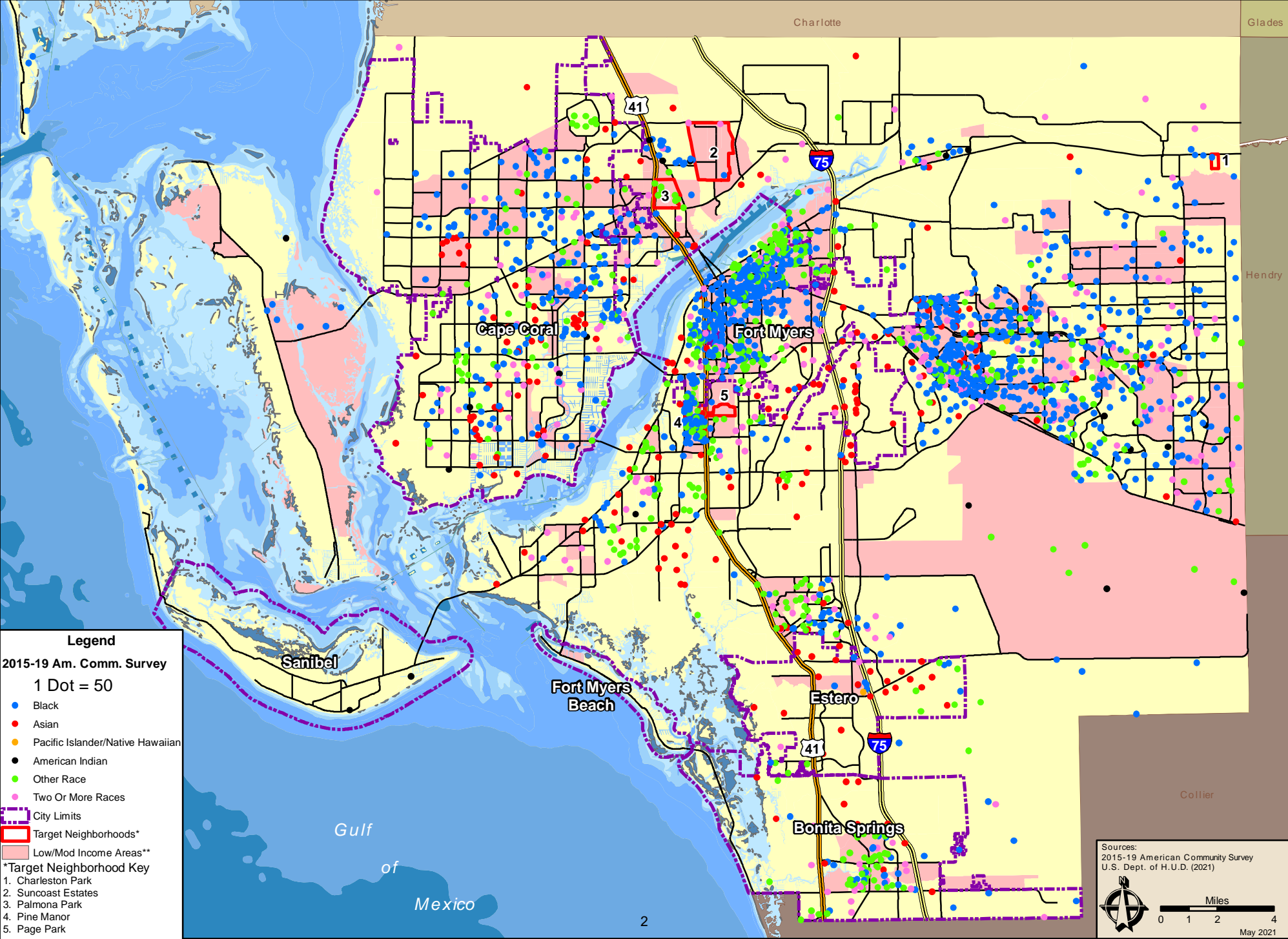


# FY 2021 Project Locations



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

# Minority Concentration



**Legend**

2015-19 Am. Comm. Survey

1 Dot = 50

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

\*Target Neighborhood Key

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

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

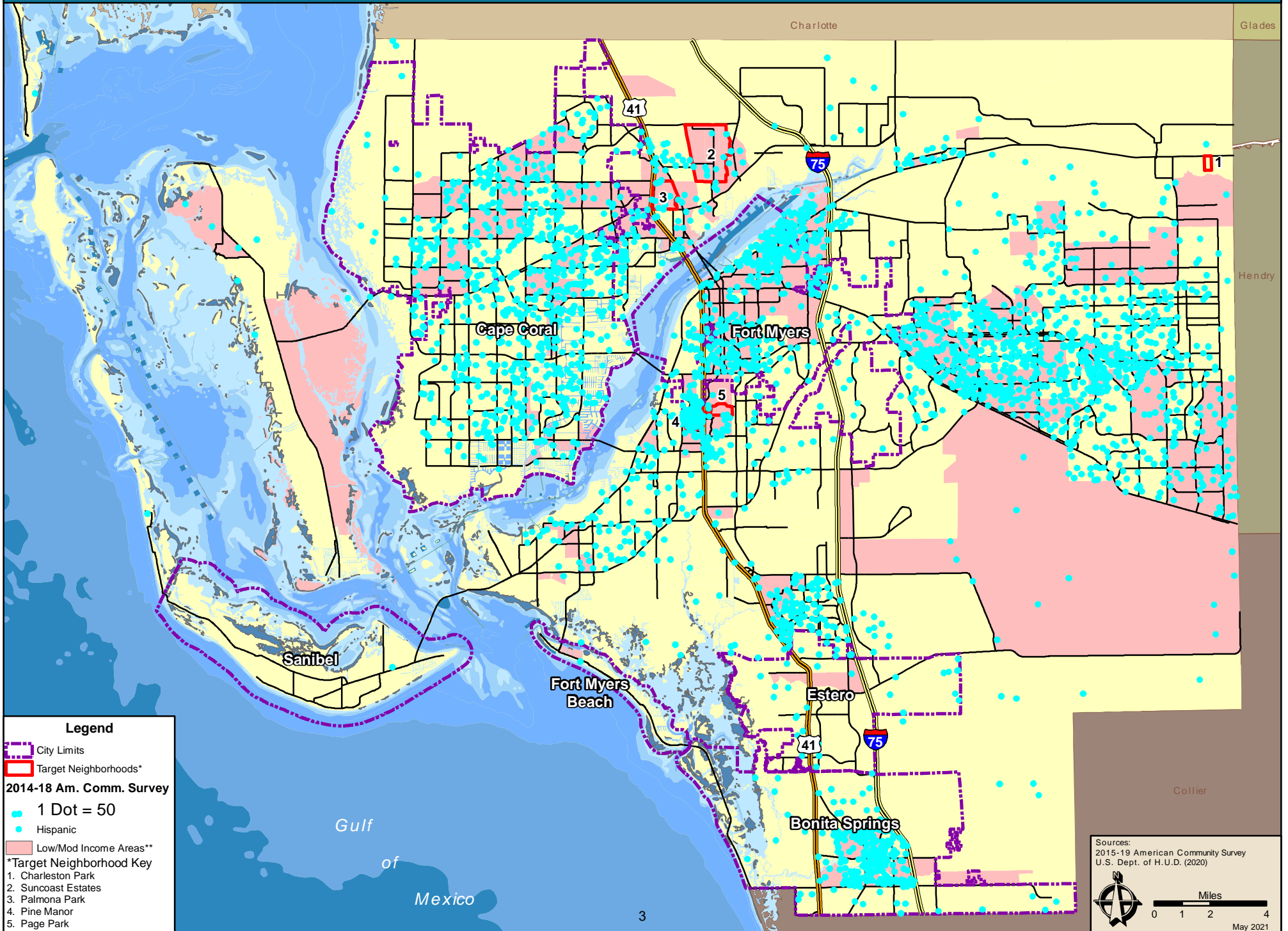
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May 2021

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



# Hispanic Concentration



**Legend**

- City Limits
- Target Neighborhoods\*
- 2014-18 Am. Comm. Survey**
- 1 Dot = 50
- Hispanic
- Low/Mod Income Areas\*\*
- \*Target Neighborhood Key**
- 1. Charleston Park
- 2. Suncoast Estates
- 3. Palmona Park
- 4. Pine Manor
- 5. Page Park

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

Miles  
0 1 2 4

May 2021

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

# The News-Press media group

news-press.com A GANNETT COMPANY

LCBC DEPT OF HUMAN SERVIC  
ATTN ARIANA TANG  
2440 THOMPSON ST  
FORT MYERS, FL 33901

STATE OF WISCONSIN COUNTY OF BROWN:

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

## PUBLIC NOTICE

In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

1/7/2021

Affiant further says that the said News-Press is a paper of general circulation daily in Lec, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 7<sup>th</sup> day of January, 2021.

Legal Clerk

  
Notary Public State of Wisconsin County of Brown

My commission expires

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NANCY HEYRMAN  
Notary Public  
State of Wisconsin

21 JAN 11 AM 3:34



## Notice of Public Hearing Annual 2021 Action Plan



In accordance with U.S. Department of Housing and Urban Development (HUD) regulations governing Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME programs, Lee County hereby notifies the public that a public hearing is scheduled to take comments related to the development of the 2021 Annual Action Plan. In general, housing, community development, and projects to assist the homeless or prevent homelessness will be undertaken. Lee County encourages residents to participate in the development of this plan. All comments from residents will be considered in preparing the final plan and reported in the document.

Lee County will hold virtual public meetings on:

- January 14, 2021 at 5:30 pm. Meeting can be accessed at 1 (866) 899-4679 or <https://global.gotomeeting.com/join/358897549>

In accordance with the Americans with Disabilities Act, Lee County will not discriminate against individuals with disabilities in its services, programs, or activities. To request an auxiliary aid or service for effective communication or a reasonable modification to participate, contact Joan LaGuardia, (239) 533-2314, Florida Relay Service 711, or [jlguardia@leegov.com](mailto:jlguardia@leegov.com). Accommodation will be provided at no cost to the requestor. Requests should be made at least five business days in advance. Persons needing translation services should contact Clare Dennehy at 239-533-7905, by email at [cdennehy@leegov.com](mailto:cdennehy@leegov.com), or in person at Lee County Human and Veteran Services, 2440 Thompson Street, Fort Myers, Florida 33901. Requests should be made 48 hours in advance. Accommodation will be provided at no cost to the requestor.

De acuerdo con el Acto de Americanos Discapacitados, el Condado de Lee no discriminará contra individuos con discapacidades en sus servicios, programas o actividades. Para solicitar una ayuda auxiliar o servicio para la comunicación efectiva o una modificación razonable para participar, póngase en contacto con Joan LaGuardia por teléfono al 239-533-2314; a través del Servicio de Retransmisión de Florida, llamando al 711; o [jlguardia@leegov.com](mailto:jlguardia@leegov.com). Las personas que necesitan servicios de traducción se deberían poner en contacto Clare Dennehy al 239-533-7905, por el correo electrónico en [cdennehy@leegov.com](mailto:cdennehy@leegov.com), o en persona en el Servicios Humanos del Condado de Lee, 2440 Thompson Street, Fort Myers, Florida 33901. Las solicitudes deberían ser hechas 48 horas de antemano. El alojamiento será proporcionado gratis al solicitante.

**LEE COUNTY  
 COMMUNITY ACTION AGENCY  
 AND  
 NEIGHBORHOOD DISTRICT COMMITTEE  
 VIRTUAL MEETING MINUTES  
 January 14, 2021**

**Members Present:** Lee Coleman  
 Kerry Constantine  
 Charles Garretson  
 Anne Gomez  
 Jah-Mau Lambert  
 Kari Lefort  
 Kirsten O'Donnell  
 Joseph Redmon  
 Keesha Wick

**Others Present:** None

**Members Excused:** None

**Members Unexcused:** Ian Connell  
 Amy McLaughlin

**Staff Present:** Clare Dennehy  
 Kim Hustad  
 Jeannie Sutton  
 Mark Tesoro

**ITEM**

**I. Call To Order and Establish Quorum**

The meeting was called to order at approximately 5:32 p.m. Quorum present.

**A. Members Present**

**1. Members Absent/With Excuse**

None.

**2. Members Absent/Without Excuse**

Ian Connell and Amy McLaughlin are absent without an excuse.

**B. \*Approval of September 10, 2020 and December 3, 2020 Minutes**

Ms. Wick requested a motion to approve the September 10, 2020 and December 3, 2020 meeting minutes.

**ACTION:**

Mr. Lee Coleman made a motion to approve the September 10, 2020 and December 3, 2020 minutes and Mr. Charles Garretson seconded the motion, which passed unanimously.

S:\Human Services\NB\CAA-NDC\Minutes\2021\01 14 2021 minutes.docx  
 Page 1 of 6

Ms. Kirsten O'Donnell requested the September 10, 2020 minutes be amended to reflect she was introduced as a new member, which she is not. The minutes should reflect that Kerry Constantine was introduced as a new member.

**ACTION:**

Mr. Lee Coleman made a motion to accept the amendment and Mr. Charles Garretson seconded the motion.

**II. Public Comment**

None.

**III. Reports**

**A. Program Reports**

**1. COVID Response Update – Kim Hustad**

Ms. Hustad mentioned the Department of Human and Veteran Services office is closed to the public and staff is prohibited face-to-face contact. Fifty percent are currently working remotely. We are strictly enforcing social distancing and wearing masks. The conference room has been converted to cubicles as additional staff was brought over from Lee Cares.

**3. Homeless Prevention Report – Kim Hustad**

Ms. Hustad mentioned since COVID started they received 2,024 applications, which does not include the backlog in the e-mail portal. They are moving to a different platform, which is easier to manage. So far, they assisted 424 household, 321 were denied as a result of not returning their documentation. Currently 150 are being reviewed and 450 are waiting to be reviewed.

**4. CSBG Financial Report – Kim Hustad**

Ms. Hustad said the report was not available at the time due to fiscal being overwhelmed.

**ACTION:**

Ms. Hustad said this CSBG Financial Report is tabled until the next meeting.

**5. CoC Update – Mark Tesoro**

Mark Tesoro introduced himself. He is the manager who oversees the Continuum of Care. They are currently working on the PIT Count. The PIT count is an annual activity they conduct at the end of January where they do an unsheltered and sheltered count. The unsheltered count is primarily done with volunteers and other staff that count individuals who are homeless. Due to COVID, things will have to be done differently with abbreviated interviews. They will be utilizing the HOT team and others to conduct the PIT count on January 27, 2021. The 100 by 100 project, which refers to housing 100 households in 100 days. Currently, they are in week 5 and were able to house 20 households. The Cold Weather Outreach program entails a coordinated effort with the Emergency Operations Center. When temperatures reach 40 degrees or colder, the outreach program is enacted. Information is pushed out to the individuals to let them know when and where they can obtain blankets and/or offer shelter.

Kerry Constantine said she understands the PIT Count is very important for funding for the county. She would like to know what the plan is to reach out to others besides downtown Fort Myers. She is referring to Cape Coral, Lehigh Acres, Bonita Springs and Fort Myers Beach. Mark Tesoro said due to COVID, it has been a challenge to get volunteers. The Department of Housing and Urban Development went from not allowing waivers and allowing waivers and recently saying if we did the PIT Count in 2020, you do not have to have a waiver at all. From the County's perspective, they will collect the information with an amended survey. Jeannie Sutton mentioned in the past they have gone to service locations at Fort Myers Beach, Lehigh Acres and Bonita Springs. Ms. Wick mentioned she has toiletries and asked would this be items she could give to Human and Veteran Services. Mark Tesoro stated yes they could use them. Discussion took place regarding Cold Weather Outreach. Mark Tesoro mentioned when they are on site they offer blankets, coffee, blankets and transportation to shelters or the Bob Janes Triage Center. Some homeless individuals do not want to leave their camp, or may have had a bad experience with the shelter or triage. Ms. Hustad stated the Salvation Army Resource Center is open to homeless individuals. They can utilize laundry, showering, mental health resources and much more. Question was asked about law enforcement being involved with the homeless. Jeannie Sutton said law enforcement have designated their own team. They are still bringing members onto their teams.

## B. Neighborhood Reports

### 1. Charleston Park – Joseph Redmon

Mr. Redmond provided a report for Charleston Park.

- Job Fair will take place on Saturday, January 16, 2021 at 10:00 a.m.
- A Valentine's Day dance is being planned
- Annual Charleston Park Day will take place on April 24, 2021

### 2. Page Park - Lee Coleman

Mr. Coleman provided a report for Page Park.

- Food is being distributed on Tuesday, Wednesday and Thursday
- The community center is planning to open in February
- A new coordinator is training
- Midwest Food Bank will provide food commodities

### 3. Palmona Park – None

### 4. Pine Manor – Anne Gomez

Ms. Gomez provided a report for Pine Manor

- There are no events scheduled they are to be determined
- Ongoing programs continue
- The Adopt a Family for Christmas provided gifts for 243 children
- The Christmas Dinner was a drive thru event with 225 individuals drove through



**5. Suncoast Estates – Charles Garretson**

Mr. Garretson provided a report for Suncoast Estates

- Bread is distributed every day from 9:00 to 12:00
- Food Stamps and other programs continue
- The Adopt a Family for Christmas provided gifts for 175 children
- Not sure when they will reopen fully due to COVID

**IV. New Business**

**A. CSBG Organizational Standards – Kim Hustad**

Ms. Hustad mentioned every year they have to report on operations, personnel, etc. She thanked Clare Dennehy for her assistance. The Department of Economic Opportunity developed an electronic platform which made it much easier. It was due on January 4, 2021 and have already been reviewed by the monitor. There are a few items that have to be cured. Conflict of Interest forms need to be completed every 2 years and operational changes are to be reported at every meeting.

**B. CAA/NDC Vacancies and Elections in Neighborhoods – Kim Hustad**

Ms. Hustad mentioned Fred Richards resigned from the CAA/NDC board. He did find a replacement, but she must complete an application and be submitted to the Board of County Commissioners.

Ms. Hustad asked what neighborhoods are meeting as their term expired October 2020. Suncoast is meeting, Pine Manor is meeting, no other responses. Ms. Hustad said they have to have a democratic election. Within the next couple of months this has to be cleared up. The neighborhood members need to consider whether they want to be reelected or if their local association wants to elect someone else.

**C. \*Community Action Agency (CAA/NDC) Meeting Dates FY 2021, January 14, 2021, March 11, 2021, June 10, 2021, September 9, 2021 and November 18, 2021 – Kim Hustad**

Ms. Hustad reviewed the dates for the upcoming dates for FY 2021 CAA/NDC meetings. Ms. Hustad stated she needed a motion of approval.

**ACTION:**

Mr. Charles Garretson made a motion to approve the FY 2021 CAA/NDC meeting dates and Joseph Redmond seconded the motion, which passed unanimously.

**V. Public Hearing**

**A. Program Year 2021 HUD Grant Annual Plan Development : Accepting input for the Development of the 2021 Annual Plan – Clare Dennehy**

Ms. Clare Dennehy is asking for input for forming the Annual Action Plan for FY 2021. The plan is for CDBG, HOME and ESG grants. She shared the handout on the screen. She gave an overview about the funding and what the eligibility activities are. The total CDBG entitlement is around \$3.2 million and some of the eligible programs include:

- Acquisition of real property
- Public facilities and improvements
- Demolitions

- Afterschool programs
- Community center operations
- Homeless services
- Connecting privately owned utilities
- Rehabilitation of streets or businesses
- Economic development with small businesses
- Down payment assistance and program administration.

Ms. Dennehey asked does the committee have input or ideas where CDBG funding should be spent. Someone asked about a timeline. Clare Dennehey said this will be submitted in the early fall of 2021 and will go into place effective October 2021. Kerry Constantine suggested the need to focus on affordable and transition housing. All comments will be summarized and submitted with the plan for consideration. Suggestion was made for emergency transitional housing. Ms. Sutton said the Bob Janes Triage Center has respite unit beds for those that are medically needy and individuals in wheelchairs are able to go as long as they can self-transfer. Suggestion to have additional respite unit beds available at the Triage Center.

Ms. Dennehey inquired about infrastructure, job training or youth programs. She wanted to know what aspects are important in the community such as job training, education, such as afterschool programs. Suggestion was made for assistance with addictions and drug prevention. Ms. Dennehey stated assistance with addictions and drug prevention is not an eligible expense. Ms. Sutton said the expense for public services is approximately 15% maximum, which can be utilized for public services. She did elaborate the County funds behavioral services through general fund dollars in the amount of \$4 million.

Ms. Keesha Wick mentioned child care is needed especially with COVID. Question was asked could additional funding for additional housing units be utilized. The funding is expended very quickly and the formula is allocated by the State. It was mentioned by a committee member that the funding is not enough to meet the needs of the community. Ms. Dennehey asked what approach would help to obtain housing. Committee member mentioned when a client has an eviction notice, it is too late to ask for rental assistance and possibly revamp??? the program. Ms. Sutton stated the regulations stipulate they have to have an eviction notice especially with the COVID relief package.

Mr. Charles Garretson asked why property could not be purchased to build tiny houses before they individuals are evicted. Ms. Dennehey will look into it further.

**B. CDBG CARES Act 2 Application – Clare Dennehey**

Ms. Dennehey there has been funding for CDBG CARES Act, Lee County received funding for CARES Act 1 and CARES Act 3 and the total is 4.5 million. There is an opportunity to apply for CARES Act 2. The County is applying for CARES Act 2 which is approximately \$1,006,972.00. This set of money has different rules. All the programs and projects have to be in response to prevent or prepare for COVID. Some eligible activities include:

- Building activities
- Assistance to businesses
- Job Training
- Delivering meals on wheels
- Installation of wiring for internet access
- Planning
- Foreclosure and eviction prevention

Ms. Dennehey is looking for suggestions if the County should be awarded the funding. What community needs are unmet or need attention.

Mr. Charles Garrison said there is problems with transportation in his community, as there are no bus routes in their area.

Ms. Dennehey mentioned with CARES Act 1 & 3 they have funded program for homeless outreach, housing placement and foreclosure and eviction prevention services. Keri Lefort said she agrees with all those items that were previously funded and continue with that. She also suggested with job training. Kirsten O'Donnell mentioned those who live in communities without transportation need access to obtain the vaccine.

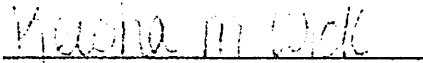
**VI. Adjournment**

Meeting adjourned

**Adjournment**

The next CAA/NDC virtual meeting is March 11, 2021.

Meeting adjourned.



Keesha Wick, Chair



Anne Gomez, Vice Chair

- C: Lee County Board of County Commissioners, District #1, #2, #3, #4, and #5
- Marc Mora, Assistant County Manager
- Roger Mercado, Director, Human & Veteran Services
- Andrea Fraser, Deputy County Attorney
- Dorothea Austin, Department of Economic Opportunity

Timestamp

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2440 THOMPSON ST  
FORT MYERS, FL 33901  
ATTN JOANN DENIGRIS

STATE OF WISCONSIN COUNTY OF BROWN;

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC NOTICE

In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

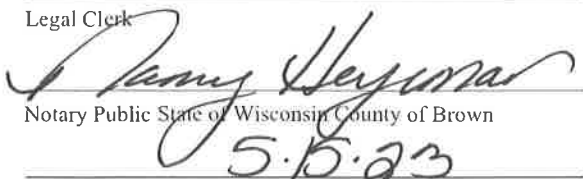
3/4/2021

Affiant further says that the said News-Press is a paper of general circulation daily in Lee, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 4th day of March, 2021.



Legal Clerk



Notary Public State of Wisconsin County of Brown

5.5.23

My commission expires

NANCY HEYRMAN  
Notary Public  
State of Wisconsin

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Customer No: LCBC DEPT OF HUMAN SERVICE  
PO#: PUBLIC NOTICE



## NOTICE OF PUBLIC HEARING ANNUAL 2021 ACTION PLAN



In accordance with U.S. Department of Housing and Urban Development (HUD) regulations governing Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME programs, Lee County hereby notifies the public that a public hearing is scheduled to take comments related to the development of the 2021 Annual Action Plan. In general, housing, community development, and projects to assist the homeless or prevent homelessness will be undertaken. Lee County encourages residents to participate in the development of this plan. All comments from residents will be considered in preparing the final plan and reported in the document.

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NP-GCI0602759-02

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1500 Lakeside Blvd. SE  
Sat. March 6, 2021. 9am to Noon  
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Estero Community Garage Sale  
1500 Lakeside Blvd. SE  
Sat. March 6, 2021. 9am to Noon  
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Cape Coral, FL

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# SELL IT BUY IT FIND IT

cars  
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antiques  
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computers  
boats  
sports equipment  
pets  
instruments  
jewelry  
furniture  
auctions  
collectibles  
appliances  
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coins

## Place your classified ad today.

**LEE COUNTY  
COMMUNITY ACTION AGENCY  
AND  
NEIGHBORHOOD DISTRICT COMMITTEE  
VIRTUAL MEETING MINUTES  
March 11, 2021**

**Members Present:** Lee Coleman  
Kerry Constantine  
Charles Garretson  
Anne Gomez  
Kari Lefort  
Kirsten O'Donnell  
Aimce McLaughlin  
Joseph Redmon  
Keesha Wick

**Others Present:** None

**Members Excused:** Ian Connell

**Members Unexcused:** Jah-Mau Lambert

**Staff Present:** Clare Dennehy  
Kim Hustad  
Jeannie Sutton  
Mark Tesoro

**ITEM**

**I. Call To Order and Establish Quorum**

The meeting was called to order at approximately 5:32 p.m. Quorum present.

**A. Members Present**

**1. Members Absent/With Excuse**

Mr. Ian Connell is absent with an excuse.

**2. Members Absent/Without Excuse**

Mr. Jah-Mau Lambert is absent without an excuse.

**B. \*Approval January 14, 2021 Minutes**

Ms. Wick requested a motion to approve the January 14, 2021 meeting minutes.

**ACTION:**

Ms. Kirsten O'Donnell made a motion to approve the January 14, 2021 minutes and Mr. Charles Garretson seconded the motion, which passed unanimously.



**II. Public Comment**

Ms. Clare Dennehy presented the Annual (HUD) Housing and Urban Development allocations. Community Development Block Grant (CDBG). HOME and Emergency Shelter Grant (ESG) entitlement amounts for FY 2021 program year. The money will be allocated this fall. The total a CDBG allocation amount is \$3.2 million, HOME is \$1 million and ESG is \$275,000. Some project possibilities:

- Acquisition of real property
- Public facilities and improvements
- Clearance
- Public services
- Privately owned utility installation
- Housing construction by CBDO
- Code Enforcement
- Special economic activities
- Down payment Assistance
- Program Administration

Activities currently that are run through CDBG are public facilities and improvements, public services, rehabilitation and admin. Previously discussed at the meetings were economic development, job training in the community, mentorship youth program, affordable housing needs and transportation.

Ms. Kirsten O'Donnell mentioned affordable housing, work force housing would be a valuable investment either for construction or down payment assistance.

Activities with HOME funding can be utilized for new construction, owner or renter occupied housing, rehabilitation, down payment assistance, tenant based rental assistance and program administration.

Some eligible activities for ESG are street outreach, homelessness prevention, homeless shelter renovations and rapid rehousing.

Mr. Garretson said that he thought that was a pretty good plan.

Ms. Dennehy stated should anyone have additional comments, please let her know.

**III. Reports**

**A. Program Reports**

**1. Continuum of Care (CoC) Update) – Mark Tesoro**

Mr. Tesoro stated he is the manager for the Homeless Impact Program. On December 1, 2020 the CoC took on the challenge of housing 100 households in 100 days. Rapid rehousing has exceed the goal with 115 households housed. This translates to 186 individuals with 60 of those who were children. The NOFA was submitted for approximately \$700,000 for street outreach and non-congregate shelter. They are in the process of reviewing application received. The Performance Evaluation and Ranking Committee (PERC) is reviewing the criteria for projects to be funded. The Rapid Transition Collaborative plan was submitted to the City of Fort Myers Council for review.

It was not previously approved by the council. It is on their agenda for reconsideration. The outreach team from our office, the HOT teams and Centerstone are out in the field daily to see what the needs are and try to provide housing for them.

Ms. Hustad introduced Ms. Nicole Turner with the Procurement Department for Lee County. Their department is assisting households facing homelessness or housing instability due to the inability to pay rent or utilities as a result of the COVID-19 pandemic.

## 2. Emergency Rental Assistance (ERA) – Nicole Turner

Ms. Nicole Turner gave an overview of the program. The program is specifically for households that are renting and have an active lease, impacted by COVID-19 and at or below the medium income. The parameters, although strict, they have flexibility with working with individuals. They are assisting with up to 6 months of past due rent and prospective rental. They have received 2,000 applications and have arrearages paying March, April and May. The client has to recertify every 3 months with another full application. Once they recertify they can assist with another 3 months with a maximum of 12 months. The client can receive assistance with rent, water and electric. The client can apply online at <https://leeifcares.com/> website. The website has a tool for clients to determine if their property is located within city limits. The City of Fort Myers has their own program, so the client must apply with them.

Ms. Kerry Constantine would like to know how many individuals are on the list and is there a waiting list. Ms. Turner said there are many applications are in the process, which is approximately 2,800. Approximately 2,000 have been fully completed and 500 to 600 have started being reviewed. Cases have been prioritized based on a number of factors. Households with the lowest income under 50% area medium income regardless of chronological order. Also, households that has COVID related unemployment for the past 90 days or more are prioritized. It is a point based system. Ms. Constantine asked how many individuals may not be served and when will the funding run out. Ms. Turner stated they have \$20 million and wants to help as many individuals as they can and not concerned about running out of money.

## 3. Homeless Prevention Report – Kim Hustad

Ms. Hustad mentioned since COVID started, 1,227 applications were received. Since January 2021, 116 were served. They still have 772 applications. Of the 772, 47 have eviction notices and 35 are homeless. If someone indicates they are homeless have income and identified housing they are assigned to a processor every morning to house them. There are 26 on the list that have a lease that are not being renewed, there are 123 with past due mortgage, 331 with past due rent that do not have a direct COVID loss of income. There are 82 with past due water and 165 are being process and 85 have been referred to the ERA program. Ms. Hustad mentioned they converted from an excel spreadsheet to a new electronic platform. When a client applies on line, it automatically is placed on the electronic Smartsheet.

## 4. Community Services Block Grant Financial Report (CSBG) – Kim Hustad

Ms. Hustad reviewed the Community Services Block Grant Financial report. The report reflects the month of January 2021 with \$43,188.83 being spent. Ms. Hustad said there are 3 CSBG budgets and there is an allocation specifically for COVID.

She will check with fiscal to obtain a more accurate report.

Ms. Hustad reported the Department of Economic Development has put an umbrella agreement for CSBG and LIHEAP (Low Income Home Energy Assistance Program). This agreement goes before the Board of County Commissioners on Tuesday, March 16, 2021.

Ms. Keesha Wick mentioned the calls United Way receives, the client is applying for electric assistance utilizing the Homeless Prevention Application. Ms. Wick will redirect them to the appropriate program.

## B. Neighborhood Reports

### 1. Charleston Park – Joseph Redmon

Mr. Redmond provided a report for Charleston Park.

- Care outreach program which is held on Thursdays
- Senior breakfast is held once a month will be delivered until further notice due to COVID
- Goodwill Joblinks is held on Monday and Thursdays 9:00 a.m. to 3:00 p.m. and Friday's 9:00 a.m. to 2:00 p.m.
- March 6, 2021 was Keep Lee County Beautiful
- COVID-19 Vaccine Testing on March 19, 2021
- Charleston Park Day will be held in April

### 2. Page Park - Lee Coleman

Mr. Coleman provided a report for Page Park.

- Coordinator on board with Page Park
- Access is available on an appointment basis
- Food distribution on Mondays and Thursdays
- Clothes distribution available
- Keep America Beautiful
- Volunteers to assist with garden
- Goodwill working on a grant for a well
- Easter will be a drive through, candy and eggs will be distributed

### 3. Palmona Park – None

### 4. Pine Manor – Anne Gomez

Ms. Gomez provided a report for Pine Manor

- Mobile Food Pantry on March 16, 2021 from 10:00 a.m. to 12:00 p.m.
- Easter Egg Hunt at Hunters Park on April 3, 2021 from 10:00 a.m. to 12:00 p.m.
- Crafting club, gardening, Children's Advocacy Center afterschool programs continue
- Food bank is distributed once a month
- Assist with Lee Cares applications
- Assist with tax preparation
- On March 6, 2021 Keep Lee County Beautiful had 15 participants
- February was Beautification of the Community Center

- On February 11, 2021 Extension Services provided nutrition overview
- Community Cooperative mobile food pantry was in Pine Manor on February 16, 2021

5. Suncoast Estates – Charles Garretson

Mr. Garretson provided a report for Suncoast Estates

- Extended hours for the community center are 8:30 a.m. to 1:00 p.m.
- Teen programs continuic, although attendance is down
- Per food distributed either monthly or every other month
- (inaudible)
- Bread is distributed all week
- Assist with Access
- AARP representative is back
- Food distribution is every other week

IV. New Business

A. Community Action Agency/Neighborhood District Committee (CAA/NDC) Vacancies and Elections in Neighborhoods – Kim Hustad

Ms. Hustad said this will be deferred and will meet with the director due to program areas being merged within the department.

Ms. Aimee McLaughlin mentioned she is working at Florida Gulf Coast University as assist director of community relations. She would like to remain on the board.

Ms. Hustad said she would be an asset to the board especially regarding the education relationship.

Ms. Kerry Constantine joined in the meeting at this time.

V. Adjournment

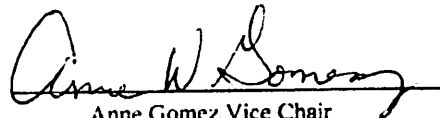
Meeting adjourned.

Adjournment

The next CAA/NDC virtual meeting is June 10, 2021.

Mecting adjourned.

  
 \_\_\_\_\_  
 Keesha Wick, Chair

  
 \_\_\_\_\_  
 Anne Gomez, Vice Chair

- C: Lee County Board of County Commissioners, District #1, #2, #3, #4, and #5  
 Marc Mora, Assistant County Manager  
 Roger Mercado, Director, Human & Veteran Services  
 Andrea Fraser, Deputy County Attorney  
 Dorothea Austin, Department of Economic Opportunity

**From:** [Dennehy, Clare](#)  
**To:** [CPD\\_COVID-19WaiverMIA@HUD.gov](mailto:CPD_COVID-19WaiverMIA@HUD.gov); [Elimaris.X.Fernandez \(Elimaris.X.Fernandez@hud.gov\)](mailto:Elimaris.X.Fernandez@hud.gov); [Bustamante, Fiordaliza](#); [Sutton, Jeannie](#)  
**Subject:** FW: Lee County COC / ESG Waiver Usage  
**Date:** Thursday, July 9, 2020 5:06:00 PM  
**Attachments:** [image001.png](#)

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Hello,

Please see below.

Thanks,  
Clare Dennehy

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**From:** Dennehy, Clare  
**Sent:** Friday, April 17, 2020 3:46 PM  
**To:** CPD\_COVID-19WaiverMIA@HUD.gov  
**Cc:** Sutton, Jeannie <[JSutton@leegov.com](mailto:JSutton@leegov.com)>  
**Subject:** Lee County COC / ESG Waiver Usage

Good Afternoon,

Lee County Florida is requesting to use the following waiver flexibilities.

- 1) Clare Dennehy, Grants Compliance Coordinator, (239) 533-7905
- 2) Lee County, Florida
- 3) Waiver Usage beginning on 4/20/2020
- 4) Wavier Flexibilities Requested:
  1. CoC Program - Fair Market Rent for Individual Units and Leasing Costs
  3. CoC Program – Limit on Eligible Housing Search and Counseling Services
  4. CoC Program - Permanent Housing-Rapid Re-housing Monthly Case Management
  6. CoC Program - HQS – Re-Inspection of Units
  8. Consolidated Planning Requirements – HOME, CDBG, HTF, ESG, and HOPWA Programs – Citizen Participation Public Comment Period for Consolidated Plan Amendment
  9. Consolidated Planning Requirements – HOME, CDBG, HTF, ESG, and HOPWA Programs – Citizen Participation Reasonable Notice and Opportunity to Comment

Thank you,

*Clare Dennehy*  
Grants Compliance Coordinator  
Lee County Human & Veteran Services  
2440 Thompson Street  
Fort Myers, Florida 33901  
Telephone: (239) 533-7905  
Fax: (239) 533-7960  
E-Mail: [CDennehy@leegov.com](mailto:CDennehy@leegov.com)  
Website: <http://leegov.com/dhs>



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# Information Release



**FOR IMMEDIATE RELEASE**

**June 17, 2021**

## **Annual Homeless Count Estimates 2,789 Homeless in Lee County**

**Media Contact:** Janet Bartos, Executive Director, Lee County Homeless Coalition  
(239) 322-6600

The Lee County Homeless Coalition is an advocacy group made up of individual stakeholders and agencies who are engaged to ensure that homelessness is rare, brief, and one-time. The Coalition represents the Continuum of Care, a local planning body that coordinates housing and human services funding for homeless families and individuals. Once per year the Coalition, with the help of many volunteers, conducts a Point in Time (PIT) census to count the homeless and provide data to the U.S. Department of Housing and Urban Development (HUD). The PIT count is also used to gather the information that allows local service providers to target services to meet the specific needs of the homeless in our communities.

The PIT count, which asked people where they slept the night of January 26, 2021, included both sheltered and unsheltered homeless individuals and families. The PIT count documented 394 homeless persons, of whom fifty-seven (14.47%) were chronically homeless according to the HUD definition. HUD defines chronic homelessness as “an unaccompanied adult homeless individual with a disabling condition who has either continuously been homeless for a year or more or has had at least four episodes of homelessness in the past three years.” Among the 394 homeless persons surveyed, 29.44% percent reported having a disabling condition. Also, among the 394 were thirty families with sixty-five children. There were 39 veterans recorded in the PIT count, 35 of which were active in a Rapid Rehousing program working with a case manager to obtain housing. Data obtained through the Lee County Homeless Management Information System (HMIS) and PIT count found that during the year, there were an estimated 2,789 people experiencing homelessness in Lee County.

Housing and service programs for the homeless are provided in part through Continuum of Care funds from HUD. The 2020 Continuum of Care funding announcements were made in January 2021. Lee County was awarded funding to sustain existing programs and begin new programs that provide housing and services to persons experiencing homelessness. These programs are operated by Lee County Human and Veterans Services, Community Assisted and Supported Living, Lee County Housing Development Corporation, Jewish Family and Children Services, Saint Vincent de Paul, Goodwill Industries of SWFL, and The Salvation Army. The total awarded amount was \$1,997,727.

The Lee County Homeless Coalition would like to extend a special thank you to the volunteers that assisted with this year’s PIT count.

-End-