

**Lee County Board Of County Commissioners**

**Agenda Item Summary**

Blue Sheet No. 2002 0861

**1. REQUESTED MOTION:**

**ACTION REQUESTED:** (1) Approve submission to HUD of Lee County's FY 2002 Annual Action Plan, (2) authorize Chairman to sign HUD Annual Action Plan Letter of Submission and Certifications, (3) authorize Chairman to sign HUD CDBG and HOME Entitlement agreements upon receipt from HUD, (4) authorize Chairman to sign HUD CDBG and HOME Subrecipient Agreements and any other forms ancillary to this Annual Plan, and (5) authorize Chairman to sign Environmental Assessments and Request for Release of Funds and Environmental Certifications.

**WHY ACTION IS NECESSARY:** HUD requires entitlement communities to complete HUD Annual Action Plan in order to receive the entitlement funding for community planning

**WHAT ACTION ACCOMPLISHES:** Allows Lee County to continue to receive HUD community planning improvements, supportive and affordable housing, and neighborhood program funds.

**2. DEPARTMENTAL CATEGORY:** 05  
**COMMISSION DISTRICT #** CW C5C

**3. MEETING DATE:**  
**Critical Date August 6, 2002**

**4. AGENDA:**

**CONSENT**

**ADMINISTRATIVE**

**APPEALS**

**PUBLIC WALK ON**

**TIME REQUIRED:**

**5. REQUIREMENT/PURPOSE:**  
*(Specify)*

**STATUTE**

**ORDINANCE**

**ADMIN. CODE**

**OTHER**

**6. REQUESTOR OF INFORMATION:**

**A. COMMISSIONER** N.A.

**B. DEPARTMENT** Human Services

**C. DIVISION** N.A.

**BY: Karen B. Hawes, Director**

**7. BACKGROUND:** Final Rule in the Federal Register -24 CFR Parts 91, 92, 570, 574, 576, and 968 became effective February 6, 1995, and incorporates the planning and application aspects for HUD's community planning, neighborhood revitalization and capital projects. The first Lee County Consolidated Plan was approved by HUD October 9, 1995. Lee County submitted the second Consolidated Plan -the HUD FY 2000-2002 Consolidated Strategic Plan and HUD FY 2000 One-Year Action Plan in August of 2000. This is the third year of the current Three-Year Strategy.

This Plan is Lee County's application for CDBG and HOME entitlement resources. HUD funding award is based on site visits, management of funds, compliance with the Consolidated Plan rules, accuracy in preparing performance reports, and proof that housing and non-housing projects assisted under programs administered by HUD are in compliance with contractual agreements, certifications, and the requirements of law as set forth in Lee County's Three-Year Strategy and One-Year Action Plan. This Plan must be sent by Federal Express to HUD prior on August 9, 2002. Priority was given by the Community Action Agency/Neighborhood District Committee (CAA/NDC) to activities that benefit designated Neighborhood Districts and increase and preserve supportive and affordable housing. The Plan was reviewed by the CAA/HCDC at a Public Hearing on July 16, 2002.

**Attachments:** (1) HUD Annual Action Plan and Certifications and (2) Letter of Submission

**8. MANAGEMENT RECOMMENDATIONS:** Staff recommends approval.

**9. RECOMMENDED APPROVAL:**

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
<i>[Signature]</i>	N/A	N/A		<i>[Signature]</i>	OA	QM	Risk	GC	<i>[Signature]</i>
					RK 7/23	7/24/02	7/24	KH 7/24/02	

**10. COMMISSION ACTION:**

**APPROVED**

**DENIED**

**DEFERRED**

**OTHER**

7-23-02 RK  
 4:30  
 7/24 500



**LEE COUNTY**  
SOUTHWEST FLORIDA

**BOARD OF COUNTY COMMISSIONERS**

(941) 656-7930

Writer's Direct Dial Number: \_\_\_\_\_

Bob Janes  
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Douglas R. St. Cerny  
District Two

Ray Judah  
District Three

Andrew W. Coy  
District Four

John E. Albion  
District Five

Donald D. Stilwell  
County Manager

James G. Yaeger  
County Attorney

Diana M. Parker  
County Hearing  
Examiner

**August 6, 2002**

**Ms. Virginia Vich, CPD Representative**  
**U. S. Department of Housing and Urban Development (HUD)**  
**Florida State Office, Southeast/Caribbean**  
**Brickell Plaza Federal Building**  
**909 S.E. First Avenue, Room 500**  
**Miami, Florida 33131**

**SUBJECT: Submission of the Lee County Annual Action Plan**  
**for HUD Fiscal Year 2002,**

Dear Ms. Vich:

Enclosed for your review are *three* (3) copies of the Lee County Annual Action Plan for HUD FY 2002 and the Applications for Federal Funds (SF424 form) Thank you for your staff's technical assistance in the preparation of this Plan.

If you have any questions or comments regarding Lee County's HUD Consolidated Plan, please contact Richard Faris, Senior Planner, Department of Human Services at (941) 652-7930.

Sincerely,

Robert P. Janes, Chairman  
Lee County Board of County Commissioners

Enclosure: SF424 Form

C: Lee County Board of County Commissioners, Districts #1, #2, #3, #4, and #5  
Donald D. Stilwell, County Manager  
Bruce D. Loucks, Assistant County Manager  
Karen B. Hawes, Director, Department of Human Services  
Elly McKuen, Program Manager, Department of Human Services



# LEE COUNTY

## SOUTHWEST FLORIDA

### **ONE YEAR ACTION PLAN**

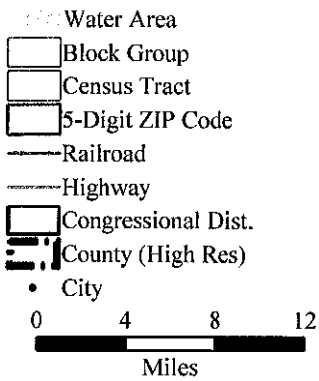
**HUD FY 2002**

Community Development Block Grant (CDBG)  
HOME Investment Partnerships Program (HOME)  
**U.S. Department of Housing and Urban Development**

**Lee County Board of Commissioners**  
**Department of Human Services**  
Robert P. Janes, Chairman, Board of County Commissioners  
Donald D. Stilwell, County Manager  
Bruce D. Loucks, Assistant County Manager  
Karen B. Hawes, Director, Department of Human Services  
Richard L. Faris, Senior Planner, Department of Human Services  
Prepared in conjunction with the:  
Lee County Community Action Agency/ Neighborhood District Committee

Original Submission Date – August 9, 2002

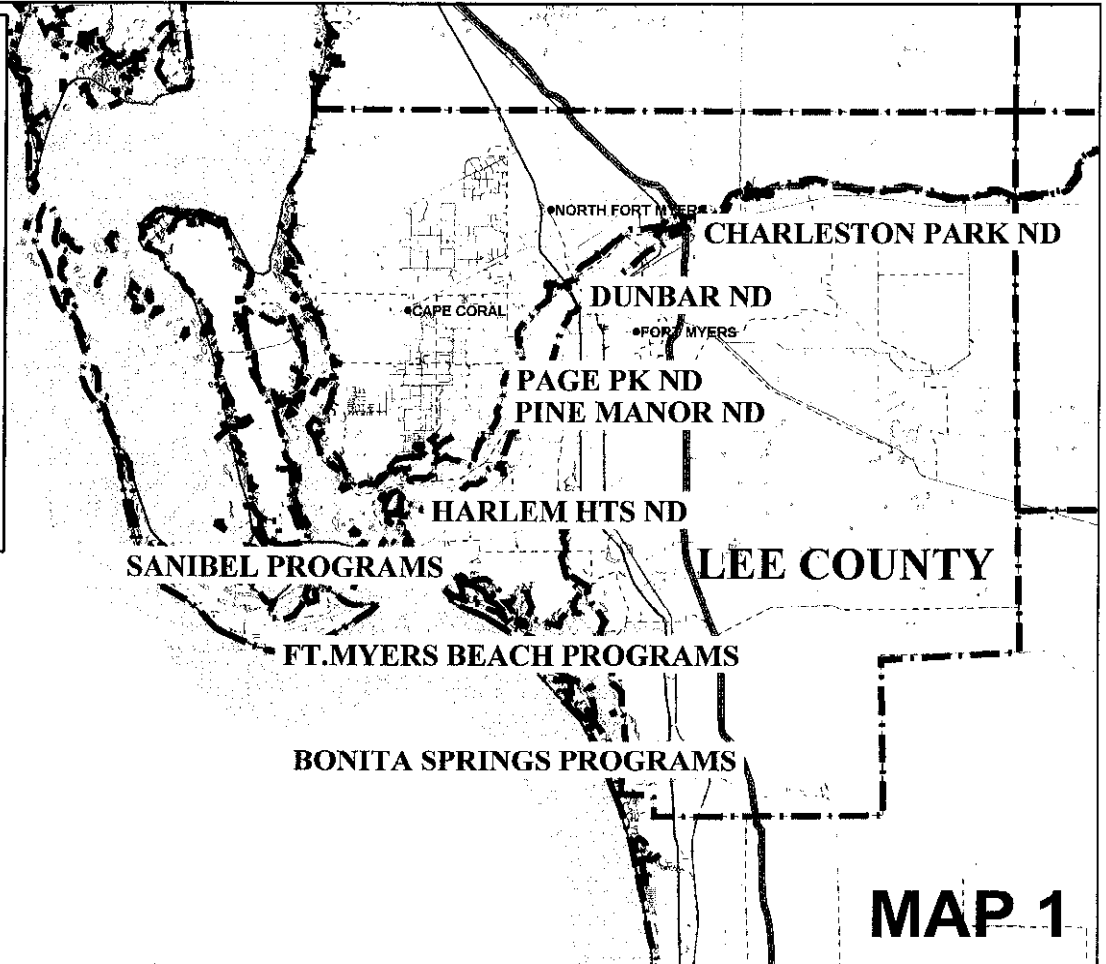
## Lee County Action Plan 2002



### Project Areas

#### COUNTYWIDE PROJECTS

- Homeownership
- Supportive Housing
- Housing Rehabilitation
- Demolition/Clearance
- CHDO
- Homelessness



**MAP 1**

## USERS GUIDE

**Basis of the Consolidated Plan and Annual Action Plan.** The United States Department of Housing and Urban Development (HUD) requires documentation to maintain annual entitlement funding for Lee County from the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs. *The Annual Action Plan* describes actions related to the announced entitlement funds for that year. In 2000, Lee County submitted the HUD FY 2000-2002 Consolidated Plan, which serves as a three-year strategic guideline for the annual plans. The excerpted three year *Consolidated Plan HUD FY 2000-2002* is available at [www.lee-county.com](http://www.lee-county.com) and at the Department of Human Services, 83 Pondella Road, North Fort Myers.

**Audiences.** Federal regulations and HUD guidelines define the required information and suggest formats. HUD and Lee County encourage the circulation of the documents to audiences throughout the county. It is believed that citizens and neighborhood groups as well as public, private and non-profit agencies can make use of the document and its information on Lee County needs, objectives and strategies. This document attempts to present information in a format that is easily readable by the public audience.

### Format

<b>The Lee County Annual Action Plan HUD FY2002</b>
Executive Summary for the Action Plan
Lee County Profile
1-year Projects and Actions
Certifications
Appendices

**Explanations and Clarifications** (1) Descriptions of CDBG/HOME funded projects utilize statistics for the *unincorporated* Lee County and incorporated Fort Myers Beach, Bonita Springs, and Sanibel which comprise the "Urban County" entitlement area. (2) Documentation is also being submitted to HUD in electronic format utilizing the HUD "Community 2020" GIS System. (3) *The 2002 Annual Action Plan* data will be available at [www.lee-county.com](http://www.lee-county.com) by December 31, 2002.

This Lee County One-Year Action Plan  
HUD FY 2002  
Is made available for public inspection  
At the following locations  
Lee County Department of Human Services  
Lee County Public Resources Division  
The Sanibel Library  
The Fort Myers and Bonita Springs branches of the Lee County Library

(v. 7.22.02)

# Application for Federal Assistance

		2. Date Submitted 08/09/02	Applicant Identifier 129071
1. Type of Submission:  Application: Construction Preapplication: Not Applicable	3. Date Received by State		State Application Identifier
	4. Date Received by Federal Agency 08/12/02		Federal Identifier
5. Applicant Information			
Legal Name Lee County Board of Commissioners		Organizational Unit Lee County Department of Human Services	
Address 83 Pondella Road Suite 1 North Fort Myers, FL 33903  Lee		Contact Richard Lloyd Faris (239) 652 7930	
6. Employer Identification Number (EIN):		7. Type of Applicant:  County	
8. Type of Application: Type: Continuation		9. Name of Federal Agency: US Dept. of Housing and Urban Development	
10. Catalog of Federal Domestic Assistance Number: Catalog Number: 14.218 Assistance Title: Community Development Block Grant		11. Descriptive Title of Applicant's Project: Projects for Lee County (HUD FY 2002) CDBG Entitlement Funds	
12. Areas Affected by Project: Unincorporated Lee County, Bonita Springs, Fort Myers Beach, and Sanibel, Florida			
13. Proposed Project:		14. Congressional Districts of:	
Start Date 10/01/02	End Date 09/30/03	a. Applicant 14	b. Project 14
15. Estimated Funding:		16. Is Application Subject to Review by State Executive Order 12372 Process?	
a. Federal	\$2,188,000	Review Status:	
b. Applicant	\$0		
c. State	\$0	17. Is the Applicant Delinquent on Any Federal Debt?  No	
d. Local	\$0		
e. Other	\$0		
f. Program Income	\$0		
g. Total	\$ 2,188,000		
18. To the best of my knowledge and belief, all data in this application/preapplication are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is awarded.			
a. Typed Name of Authorized Representative Robert P. Janes	b. Title Chairman, Board of Commissioners	c. Telephone Number (941) 335-2224	
d. Signature of Authorized Representative		e. Date Signed 08/06/02	

# Application for Federal Assistance

		2. Date Submitted 08/09/02	Applicant Identifier 129071
1. Type of Submission:  Application: Construction Preapplication: Not Applicable		3. Date Received by State	State Application Identifier
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5. Applicant Information			
Legal Name Lee County Board of Commissioners		Organizational Unit Lee County Department of Human Services	
Address 83 Pondella Road Suite 1 North Fort Myers, FL 33903  Lee		Contact Richard Lloyd Faris (239) 652 7930	
6. Employer Identification Number (EIN):		7. Type of Applicant:  County	
8. Type of Application: Type: Continuation		9. Name of Federal Agency: US Dept. of Housing and Urban Development	
10. Catalog of Federal Domestic Assistance Number: Catalog Number: 14.239 Assistance Title: HOME Investment Partnership Entitlement		11. Descriptive Title of Applicant's Project: Projects for Lee County (HUD FY 2002) HOME Entitlement Funds	
12. Areas Affected by Project: Unincorporated Lee County, Bonita Springs, Fort Myers Beach, and Sanibel, Florida			
13. Proposed Project:		14. Congressional Districts of:	
Start Date 10/01/02	End Date 09/30/03	a. Applicant 14	b. Project 14
15. Estimated Funding:		16. Is Application Subject to Review by State Executive Order 12372 Process?  Review Status: Program not covered	
a. Federal	\$619,000		
b. Applicant	\$0		
c. State	\$0		
d. Local	\$0	17. Is the Applicant Delinquent on Any Federal Debt?  No	
e. Other	\$0		
f. Program Income	\$0		
g. Total	\$ 619,000		
18. To the best of my knowledge and belief, all data in this application/preapplication are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is awarded.			
a. Typed Name of Authorized Representative Robert P. Janes	b. Title Chairman, Board of Commissioners	c. Telephone Number (941) 335-2224	
d. Signature of Authorized Representative		e. Date Signed 08/06/02	

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## APPENDIX I

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- B. Lee County Citizen's Participation Plan (2001 latest update)
- C. Public Comments
- D. Code of Federal Regulations Cross Reference

## APPENDIX II

### (References)

*The following documents are the references for these plans  
They are locally available for public use.*

*Contact*

*Richard Faris, Senior Planner  
Department of Human Services  
83 Pondella Rd. North Fort Myers, FL.  
(941) 652-7930*

- AA. 2000/1990 Census Tabulations for Lee County, US Census Bureau
- BB. 1998 Annual Affordable Housing Tabulations, Shimberg Center, Univ./Florida
- CC. Lee County Homeless Continuum of Care HUD FY2002
- DD. Year 2000 Lee County Resident Needs Assessment Survey
- EE. Affordable Housing Needs Assessment, Lee Plan, Spikowski, 6/97
- FF. Meeting Housing Needs, Lee Plan, Cook, 6/97
- GG. 2000-2002 Lee County Local Housing Assistance Plan,
- HH. Executive Summary, Workforce 2000 Labor Market Analysis, 11/99
- II. Neighborhood District Program Strategic Plan, DHS, 6/2000
- JJ. Partnership for Results (PFR) Program RFP DHS, 2002
- KK. Community Services Block Grant, Community Action Plan DHS 2002-03
- LL. Comprehensive Assessment for Tracking Community Health (CATCH) 5/2000
- MM. District 8 Health Plan, Health Planning Council, 1999-2000
- NN. Lee County Anti-Displacement Code
- OO. Farmworkers in Southwest Florida, Final Report, Roka, Cook, 9/98
- PP. Farmworkers in Lee County, The Housing Challenge, Spikowski, 5/94
- QQ. Affidavits of Publication, Annual Action Plan
- RR. Lead-Based Paint Federal Regulations 24 CFR Part 35
- SS. Neighborhood Revitalization Strategies 2000

**Section 1**

**EXECUTIVE SUMMARY**

**Annual Plan • Lee County, Florida**  
HUD FY 2002

## SECTION 1

### EXECUTIVE SUMMARY

#### 1. Summary

##### 1.A. Lee County Community Issues - 2002

The *One Year Action Plan, HUD FY 2002* describes Lee County responses to major issues in the community. These issues are summarized as: (1) *There is a great shortage of affordable housing units and supportive housing units.* Lower income residents are particularly affected by the estimated shortage of over 21,000 affordable owner units and nearly 6,100 affordable rental units in unincorporated Lee County. (2) *There is a severe shortage of appropriately skilled workers.* The overall county economic development and particularly the economic opportunity of low-income residents are closely tied to the expansion of effective vocational training and placement. (3) *Blighted neighborhoods affect the lives and livelihoods of residents and the stability and economic well being of the county.* The physical and human assets of these neighborhoods need to be identified and focused on revitalization. (4) *Over 1,800 residents are homeless.* Homelessness undermines the well being of entire county along with that of the homeless individual and family. (5) *There is a county crisis in services and housing for the mentally ill, substance-addicted and homeless.* These special needs populations are being turned away from over-loaded treatment and shelter facilities with no local recourse. (6) *Crime, delinquency and other problems of youth are a universal concern in the county.* School dropouts, teenage pregnancy, delinquency, crime and substance abuse undermine the future of the individuals and the county.

##### 1.B. Scope of Lee County Annual Plan.

The Annual Action Plan is submitted to the U.S. Department of Housing and Urban Development (HUD) in support of Lee County entitlement funding under the CDBG and HOME programs. CDBG and HOME funding in Lee County is primarily utilized in the areas of *Neighborhood Development, Affordable Housing, and Supportive Housing.* Information on these entitlement projects will be found in *Section 4-Objectives.*

To present a comprehensive picture of the community, the Action Plan also describes areas and programs beyond the entitlement-funded projects. *Homelessness, Special Needs Populations, and Public Housing* are sections describing active community efforts falling outside of the CDBG/HOME – funded programs.

##### 1.C. Action Plan

The Lee County Annual Action Plan (HUD FY 2002) promotes housing and community development throughout the unincorporated county and the municipalities of Fort Myers Beach, Bonita Springs, and Sanibel. The Action Plan details the annual allocation of \$2.9 million in Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and Program Income funds for selected community improvements. This funding will deliver decent affordable and supportive housing through housing assistance, rehabilitation, and new construction, expand economic opportunities through neighborhood building activities and promote suitable living environments for citizens through improvement projects in the blighted Charleston Park, Dunbar, Harlem Heights, Page Park, Pine Manor, Palmona Park and Suncoast Neighborhood Districts.

#### **1.D. Citizen Participation**

Lee County in coordination with *Urban County* partners Fort Myers Beach, Bonita Springs, and Sanibel and with the entitlement Cities of Fort Myers and Cape Coral engaged broad citizen participation in creation and review of this Annual Plan. This broad support was obtained by developing public interest through the media, consultations with residents of neighborhood districts, consultation with affordable housing providers, housing committees, non-housing community improvement organizations, social service agencies and private and non-profit organizations. A major element of citizen participation is the constituent network and community activities of the Community Action Agency/Neighborhood District Committee (CAA/NDC). This committee has representatives from a broad cross section of the community. In addition, the committee links target neighborhood residents and their individual Local Neighborhood Districts Committees (LNDC) and provides for cooperation between neighborhoods. Representation of these neighborhood groups on the CAA/NDC provides a clear channel for communication with county government. At the CAA/NDC meetings, members review housing and community development activities and forward recommendations to the Board of Commissioners on the Consolidated Plan, Plan Amendments, and the Consolidated Annual Performance and Evaluation Report (CAPER).

The Annual Plan was the focus of two major public meetings, monthly neighborhood meetings, bi-monthly Community Action/Neighborhood District Committee meetings, and numerous other forums beginning in November of 2001 and ending with the approval meeting on August 6, 2002. The dates and times of public hearings and meetings were established early in 2001 to ensure adequate notice to the residents and organizations of Lee County. All notices for public hearings, workshops, and town hall meetings were published in the major newspaper, the *New-Press*, the *Community Voice*, a local community newspaper, and neighborhood association bulletins. Public notices were forwarded to human service agencies.

As reported in the *Consolidated Strategic Plan HUD FY 2000-2002*, Lee County commissioned a major effort to obtain citizen perspective on community improvement priorities in the form of a statistically valid sampling of citizens by a professional survey organization. The *Year 2000 Lee County Resident Needs Assessment* survey detailed responses on county needs and the utilization of county services. The survey reported responses from two target populations. The first population was a statistically valid random sample of citizens of all locations and income categories throughout the county. A second population was a random sample of individuals within eight low and moderate-income neighborhoods within the county. This latter survey repeated the questionnaire of the countywide survey and had an additional component in the form of focus group discussions within each neighborhood. The priorities and concerns reported in these surveys were incorporated in the *Consolidated Plan* and guide this Action Plan. The report and survey results are available to the public at the Department of Human Services and on the County website: [www.lee-county.com](http://www.lee-county.com). A new survey, updating the initial study will be conducted in 2002-03 and will support development of the *Lee County Consolidated Plan* in 2003.

## 2 Lee County Profile

### 2.A Profile

Lee County, founded in 1887, is located on the southwest coast of Florida. The county encompasses 800 square miles and contains the incorporated municipalities of **Fort Myers, Cape Coral, Sanibel, Fort Myers Beach**, and the newly established city of **Bonita Springs**. Tourism remains Lee County's number one industry with many retirees seeking refuge from the cold northern winters.

## 3. Housing And Community Development Needs

### 3.A Conditions

Lee County is one of fastest growing counties in the southwest Florida region. The County's population has doubled from 205,266 people in 1980 to 454,918 people in 2001. The unincorporated county population is 247,287. Over 100,000 residents, nearly one-fourth of the population, are age 65 or older. By the year 2010, the county's population is projected to be 514,500. Lee County 2002 median family income is \$52,100. Latest available Census Bureau Poverty estimates show 11.6% of county residents in poverty and 19.8% of residents under 18 years of age in poverty. 2000 Census data shows the population makeup of Lee County to be 87.7% White and 6.6% Black and 10.5% of all races with Hispanic ethnicity.

The Lee County Board of Commissioners has designated seven blighted neighborhoods within the County as Neighborhood Districts (ND). The seven neighborhoods of Charleston Park, Dunbar, Harlem Heights, Page Park, Pine Manor, Palmona Park, and Suncoast Estates have demonstrated a need for community redevelopment, affordable housing, increased economic development opportunities, and enhancement of direct social services delivery. These neighborhoods are the primary focus of county CDBG and HOME federal funds. The physical, economic and environmental benefits of investment in five original neighborhoods are becoming evident. As these neighborhoods realize their potential for self-sufficiency, two new blighted neighborhoods have been designated for the program. These are the communities of Palmona Park and Suncoast Estates. Early stages of investigation for these additional neighborhoods was undertaken in the *Year 2000 Lee County Resident Needs Assessment* described above.

### 3.B Housing Needs

Year 2000 Lee County estimates reported in the *Lee County Consolidated Plan HUD FY 2000-2002* show approximately 24,000 owner households and 13,000 renter households with incomes at or less than 50% of the county median income. It is anticipated that 2000 Census figures, when available, will confirm 1990 figures showing nearly half of Lee County's *elderly* residents also fall in this category. The size of these low-income populations suggests a strong potential need for affordable housing and this is borne out in analysis of the housing market.

### **3.C Housing Market Conditions**

Lee County experienced 17% per year population growth for the period 1990 through 1998. The 1998 statistics for Lee County show 188,409 housing units of which 74% were owner-occupied. 17,215 additional vacant and seasonal-only units also exist. Occupied single-family units for the county total 111,194, multi-family units total 52,411 and mobile homes total 24,804.

Estimates in the *Lee County Consolidated Plan* show a year 2000 demand in the county for 198,191 units of all types and tenure. This exceeds supply by nearly 10,000 units, of which 2,627 are multifamily units. This gap of newly constructed units will grow to over 32,000 units by 2005. Much of this gap is in the unincorporated areas with a current need for 9,500 units and year 2005 need of 26,000 units. These gaps are for new units for all income levels. Affordable unit tabulations reflect even larger needs.

The majority of homes in Lee County are relatively new, but construction and hurricane resistance standards were not effective until the early 1980's. In 1990, 6.4% of owner-occupied homes and 1.4% of renter-occupied homes were found to be substandard. University of Florida statistics detailed in the *Consolidated Plan* show 40,000 housing units over thirty years old. These factors indicate a broad need for housing rehabilitation.

### **3.D. Affordable Housing Needs**

The countywide Needs Assessment survey and the counterpart neighborhood survey both reported their highest perceived need for Lee County as *affordable houses and rental units*. As a definition it can be noted that *affordable housing* is housing where house payments with taxes and insurance or alternately, rent plus utilities, does not exceed thirty (30) percent of the household gross income. A general assumption is that a family paying over thirty percent for housing is "cost burdened". Cost-burdened-families do not have enough money net of housing costs to pay for food, transportation, health care, childcare and recreation. Year 2000 census-based projections for all Lee County income categories show nearly 31,000 owner households and over 19,000 renter households paying over thirty percent of their income for housing costs.

The *U. S. Department of Housing and Urban Development* classifies families with less than 50% of the county median family income (\$52,100 for year 2002) as "low" income families. Statistics for Lee County in year 2000 for the families of this income group show a shortage of 26,851 owner-occupied units and 10,834 renter units. For these families in the unincorporated areas, the shortages are 21,465 owner units and 6,065 renter units.

### **3.E. Homeless Needs**

Lee County's homeless population is visible in the City of Fort Myers and relatively invisible in small camps hidden from the general public and dispersed throughout the county. Information on the needs, characteristics, number and location of homeless persons in Lee County is provided by the annual 24 hour "Census Blitz" survey conducted by the members of the Lee County Coalition for the Homeless. On January 19 2002, this survey determined a Lee County homeless population of 1837 persons at labor pools, in the woods, on the streets, in hospital emergency rooms, detoxification centers, in emergency shelters, and in transitional housing. Challenges for the Homeless Continuum of Care have increased because of the closings of the state residential mental health facility and the local private psychiatric hospital.

### **3.F. Other Special Populations Needs.**

Federal, state and local agencies and institutions attempt to meet the housing needs of other special populations. Estimates from sources detailed in the *Lee County Consolidated Plan* show the following Lee County Special Needs Populations:

- Persons with developmental disabilities – 7,677
- Elderly (65 years and over) – 62,087 households
- Large Families (5 members and over) – 12,295 households
- Persons with mental illness - 29,000
- Persons with substance abuse problems -19,000.
- Reported cases of individual living with HIV/AIDS- 800
- Physically disabled persons - 8,629
- Migrant farmworkers and families – 3,082(persons)

### **3.G. Public and Assisted Housing Needs**

The major components of federally supported public housing in Lee County are the Fort Myers Housing Authority (FMHA), Lee County Housing Authority (LCHA) and the Section 8 rental vouchers administered by the Fort Myers Community Redevelopment Agency (FMCRA). In addition a number of smaller scale federally supported agencies and institutions serve nursing homes, elderly, disabled and other special populations. In 1997 the total of county residents served by these programs was 3,735 or 2.7% of the county population.

In calendar year 2002, Fort Myers Housing Authority administered 972 housing units; Lee County Housing Authority administered 207 housing units and 169 Section 8 rental vouchers. Fort Myers Community Redevelopment Agency administers 1,470 HUD Section 8 certificates and vouchers. Year 2001 waiting lists for the agencies are (LCHA) 352 families, (FMHA) 99 families, and (FMCRA) 1146 families. These very substantial waiting lists underscore the need for affordable housing for low-income residents.

### **3.H. Barriers to Affordable Housing**

The barriers to affordable housing fall into two categories: (a) barriers effecting new housing construction. and (b) barriers effecting existing housing. Due to the vast and rapid growth of the area both new and rehabilitation construction face shortages of materials and particularly skilled labor. This pressure forces up unit prices and reduces affordability. Housing discrimination is also seen as a barrier in both of these areas.

In the case of new construction, other significant barriers are the cost of site preparation (particularly sites located in floodplains), impact fees and required infrastructure, new hurricane standards, and the operational costs of taxes and utilities. A continual barrier is the poor credit experience of many low-income families, which inhibits conventional financing. There are a variety of impediments to *existing* housing rehabilitation. Rehabilitation is often burdened with the extra cost of upgrading to new standards by building code requirements.



### **3.I. Fair Housing**

The 1996 Lee County Fair Housing Impediments Study reviewed Lee County demographics related to housing patterns by race. It also reviewed lending practices, availability of fair housing information, knowledge of fair housing practices, availability of public transportation in relation to work areas and other socio-economic factors, and reported the results of two community-wide surveys regarding fair housing issues. The update of this study is currently in preparation.

The *Impediments Study* revealed the need for increased awareness of fair housing rights and responsibilities. The study also revealed the absence of a fair housing program, which was evident from the public's survey responses. Most respondents were not aware of fair housing issues. Survey questions focused on the public's perception of property appraisers, bankers, real estate professionals and others in the housing business. Respondents generally favored county government becoming more proactively involved in the development of a fair housing program. As a result, Lee County is actively engaged in providing fair housing education, training, outreach, and awareness initiatives.

### **3.J. Lead-Based Paint Hazard**

There were 106 cases of lead paint poisoning in Lee County in the period 1996 through 1999. The lead poisoning rate has dropped from 14.3 cases per 100,000 population to 1.7 cases in 1998. Despite this improvement, 37% of 188,409 total county housing units (1998) were built before 1979 when lead-based paint was still in use. According to the local Public Health Department, 73% of the cases of increased lead exposure occurred in areas where there is the greatest concentration of housing units built prior to 1979.

Lee County conducts necessary abatement procedures as a normal part of its rehabilitation of existing housing units in unincorporated Lee County. The program includes Lead-Based Paint certification, training for local inspectors, identification of priority housing, inspection, testing, temporary relocation when necessary, abatement, and follow-up inspection. In addition there is community education through the Public Health Department on the hazards of lead-based paint and poisoning.

### **3.K. Community Development and Neighborhood Development Needs**

In addition to Affordable Housing, Homelessness and Special Populations needs, county needs assessments determined the following priority *Community Development* needs: (a) *Economic self-sufficiency* for Lee County residents particularly for low-income households. (b) Decent living environments for Lee County citizens especially those in *low-income neighborhoods*. (c) Accessible and *affordable health and mental illness services* for Lee County residents. (d) Assistance to *Lee County youth* to reduce delinquency, crime, school dropout and drug and alcohol abuse.

#### **4. Housing and Community Development Strategy**

##### **4.A. Lee County Housing and Community Development Objectives**

To reach its long-term goals, Lee County has identified the following priority *objectives*:

- 1 **Housing.** The provision of affordable owner-occupied and rental housing with the emphasis on *low-income residents and special populations* by providing affordable housing through new construction, rehabilitation and homeownership assistance. The access to affordable housing is to be provided by reduction of the institutional barriers and removal of discrimination through fair housing initiatives.
- 2 **Economic Self-sufficiency.** The expansion of economic self-sufficiency with the emphasis on low-income residents by providing increased job training and increased employment opportunities.
- 3 **Decent living environment.** The *revitalization of blighted neighborhoods* - revitalizing neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement.
- 4 **Homelessness.** The prevention of homelessness through emergency assistance and the elimination of existing homelessness through a Continuum of Care which provides temporary housing, treatment and training of individual and families and for permanent housing.
- 5 **Healthcare.** The provision of supports for healthy lives for Lee County citizens by providing for the special needs of residents through the coordination of affordable health and mental illness treatment facilities and affordable supportive services for all special populations.
- 6 **Youth.** The provision of supports for Lee County youth by providing intervention, treatment and prevention programs aimed at teenage pregnancy, school dropouts, delinquency, crime, and drug and alcohol abuse.

##### **4.B. Housing Priorities**

Priorities for affordable housing in Lee County include: (a) To encourage the continued development of affordable and supportive housing for low and very low income residents. (b) To preserve and maintain the integrity of Lee County's existing owner and renter occupied housing stock in the seven neighborhood districts and other unincorporated areas. An additional priority is the promotion of fair housing initiatives.

#### **4.C. Non-Housing Community Development Priorities**

A priority objective is the expansion of economic self-sufficiency for Lee County residents. This need will be met by increasing job training and placement opportunities, increasing employment opportunities particularly for low-income residents, and by expanded economic development with emphasis on low-income neighborhoods. Another Lee County priority objective is the provision of *decent living environments* for Lee County citizens. In this effort neighborhoods will be revitalized through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement

The fourth priority objective is the *elimination of homelessness*. The county will continue its lead role in the Homeless *Continuum of Care* in cooperation with the Lee County Coalition for the Homeless and the public and non-profit agencies providing treatment and assistance to the homeless.

To fulfill the next priority objective, healthy lives, the county is currently playing the major role in bringing public attention and resolution to the local crisis-level shortage of mental health and substance abuse treatment facilities. The county is planning for an *even greater role in the provision of priority services to special populations* as programs devolve from state to local structures.

Finally, the *Year 2000 Lee County Resident Needs Assessment* showed *strong concern for youth programs* in all sectors of the county. Lee County will continue its priority youth programs in intervention, treatment, and prevention programs aimed at teenage pregnancy, school dropouts, delinquency, crime, and drug and alcohol abuse.

#### **4.D. Anti-Poverty Strategy**

The goal of Lee County's *Anti-Poverty Strategic Plan* is to help individuals and families rise above the poverty level and become self-sufficient and to eliminate systemic barriers to these objectives. To achieve this goal, Lee County, in conjunction with city, state and regional, and federal agencies, and with non-profit agencies and private organizations, has coordinated, designed and implemented strategies and programs to overcome barriers to success.

Federal anti poverty programs such as Temporary Assistance to Needy Families (TANF), Foodstamps, and Workforce Investment are administered in Florida through local "One Stop Centers". The Florida Department of Children and Families and Workforce Development Board along with other agencies have anti-poverty staff at the Fort Myers Center. DHS has staff at the " One Stop Center" coordinating clients with TANF, SSI and other mainstream programs. Lee County General Funds support non-profit social service agencies and the Lee County Department of Human Services (DHS) administers anti-poverty programs through neighborhood development, Family Self-Sufficiency and other social service programs in assisted child care, job training and placement, emergency assistance, and housing and financial counseling. Anti- poverty efforts include Florida State-Mandate programs through Lee County DHS for mental health, substance abuse, Medicaid, indigent medical care, burials and public guardianship.

#### **4.E. Housing and Community Development Resources**

Within Lee County there are over 50 Federal, State, local, and private programs currently providing services to the community. The primary Federal programs providing services to the community include Community Development Block Grant Program (CDBG), Home Investment Partnership Program (HOME), Hope for Homeownership of Single Family Homes Program (HOPE 3), Supportive Housing Program, Housing Opportunities For Persons With AIDS (HOPWA), Federal Emergency Management Assistance (FEMA), Emergency Food and Shelter Grant Program, and public housing. The Federal Temporary Assistance to Needy Families (TANF) and the Welfare to Work Program provide baseline anti-poverty supports.

Florida State programs include new Homeless funding through the State Office on Homelessness. Other resources are the State Housing Initiative Partnership Program (SHIP), the Weatherization Assistance Program (WAP), the Low Income Emergency Home Repair Program (LEHRP), the Elderly Home Emergency Assistance Program (EHEAP), the Low Income Home Energy Assistance Program (LIHEAP), and the Community Services Block Grant (CSBG)

Local resources include County General Funds allocated to: 1) the *Partnering for Results Program* (PFR) to purchase services with measurable outcomes from county non-profit human service organizations, 2) the *Family Self-Sufficiency Program* and 3) numerous *State-Mandated* programs. Private programs include the Care-To-Share (electric assistance through the Florida Power and Light Corporation) and a wide range of non-profit programs.

Lee County utilizes program income from a completed HUD HOPE 3 project to fund new affordable housing. This revolving fund supports up to 4 units of housing a year above and beyond the entitlement-funded projects reported in this *Annual Plan*. The county uses Florida, *State Housing Initiative Partnership* funds to leverage its CDBG and HOME funds. Lee County also involves non-profit and private entities in the delivery of its affordable housing programs, rental rehabilitation and the construction of new rental housing.

#### **4.F. Coordination of Strategic Plan and this Annual Action Plan.**

The Lee County Consolidated Plan has been developed and implemented through a collaborative effort of public, private and non-profit organizations. Major community needs assessments were implemented to determine the housing and non-housing needs in Lee County, including unincorporated Lee County and incorporated cities. Intergovernmental coordination between the three entitlement areas in Lee County took place during the Assessment and Planning processes and will continue through the implementation of projects.

## 5 ONE-YEAR ACTION PLAN

### 5.A. Description of Key Projects

The Board of County Commissioners of Lee County (BoCC), through its lead agency, the Department of Human Services is submitting the following One Year Action Plan for the Lee County "Urban County" for HUD FY 2002. Approximately \$2.9 million in Community Development Block Grant and HOME entitlement funds and program income sources will be spent on the following proposed projects:

- *Housing Rehabilitation: Rehabilitation of housing for low and very low-income households in unincorporated Lee County. (With Project Delivery Services and Relocation). (\$504,000)*
- *Housing Rehabilitation-Bonita Springs: Rehabilitation of housing for low and very low-income households in Bonita Springs. (\$48,500)*
- *Housing Rehabilitation-Fort Myers Beach: Rehabilitation of housing for low and very low-income households in Fort Myers Beach. (\$24,000)*
- *Direct Homeownership/Assistance Program (With Project Delivery Services.) Provides closing costs or down payment assistance to homebuyers purchasing a primary residence. (\$307,000)*
- *Demolition and Clearance: Removal of dilapidated, vacant structures blighting neighborhoods and/or located in the flood plain. (\$60,000)*
- *Community Housing Development Corporation Activities: Construction of new housing to benefit low /very low-income residents throughout unincorporated Lee County. (\$100,000)*
- *Supportive Housing Developments: Development of housing to benefit persons with disabilities throughout Lee County. (\$212,000)*
- *2002/2003 Update, The Year 2003 Lee County Resident Needs Assessment: (\$50,000)*

#### *Neighborhood Development*

- *Dunbar Neighborhood Improvements: (\$270,167)*
- *Charleston Park Neighborhood Improvements: (\$155,866)*
- *Harlem Heights Affordable Housing Program: (\$166,257)*
- *Page Park Neighborhood Building Program. (\$15,000)*
- *Page Park Neighborhood Improvements (\$192,821)*
- *Pine Manor Concentrated Code Enforcement: (\$25,000)*
- *Pine Manor Neighborhood Improvements: (\$163,987)*
- *Pine Manor Affordable Housing Program: (\$50,000)*

*Includes:*

*Infrastructure improvements, to provide a suitable neighborhood living environment*  
*Affordable housing development in blighted neighborhoods*  
*Enhanced code enforcement to improve the neighborhood environment*  
*Neighborhood Building to develop neighborhood assets and capacity.*

- *Bonita Springs Public Facilities: (\$48,500)*
- *Fort Myers Beach Public Services: (\$24,000)*
- *City of Sanibel Public Facilities: (\$27,000)*
- *Supportive Housing Program Set-Aside: Support for projects to move individuals and families out of Homelessness into housing. (\$100,000)*

*(Note: Initial projects for the new neighborhoods of Palmona Park and Suncoast Estates were created by approved amendments and funded with 2001 CDBG funds)*

### **5.B. Locations**

The majority of the proposed projects in the One-Year Plan are targeted for the seven Neighborhood Districts of, Charleston Park, Dunbar, Harlem Heights, Page Park, Pine Manor, Palmona Park, and Suncoast Estates. These seven areas have been targeted as blighted areas in the county in need of neighborhood development. The Community Housing Development Organizations (CHDO) will concentrate their efforts in these areas as well. (The five original Neighborhood Districts with the were designated as successors to former Community Redevelopment Areas that did not generate tax increment financing (TIF).)

### **5.C. Housing Goals - HUD FY 2002**

By utilizing County entitlement funds, Lee County proposes to increase the supply of affordable housing for 33 households through housing acquisition and/or rehabilitation, and for 80 households through down payment or closing cost assistance. CDBG funds dedicated to the *Neighborhood Improvement Projects* will generate 4 additional owner units and HOME funds in the *Supportive Housing* and *CHDO* projects will generate 9 units. Finally, The Demolition and Clearance Project will use entitlement funds to demolish 15 units.

### **5.D. Maps**

MAP 1 shows Annual Plan projects and locations in Lee County.

This Action Plan is made available for public inspection at the following locations:  
Lee County Department of Human Services,  
Lee County Public Resources,  
The Sanibel Library  
The Fort Myers, and Bonita Springs branches of the Lee County Library

**Section 2**

**LEE COUNTY 2002**

**Annual Plan • Lee County, Florida**  
HUD FY 2002

## SECTION 2

### LEE COUNTY 2002

#### **2.A Community Profile**

Lee County, founded in 1887, is located on the southwest coast of Florida. The county encompasses 800 square miles and contains the incorporated municipalities of Fort Myers, Cape Coral, Sanibel, Fort Myers Beach, and Bonita Springs. Tourism remains Lee County's number one industry with many retirees seeking refuge from the cold north winters. Lee County is one of the fastest growing counties in the southwest Florida region. The County's population has doubled from 205,266 people in 1980 to 454,918 people in 2001. The unincorporated county population is 247,287. Over 100,000 residents, nearly one-fourth of the population, are age 65 or older. By the year 2010, the county's population is projected to be 514,500. Lee County median family income is \$51,200 (2001). 2000 Census data show 9.7% of county residents in poverty and 15.2% of residents under 18 years of age in poverty. The 2000 Census data shows the population makeup of Lee County to be 87.7% White, 6.6% Black and 10.5% of all races with Hispanic ethnicity.

The Lee County Board of Commissioners has designated seven blighted neighborhoods within the County as Neighborhood Districts. The original five neighborhoods of Page Park, Pine Manor, Harlem Heights, Charleston Park, and Dunbar have demonstrated a need for community redevelopment, affordable housing, increased economic development opportunities, and enhancement of direct social services delivery. These neighborhoods are the primary focus of county CDBG and HOME federal funds. The physical, economic and environmental benefits of investment in the original five neighborhoods are becoming evident. As these neighborhoods realize their potential for self-sufficiency, the blighted neighborhoods of Palmona Park and Suncoast Estates have been designated for assistance. Early stages of investigation for additional neighborhoods were undertaken in the Year 2000 Lee County Resident Needs Assessment discussed in Section 2.



## **2.B Planning Process, Needs Assessment, Citizen Participation**

### **2.B.1 Planning Process and Consultations.**

The Lee County Department of Human Services is the Lead Agency for the Consolidated Plan and Annual Action Plans prepared for the U.S. Department of Housing and Urban Development. The department coordinates the planning, implementation and monitoring of programs under these plans. In addition to the planning conducted with citizens described below, the department maintains regular communication with federal, state and local government agencies. Specific agency contacts are made to obtain current data and coordinate the information and strategies presented in the Consolidated and Annual Plans. City consultations include Bonita Springs, Fort Myers, Fort Myers Beach, Cape Coral, and Sanibel. The Florida Department of Community Affairs through the Southwest Florida Regional Planning Council provide state and regional review of the plans.

#### **2.B.1.a Public Housing Consultations**

Public housing agencies operating in Lee County include the Lee County Housing Authority (LCHA), the Fort Myers Housing Authority (FMHA) and the Fort Myers Community Redevelopment Agency (FMCRA). In preparation for the Consolidated Plan the Year 2000 Five Year Public Housing Plans of the authorities were analyzed along with current year funding and waiting lists for all agencies.

#### **2.B.1.b Health Service Consultations**

In preparation for the Consolidated Plan, the Lee County Health Department and divisions of the Florida Department of Children and Families were consulted along with the Health Planning Council of Southwest Florida. Data from the 2000 update to the Lee County Comprehensive Assessment for Tracking Community Health and the 1999-2000 District 8 Health Plan are incorporated in the plans.

#### **2.B.1.c Consultations on Child Welfare, Elderly, Disabilities, Homeless**

The Florida Department of Children and Families was consulted for direction and data on state efforts for youth, elderly, the disabled, and state efforts for the homeless. Department staff were consulted for updates on department programs in these areas. In addition the numerous non-profit agencies working for these populations were consulted through the 2002 Homeless Providers Survey and follow-up contacts. Continual consultation and coordination with the Lee County Coalition for the Homeless, Florida, Inc. maintains the Lee County Homeless Continuum of Care.

### **2.B.2 Citizen Participation in the Annual Action Plan**

Lee County in coordination with Urban County Partners Fort Myers Beach, Bonita Springs, and Sanibel and with the entitlement Cities of Fort Myers and Cape Coral engaged broad citizen participation in creation and review of this Annual Plan. This broad support was obtained by developing public interest through the media, consultations with residents of neighborhood districts, consultation with affordable housing providers, housing committees, non-housing community improvement organizations, social service agencies and non- and for-profit organizations. A major element of citizen participation is the constituent network and community activities of the Community Action Agency/Neighborhood District Committee (CAA/NDC). This committee has representatives from a broad cross section of the community. In addition, the committee links target neighborhood residents and their individual Local Neighborhood Districts Committees (LNDC) and provides for cooperation between neighborhoods.

Representation of these neighborhood groups on the CAA/NDC provides a clear channel for communication with county government. At the CAA/NDC meetings, members review housing and community development activities and forward recommendations to the Board of Commissioners on the Consolidated Plan, Plan Amendments, and the Consolidated Annual Performance and Evaluation Report (CAPER).

The Annual Plan was the focus of two major public meetings, monthly neighborhood meetings, bi-monthly Community Action/Neighborhood District Committee meetings, and numerous other forums beginning in November of 2001 and ending with the approval hearing on August 6, 2002. The dates and times of public hearings and meetings were established early in 2001 to ensure adequate notice to the residents and organizations of Lee County. All notices for public hearings, workshops, and town hall meetings were published in the major newspaper, the *New-Press*, the *Community Voice*, a local community newspaper, and neighborhood association bulletins. Public notices were forwarded to human service agencies.

### **2.B.3 • Year 2000 Lee County Resident Needs Assessment**

#### **• Lee County Homeless Provider's Survey 2002**

In a major effort to obtain citizen perspective on community improvement priorities, Lee County commissioned a statistically valid sampling of citizens by a professional survey organization. The *Year 2000 Lee County Resident Needs Assessment* survey detailed responses on priority county needs and the utilization of county services. The survey reported responses from two target populations. The first population was a statistically valid random *telephone* sample of citizens of all locations and income categories throughout the county. A second population was *door-to-door* survey of a random sample of individuals within eight low and moderate-income neighborhoods within the county:

- Charleston Park
- Dunbar
- Harlem Heights
- Page Park
- Pine Manor
- Palmona Park – North Fort Myers
- Suncoast – North Fort Myers
- East Fort Myers

The assessment had an additional component in the form of focus group discussions within each target neighborhood. The perceptions, priorities and concerns reported in these surveys are incorporated in this Annual Action Plan. The survey results are available to the public at the Department of Human Services and a summary is appended to this document. A new survey, updating the initial study will be conducted in 2002-03 and will support development of the Lee County Consolidated Plan in 2004. A brief except of the *telephone* study follows:

## Most Important Needs for Lee County Residents<sup>1</sup>

The last substantive question in the survey asked respondents to indicate, of all the services that were examined in the survey, which were either the most or second most important need for Lee County residents. The specific services that were included in this question, as previously examined in the survey, are as follows:

Affordable houses and rental units  
Shelter and training for homeless persons  
Vocational training and job placement services  
Child care services  
Elder care services  
Affordable health and mental illness services

The results of this question indicate that the three services that respondents believe are the most important needs for Lee County are affordable housing, vocational training and affordable health care services...

<sup>1</sup>Excerpt from the countywide Telephone Survey Component, *A Needs Assessment of Lee County Residents, 2000*, Policy and Management Research, Shimberg Center, Michael J. Scicchitano

An additional survey, *The Homeless Providers Survey* was completed in 2002. This was a comprehensive survey of all local, direct service, non-profit providers implemented jointly by staff from Lee County and the Lee County Homeless Coalition. The survey added the insights of those in direct contact with assistance recipients and treatment patients. The results augmented the countywide citizen telephone survey and the neighborhood door-to-door survey for a comprehensive picture of current perceived needs in Lee County. Both these perceived needs and statistical data presented in this document determined the prioritization of Lee County objectives.

## **2.C Lee County Institutional Structure and Process**

### **2.C.1 Introduction**

In addition to the Lee County Board of County Commissioners, many local public, private and not-for-profit agencies work in the broad area of community development in Lee County. Additional support is received from county divisions and programs of federal, state and regional departments and agencies. Current developments at the state level suggest a major devolution of programs from state departments to county-level structures. Initial planning is underway and the 2003 Lee County Consolidated Plan will define the revised institutional structure.

The Lee County Consolidated Plan and Annual Action Plans are required by the U.S. Department of Housing and Urban Development to support CDBG and HOME entitlement funding for unincorporated Lee County and the city of Sanibel. A brief description of the Lee County Department of Human Services, the lead agency for entitlement funds, follows. In addition to a picture of entitlement activities, HUD encourages a broad view of the county setting. This section outlines numerous organizations and activities that are currently active components of the Lee County overall institutional structure. Detail and description is limited for clarity. For purpose of presentation, activities are divided under "Housing", "Neighborhood and Community Development", "Homeless and Special Needs Population" and "Health". It is recognized that the actual operations of agencies and activities cross these divisions. A final discussion of this section describes *barriers* to operation and *strategies* to improve the efficiency and effectiveness of the institutional structure itself.

### **2.C.2 CDBG/HOME Lead Agency - Lee County Department of Human Services**

The Department of Human Services is the lead agency for CDBG and HOME funds for Lee County. The department is the liaison to the Community Action /Neighborhood District Committee, an advisory committee to the Lee County Board of Commissioners. For these entitlement funds, the department focuses on *neighborhood-based* affordable housing and neighborhood development. The Lee County Department of Community Development utilizes state SHIP program funds for affordable housing in other areas. The Department of Human Services is also the lead agency for the HUD Supportive Housing and Shelter Plus Care programs and a local provider for the HOPWA program. In addition to these HUD programs the department administers state-mandated programs in self-sufficiency, health, mental health and substance abuse, additional state and federally supported family self-sufficiency programs and the Partnering For Results (PFR) Program for non-profit agencies funded by county general funds.

The department completed the Renewal of its "Urban County" configuration in 2001 in accordance with federal requirements, which dictate renewal each three years. The Lee County Urban County configuration now consists of (1) Unincorporated Lee County areas and (2) the City of Bonita Springs, (3) the Town of Fort Myers Beach and the City of Sanibel. The 2002 Project List contained herein reflects this new configuration.

The Department of Human Services is faced with the challenge of meeting large and increasing community needs in a fair and effective manner. The challenge is enlarged by the devolution of formerly state administered activities to local government. To meet these challenges the department has developed its model for service based on:

1. Comprehensive Needs Assessments to garner Citizen input on desired services
2. Support for programs with measurable outcomes that substantiate what was achieved for the cost.

The Outcomes that have been identified for Department of Human Service action in Lee County are:

- HOUSING  
People find and/or maintain affordable, decent, safe, and sanitary permanent housing
- SUPPORTIVE HOUSING/LIVING  
Special populations achieve their highest potential
- HEALTH  
Families and individuals are healthy, stable and independent
- ECONOMIC OPPORTUNITY  
People have the job skills and economic opportunities they need to be self-supporting and self-sufficient
- YOUTH  
Youth make safe, responsible decisions
- NEIGHBORHOODS  
Residents live in safe, well maintained, and thriving neighborhoods
- BASIC ASSISTANCE  
Families and individuals meet their subsistence needs

### **2.C.3 Lee County Institutional Structure Overview of Components**

The following sections give an overview of the framework of community development activities in Lee County. The tables are not comprehensive. More detail of structural components is found in the 2000-2002 Consolidated Plan functional sections beginning with Section 3-Housing.

**2.C.3.a Affordable Housing Component**

Housing in general is the concern of numerous government planning and regulatory agencies. Affordable housing, particularly for the lowest income and special needs households, is the focus of assistance programs of federal, state, local, private, non-profit and charitable agencies.

**Table 2C1 Lee County Institutional Structure - Housing - Framework**

Name of Agency	Funding Base	Programs
<b>Lee Co. Department of Human Services</b>	<b>Co St Fed</b>	<b>CDBG, HOME, SHIP housing, fair housing</b>
<b>Lee Co. Department of Human Services</b>	<b>Co Fed</b>	<b>HOPE 3 (revolving fund) housing</b>
<b>LCHDC, DIAD, CHR Housing Dev. Organizations, LEEDCO, Bonita Springs Area, Cape Coral, Partnership in Housing-(CHDO)</b>	<b>Co St Fed</b>	<b>CDBG, HOME, SHIP housing</b>
Fort Myers, Cape Coral, Fort Myers Beach, Bonita Springs, Sanibel city departments	City Fed	CDBG housing
Lee County Office of Equal Opportunity	Co St	Fair Housing
Lee County Dept. of Community Dev.	Co St	SHIP (Florida Housing Finance Corp)
Fort Myers, Cape Coral city departments	St Fed	SHIP (Florida Housing Finance Corp)
Lee County Housing Finance Authority	St Fed	Tax Exempt Revenue Bond Program
Lee County Dept. of Community Dev.	County	Density Bonus Program, affordable housing
Lee County Housing Authority	Federal	Public Housing, Section 8 –rental assistance
Fort Myers Housing Authority	Federal	Public Housing
Fort Myers Community Redev. Agency	Federal	Section 8 rental assistance
Lee Department of Human Services	Fed Co	SHP / S+C homeless housing
Lee County Coalition for the Homeless	Non-profit	Coordinator SHP / S+C homeless housing
Salvation Army	Non-profit	Homeless shelter, transitional housing
Southwest Florida Addiction Services	Non-profit	Homeless, substance abuse shelter
Ruth Cooper Center,	Non-profit	Homeless, mental illness transit. housing
Lutheran Ministries of Florida	Non-profit	Homeless shelter for youth
Fort Myers Rescue Mission	Non-profit	Homeless shelter
Lee Department of Human Services	Co St	WAP, LEHRP weatherization, home repair
Goodwill Inc	NP Fed	Section 811, supportive housing for disabled
Presbyterian Church, non-profit agencies	NP Fed	Section 202, supportive housing for elderly
Lee County Department of Human Services	Fed Co	HOPWA HIV/AIDS housing
Habitat for Humanity	Private	Low-income housing
Affordable Housing Solutions	Non-profit	Very low, low-income rental housing
Lee County Assn. for Retarded Citizens	NP Fed	Group homes, developmental disabilities
Abuse Counseling and Treatment Inc.	Non-profit	Abuse victim shelter, homeless shelter
Down Syndrome Assn. of SW Florida Inc.	Non-profit	Mental and physical disabilities housing
Lee Co. AIDS Task Force	NP Co	Group Home persons/families with AIDs

(Co = county, St = state, Fed = federal)(Bold type indicates Lee County CDBG/HOME entitlement fund activities)

### 2.C.3.b Neighborhood and Community Development Component

Public facilities and public services along with economic development activities are the focus of many divisions and departments of the Lee County government, incorporated cities and state and federal agencies. The priority community development focus for CDBG funds and the Department of Human Services is the revitalization of targeted low-income neighborhoods. The housing aspect of this revitalization is described in the previous section.

**Table 2C2: Institutional Structure - Neighborhood and Community Development Framework**

Name of Agency	Funding Base	Programs
<b>Lee Department of Human Services</b>	<b>Co Fed</b>	<b>CDBG neighborhood infrastructure</b>
<b>Lee Department of Human Services</b>	<b>Co Fed</b>	<b>CDBG, neighborhood capacity building</b>
Fort Myers, Cape Coral City Departments	Federal	CDBG, Section 108 infrastructure
Lee Department of Community Development	State	FL SHIP, other
Lee County Department of Transportation	Co Fed	Lee Tran, countywide public transportation
Lee County Department of Public Works	County	Countywide public facilities and services
Economic Dev. Office of Lee County	County	Countywide economic development, jobs
Lee County Workforce Development Board	St Fed	Workforce Invest. Act, job training
Lee County Workforce Development Board	St Fed	Welfare to Work, employment

(Co = county, St = state, Fed = federal)(Bold type indicates Lee County CDBG/HOME entitlement fund activities)

### 2.C.3.c Homeless and Special Needs Populations Components

Federal, state, county, city, non-profit and faith-based organizations provide services for special needs population including the homeless, the elderly, persons with mental illness, developmental disability or physical disability, persons with HIV/AIDS, persons with emergency assistance needs and migrant worker families. The Department of Human Services is active in assistance programs for most of these populations.

**Table 2C3: Institutional Structure - Homeless and Special Needs Populations Framework**

Agency	Funding Base	Programs
<b>Lee Department of Human Services</b>	<b>Co Fed</b>	<b>SHP / S+C homeless housing</b>
Lee County Coalition for the Homeless Salvation Army, Ruth Cooper Center, (FMHA), Disabled American Veterans, Holy Theotokos Monastery, Southwest Florida Addictions Services, Goodwill, Our Mother's Home, others	Non-profit	Match for SHP homeless housing
Florida Department of Children and Families	St Fed	Youth programs, Seniors programs
Florida Department of Children and Families	St Fed	TANF
Lee County Department of Human Services	Co St Fed	CSBG, TFAHF- homeless
Lee County Department of Human Services	Co St	LIHEAP
Senior Friendship Center	State	EHEAP
Lee County Workforce Development Board	St Fed	Workforce Invest. Act, job training
Lee County Workforce Development Board	St Fed	Welfare to Work employment

(Co = county, St = state, Fed = federal)(Bold type indicates Lee County CDBG/HOME entitlement fund activities)

**2.C.3.d Health Services Component**

The Lee County Health Department and county-based hospital systems work with numerous other providers and programs to supply county health and mental health needs. The Department of Human Services coordinates county government components of health funding. The department also plays an active role in health and mental health services through its Homeless Continuum of Care, HOPWA and Family Self-Sufficiency assistance.

**Table 2C4 Lee County Institutional Structure - Health Care Framework**

<b>Name of Agency</b>	<b>Funding Base</b>	<b>Programs</b>
Lee County Health Department	Co St Fed	Health facilities, programs
Family Health Centers of Southwest Florida, Inc	St Fed	Health facilities, programs
Lee Memorial Health System	Non-profit	Health facilities, programs
Southwest Regional (Columbia) Healthcare Corporation	For Profit	Health facilities, programs
Ruth Cooper Center for Behavioral Health Care	Co St Fed	Mental Health facilities, programs
Lee Department of Human Services	Co Fed	SHP / S+C homeless services
Lee County Coalition for the Homeless Salvation Army, Ruth Cooper Center, Southwest Florida Addiction Services,	Non-profit	Match for SHP homeless health services
Florida Department of Children and Families	St Fed	Health programs
Florida Agency for Health Care Administration	St Fed	Health facilities, programs
Florida State-Mandate Health Programs through Lee County DHS.	Co St	Health facilities, programs

(Co = county, St = state, Fed = federal)(Bold type indicates Lee County CDBG/HOME entitlement fund activities)



## **2.C4 Lee County Institutional Structure Strategies**

### **2.C.4.a Barriers to Institutional Operations**

While program-specific barriers to improvement within individual agencies and programs would be too numerous to list; some common major impediments can be noted:

- (1) The continuing dialogue on localization and privatization of programs keeps organizations and programs in a state of flux.
- (2) The multiplicity of programs, funding processes and regulations makes comprehensive planning and implementation difficult.
- (3) Rapid growth in population and land absorption overloads government planning and administrative operations.
- (4) Reconfigurations caused by city incorporations have major effects on resource allocation and planning.

### **2.C.4.b Strategies for Improvement of the Institutional Structure**

As with barriers, positive forces and strategies for improvement within individual agencies are too extensive to list. Positive developments and improvement strategies for the overall Lee County include the following:

- (1) There is an increasing and beneficial emphasis on comprehensive reporting and longer term planning. Examples are this Consolidated Plan, the Public Housing Consolidated Plans, the Lee County Comprehensive Plan, and the Comprehensive Community Health Assessment. Circulation of these documents among agencies allows for efficient resource utilization and effective programs.
- (2) Website display of program information, program regulations, data tabulations, program applications and many other web-accessible services support efficient institutional operation. Planners can access timely and comprehensive information. Applicants can access program information and make application. Government and other decision-makers can support their decisions with relevant data. The websites of Lee County, County agencies, Florida State Government, HUD, HHS, and the Census are examples of these developing resources.
- (3) Website presentation of the Lee County 2002 Annual Action Plan and the Lee County 2000-2002 Three-Year Consolidated Plan, The 2000/03 Lee Co Needs Assessment, and the 2002 Homeless Continuum of Care documents. Also the 2001 opening of the DHS-United Way searchable Human Services Directory on the Internet.
- (4) Reorganization to combine the oversight of Welfare to Work and Workforce Development employment and vocational training efforts.
- (5) Development of a local structure and process for administration of child protection and other community social services. Programs previously administered by state agencies will be organized and administered at the county level.
- (6) Reorganization of the Lee County Department of Human Services' procedure for administering funding and monitoring operations in the area of supportive services. This restructuring will combine the application process for non-profit agencies. It will also unify the citizen review and advisory process.

## **2.D Monitoring Standards and Consistency Action**

### **2.D.1 Monitoring Standards**

The Department of Human Services (DHS) has extensive experience with HUD programs, especially with the standards and procedures for programmatic and financial monitoring activities undertaken with CDBG and HOME funds. DHS has received excellent monitoring reviews from Florida state agencies. DHS has no unresolved audit or monitoring findings, and is in compliance with applicable Civil Rights Laws and Executive Orders. Staff is also experienced in conducting HUD environmental assessments and reviews for potential housing projects.

DHS staff provides technical assistance as needed. All work is consistent with the GPR/ CAPER. The annual GPR/CAPER is reviewed by the DHS Director, the independent auditor for Lee County, and then approved by the Board of County Commissioners.

## **2.D.2 Consistency**

### **2.D.2.a Consistency with Other Comprehensive and Regional Plans**

The county's housing and non-housing programs are consistent with (a) the State of Florida's plans through the Department of Community Affairs, Department of Commerce, and Florida Housing Finance Agency, (b) the Southwest Florida Regional Planning Council's Strategic Plan, (c) Lee County's Comprehensive Plan, *The Lee Plan* and (d) SHIP's *Local Housing Assistance Plan*.

### **2.D.2.b Consistency with Court Orders and HUD Regulations**

Unincorporated Lee County and the City of Sanibel do not have any court orders (including consent decrees) or HUD imposed sanctions, which affects the provision of assisted housing or fair housing remedies. The Final Rule covering the Consolidated Plan specifically requires all organizations applying directly to HUD for financial assistance to certify that each application is consistent with an approved housing and non-housing strategy of the Plan. All of the programs described in Chapter 4 of this Action Plan are consistent with the Final Rule.

### **2.D.2.c Support for Proposed Projects Currently in Submission**

Some organizations in Lee County are applying directly to HUD. Among the organizations that have received Lee County *Consistent with Consolidated Plan* letters from Lee County are the Lee County Housing Authority (LCHA) for its one and five year plans and six non-profit and public non-profit agencies submitting application for the HUD FY2002 Continuum of Care and assisted housing for the elderly and/or handicapped.

### **2.D.2.d Consistency Letters: Support of Applications by Other Entities**

The *Final Rule* requires State and local governments, as well as private and public organizations, which apply for direct assistance under certain HUD programs, to be consistent with HUD-approved Consolidated Plan. Each applicant must receive a *Certification of Consistency Letter* or signed form from Lee County, which shows compliance with an approved housing and community improvement strategy within the Consolidated Plan in order to receive funds from HUD as described in 24 CFR 2(b). In addition to covering CDBG and HOME funds, a jurisdiction must have a Consolidated Plan, which is approved by HUD, as a prerequisite to applying for, and receiving other funds from, HUD under any of the following programs:

**Table 2D1: Consistency Support Of Applications by Other Entities**

<b>Formula/Entitlement Programs</b>	
ESG	Yes
Public Housing Comprehensive Grant	Yes
<b>Competitive Programs</b>	
HOPE 1	Yes
HOPE 2	Yes
HOPE 3	Yes
ESG	Yes
Supportive Housing	Yes
HOPWA	Yes
Safe Havens	Yes
Rural Homeless Housing	Yes
Sec. 202 Elderly	Yes
Sec. 811 Handicapped	Yes
Moderate Rehab SRO	Yes
Rental Vouchers	Yes
Rental Certificates	Yes
Public Housing Development	Yes
Public Housing MROP	Yes
Public Housing CIAP	Yes
LIHTC	Yes

If an organization intends to apply for any of the above-listed competitive HUD grants, a *Consistency Letter*, or preprinted consistency forms, must be submitted with an *Executive Summary* of the grant application, to the Senior Planner in charge of consistency letters at least one month to six weeks prior to the grant application's deadline date. This time frame is necessary to ensure that a *Consistency Letter* or form is processed and signed by the Chair of the Lee County BOCC in adequate time to meet the competition's deadline date.

Table 2D2: Lee County Statistics- U.S. Census Bureau

Population, 2001 estimate	482,455	16,396,515
Population percent change, April 1, 2000-July 1, 2001	4.9%	2.6%
Population, 2000	440,888	15,982,378
Population, percent change, 1990 to 2000	31.6%	23.5%
Persons under 5 years old, percent, 2000	5.2%	5.9%
Persons under 18 years old, percent, 2000	19.6%	22.8%
Persons 65 years old and over, percent, 2000	25.4%	17.6%
White persons, percent, 2000 (a)	87.7%	78.0%
Black or African American persons, percent, 2000 (a)	6.8%	14.6%
American Indian and Alaska Native persons, percent, 2000 (a)	0.3%	0.3%
Asian persons, percent, 2000 (a)	0.8%	1.7%
Native Hawaiian and Other Pacific Islander, percent, 2000 (a)	2	0.1%
Persons reporting some other race, percent, 2000 (a)	3.1%	3.0%
Persons reporting two or more races, percent, 2000	1.6%	2.4%
Female persons, percent, 2000	51.1%	51.2%
Persons of Hispanic or Latino origin, percent, 2000 (b)	9.6%	16.8%
White persons, not of Hispanic/Latino origin, percent, 2000	82.0%	65.4%
High school graduates, persons 25 years and over, 1990	188,833	6,616,094
College graduates, persons 25 years and over, 1990	40,392	1,624,405
Housing units, 2000	245,405	7,302,947
Homeownership rate, 2000	76.5%	70.1%
Households, 2000	188,599	6,337,929
Persons per household, 2000	2.31	2.48
Households with persons under 18, percent, 2000	24.3%	31.3%
Median household money income, 1997 model-based estimate	\$34,117	\$32,877
Persons below poverty, percent, 1997 model-based estimate	11.5%	14.4%
Children below poverty, percent, 1997 model-based estimate	19.9%	21.8%

Private nonfarm establishments, 1999	12,099	424,089
Private nonfarm employment, 1999	140,147	5,954,982
Private nonfarm employment, percent change 1990-1999	29.7%	29.3%
Nonemployer establishments, 1999	30,152	1,031,053
Manufacturers shipments, 1997 (\$1000)	741,763	77,477,510
Retail sales, 1997 (\$1000)	4,367,000	151,191,241
Retail sales per capita, 1997	\$11,320	\$10,297
Minority-owned firms, percent of total, 1997	8.2%	22.6%
Women-owned firms, percent of total, 1997	27.4%	25.9%
Housing units authorized by building permits, 2000	9,120	155,269
Federal funds and grants, 2001 (\$1000)	2,334,138	99,998,376
Local government employment - full-time equivalent, 1997	16,564	543,525

Land area, 2000 (square miles)	804	53,927
Persons per square mile, 2000	548.4	295.4
Metropolitan Area	Fort Myers-Cape Coral, FL MSA	

**Section 3**

**RESOURCES**

**Annual Plan • Lee County, Florida**  
HUD FY 2002

**SECTION 3  
RESOURCES FOR PROJECTS**

**3.A Resource Decisions**

Public hearings, committee meetings, and a 30-day comment period commencing June 24, 2002 and ending July 23, 2002 were implemented to develop this Action Plan. As a result of meetings between Lee County staff, residents, public and private organizations, and the Community Action Agency Neighborhood District Committee, Lee County proposes the following allocation of entitlement funds (See *Chapter 4* for a detailed description of each allocation, and the HUD-required tables describing the allocations at the end of this Annual Plan).

**3.B. CDBG / HOME Resources**

**Table 3B.1 CDBG Resources (HUD FY2002)**

02.01.B	CDBG Program Administration	\$262,902
02.03.B	CDBG Project Delivery for Housing Services	\$200,000
02.04 B	CDBG Housing Rehabilitation	\$289,000
02.07.B	Temporary Relocation	\$15,000
02.06 B	Demolition and Clearance	\$60,000
02.10 B	Dunbar Neighborhood Improvements	\$270,167
02.11 B	Charleston Park Neighborhood Improvements	\$155,866
02.12 B	Harlem Heights Affordable Housing	\$166,257
02.13 B	Page Park Neighborhood Building Program	\$15,000
02.14 B	Page Park Neighborhood Improvements	\$192,821
02.15 B	Pine Manor Concentrated Code Enforcement	\$25,000
02.16 B	Pine Manor Neighborhood Improvements	\$163,987
02.17 B	Pine Manor Affordable Housing	\$50,000
02.18 B	Bonita Springs Public Facilities	\$48,500
02.19 B	Bonita Springs Housing Rehabilitation	\$48,500
02.20 B	Fort Myers Beach Public Services	\$24,000
02.21.B	Fort Myers Beach Housing Rehabilitation	\$24,000
02.22 B	City of Sanibel Public Facilities	\$27,000
02.23 B	Phase II Needs Assessment	\$50,000
02.24 B	Homeless Programs Set-Aside	\$100,000
	<b>Total</b>	<b>\$2,188,000</b>

**Table 3B.2 HOME Resources (HUD FY2002)**

02.02 M	HOME Project Delivery	\$57,000
02.05 M	Direct Homeownership Assistance	\$250,000
02.08 M	Community Housing Development Organizations	\$100,000
02.09 M	Supportive Housing for Persons with Disabilities	\$212,000
	<b>Total</b>	<b>\$619,000</b>

### 3.C Annual Plan Total Funding

<b>Table C: U.S. Department of Housing and Urban Development CPD Consolidated Plan Funding Sources</b>			
Entitlement Grant		\$ 2,807,000	
Unprogrammed Prior Year's Income not previously reported			
Surplus Funds		0	
Return of Grant Funds		0	
Total Estimated Program Income (from detail below)		\$100,000	
<b>Total Funding Sources:</b>		<b>\$ 2,907,000</b>	
<b>Estimated Program Income</b>			
	<b>Description</b>	<b>Grantee</b>	<b>Subrecipient</b>
1	Lee County Housing Rehabilitation Repayments	\$100,000	0
	<b>Total Estimated Program Income</b>	<b>\$100,000</b>	<b>0</b>

### 3.D Other Resources

#### 3. D.1 Supportive Housing Program (SHP)

Recipients of SHP funds over the last four years have provided necessary supportive services to the homeless population throughout Lee County. The gaps in services provided to the homeless have become more apparent through implementation of this program. Through the Continuum of Care (CoC) approach developed through a community partnership, new gaps have been identified. The Salvation Army, Ruth Cooper Center, Southwest Florida Addiction Services (SWFAS) and DHS, as well as other agencies, provide a broad array of supportive services and housing opportunities to the homeless to address the gaps.

#### 3. D.2 HOPE 3

Lee County DHS finished the 20 homes required in the first two rounds of acquisition, rehabilitation, transfer and sale to eligible, first-time homebuyers. In HUD FY 1998, all proceeds from the sale of rehabilitated properties were returned to Lee County, which created a revolving fund for future cycles of acquisition, rehabilitation, transfer, and sale to first-time homebuyers

#### 3. D.3 Lee County Economic Development Grant

In February 1999, the Lee County BOCC approved \$200,000 in general funds as an economic development grant to Habitat for Humanity of Lee County, Inc. (Habitat) for the purpose of redeveloping a blighted commercial area in the Harlem Heights Neighborhood District. Currently, two grocery stores and two bars are located on the property. Habitat has completed purchase of the property.



### **3.D.4 Other Federal State and Local Resources supporting Lee County Community Development**

Numerous agencies and programs support the overall community development effort in Lee County. These resources are discussed under the *Institutional Structure* section of this document. Resources include: Social Security, Medicaid, TANF, Florida Kid Care, Food Stamps, Mental Health and Substance Abuse Block Grant, Workforce Investment Agencies, Florida Welfare to Work program, Public Housing Agencies, other HUD programs – Sections 202 and 811, HOPWA, other Federal Department programs- Health and Human Services, Department of Labor, Veteran’s Administration, Department of Agriculture, Federal Emergency Management Agency, State programs- SHIP, Florida Housing Finance Corporation, local non-homeless-profit consortiums- Southwest Florida Community Foundation, United Way and allocations of Lee County General Funds.

**Section 4**

**PROJECTS / OBJECTIVES**

**Annual Plan • Lee County, Florida**  
HUD FY 2002

## SECTION 4

### YEAR 2002 PROJECTS, OBJECTIVES, LOCATIONS

#### 4.A HUD Goals and Criteria:

The U.S. Department of Housing and Urban Development has the following Goals and Criteria:

##### Decent Housing

1. assist homeless persons obtain appropriate housing, assist at-risk-of homelessness
2. retain affordable housing stock
3. increase permanent housing stock in standard condition
4. increase affordable housing for low and very-low-income families
5. **increase supportive housing with appropriate structure and services**

##### Suitable Living Environment

6. improve safety and livability of neighborhoods
7. increase quality public and private facilities and services
8. reduce isolation of income groups, spatial deconcentration of lower income persons
9. **revitalize deteriorating or deteriorated neighborhoods**
10. restore and preserve properties of historic, architectural, aesthetic value
11. conserve energy resources

##### Expanded Economic Opportunity

12. provide jobs to low income persons in areas affected by HUD activities
13. make mortgage financing available to low-income persons at reasonable rates and with non-discriminatory lending practices
14. create access to capital and credit for activities promoting socio-economic viability
15. empower low-income person with self-sufficiency to reduce generational poverty in public housing.

#### 4.C Lee County Objectives

To reach its long-term goals, Lee County has identified the following priority *objectives*:

- 1 **Housing.** The provision of affordable owner-occupied and rental housing with the emphasis on low-income residents and **special populations** by providing affordable housing through new construction, rehabilitation and homeownership assistance. The access to affordable housing is to be provided by reduction of the institutional barriers and removal of discrimination through fair housing initiatives.
- 2 **Economic Self-sufficiency.** The expansion of economic self-sufficiency with the emphasis on low-income residents by providing increased job training and increased employment opportunities.
- 3 **Decent living environment.** The **revitalization of blighted neighborhoods** by revitalizing neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement.
- 4 **Homelessness.** The prevention of homelessness through emergency assistance and the elimination of existing homelessness through a Continuum of Care which provides temporary housing, treatment and training of individual and families and for permanent housing.
- 5 **Healthcare.** The provision of supports for healthy lives for Lee County citizens by providing for the special needs of residents through the coordination of affordable health and mental illness treatment facilities and affordable supportive services for all special populations.
- 6 **Youth.** The provision of supports for Lee County youth by providing intervention, treatment and prevention programs aimed at teenage pregnancy, school dropouts, delinquency, crime, and drug and alcohol abuse.

#### 4.D. Vision and Mission For Housing and Community Development

The Lee County Department of Human Services has established the following vision and mission:

*Vision:*

Empowering individuals and neighborhoods

*Mission:*

To promote programs  
- that develop trust and knowledge,  
-enhance the quality of human life and create communities of opportunity;  
programs which will facilitate fair and equal treatment  
- in a dignified and cost effective manner  
-for all residents of Lee County

**4.E. Lee County Projects, Objectives and Strategies –  
HUD FY 2002**

**Table 4E1: Lee County Projects, Objectives and Strategies - HUD FY 2002**

HUD Goal	HUD Criteria	Lee Objective	Unmet Need(S)	Strategy	Proposed FY 2002 Programs
Decent Hsg. Environment	4,2,3,10 Afford. Hsg Retain Hsg. Perm. Hsg	1 Rehab New Housing Fair Housing	<ul style="list-style-type: none"> <li>•Substandard housing conditions</li> <li>•lack of resources for repairs</li> <li>•on rehabilitation program waiting list.</li> </ul>	Rehabilitation of housing units for very low- and low-income families, with priority given to the elderly and/or disabled.	<b>CDBG Housing Rehab. 02.04.B, // 02.19.B, // 02.21.B Lee, // Bonita, // FMB</b> 25 Units//8 units//5 units
Decent Hsg.	4,13,9 Afford. Hsg Mortgages Neighborhoods	1 Homeownership New Housing	<ul style="list-style-type: none"> <li>•Inadequate housing -low, very low income</li> <li>•Presently occupying substandard rental housing or overcrowding due to extended family units</li> </ul>	Closing cost and downpayment assistance to eligible persons/families.	<b>Homeownership Assist. 02.05.M</b> 80 units

**Table 4E1: Lee County Projects, Objectives And Strategies - Continued**

<b>HUD Goal</b>	<b>HUD Criteria</b>	<b>Lee Objective</b>	<b>Unmet Need(S)</b>	<b>Strategy</b>	<b>Proposed FY 2002 Programs</b>
Decent Hsg. Environment	5,4,3,8,9 Supportive Hsg Afford. Hsg Perm. Hsg Deconcentration Neighborhoods	1,2,3, Supportive Hsg. Rehab Homeownership Infrastructure New Housing Fair Housing Econ. Opport.	<ul style="list-style-type: none"> <li>• Inadequate supportive housing for persons with disabilities</li> <li>• Cost-burdened; substandard, blighted housing warranting demolition.</li> </ul>	<ul style="list-style-type: none"> <li>• Development of Supportive Housing for persons with disabilities.</li> <li>• Increase of affordable housing stock for neighborhood districts and throughout unincorporated Lee County</li> <li>• Elimination of blighted conditions</li> <li>• Homeownership opportunities</li> </ul>	<b>Support. Hsg 02.09M,</b> 6 units <b>CHDO Hsg. 02.08.M</b> 3 units <b>H. Heights Aff. Hsg 02.12.B</b> 3 units <b>Pine Manor Aff. Hsg. 02.17.B</b> 1 unit <b>Phase II Needs Assessment 02.23.B</b> <b>Demolition and Clear.02.06.B,</b> 15 units <b>Temp.Relocation.02.07.B,</b> <i>na</i>
Decent Hsg. Environment	3,7,9 Perm. Hsg Facilities/Service Neighborhoods	1, Rehab Infrastructure Fair Housing	<ul style="list-style-type: none"> <li>• High cost of sewers for lower-income residents</li> <li>• Lack of adequate infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>• Assistance to lower-income households</li> </ul>	<b>Sanibel Pub. Facil.02.22.B</b> 5 households

**Table 4E1: Lee County Projects, Objectives And Strategies – Continued**

HUD Goal	HUD Criteria	Lee Objective	Unmet Need(s)	Strategy	Proposed FY 2002 Programs
Environment	6, 7, 9 Safety, Livability Facilities/Service Neighborhoods	2,3 Econ. Opport. Infrastructure	•Hazardous/unsafe conditions in NDCs.	•Concentrated code enforcement activities; increased safety for bicyclists, pedestrians and recreational participants •creation of a suitable living environment.	<i>NDC Neighborhood Improvements- Dunbar 02.10.B, Charleston Park 02.11.B, Page Park 02.14.B, Pine Manor 02.15.B; Pine Manor Code Enf. 02.16.B 7,720 People Bonita Spgs Pub. Facil 02.20.B 2000 People</i>
Housing Environment Econ. Opport.	1, 5, 12, 13 Homeless Supportive Hsg. Jobs Mortgages	4 Homelessness	•Inadequate supportive services/housing for homeless population in Lee County.	•Assist homeless in receiving adequate supportive services and reaching economic self- sufficiency •Provision of transitional and/or permanent housing.	<b>Supp.Housing Prog.02.24.B</b> 1,800 people
Environment Econ. Opport.	6, 7, 9, 12, 15 Safety, Livability Facilities / Service Jobs Public Housing	2,5 Econ. Opport. Special Needs	•Inadequate community resources.	•Planning and implementation of a Neighborhood Building Program.	<i>Neighborhood Building Program Page Park 02.13.B 524 People</i>
Environment Econ. Opport.	5, 6, 7, 12 Homeless Safety, Livability Facilities/Service Jobs	3,5 Infrastructure Special needs	•Lack of social services for low income	•Provision of services for low-income youth and elderly.	<b>Fort Myers Beach Public Services 02.20.B</b> 200 People



#### 4.F Project Descriptions<sup>1</sup>

##### Affordable Housing Programs

CDBG, HOME, HOPE 3, SHP and Florida SHIP resources provide Lee County with the means to assist in reducing the threat of homelessness or life in substandard housing for persons with disabilities and residents with incomes of 80% or less of the median income for Lee County (\$52,100 is 2001 Lee County median income for a family of four). The Department of Human Services uses SHIP funds to match applicable federal dollars for general housing rehabilitation programs. All of Lee County's affordable housing programs are based on a *first-come, first-served* basis, with preference given to residents of the Neighborhood Districts, elderly and disabled residents and emergency/life-threatening conditions. The DCA Weatherization Assistance Program (WAP), Low-Income Home Energy Assistance (LIHEAP) and Low-Income Emergency Home Repair Program (LEHRP) state programs help create a more energy efficient environment for families at 125% of the poverty level throughout Lee County, and are layered where feasible with the owner occupied rehab program. Programs are subject to guideline changes at any time without notice and are limited to funding availability and with the exception of the DCA programs, are limited to unincorporated Lee County. Lee County plans to maintain a minimum 10% MBE/DBE/WBE contractor participation in affordable housing and/or rehabilitation projects and is working toward meeting its Section 3 threshold. Program income when generated is returned to affordable housing activities. **All affordable housing programs conform to specific CDBG and HOME regulations on program income, resale, recapture, affirmative marketing and minority/women's business outreach.**

##### Housing Rehabilitation

CDBG funds will be used to assist 25<sup>1</sup> low-income homeowners or renters with the rehabilitation of their housing units. Rental property owners may be subsidized by the Department of Human Services by up to two-thirds (2/3) of the cost of rehabilitating their rental housing units, which must be located within unincorporated Lee County. The maximum allowable funds for rehabilitation are: \$8,000 for a one-bedroom unit, \$10,000 for a two-bedroom unit, and \$11,500 for a 3, 4, or more, bedroom unit, or two-thirds (2/3) of the total rehabilitation, whichever is less. All funding subsidies are secured by a self-amortizing second mortgage for a period of 10 years, which decreases at a rate of 10% per annum for the full ten-year term.

Landlords participating in this program are obligated to make all rehabilitated rental units available to lower-income families for the entire 10-year mortgage period. A *Satisfaction of Mortgage* is issued upon completion of this requirement. Tenant income guidelines are the same as for owner-occupied housing rehabilitation programs. If a sale or transfer of title occurs during the mortgage period, the prorated mortgage balance becomes due and payable unless assumed by the new landlord.

<sup>1</sup>(Program descriptions are based on Annual Projects for HUD FY2002 see individual project tables attached)

CDBG, HOME (and Florida SHIP) funds are also used to maintain affordable housing by assisting homeowners with the rehabilitation of their primary residence using the following deferred payment loans:

- A. **Major Rehabilitation** in excess of \$10,000 is secured by a 15-year second mortgage, which remains in full for the first five years, then self amortizes at 10% per annum for the remaining term of the mortgage (years 6-15) based on its anniversary date.
- B. **Moderate Rehabilitation** of \$10,000 or less is secured by a 10-year self amortizing second mortgage for assistance between \$5,001 - \$10,000, which decreases at 10% per annum based on its anniversary date. Assistance from \$1,000 up to \$5,000 is secured by a 5-year second mortgage, which decreases at 20% per annum based on its anniversary date.
- C. **Emergency Rehabilitation** is a replacement or repair of one of three single, major housing components presently in failure (raw sewage, no water to the home, or electrical system failure where fire hazard can occur). The cost of this repair or replacement work does not exceed \$5,000 and is secured by a five-year second mortgage, which self amortizes at 20% per annum for the term of the mortgage, based on its anniversary date.

All rehabilitation of housing is contingent on satisfying owner qualification criteria. Taxes, garbage and sewer/water assessments must be current; no special assessments or liens can exist on the property; and the family must meet HUD's income guidelines. Priority is given to elderly/disabled homeowners with a minimum of one year of county residency and ownership of the dwelling or emergency/life-threatening conditions. As long as the original owner continues to occupy the rehabilitated unit for the full term of the second mortgage, no interest accrues and no monthly payments are required. A *Satisfaction of Mortgage* is provided upon completion of the various mortgage terms. If a sale or transfer of title occurs during the mortgage period, the prorated mortgage balance becomes due and payable.

#### **Direct Homeownership Assistance Program**

HOME funds will be used to assist approximately 80 first-time homebuyer families with the purchase of their home. Assistance may be up to 100% of the downpayment or 100% of reasonable closing costs. The maximum assistance for either downpayment or closing costs is \$3,500. A prospective homebuyer must be pre-qualified by a local lending institution for a 90% or greater mortgage for an existing home. An existing home is one that has not received a Certificate of Occupancy within the past one-year period. All homes purchased must be located in unincorporated Lee County and not exceed 95% of the median value of homes located within Lee County. Property values are determined via a third-party certified property appraiser.

Income guidelines are the same as for Lee County housing rehabilitation programs. Assistance for this program is secured by a five-year, non-amortizing, second mortgage. The homeowner receives a *Satisfaction of Mortgage* upon completion of the five-year mortgage term. Neither interest nor payments are made as long as the property is homesteaded and used as the original purchaser's primary residence. If a sale or transfer of title occurs, or the property is not used as the homebuyer's permanent residence during the County's five-year mortgage term, the mortgage becomes immediately due and payable in full. Annual monitoring of homeowner status will be conducted via a certified affidavit letter signed by the homeowner.

**Demolition and Clearance Program**

CDBG funds will be used for voluntary demolition and clearance of approximately ten unsafe structures, which have been determined beyond repair throughout unincorporated Lee County. A structure must be vacant and without utilities for a minimum of three months prior to applying for voluntary demolition. The Demolition Program is a grant program to the qualifying low-income property owner. In addition, DHS is working in partnership with Habitat for Humanity and the Lee County Housing Development Corporation to perform voluntary demolitions on substandard homes vacated after a family receives a newly built home.

**Temporary Relocation Program**

CDBG funds will be used for temporary relocation expenses of persons participating in the *Housing Rehabilitation* program described above.

**Community Housing Development Organizations (CHDO)****Community Housing Development Organization Program**

This project will supply three affordable housing units. The project will be carried out by one or more established certified Community Housing Development Organizations. These private, neighborhood based, non-profit organizations are dedicated to providing affordable housing for very low-, low- and moderate-income families in Lee County. This program will continue to provide the counseling and financial resources necessary to assist lower-income families in purchasing homes and continue to construct homes with provided by the financial assistance.

**Supportive Housing Program****Supportive Housing Program**

This project will supply affordable housing units for persons with disabilities. The project will be carried out by one or more established certified Community Housing Development Organizations or by other experienced housing developers specializing in developing and managing Supportive Housing for persons with disabilities. The program will utilize Lee County Match resources and HOME program funding. The program will coordinate supportive services for the disabled residents.

## **Neighborhood Development**

### **Charleston Park Neighborhood District**

Charleston Park is a residential community of 411 persons (2000 Census) located near Alva; approximately 40 miles east of downtown Fort Myers, Florida. The ethnic composition of the neighborhood is Black and Hispanic, with a median age of 22. The 1999 median family income is \$26,625. 18% of the residents live in poverty. The median house value is \$46,400.

#### **Charleston Park Neighborhood Improvements**

This project will provide capital/infrastructure improvements and activities intended to improve the physical environment of Charleston Park. Such improvements include, but are not limited to, construction of sidewalks, storm water drainage facilities, speed humps, bus shelters, neighborhood facilities, park and recreational improvements, and other public facilities to provide for a suitable living environment. The neighborhood improvements will be coordinated with affordable housing construction and renovation activities including Lee County Department of Human Services Housing Program, and Community Housing Development Organizations

### **Dunbar Neighborhood District**

Dunbar is located near downtown Fort Myers. It and has a total 2000 Census population of 1,935 persons with 761 persons below poverty income. The median family income in 1999 was \$25,809. The neighborhood is 93% Black, with a median age of 35. The median price of a single-family, detached house in the community is \$42,500.

#### **Dunbar Neighborhood Improvements**

This project will provide capital/infrastructure improvements and activities intended to improve the physical environment of Dunbar. Such improvements include, but are not limited to, construction of sidewalks, storm water drainage facilities, speed humps, bus shelters, neighborhood facilities, park and recreational improvements, and other public facilities to provide for a suitable living environment. The neighborhood improvements will be coordinated with affordable housing construction and renovation activities including Lee County Department of Human Services Housing Program, and Community Housing Development Organizations

## **Harlem Heights Neighborhood District**

Harlem Heights is a residential community; consisting of 1065 persons with 284 individuals with incomes below the poverty level (2000 Census) The median family income is \$27,056. The ethnic composition of the neighborhood is Black and Hispanic with a median age of 29 years. The median house value \$51,800. An additional 1,186 persons live in the Edisto Lakes low-income apartments adjacent to this neighborhood. Integration of this population into neighborhood activities is underway.

### **Harlem Heights Affordable Housing**

This project will continue to fund the improvement of housing stock within Harlem Heights and the availability of affordable housing through new construction, rehabilitation of existing units, acquisition of vacant lots and structures and related homeownership opportunities. Affordable housing activities will be coordinated with code enforcement and recently completed neighborhood improvement projects. The project will include title research, clearing of title, removal of encumbrances, closing costs, counseling and site improvements that are necessary to facilitate affordable housing.

## **Page Park Neighborhood District**

Page Park is a residential community; consisting of 524 persons with 74 individuals with incomes below the poverty level (2000 Census). The median family income is \$30,391. The ethnic composition of the neighborhood is White and Hispanic with a median age of 32 years. The median house value \$61,400.

### **Page Park Neighborhood Building**

This project will deliver social services and related activities to connect Page Park residents with the resources available both inside and outside the neighborhood. The results of this process will be to establish a framework for coordinating neighborhood based assets and needs with available resources and to establish resident participation and involvement in problem solving within the neighborhood. The proposed Neighborhood Building activities will be based on the action plan resulting from the preparation of the social service delivery plan and will be coordinated with plans for the physical improvement of the community and affordable housing activities as applicable. Technical assistance and coordination of resident programs and services will be provided as necessary.

### **Page Park Neighborhood Improvements**

This project will provide capital/infrastructure improvements and activities intended to improve the physical environment of Page Park. Such improvements include, but are not limited to, construction of sidewalks, storm water drainage facilities, speed humps, bus shelters, neighborhood facilities, park and recreational improvements, and other public facilities to provide for a suitable living environment. The neighborhood improvements will be coordinated with affordable housing construction and renovation activities including Lee County Department of Human Services Housing Program, and Community Housing Development Organizations. Improvements to the several drainage canals located within Page Park will also be made along with sidewalk-related drainage facilities. I

### **Pine Manor Neighborhood District**

Pine Manor is a residential community; consisting of 3,785 persons with 1,219 individuals with incomes below the poverty level (2000 Census) the median family income is \$18,695. The ethnic composition of the neighborhood is White, Hispanic, and Black with a median age of 26 years. The median house value \$40,700.

#### **Pine Manor Concentrated Code Enforcement**

This project will fund concentrated code enforcement activities. These activities include removal of overgrown vegetation on vacant parcels, removal of the accumulation of residential garbage containers and debris along the public right-of-way, removal of abandoned or inoperative vehicles or other equipment on private property, and the determination of buildings and/or structures in need of demolition. The concentrated code enforcement activities are intended to reduce the decline of the neighborhood and will be coordinated with public improvements, affordable housing activities and other services provided within the area. The result of these activities will be to stabilize the neighborhood, improve the visual and physical appearance of the area and reduce the opportunities for crime by removing potential hiding places concealing criminal activities.

#### **Pine Manor Neighborhood Improvements**

This project will provide capital/infrastructure improvements and activities intended to improve the physical environment of Pine Manor. Such improvements include, but are not limited to, construction of sidewalks, storm water drainage facilities, speed humps, bus shelters, neighborhood facilities, park and recreational improvements, and other public facilities to provide for a suitable living environment. The neighborhood improvements will be coordinated with affordable housing construction and renovation activities including Lee County Department of Human Services Housing Program, and Community Housing Development Organizations.

#### **Pine Manor Affordable Housing**

This project will continue to fund the improvement of housing stock within Pine Manor and the availability of affordable housing through new construction, rehabilitation of existing units, acquisition of vacant lots and structures and related homeownership opportunities. Affordable housing activities will be coordinated with code enforcement and recently completed neighborhood improvement projects. The project will include title research, clearing of title, removal of encumbrances, closing costs, counseling and site improvements that are necessary to facilitate affordable housing.

## **City of Bonita Springs**

### **Bonita Springs Public Facilities**

This project will provide capital/infrastructure improvements and activities intended to improve the physical environment of Bonita Springs. Such improvements include, but are not limited to, construction of sidewalks, storm water drainage facilities, speed humps, bus shelters, neighborhood facilities, park and recreational improvements, and other public facilities to provide for a suitable living environment.

### **Bonita Springs Housing Rehabilitation**

Bonita Springs will participate in the Lee County Department of Human Services Housing Services Program to provide Rehabilitation assistance to low income residents of Bonita Springs. The project will incorporate the guidelines and standards noted in the description of the DHS program above.

## **Town Of Fort Myers Beach**

### **Fort Myers Beach Public Services**

This project supports public services to low-income residents and special populations of Fort Myers Beach. Public Services conforming to 24CFR570 Subpart "C" and Section 507.201(e) will be provided for priority eligible populations including elderly and youth.

### **Fort Myers Beach Housing Rehabilitation**

Fort Myers Beach will participate in the Lee County Department of Human Services Housing Services Program to provide Rehabilitation assistance to low income residents of Fort Myers Beach. The project will incorporate the guidelines and standards noted in the description of the DHS program above.

## **City Of Sanibel**

### **City of Sanibel Public Facilities**

This project supports public facility improvements in the form of sewer assessment assistance for low income and special needs citizens

## **Homelessness Assistance**

### **Supportive Housing Program Set – Aside**

The Board of County Commissioners and the CAA/NDC Advisory Committee has approved the utilization of CDBG funds to provide match dollars to agencies assisting the homeless in the Lee County Homeless Continuum of Care. Agencies are local government or non-profit agencies delivering supportive services and transitional, permanent and permanent-supportive housing for homeless persons and families. Primary grant funding for these projects is received through competitive award under the HUD *Continuum of Care* Program.

**4F Project Performance Benchmarks**

**Table 4 F1: Lee County (HUD FY2002) One-Year Action Plan Performance Benchmarks<sup>1</sup>**

Project No.	Title	Benchmarks	Dates
02.01.B & 02.03.B	CDBG Program Admin. & Project Delivery	Monitoring of subrecipients IDIS quarterly updates	12/31/02 3/30/03 6/30/03 9/30/03
02.02.M	HOME Project Delivery	Assisting first-time homebuyers with the purchase of their first home IDIS quarterly updates	12/31/02 3/30/03 6/30/03 9/30/03
<b>Supportive and Affordable Housing</b>			
02.04.B	CDBG Housing Rehabilitation Program	Admin Setup 10 Projects Completed 15 Projects Completed total - 25 projects	12/31/02 6/30/03 6/30/04
02.20.B	Bonita Springs Housing Rehabilitation	Admin. /. Grant Process/Award Project Implementation Project Completion total - 8 projects	10/1/02 4/01/03 5/01/03 11/01/03
02.22.B	Fort Myers Beach Housing Rehabilitation	Admin Setup 3 Projects Completed 2 Projects Completed total - 5 projects	12/31/02 6/30/03 6/30/04
02.06.B	Demolition and Clearance	Admin Setup 5 Demolitions Completed 10 Demolitions Completed total: 15 Demolitions	12/31/02 6/30/03 6/30/04
02.07.B	Temporary Relocation	Admin Setup 4 Relocations Completed 2 Relocations Completed total: 6 Relocations	12/31/02 6/30/03 6/30/04



Project No.	Title	Benchmarks	Dates
02.05.M	Direct Homeownership Assistance Program	Admin Setup 20 Projects Completed 60 Projects Completed Total - 80 projects	12/31/02 6/30/03 6/30/04
02.08.M	CHDO Housing Program	Admin Setup 1 Projects Completed 2 Projects Completed Total - 3 homes	12/31/02 6/30/03 6/30/04
02.09.M	Supportive Housing Program	Administrative Setup Project Initiation Project Completion Total - 6 units	12/31/02 6/30/03 6/30/04

**Table 4 F Lee County (HUD FY2002) One-Year Action Plan Quarterly Performance Benchmarks- Continued**

<b>Neighborhood Development</b>			
02.11 B	Dunbar Neighborhood Improvements	Administrative Setup/Environmental Bid Process and/or contract award Project Construction Project Completion	2/28/03 6/30/03 9/30/03 6/30/04
02.13 B	Charleston Park Neighborhood Improvements	Administrative Setup/Environmental Bid Process and/or contract award Project Construction Project Completion	2/28/03 6/30/03 9/30/03 6/30/04
02.14 B	Harlem Heights Affordable Housing	Administrative Setup Environmental Review Bid Process and/or contract award Project Construction Housing Completion	12/31/02 2/28/03 6/30/03 9/30/03 12/30/04
02.15 B	Page Park Neighborhood Building Program	Administrative Setup Contract negotiation Service Provision Phase Completion	12/31/02 2/28/03 3/30/03 3/30/04
02.16 B	Page Park Neighborhood Improvements	Administrative Setup/Environmental Bid Process and/or contract award Project Construction Project Completion	2/28/03 6/30/03 9/30/03 6/30/04
02.17 B	Pine Manor Concentrated Code Enforcement	Administrative Setup Service Provision Phase Completion	12/31/02 3/30/03 3/30/04
02.18 B	Pine Manor Neighborhood Improvements:	Administrative Setup/Environmental Bid Process and/or contract award Project Construction Project Completion	2/28/03 6/30/03 9/30/03 6/30/04
02.19 B	Pine Manor Affordable Housing	Administrative Setup Environmental Review Bid Process and/or contract award Project Construction Housing Completion	12/31/02 2/28/03 6/30/03 9/30/03 6/30/04

**Table 4 F Lee County (HUD FY2002) One-Year Action Plan Quarterly Performance Benchmarks- Continued**

<b>Cities</b>			
02.24.B	Bonita Springs Public Facilities	Admin. / Grant Process/Advertise Project Implementation Project Completion	10/1/02 8/01/03 10/01/03 2/01/04
02.24.B	Fort Myers Beach Public Services	Administrative Setup Service Provision Completion	12/31/02 3/30/03 3/30/04
02.24.B	City of Sanibel Public Facilities	Administrative Setup Service Provision Completion	12/31/02 3/30/03 3/30/04
<b>Supportive Housing Program</b>			
02.25.B	Supportive Housing Program Set-Aside (CDBG funds for Match)	An Annual Performance Report is due at the end of program year.	9/30/04

## 4.F Geographic Distribution

### 4.F.1 Summary

Assistance may be provided anywhere in-unincorporated Lee County and the City of Sanibel. All projects must meet the requirements of Lee County's (a) Comprehensive Plan, *The Lee Plan*, (b) zoning and development standards and regulations, (c) the SHIP *Local Housing Assistance Plan*, and (d) the HUD Consolidated Plan. Lee County has *prioritized* the flow of resources to the following very low- and low-income Neighborhood Districts.

### 4.F.2 Current Designated Neighborhood Districts: (See Map 1)

- 1) Charleston Park
- 2) Charleston Park Dunbar
- 3) Harlem Heights
- 4) Page Park
- 5) Pine Manor

### 4.F.3 New Designations (See Map 1)

As some of the original five neighborhoods approach revitalization goals and phase-out from the program, two new neighborhoods have been designated for assistance by the Lee County Board of County Commissioners. These neighborhoods will receive initial planning assistance with funding from the amended 2001 CDBG allotment.

- 6) Palmona Park
- 7) Suncoast Estates

### 4.F.4 Other Geographic Constraints

*The Lee County Comprehensive Plan's Housing Element* states that new and/or subsidized rental housing complexes should be located in:

- An Intensive Development, Central Urban, Urban Community, or New Communities categories on The Lee Plan's Future Land Use Map;
- Where central water/sewer service is available and within comfortable walking distance of mass transit;
- On land previously converted for urban purposes; and/or
- In a rural area near active cropland or groves for farmworker housing.

**Section 5**

**HOMELESSNESS  
SPECIAL NEEDS POPULATIONS**

**Annual Plan • Lee County, Florida**  
HUD FY 2002

## SECTION 5

### HOMELESS AND SPECIAL POPULATIONS NEEDS

#### 5.A. Homelessness

##### 5.A.1. The Lee County Homeless Population.

Lee County's homeless population is visible in the City of Fort Myers and relatively invisible in small camps hidden from the general public and dispersed throughout the county. Information on the needs, characteristics, number and location of homeless persons in Lee County is provided by the annual 24-hour "Census Blitz" survey. On January 20, 2002, this Coalition-led effort interviewed homeless persons at labor pools, in the woods, on the streets, in hospital emergency rooms and detoxification centers, in emergency shelters and in transitional housing. A 2002 point-in-time homeless population of 1837 was determined for Lee County.

Year 2002 Challenges. Major additional challenges continue for the Lee County Homeless Continuum of Care. The mental health service crisis remains. Lee County has no youth and elderly crisis stabilization beds and no long-term mental health treatment beds for any age. In a second effort the Department of Human Services was able to obtain continued State funding of the Lee County Temporary Financial Assistance for Homeless Families Program which has been highly successful in placing almost one hundred homeless families in housing.

## 5.A.2 Lee County 2002 Homeless Needs and Priorities

Table 5A2. Homelessness Needs and Priorities Continuum of Care: Gaps Analysis Chart

		Estimated Need	Current Inventory	Unmet need/ Gap
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### Individuals

Beds		Estimated Need	Current Inventory	Unmet need/ Gap
	Emergency Shelter	652	228	424
	Transitional Housing	435	282	153
	Permanent Supportive Housing	290	90	200
	<i>Total</i>	<i>1378</i>	<i>600</i>	<i>778</i>

<i>Supportive Service</i>	<i>Job Training</i>	<i>725</i>	<i>87</i>	<i>638</i>
	<i>Case Management</i>	<i>1087</i>	<i>554</i>	<i>533</i>
	<i>Housing Placement</i>	<i>1087</i>	<i>317</i>	<i>770</i>
	<i>Life Skills Training</i>	<i>1087</i>	<i>383</i>	<i>704</i>
	<i>Medical (Non Emergency) <sup>1</sup></i>	<i>824</i>	<i>80</i>	<i>744</i>
	<i>Dental in 2002</i>	<i>1010</i>	<i>0</i>	<i>1010</i>

<b>Sub-populations</b>	Chronic Substance Abuse	496	297	199
	Seriously Mentally Ill	303	144	159
	Dually-Diagnosed	289	152	137
	Veterans	207	81	126
	Persons with HIV/AIDS	83	28	55
	Victims of Domestic Violence	289	64	225
	Youth	207	81	126
	Other			

### Persons in Families With Children

Beds		Estimated Need	Current Inventory	Unmet need/ Gap
	Emergency Shelter	106	52	54
	Transitional Housing	307	34	273
	Permanent Supportive Housing	46	20	26
	<i>Total</i>	<i>459</i>	<i>106</i>	<i>353</i>

<i>Supportive Service</i>	<i>Job Training</i>	<i>353</i>	<i>16</i>	<i>337</i>
	<i>Case Management</i>	<i>413</i>	<i>277</i>	<i>136</i>
	<i>Child Care</i>	<i>132</i>	<i>80</i>	<i>52</i>
	<i>Housing Placement</i>	<i>413</i>	<i>118</i>	<i>295</i>
	<i>Life Skills Training</i>	<i>413</i>	<i>117</i>	<i>296</i>
	<i>Medical (Non-Emerg) <sup>1</sup></i>	<i>82</i>	<i>41</i>	<i>41</i>
	<i>Dental in 2002</i>	<i>96</i>	<i>0</i>	<i>96</i>

<b>Sub-populations</b>	Chronic Substance Abuse	165	88	77
	Seriously Mentally Ill	101	70	31
	Dually-Diagnosed	96	49	47
	Veterans	69	11	58
	Persons with HIV/AIDS	28	25	3
	Victims of Domestic Violence	96	90	6
	Other			

<sup>1</sup> Point in time data for non-emergency medical services to homeless persons, excludes dental and vision.

### 5.A.3 Lee County 2002 Homeless Proposed Projects

Table 5A2. Lee County 2002 Homeless Proposed Projects

Applicant	Project Sponsor/ Project Name	Numeri c Priority	Requested Project Amount	Term Of Project	Program				
					SHP new	SHP renew	S+C new	S+C renew	SRO new
Lee County Dept. of Human Services	Renaissance Manor - <i>New</i>	1	\$386,000	3	✓				
Lee County Dept. of Human Services	The Salvation Army Aftercare Program - <i>Renewal</i>	2	\$222,069	1		✓			
Lee County Dept. of Human Services	Southwest Florida Addiction Services (SWFAS) - <i>Renewal</i>	3	\$100,091	1		✓			
Lee County Dept. of Human Services	Living Independently for Tomorrow Program (LIFT) - <i>Renewal</i>	4	\$119,722	1		✓			
Lee County Dept. of Human Services	The Salvation Army, Comprehensive Care Program - <i>Renewal</i>	5	\$1,064,138	1		✓			
	<b>Total Requested Amount:</b>		<b>\$1,892,020</b>						

**“The elimination of homelessness by creating, enhancing, and coordinating community resources through community partnerships”**

*The Lee County Vision for Combating Homelessness*

**“To build an integrated community-based system which identifies needs and resources, establishes and maintains a seamless delivery of housing and supportive services for the homeless and enhances and creates opportunities to ensure that the people served will achieve personal stability, self-sufficiency, better housing and an enhanced quality of life.”**

*Mission Statement of the Lee County Continuum of Care*



#### 5.A.4. Lee County 2002 Homelessness Objectives and Strategy

**Table 5A4.1: Lee County 2002 Strategy to End Chronic Homelessness**

<b>Goal: End Chronic Homelessness</b>	<b>Action Steps</b>	<b>Responsible Person/ Organization</b>	<b>Target Dates</b>
<i>(Initial Outcome)(1)</i> Lee County agencies are aware of the necessity to prioritize resources for the chronically homeless	1a. The chronic homelessness Working Group will excerpt information from the overall strategy to eliminate chronic homelessness and publish/circulate the information as a monograph.	Working Group. DHS - Oliver S. Army - Geltner SWFAS - Bixler RCC - Erickson	Monograph 9.25.2002 Lee General Coalition meeting
<i>(Intermed. Outcome)(2)</i> Public, private, and nonprofit agencies coordinate homeless programs the Chronic Homelessness Protocol	2a. The Working Group will identify the baseline statistics of existing chronically homeless clients and services and design strategies and 10year and annual target indicators for Resources, HMIS use, and Service and Housing progress. This Chronic Homelessness Protocol will chart the path to the elimination of chronic homelessness in Lee County.	Working Group.	Protocol 9.30.02 Annual Evaluation, 12.31.02 Reporting 2003 CoC Doc.
<i>(Intermed. Outcome)(3)</i> Core homeless housing and service agencies utilize the installed Lee County HMIS for client tracking and reporting.	3a. Two HMIS services purchased 3b. SWFAS HMIS install 2003 3c. DHS, RCC, SA. install 2003/04 3d. HMIS operate, report 2004	3a. DHS 3b. SWFAS 3c. DHS, RCC, SA. 3d. Core Providers	3a. 9/02 3b. 9/03 3c. 1/04 3d. 5/04
<i>(Intermed. Outcome)(4)</i> Homeless agencies access additional private, foundation, local government, state and federal resources	4a. HUD, HHS, FL funds maintained 4b. New fund source @20% yr. Incr. Including ESG, FL funds, Foundation	LRPC as staff for the Working Group	Evaluate 12/02 Annual Resource Report 03 Coc Doc
<i>(Long Term Outcome)(6)</i> Chronically Homeless persons achieve self-sufficiency and permanent housing.	6a. HMIS, LIFT, S. Army, LFS Svcs. to chronic homeless (01 FL Awd.) 6b. SWFAS outreach -SA (01 PATH) 6c. Mainstream Svcs (01 TANF, HHS) 6d. FHC services (01 Health/Homeless) 6e. SWFAS Occupat. SvcS. (01 Able Tr.) 6f. LIFT, S. Army Svcs. (01/02 CoC)	6a. DHS, LIFT, S. Army, LFS 6b. SWFAS 6c. Continuum 6d. FHC 6e. SWFAS 6f. LIFT, S. Army,	6a. 9/02 6b. 10/02-9/03 6c. 1/02-1/03 6d. 10/02-9/03 6e. 10/02-9/03 6f. 1/03
<i>(Long Term Outcome)(6)</i>	6g. SWFAS SA Job Ctr (01 FL) 6h. SWFAS 16 Perm SA Beds (01 CoC) 6i. RCC 10 S+C Beds (00CoC) 6j. DHS 6 SMI Beds (01 HOME) 6k. Ren. Manor 6 SMI Beds (02 CoC) 6l. S. Army 16 Disabled Beds (02 CoC)	6g. SWFAS 6h. SWFAS 6i. RCC 6j. DHS 6k. Ren. Manor 6 6l. S. Army	6g. 9/02 6h. 10/02-9/03 6i. 1/02-1/03 6j. 10/02-9/05 6k. 10/02-9/05 6l. 1/03 -1/08

**Table 5A4.2: Lee County 2002 Strategy for Other Homelessness**

Goal Other Homelessness	Action Steps	Responsible Person/ Organization	Target Dates
<i>(Intermed. Outcome) (7).</i> Lee County agencies coordinate programs for periodically homeless and homeless without disabilities with the Lee County Homeless Continuum of Care	7a. The Lee County Homeless Coalition will provide advocacy, public awareness and networking for homeless assistance agencies. Coalition annual attendance figures will be monitored 7b. The Department of Human Services will conduct an inclusive annual planning process for implementing coordinated homeless assistance in Lee County. HUD COC Scoring Evaluations will be reported	7a. The Lee County Homeless Coalition - LRPC Subcommittee 7b. The Department of Human Services - Faris	7a. Annual Evaluation 12/02 Annual Reporting CoC Doc. 7b. Annual Reporting CoC Doc 5/03
<i>(Intermed. Outcome) (8).</i> Public, private, and nonprofit agencies and private citizens utilize the existing Lee County/ United Way internet-based Information and Referral Service.	8a. The searchable Human Service Database currently operated on the Lee County website by the Department of Human Services and the Lee County United Way will be publicized in news media and with the membership of the Lee, Regional and State homeless coalitions.	Lee Co. DHS	Website hits monitored through 9.30.02 Evaluation 12.31.02, Reporting, 03 CoC Doc
	8b. The Lee County HMIS will be implemented and will provide internet access to central data for Information and Referral, client tracking, reporting and coordinated case management. The Continuum will target 20% annual increase in HMIS user agencies.	Lee Co. DHS	Phases 1,2,3 12/03 Implement 1/04 Annual Reporting CoC Doc 5/04
<i>(Long Term Outcome)(9)</i> Chronically Homeless persons achieve self-sufficiency and permanent housing.	9a. LIFT, S. Army, LFS prevention, outreach, medical Svcs (01 FL) 9b. Mainstream Svcs. (01TANF,HHS etc.) 9c.S. Army services (01CoC) 9d. FHC services (01 Health/Hmls) 9e. Support Svcs (02 FL) 9f. LIFT, S. Army, services (02 CoC)	9a. DHS, LIFT, S. Army, LFS 9b. Continuum 9c.S. Army 9d. FHC 9e. SWFAS 9f. LIFT, S. Army,	9a. 9/02 9b. 10/02-9/03 9c.1/02-1/03 9d. 10/02-9/03 9e. 10/02-9/03 9f. 1/03-
<i>(Long Term Outcome)(6)</i>	9g. S. Army 5 bed shelter (01ESG) 9h. LCHA 10 vouchers (01 HUD) 9i. S. Army 10 bed shelter (02ESG) 9j. DHS 35 housing place. (01TANF)	9g. S. Army 9h. LCHA 9i. S. Army 9j.DHS	9g. 9/02 9h. 10/02-9/03 9i.1/02-1/03 9j. 10/01-9/02

### 5.A.5 2002 Lee County Homeless Continuum of Care – Use of Mainstream Resources

**Table 5A6. Continuum of Care: Local Resources Applied – HUD FY2001**

Mainstream Resources	Use of Resource in CoC System for homeless persons	Specific Project Name	\$ Amount (or) Number of unit/beds provided within the last 2 years for the homeless
<b>CDBG</b> <i>(Local entitlements)</i>	<ul style="list-style-type: none"> <li>•Homeless access affordable units</li> <li>•Homeless access affordable units</li> <li>•Homeless portion supportive service funding</li> <li>•(Homeless Set Aside (Lee Co))</li> </ul>	<ul style="list-style-type: none"> <li>•Velasco Village (Ft. Myers)</li> <li>•Cape Coral Hsg Dev. (CC) <i>(Land Acquisition)</i></li> <li>•Pub. Services (Cape Coral) SWFAS</li> <li>Lee Homeless Coalition</li> <li>Cape Coral Caring Ctr</li> <li>Abuse Counseling Shelter</li> <li>Lutheran Services</li> <li>Special Populations Bldg.</li> <li>Childcare SW FL</li> </ul>	<ul style="list-style-type: none"> <li>•\$50,000/2 yr funds for 2 units/2 yr</li> <li>Fort Myers CDBG</li> <li>•\$25,000/2 yr funds for 1 units/2 yr</li> <li>Cape Coral CDBG</li> <li>•\$50,000/2 yr funding</li> <li>Cape Coral CDBG</li> <li>•(4 projects) (Lee Co)</li> </ul>
<b>HOME</b> <i>(Lee Co. entitlements)</i>	<ul style="list-style-type: none"> <li>•HOME funds reserved for Supportive Housing for disabled. Homeless</li> <li>•Homeless access affordable units (c/o LIFT)</li> </ul>	<ul style="list-style-type: none"> <li>•Sans Souci Project (Lee)</li> <li>•Private residence</li> </ul>	<ul style="list-style-type: none"> <li>•\$200,000/ 2yr, funding for (6 beds)</li> <li>Lee County HOME</li> <li>•\$25,000/2 yr, funds for 1 units/2 yr</li> <li>Lee HOME Afford Housing Revolv. Fund</li> </ul>
<b>Housing Choice Vouchers</b>	<ul style="list-style-type: none"> <li>•Mainstream Voucher</li> </ul>	<ul style="list-style-type: none"> <li>•Private (Sect 8) apartments</li> </ul>	<ul style="list-style-type: none"> <li>•\$28,000/2 yr, funds for 2 units/2 yr</li> <li>Lee County Housing Authority</li> </ul>
<b>Public Housing</b>	<ul style="list-style-type: none"> <li>• Homeless Public Housing</li> </ul>	<ul style="list-style-type: none"> <li>•Private (Sect 8) apartments</li> <li>•Pine Echo I</li> <li>•Michigan Court</li> </ul>	<ul style="list-style-type: none"> <li>•\$42,000/2 yr, funds for 3 units/2 yr</li> <li>•Fort Myers CRA - Voucher</li> <li>•Lee County Housing Authority - 1 unit</li> <li>•Fort Myers Housing Authority- 1 unit</li> </ul>
<b>Mental Health Block Grant</b>	<ul style="list-style-type: none"> <li>•Federal MH Block Grant funding in Florida (ADM) contracts with Lee Providers - Homeless portion</li> </ul>	<ul style="list-style-type: none"> <li>•Transitional Living Campus</li> <li>•Ortiz Clinic + Mobile Team</li> <li>•Edison Service Center</li> </ul>	<ul style="list-style-type: none"> <li>•\$500,000/2yr funding</li> <li>•SWFAS</li> <li>•Ruth Cooper Center</li> <li>•Salvation Army</li> </ul>
<b>Substance Abuse Block Grant</b>	<ul style="list-style-type: none"> <li>•Federal SA Block Grant funding in Florida (ADM) contracts with Lee Providers - Homeless portion</li> </ul>	<ul style="list-style-type: none"> <li>•Transitional Living Campus</li> <li>•Ortiz Clinic + Mobile Team</li> <li>•Edison Service Center</li> </ul>	<ul style="list-style-type: none"> <li>•\$500,000/2yr funding</li> <li>•SWFAS</li> <li>•Ruth Cooper Center</li> <li>•Salvation Army</li> <li><i>(exclusive of amounts in Project Leverage)</i></li> </ul>
<b>Social Services Block Grant</b>	<ul style="list-style-type: none"> <li>•Federal SSBG and set-aside TANF funding in Florida Depts of <i>Children and Families, Health, Juvenile Justice and Education.</i> Homeless portion</li> </ul>	<ul style="list-style-type: none"> <li>•Oasis Shelter</li> <li>•Edison Service Center</li> <li>•Lee Co. Clinics</li> </ul>	<ul style="list-style-type: none"> <li>•\$60,000/2yr funding</li> <li>•Lutheran Services</li> <li>•Salvation Army (Blind Services)</li> <li>•Family Health Ctrs. (Child. Medicines)</li> </ul>
<b>Welfare to Work</b>	<ul style="list-style-type: none"> <li>•Federal TANF and SSBG funding and related Workforce Investment Act funding for employment services including childcare Homeless portion</li> </ul>	<ul style="list-style-type: none"> <li>•Workforce Florida</li> <li>Fort Myers "One Stop Center"</li> </ul>	<ul style="list-style-type: none"> <li>•\$450,000/2yr funding</li> </ul>

<b>State- Funded Programs</b>			
State Office on Homelessness (Florida Department of Children and Families) Homeless Challenge Grant	Case Mgt., Outreach Vans, Treatment supplies, HMIS hardware	<ul style="list-style-type: none"> <li>•LIFT Program -</li> <li>•HMIS Project</li> <li>•Homeless Medical Outreach</li> <li>•Edison Service Center</li> <li>•Homeless Youth Outreach</li> <li>•Oasis Shelter</li> </ul>	<ul style="list-style-type: none"> <li>•\$227,098/1 yr, funding for</li> <li>•DHS</li> <li>•DHS</li> <li>•Salvation Army</li> <li>•Salvation Army</li> <li>•Lutheran Services</li> <li>•Lutheran Services</li> </ul>
State Office on Homelessness (Florida Department of Children and Families) District Homeless Grant in Aid	Coalition Admin Supportive services	<ul style="list-style-type: none"> <li>•McGregor Office</li> <li>•Florida Gulf Coast University,</li> <li>•Edison Service Center</li> </ul>	<ul style="list-style-type: none"> <li>•\$155,000/2yr., funding for</li> <li>•Lee Homeless Coalition,</li> <li>•SW FL Homeless Coalition,</li> <li>•Salvation Army</li> </ul>
State Housing Initiatives Partnership Program (SHIP) State Fee Revenue funding for affordable housing in entitlement communities- Homeless portion	Housing funds	<ul style="list-style-type: none"> <li>•Transitional Living Campus</li> </ul>	<ul style="list-style-type: none"> <li>•\$176,000/2yr., funding for</li> <li>•SWFAS center</li> </ul> <p>(exclusive of funds in <i>Format 7a</i>)</p>
Emergency Financial Assistance for Housing Program EFAHP	Financial Assist.	<ul style="list-style-type: none"> <li>•Edison Service Center</li> </ul>	<ul style="list-style-type: none"> <li>•\$10,000 /1yr., funding for</li> <li>•Salv. Army housing assistance</li> </ul>
State Domestic Abuse Program. Support for homeless victims of domestic abuse	Service Funding	<ul style="list-style-type: none"> <li>•ACT Shelter</li> <li>•Source of Light Shelter</li> </ul>	<ul style="list-style-type: none"> <li>•\$100,000/2yr., funding for</li> <li>•Abuse Counseling Therapy</li> <li>•Source of Light and Hope</li> </ul>
Florida Education of Homeless Children and Youth	Service Funding	<ul style="list-style-type: none"> <li>• School Board Homeless Social Worker</li> </ul>	<ul style="list-style-type: none"> <li>•\$10,000 /1yr., funding for</li> <li>•Lee School Board</li> </ul>
<i>Department of Corrections Dept. of Juvenile Justice Homeless assistance</i>	<i>Service Funding</i>		(Included in SSBG response above)
<b>City/County Funded Programs</b>			
Lee County General Fund Partnering For Results Program (PFR)	Service/Housing Funding for non profit agencies	<ul style="list-style-type: none"> <li>•Edison Service Center</li> <li>•Transit. Living Campus</li> <li>•ACT Shelter</li> <li>• Scattered sites</li> </ul>	<ul style="list-style-type: none"> <li>•\$803,000 /2yr., funding for</li> <li>Salv. Army</li> <li>SWFAS</li> <li>ACT</li> <li>AIDS Task Force</li> </ul>
Lee County General Fund Substance Abuse and Mental Health Services (State Match) Contracts - Homeless portion	Treatment Funding	<ul style="list-style-type: none"> <li>•Edison Service Center</li> <li>•Transit. Living Campus</li> <li>Ortiz Clinic</li> </ul>	<ul style="list-style-type: none"> <li>•\$200,000 /2yr., funding for</li> <li>Salv. Army RCC</li> <li>SWFAS</li> </ul>
<i>Fort Myers Cape Coral Lee County School Board</i>		<i>(Included in responses above)</i>	

<b>Private Programs</b>			
Service Clubs, Kiwanis, Lions, Rotary, Zonta, and others  Stores Target Stores, K-Mart Stores and Galloway Ford fund Continuum providers through grants. Perkins, Albertson's, Bill Smith Appliance Homeless portion	<ul style="list-style-type: none"> <li>• Supportive services</li> <li>• Basic assistance</li> </ul>	<ul style="list-style-type: none"> <li>•Salvation Army</li> <li>•Lee Coalition</li> <li>•SWFAS</li> <li>•RCC</li> <li>•ACT</li> <li>•Oasis Shelter</li> <li>•CCC Soup Kitchen</li> </ul>	<ul style="list-style-type: none"> <li>•(Est. \$200,000/2yr) funding for of eyeglasses, emergency food and other materials and services to homeless persons and providers</li> <li>•(est. \$200,000/2yr) funding for food and materials to providers/public events</li> </ul>
Bonita Springs Assistance	<ul style="list-style-type: none"> <li>• Supp. services</li> <li>• Basic assistance</li> </ul>	Bonita Springs Center	<ul style="list-style-type: none"> <li>•(est. \$100,000/2yr) funding for of eyeglasses, emergency food and other materials and services to homeless persons</li> </ul>
<b>Private/Faith-based</b>			
Hope House Ft Myers Rescue Mission Anne's Restoration Eagle Recovery Garden Foundation Hansen-Bays Harvest House Healthy Choice Our Mother's Home Regeneration House DATE Sunset House Teen Challenge Tice House Vince Rizzo Ministry Hanna House Buddy Frederick's	<ul style="list-style-type: none"> <li>• Shelter, transitional housing</li> <li>• Supportive services</li> <li>• Emergency assistance</li> </ul>	Hope House, Olga Ft Myers Rescue Mission, Dunbar Anne's Restoration, No. Ft Myers Eagle Recovery, Ft Myers Garden Foundation, Dunbar Hansen-Bays, Pine Manor Harvest House, So. Ft Myers Healthy Choice, Ft Myers Our Mother's Home, So Ft Myers Regeneration House, Ft Myers DATE, Pine Manor Sunset House, Cape Coral Tice House, Tice Vince Rizzo Ministry, No. Ft Myers Hanna House, Ft Myers Buddy Frederick's, Ft Myers Beach	<ul style="list-style-type: none"> <li>• est. \$4,500,000/2 yr. funding for 330 beds</li> </ul>
<b>Foundations</b>			
<b>United Way</b> <b>Non-profit support</b> <b>- Homeless portion</b>	Support services Treatment	<ul style="list-style-type: none"> <li>•Edison Service Center</li> <li>•Trans. Living Campus</li> <li>•Ortiz Clinic</li> <li>•ACT Shelter</li> <li>•Oasis Shelter</li> <li>•CCC Soup Kitchen</li> </ul>	<ul style="list-style-type: none"> <li>•(est. \$500,000/2 yr)</li> <li>•Salvation Army</li> <li>•SWFAS</li> <li>•Ruth Cooper Center</li> <li>•ACT</li> <li>•Luth. Svcs</li> <li>•Community Coop. Ministry</li> </ul>
Southwest Florida Community Foundation Non profit support - Homeless portion	One-time grants for Capacity building Supportive services housing	<ul style="list-style-type: none"> <li>• Edison Service Center</li> <li>•Lee Coalition Office</li> <li>•Trans. Living Campus</li> <li>•Ortiz Clinic</li> <li>• ACT Shelter</li> <li>•Oasis Shelter</li> </ul>	<ul style="list-style-type: none"> <li>•(Est. \$200,000/2yr)</li> <li>•Salvation Army</li> <li>•Lee Coalition</li> <li>•SWFAS</li> <li>•RCC</li> <li>•ACT</li> <li>•Oasis Shelter</li> </ul>

<sup>1</sup> Figures are estimates and understate Continuum benefits from mainstream programs. The 2003 Provider Survey will collect mainstream supports on an agency-by-agency basis. <sup>2</sup> Some beds are permanent *non-supportive* housing for formerly homeless  
 Note: In addition to the above non-McKinney Act supports, the Lee County Homeless Continuum will soon access other elements of the McKinney-Vento Act in the form of the HRSA *Healthcare for the Homeless* program and the HUD *ESG* entitlement program.

## **5.B. Special Needs Populations - Background**

*(non-homeless)*

### **5.B.1 Special Needs Populations – 2002 Needs Assessment and DHS priorities.**

The Year 2001 Lee County Resident Needs Assessment includes numerous questions in the area of supportive services for special needs populations. This survey was a statistically valid sampling of all Lee County households and a simultaneous sampling of specific low-income neighborhood residents. The survey gave an in-depth understanding of county priorities and needs in the areas of housing, community development and supportive services. Based on the conclusions of this survey, the Lee County Department of Human Services (DHS) will be examining its process for prioritizing services, and awarding funding to non-profit and public providers. The examination will include identifying community priorities and measurement of program outcomes

### **5.B.2. Special Needs Populations Lee County Treatment Services**

Federal, state and local agencies and institutions attempt to meet the needs of special populations. Primary treatment services are provided by physicians and specialists in hospitals, behavioral health centers, clinics and other specialized residential and outpatient facilities. Generally treatment services are funded from private, non-profit, state, state-mandated county funds or federal agencies other than HUD. Southwest Florida Addiction Services, Family Health Centers, and Ruth Cooper Center provide this service. The Lee County Health Department, a state agency division, coordinates the public aspects of this type of service in the county. The Department of Human Services also plays an active role in this area. The department coordinates the county contribution for state mandated health and related services.

### **5.B.3. Special Needs Populations Lee County Supportive Services**

Governmental agencies along with private, non-profit and charitable agencies attempt to provide the myriad of supportive services required for the physically, developmentally and mentally impaired, persons with substance abuse problems or HIV/AIDS victims, the aged, the young, and the indigent or migratory. Supportive services receive assistance from government programs, from charitable infrastructures like the United Way and from individual private and non-profit programs. The Department of Human Services plays an active role in delivering services directly and in funding activities of non-profit supportive service providers. The department-administered Partnering for Results Program (PFR) funds non-profit agencies serving special needs populations, including HIV/AIDS victims. The department's Family Self-Sufficiency unit provides vocational education and housing assistance programs. The department's basic assistance programs deliver emergency rent and utility assistance. DHS took the lead in bringing together administrators from 15 different justice agencies to form the Lee County Mental Health Court, which provides treatment and housing in lieu of jail sentences for persons with disabilities charge with misdemeanors. (The department responses to homelessness are detailed in Section 4.)

### **5.B.5. Special Needs Populations Housing**

*(See Section 4 Strategies and Table 4E1 for special needs housing)*

*(See Section 6 Public Housing for public housing populations)*

**5.B6. Special Needs Populations – Needs and Priorities**

**Table 5B6.1: Needs and Priorities –Special Needs Populations Lee County**

<i>Category</i>	<i>Est. Special Needs Population</i>	<i>Priority Action</i>
<b>Mental Illness</b>	20,239	Immediate need for residential beds and crisis-response teams
<b>Mental Illness- Youth</b>	8,902	Immediate need for residential beds and crisis-response teams
<b>Substance Abuse</b>	7,181	Overloaded service – 4wk wait for assessment/ insufficient detox beds
<b>Substance Abuse - Youth</b>	12,139	Overloaded service
<b>Developmental Disability</b>	7,668	See <i>Special Needs</i> - Appendix
<b>Physical Disability</b>	8,269	Expanded accessible housing and public accommodation
<b>HIV/AIDSs</b>	1,600	Immediate need for Sect. 8 housing
<b>Elderly</b>	11,073	(See Housing)
<b>Large families-</b>	12,295	(See Housing)
<b>Farmworker family persons</b>	3,082	Immediate need for housing

(Note Mental Illness Subst. Abuse populations from Dist.8 Health Plan, Health Planning Council 1997-98)

(Note Phys. And Developmental Disability from Housing Element, Lee Plan, 1997 Spikowski, Cook, 1997)

(Note HIV/AIDS Population estimates from Lee County AIDS task force, 2000)

(Note Large Family, Elderly data is Unincorp/Sanibel 2000 households at CHAS cost burden proportion)

(Note Farmworker data is from Farmworkers in Southwest Florida, Roka, Cook, 1998)

**Table 5B6.2 Income Sources for Non-Homeless Persons With Special Needs**

<b>Income Source</b>	<b>Households</b>
Social Security	42,090 (59%)
Retirement	25,674 (36%)
Public Assistance	3,815 (5%)
<b>TOTAL HOUSEHOLDS</b>	<b>71,579 (100%)</b>

(Source: 1990 Census)

5.B7 Special Needs Populations – Lee County Providers

Table 5B7: Special Needs Populations - Lee County Providers

Agency	Addict.	Mental Health	Dom. Violence	Job Train	Med. Service	Shelter On Site	Shelter Off Site	Transit. Housing
African Caribbean Amer. Catholic Comm.								
Abuse, Counseling & Treatment Center			X			X		
Age Link								
All Soul's Episcopal Mission								
American Cancer Society								
American Red Cross (Disaster Only)		X						
Bonita Springs Assist. (Bonita Res. Only)								
Calvary Int'l Ministries								
Cape Coral Caring Center								
Cape Coral Housing Dev. Corp								
Cape Coral Housing & Rehabilitation Dev.								
Cape Coral Mini-Bus Service								
Catholic Hispanic Social Services								
Child Care of SWFL								
Children's Home Society of Florida								
Clare House of Catholic Charities				X			X	
Consumer Credit Counseling Services								
Community Cooperative Ministries								
Children & Families - Welfare to Work								
Food Stamps/TANF/Medicaid (Central)					X			
Food Stamps/TANF/Medicaid (North)					X			
Division of Blind Services				X	X			
Division of Vocational Rehabilitation				X	X			

(Some agencies provide services beyond those listed in the table and agencies without checks provide primarily other services)



*Table 5B7: Special Needs Populations - Lee County Provider Checklist Continued*

Agency	Addict.	Mental Health	Dom. Violence	Job Train	Med. Service	Shelter On Site	Shelter Off Site	Transit. Housing
Epilepsy Foundation of SW Florida				X	X			
Family Health Centers of SWFL					X			
Lee County Dept. of Human Services				X			X	
Florida First Start (0 - 3 yrs old)								
Florida Rural Legal Services								
Fort Myers Rescue Mission						X		
Fresh Start Program/ECC				X				
Goodwill Industries of SWFL, Inc.				X				
Harry Chapin Food Bank of SWFL								
Help Link								
Holy Theotokos Monastery								
Ideas								
Lee County AIDS Task Force					X		X	X
Lee County Breast Screening					X			
Lee County Pre-K Head Start								
Lee County Public Health/WIC					X			
Lifeline Family Center		X				X		
Lee Memorial Health System								
Lehigh Community Services								
Lutheran Services of Florida								
Lutheran Svcs./Youth Residential						X		
Meals On Wheels/Lee County								
Meals On Wheels/Bonita								
Meals On Wheels/Lehigh Acres								
Meals On Wheels/Cape Coral								

**Table 5B 7: Special Needs Populations - Lee County Provider Checklist Continued**

Agency	Addict.	Mental Health	Dom. Violence	Job Train.	Med. Service	Shelter On Site	Shelter Off Site	Transit. Housing
<b>Meals On Wheels/Estero</b>								
<b>Meals On Wheels/Sanibel</b>								
<b>McGregor Baptist Church</b>								
<b>National Veteran's Foundation</b>								
<b>Our Mother's Home</b>				X	X	X		X
<b>Restoration House (For men in recovery)</b>						X		
<b>Royal Palm Ministries, Inc.</b>								
<b>Ruth Cooper Center (Mental Illness)</b>	X	X	X	X				X
<b>Ruth Cooper Center (SHP)</b>		X		X				X
<b>St. Vincent de Paul Society</b>								
<b>Salvation Army (after hrs. 334-6353)</b>	X	X		X	X	X		X
<b>San Carlos/Estero Inter-Faith</b>								
<b>Senior Friendship Center</b>					X			
<b>Share</b>								
<b>Source of Light and Hope Development</b>								
<b>SW Florida Addiction Services(SWFAS)</b>	X	X	X					
<b>The Lee County Mission, Inc.</b>					X			
<b>The Mayor's Alliance</b>								
<b>The Nations Association</b>								
<b>Untied Haitians Association of SW Florida</b>				X				
<b>Vince Rizzo Ministries</b>								
<b>Visiting Nurses Association of SW Florida</b>					X			

**Section 6**

**PUBLIC / ASSISTED HOUSING**

**Annual Plan • Lee County, Florida**  
HUD FY 2002

## PUBLIC AND ASSISTED HOUSING

### 6.A.1 Public and Assisted Housing Summary

The major components of federally supported public housing in Lee County are the Fort Myers Housing Authority (FMHA), Lee County Housing Authority (LCHA) and the Section 8 rental vouchers administered by the Fort Myers Community Redevelopment Agency (FMCRA). In addition a number of smaller scale federally supported agencies and institutions serve nursing homes, elderly, disabled and other special populations. In 1997 the total of county residents served by these programs was 3,735 or 2.7% of the county population.

**Table 6.A 1: Needs –Public Housing Lee County**

Organization	Public Housing Population	Waiting List
Lee County Housing Authority Public Housing units	141 households	163 households
Lee County Housing Authority Section 8 Vouchers	207 households	189 households
Lee County Housing Authority USDA Section 514-516,515 Rural Development Housing	40 households	na
Fort Myers Housing Authority Public Housing units	972 households	99 households
Fort Myers CRA Section 8 Vouchers	1470 households	1146 households
Section 202 Assisted Housing Unincorporated Lee Co.	297 units	Waiting list
City of Fort Myers	340 units	Waiting list
Section 236/221 Assisted Housing Unincorporated Lee Co.	80 units	Waiting list
City of Fort Myers	120 units	Waiting list
Section 811 Assisted Housing Unincorporated Lee Co	28 units	Waiting list
USDA Section 515 Assisted Housing Unincorporated Lee Co	72 units	na

(Public Housing information courtesy of agencies)(Sections 202,236,221,524,516,515 from Lee Plan - Spikowski, Cook, 1997, RGR Inc Study for Diocese of Venice and HUD Website 6/00)

## **6.A.2 Public Housing Needs, Priorities, Objectives, Strategies and Resources**

*The following from the LCHA Comprehensive Plan describes the public housing response to the shortage of affordable rental housing...*

### **6.A.2.a Lee County Housing Authority (LCHA) - General**

Lee County Housing Authority administers a Public Housing Program, a Farm Labor/Rural Rental program, and a Section 8 Voucher Program for low and very-low income families. The Section 8 Voucher Program operates a Family Self-Sufficiency Program. LCHA refers any resident who is ready for homeownership to local banks as well as the Lee County Housing Development Corporation, Habitat for Humanity, and the Cape Coral Development Corp. for affordable homeownership.

There are 142 units of public housing located in North Fort Myers, 40 units of Rural Rental housing located in Charleston Park and 211 Section 8 Vouchers scattered throughout Lee County. The public housing stock of LCHA consists of two developments and three sites. Pine Echo I has 32 *one-bedroom* units, and 14 *two-bedroom* units. Pine Echo II has 26 *two-bedroom* units, 39 *three-bedroom* units, and 6 *four-bedroom* units. Barrett Park has 40 *three-bedroom* units, and 10 *four-bedroom* units. All units have central air conditioning/heat. Rural Rental stock of LCHA consists of 22 *Farmworker rental units* and 18 rental units of *Rural Rental housing*. All of the public housing and Rural Rental units are fairly new and not in need of demolition.

Major rehabilitation occurs annually under HUD grant capital fund monies. All developments comply with Section 504 requirements. Rehabilitation of the Rural Rental units occurs as needed under Rural Development grant and loan funds. Rehabilitation of the twenty-two Farmworker units is anticipated to commence later this year. All Farmworker rental units will have air conditioning and other rehabilitation work done in the very near future.

### **6.A.2.b Lee County Housing Authority - Priorities**

LCHA addresses high priority and medium priority needs with federal funds. Low priority needs are addressed through the operating budget.

### **6.A.2.c LCHA's Mission/Goals/Objectives:**

LCHA seeks to establish a community service program wherein residents of public housing, Charleston Park, and the Section 8 Voucher Program participants strive to become self-sufficient through programs offered within Lee County and eventually transition into homeownership. Through the creation of a Resident Council, application for self-sufficiency grants, provision of educational programs and collaboration with community agencies such as Work Force Council of Lee County, Lee County Human Services, Literacy Volunteers of Lee County, Age Link, etc. LCHA assists residents by establishing a basis for future opportunities. LCHA is committed to serving the needs of low-income, very-low income, and extremely low-income families within the jurisdiction. *Deconcentration* is a priority through a coordinated community-wide process reflecting a unified vision for deconcentration of poverty and income mixing.

**6.A.2.d LCHA- The Waiting List**

At this point in time, the combined waiting list consists of 130 applications. LCHA accepts applications for public housing on-site every Tuesday and Thursday morning from 8:30 A.M. until 11:00 A.M. The Charleston Park Rural Rental and Farmworker Housing accepts applications on-site daily. Section 8 Voucher Program applications are accepted when necessary and are advertised in the local newspaper and by flyers.

**Section 8 Program:**

Type:	Bedrooms	Families on Waiting List
Elderly/Disabled	1	94
Family	2	52
Family	3	45
Family		
x		TOTAL: 191 families

**Public Housing Program:**

Type:	Bedrooms	Families on Waiting List
Elderly/Disabled	1	68
Family	2	55
Family	3	28
Family	4	12
x		TOTAL: 163 families

6.A.2.e *not used*

**6.A.2.f. LCHA Race/Ethnic Breakdown of Households:**

**Race - Section 8 Voucher Program:**

White	169
Black	37
Asian Pacific Islander	<u>1</u>
TOTAL	207

**Ethnicity - Section 8 Voucher Program:**

Hispanic	45
Non-Hispanic	<u>162</u>
TOTAL	207

**Race - Public Housing Program:**

White	107
Black	30
Asian Pacific Islander	<u>2</u>
TOTAL	139

**Ethnicity - Public Housing Program:**

Hispanic	41
Non-Hispanic	<u>98</u>
TOTAL	139

**6.A.2.g LCHA - 5-Year Need Projection:**

Within the jurisdiction of LCHA, there exists a population of homeless and at-risk of becoming homeless as depicted in LCHA's Public Housing and Section 8 Voucher Program waiting lists. Other needs vary from job training placement, education programs, affordable rental and homeownership, prevention of teen criminal behavior, community-based law enforcement, etc.

The need for affordable homeownership is one of LCHA's highest goals. To obtain these goals, educational programs along with credit rebuilding and job training are needed. LCHA refers qualified residents of Public Housing and the Section 8 Voucher Program to homeownership programs throughout the community such as Lee County Housing Development Corporation, Habitat for Humanity and Suntrust Bank, 5th 3rd bank and 1st Bank of Clewiston. Charleston Park rural residential occupants receive homeownership training though USDA Rural Development. The Work Force Council of Lee County provides job training and counseling programs to LCHA residents.. The goal of homeownership is approximately six families per year.

Deconcentration is another high priority of LCHA. The Section 8 Voucher Program has many families living in higher income communities. LCHA strives to maintain deconcentration of its residents through a collaborative, community-wide process reflecting a unified vision for deconcentration of poverty and income mixing.

**6.A.2.h LCHA -Resident Characteristics**

The average income of Public Housing families is \$10,911. The average income of Section 8 Voucher Program families is \$11,747. Other statistical income data is as follows:

**Resident Characteristics**

Type	Section 8 Voucher Program	Public Housing
Families receiving TANF –	11%	10%
Elderly/Disabled	32%	51%
Employed	27%	19%

*HUD also supports privately run affordable housing...*

**6.B.1 Lee County HUD Subsidized Private Multifamily, Feb 2000**

**Cape Coral**

Laurel Oaks (Disabled)  
4626 Skyline Blvd  
Cape Coral, FL 33914  
HUD Contact: Cathy F. Coney-Sanders

**Fort Myers**

Boardwalk Apartments (Family)  
4637 Deleon St  
Fort Myers, FL 33907  
HUD Contact: Cathy F. Coney-Sanders

Broadway Place (Disabled)  
2111 Earl Road  
Fort Myers, FL 33901  
HUD Contact: Cathy F. Coney-Sanders

Brookside Village (Family)  
1011 Marsh Ave  
Fort Myers, FL 33905  
Phone: (941) 694-7235  
HUD Contact: Cathy F. Coney-Sanders

Cypress Courts (Family)  
3604 Seminole Ave  
Fort Myers, FL 33916  
Phone: (941) 694-1730  
HUD Contact: Cathy F. Coney-Sanders

Ft. Myers Presbyterian Community (Elderly)  
1925 Virginia Ave  
Fort Myers, FL 33901  
HUD Contact: Cathy F. Coney-Sanders

Green Tee Apartments (Family)  
1830 Maravilla Ave  
Fort Myers, FL 33901  
Phone: (941) 936-1107  
HUD Contact: Cathy F. Coney-Sanders

Horizons Apartments (Family)  
5360 Summerlin Rd  
Fort Myers, FL 33919  
HUD Contact: Bob Osterman

**Fort Myers Continued**



Jones Walker Palm Gardens Apts. (Family)  
2909 Blount St  
Fort Myers, Fl 33916  
Phone: (813) 334-7305  
HUD Contact: Debra L. Varley

Lee Mental Health Center (Disabled)  
3661 Evans Ave  
Fort Myers, Fl 33901  
Phone: (941) 936-8475  
HUD Contact: Debra L. Varley

NCR of McGregor Lake, Florida (Elderly/Disabled)  
2075 Collier Ave  
Fort Myers, Fl 33901  
Phone:  
HUD Contact: Cathy F. Coney-Sanders

Palm City Garden Apartments (Elderly)  
1625 Marsh Ave  
Fort Myers, Fl 33905  
Phone: (941) 334-1303  
HUD Contact: Cathy F. Coney-Sanders

Royal Manor Apartments (Family)  
3541 Evans Ave  
Fort Myers, Fl 33901  
Phone: (941) 936-6865  
HUD Contact: Cathy F. Coney-Sanders

Sabal Palms I And II (Family)  
3701 Sabal Palm Blvd  
Fort Myers, Fl 33916  
Phone: (941) 332-6840  
HUD Contact: Cathy F. Coney-Sanders

Sunrise Towers (Family)  
2825 Central Ave  
Fort Myers, Fl 33901  
Phone: (941) 337-1314  
HUD Contact: Cathy F. Coney-Sanders

**Unincorporated Lee County**

**Lehigh Acres**

**Sunshine Villas (Elderly)**

1200 Broad St W

Lehigh Acres, Fl 33936

Phone: (941) 369-9161

HUD Contact: Debra L. Varley

**Sunshine Villas Annex (Elderly)**

1200 Broad St W

Lehigh Acres, Fl 33936

Phone: (941) 369-9161

HUD Contact: Debra L. Varley

**Sunshine Villas South (Elderly)**

1290 Broad St W

Lehigh Acres, Fl 33936

Phone: (941) 369-9161

HUD Contact: Debra L. Varley

**North Fort Myers**

**Palm Harbor Apartments (Elderly)**

1081 Palm Ave

North Fort Myers, Fl 33903

Phone: (941) 995-2600

HUD Contact: Cathy F. Coney-Sanders

**Southwest Fl GWI Housing (Disabled)**

4200 Hatton Rogers Lane

North Fort Myers, Fl 33917

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**Section 7**

**ANTI-POVERTY PROGRAM**

**Annual Plan • Lee County, Florida**

HUD FY 2002

## SECTION 7

### LEE COUNTY ANTI-POVERTY STRATEGY

#### 7.A.1 Lee County Poverty

Health and Human Service Year 2002 guidelines detail the poverty level for a family of 4 persons to be \$18,100. Census 2000 figures show 9.7% of Lee County residents in poverty and 15.2% of residents under 18 years of age in poverty. Lee County median family income was \$32,310 in 1990 and is \$52,100 today. Estimates for the year 2000 show approximately 24,000 owner households and 13,000 renter households with incomes at or less than 50% of the county median income. Approximately 50% of Lee County's *elderly* residents also fell in this category. Census 2000 shows 193,814 people were in the labor force in Lee County and 7,234 were unemployed.

#### 7.A.2 Lee County Anti-Poverty Objectives

The goal of Lee County's Anti-poverty Strategies is to help individuals and families rise above the poverty level, become self-sufficient and eliminate systemic barriers to success. To achieve this goal, Lee County, in conjunction with city, state and regional, and federal agencies, and with non-profit agencies and private organizations, has coordinated, designed and implemented strategies and programs to overcome barriers to success.

#### 7.A.3 Lee County Anti-Poverty Agencies and Strategies

Many agencies detailed in this document have specific functional scopes such as affordable housing or neighborhood development but almost all agencies have an inherent anti-poverty role. Along with the Department of Housing and Urban Development, the Departments of Health and Human Services and Labor have particular focus on poverty elimination. The Federal Temporary Assistance to Needy Families (TANF) and Florida's Welfare to Work Program called Better Jobs/Better Wages are major sources of federal funding in anti-poverty efforts. Within the state government, the Department of Children and Families has numerous anti-poverty roles. The Lee County Department of Human Services with county general funds supports anti-poverty programs of non-profit social service agencies. The Department provides anti-poverty action in its neighborhood development program. Anti-poverty efforts of DHS' Family Self-Sufficiency Program consists of emergency assistance (rental, mortgage and utility payments), vocational training and placement, housing and financial counseling and case management. Anti-poverty efforts include Florida State-Mandate programs through Lee County DHS for mental health, substance abuse, medicaid, indigent medical care, burials and public guardianship.

Lee County's long term Anti-Poverty strategies, utilizing CDBG and HOME entitlement and other HUD program funds, are the focus of the Community and Neighborhood Development section in the Lee County 2000-2002 Consolidated Plan. In addition elements of the Institutional Structure, Housing, Homelessness and Special Needs sections describe the anti-poverty strategy aspects of those activities.

**Section 8**

**LEAD-BASED PAINT HAZARD**

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## SECTION 8

### LEAD-BASED PAINT HAZARD REDUCTION

#### 8.A.1 Lead-Based Paint Hazards

There were 106 cases of lead paint poisoning in Lee County in the period 1996 through 1999. The lead poisoning rate has dropped from 14.3 cases per 100,000 population to 4.2 cases in 1997. Despite this improvement, 38.7% of 245,405 total (1999) Lee County housing units were built before 1979 when lead-based paint was still in use. Of these 95,000 units about 40% will be low-income households by 2002 Census Family Income proportions. According to the local Public Health Department, 73% of the cases of increased lead exposure occurred in areas where there is the greatest concentration of housing units built prior to 1978.

#### 8.A.2 Lead-Based Paint - Strategy

##### 8.A.2.a Lead-Based Paint - Current Strategy

Lee County performs appropriate lead-based paint procedures as a normal part of its rehabilitation program for existing housing units in unincorporated Lee County. The County's proposed Lead-Based Paint plan includes continued certification training for staff rehab specialists, identification of priority housing, appropriate inspection and testing by certified third party LBP inspectors or risk assessors, temporary relocation when necessary, appropriate abatement and follow-up inspection. In addition there is community education through the Public Health Department on the hazards of lead-based paint and poisoning. Prior to September 15, 2000, Lee County will continue to administer the Lead Hazard Information Pamphlet "*Protect Your Family from Lead in Your Home*", perform presumed lead-based paint encapsulation, covering over affected areas, scraping and repainting the surface and providing the disclosure form for its current affordable housing acquisition programs. Lee County Department of Human Service's three -year Lead-Based Paint Hazard Control program activities began in September 15, 2000. The program design is based on federal grant funding and 24 CFR Part 35 regulations.

##### 8.A.2.b Lead-Based Paint -- Three-Year Strategy

Lee County has developed the necessary procedures to perform lead based paint inspections (pre-inspection and site clearance) for the identification of lead-based paint and the possibility of lead poisoning in housing units built before 1978. The process shall comply with HUD's rule 24 CFR Part 35 and consist of several components: identification of priority housing, inspection and testing, temporary relocation when necessary, abatement where appropriate and site clearance of lead-based paint. The program plans to continue to include community education through the Public Health Department on the hazards of lead-based paint and poisoning, continue to administer the lead hazard information pamphlet, provide the lead-based paint disclosure form, complete Lead-Based Paint certification training of rehabilitation specialist staff; contractual arrangements with private industry for appropriate inspection, abatement and clearance; and development of a database record tracking system of priority housing assisted. This program plans to assist homeowners, homebuyers and landlord owners of pre-1978 housing stock in accordance with HUD's 24 CFR Part 35 protocol.

### **8.A.3 Program Integration**

To ensure that lead-based paint hazards are addressed in Lee County's housing programs, the Department of Human Services will integrate the components of 24 CFR Part 35 into all of its policies and procedures governing federally assisted housing programs directly administered under Lee County and those contracted out to subrecipient organizations. Programs affected will include housing rehabilitation and acquisition as specified within HUD's Rule 24 CFR Part 35.

### **8.A.4 Program Implementation**

The Lee County Department of Human Services Housing Services staff will receive training to become certified risk assessors, however testing of identified housing and development of the scope of work necessary to provide adequate hazard control will be conducted by a HUD/EPA certified outside third party source. Licensed testing facilities and abatement contractors will be solicited for hazard control activities.

The Lee County Department of Human Services has extensive experience in utilizing contractors for housing rehabilitation, demolition and construction through CDBG, HOME, HOPE 3, and Rental Rehabilitation assistance programs. As with existing programs, contractors chosen under the Lead-Based Paint Hazard Control Program will be selected through a competitive bid or RFP process. Contractors conducting abatement activities must be certified and trained under a program acceptable to HUD and the EPA.

The overall three-year strategy of the Lead-Based Paint Hazard Control Program will be developed based on the HUD's 24 CFR Part 35 requirements for Lead-Based Paint Hazards and should include: increased public awareness of lead-based paint through community education, the creation of the infrastructure necessary to identify lead hazards and to conduct necessary treatments in priority housing. The main components of the Lee County Lead-Based Paint Hazard Control Program are as follows: prevention and intervention, inspection and testing, appropriate treatment, deferred payment rehabilitation loans to eligible property owners, the temporary relocation and follow-up inspections (site clearance).

**Section 9**

**HOUSING BARRIERS  
FAIR HOUSING**

**Annual Plan • Lee County, Florida**  
HUD FY 2002



## SECTION 9

### AFFORDABLE HOUSING BARRIERS AND FAIR HOUSING

#### 9.A Barriers to Affordable Housing

##### 9.A.1 Barriers to Affordable Housing

In the case of new construction, significant barriers are the cost of site preparation (particularly sites located in floodplains), impact fees and required infrastructure, the implementation of new hurricane standards and high operation costs in the form of taxes and utilities. An additional significant barrier is the poor credit experience of many low-income families, which inhibits conventional financing.

There are a variety of impediments to existing housing rehabilitation. Rehabilitations may necessitate the cost of upgrading to compliance with new construction codes. The Federal Emergency Management Administration (FEMA) restricts rehabilitations to existing structures located within the 100-Year Floodplain. Health Department regulations restrict expansion of existing septic tank systems. As in the case of new construction, the lack of experience with credit management may become a barrier to housing assistance for rehabilitation.

##### 9.A.2 Strategies to Reduce Barriers to Affordable Housing

In 1994 Lee County adopted the Affordable Housing Incentive Plan, a component of the state SHIP program. This plan led to the following actions to reduce barriers.

1. Permits for affordable housing projects are to expedited to a greater degree than other projects
2. On-going review of policies and regulations for cost impact
3. Impact fees were modified for three targeted low-income neighborhoods
4. The existing density bonus program was strengthened
5. Accessory Apartments were made possible

*In addition Lee County is supporting homeownership opportunities through a variety of sources:*

6. Lee County is using County, State, and Federal funds to provide homebuyers' assistance for new and existing homes to eligible extremely low and low-income homebuyers. Lee County is also using the same funding sources to subsidize the development costs of affordable housing for eligible families.
7. Lee County is using CDBG, HOME, HOPE 3 sales proceeds and SHIP funds to provide homeownership assistance for existing, standard homes for eligible families.
8. Lee County Department of Human Services used HUD HOPE 3 funds to acquire vacant, substandard housing units, rehabilitate the units, and sell them to extremely-low and low-income first-time homebuyers.
9. Lee County Departments of Human Service and Community Development sponsor education for extremely low and low-income persons on homeownership.

## **9.B Fair Housing**

### **9.B.1 Update of Analysis of Impediments to Fair Housing**

The purpose of designing and implementing the *Analysis of Impediment to Fair Housing for Lee County* (AI) was to fulfill the *Certifications* made by the Lee County Board of County Commissioners in its initial Five-Year Consolidated Strategic Plan. Lee County's AI was based on a model fair housing analysis provided by HUD to county staff at a Fair Housing Workshop in early October 1995. The AI included a review of Lee County demographics related to housing patterns by race. It also reviewed lending practices, availability of fair housing information, knowledge of fair housing practices, availability of public transportation in relation to work areas and other socio-economic factors and reported the results of two community-wide surveys regarding fair housing issues.

The AI revealed the need for increased awareness of fair housing rights and responsibilities. The AI also revealed the absence of a fair housing program, which was evident from the public's survey responses--most respondents were not aware of fair housing issues. Survey questions focused on the public's perception of property appraisers, bankers, real estate professionals and others in the housing business. Respondents generally favored county government becoming more proactively involved in the development of a fair housing program. As a result, Lee County is actively engaged in providing fair housing education and training outreach and awareness initiative.

The Lee County Office of Equal Opportunity, in conjunction with the City of Ft. Myers and the City of Cape Coral, will conduct an update to the Analysis of Impediments to Fair Housing. This AI will reflect the progress the fair housing program has made to date and outline future fair housing strategies for Lee County.

## 9.B.2 Fair Housing Planning Activities to Date

The following broad-ranging activities were implemented by Office of Equal Opportunity from April 2001 through April 2002:

Month	Fair Housing Activities
April 2001	<p>Fair Housing Month Resolution passed by The Lee County Board of County Commissioners</p> <p>Participated in Substandard Housing Abatement Meeting</p> <p>Reviewed Response to Fair Housing Compliant with Complainant</p>
May 2001	<p>Provided Training to Cypress Realty Group</p> <p>Provided Training at Fort Myers Association of Realtors (FMAR) New Licensee Orientation</p> <p>Met with FGCU Representatives about pursuing a COPC grant to increase Fair Housing Awareness activities in the Bonita Springs Area</p> <p>Attended local HUD Consultation Meeting</p> <p>Met with Tom Gunkleman of Colwell Banker to talk about Realtor Training opportunities</p>
June 2001	<p>Intern began analyzing census data for Fair Housing study</p> <p>Provided Fair Housing Training for Property Manager's Association</p> <p>Attended meeting on Affordable Housing Issues</p>
July 2001	<p>Provided Training at Fort Myers Association of Realtors (FMAR) New Licensee Orientation</p> <p>Participated in FEAPOTS training with Linda Connelly from HUD in Atlanta</p> <p>Attended two meetings with HUD in Naples to discuss Human Relations Review Boards and Fair Housing Enforcement Initiatives</p> <p>Met with HUD FHRO Staff from Miami to discuss plans for upcoming year</p> <p>Attended meeting of Lee County Pulling Together (LCPT) a non-profit organization whose purpose is to facilitate dialogue on race relations</p>
August 2001	<p>Attended HUD Fair Housing Policy Conference in Philadelphia</p> <p>Commenced Processing and Investigating Fair Housing Complaints</p>
September 2001	<p>Provided Training at Fort Myers Association of Realtors (FMAR) New Licensee Orientation</p> <p>Provided Fair Housing Information at Section 8 Landlord Training</p> <p>Conducted Study Circles on Race Relations at the Lee County Sheriff's Office</p>
October 2001	<p>Continued work on Fair Housing Investigations</p> <p>Placed advertisement for new Fair Housing position</p>
November 2001	<p>Provided Training at Fort Myers Association of Realtors (FMAR) New Licensee Orientation</p> <p>Attended meeting on Affordable Housing Issues</p>
December 2001	<p>Continued work on Fair Housing Investigations</p> <p>Conducted Diversity Training for Lee County Parks and Recreation Employees</p>
January 2002	<p>Spoke about ADA/Housing rights for Person's with Disabilities at the self Help for the Hard of Hearing (SHH) support group</p> <p>Provided Training at Fort Myers Association of Realtors (FMAR) New Licensee Orientation</p>
February 2002	<p>Attended meeting to discuss supportive housing opportunities for persons with disabilities</p> <p>Participated in Board meeting for Lee County Pulling Together</p>
March 2002	<p>Began conducting interviews for Fair Housing Analyst position</p> <p>Attended community forum on behalf of Lee County Pulling Together</p> <p>Provided Training at Fort Myers Association of Realtors (FMAR) New Licensee Orientation</p> <p>Provided training to Caldwell Banker Realtors on Cape Coral</p> <p>Attended HUD Fair Housing Video Conference in Miami</p>
April 2002	<p>Attended Training on Communication and Listening Skills to improve investigation skills</p> <p>Fair Housing Analyst, Cecile Johnson Stevens hired</p> <p>Provided Training at Fort Myers Association of Realtors (FMAR) New Licensee</p>

### **9. B.3 Lee County's One-Year Fair Housing Action Plan (HUD FY2002)**

This Action Plan highlights education, outreach, training and awareness activities. It continues to address most of the *Conclusions and Recommendations* from the Analysis of Impediments. In response to the original impediments, the current Action Plan objectives are as follows:

1. *(Original impediment -Lee County has done little to affirmatively further fair housing).  
(Original action -Set specific, measurable goals to match HUD's recommendations to affirmatively further fair housing)*

Since February 1997 Lee County has supported an active education and outreach campaign as reflected in the chart in Section 3-2. In addition, Lee County is in the process of pursuing substantial equivalency certification to implement a fair housing enforcement program.

2. *(Original impediment - Lee County has not defined what affirmatively furthering fair housing means for its citizens.)(Original action - Define what affirmatively furthering fair housing means for its citizens specifically if it will affirm further fair housing for all Lee County residents, or only for recipients of HUD funds (e.g. CDBG and HOME).*

Lee County is affirmatively furthering fair housing on a countywide basis. The County provides training and referral services to all Lee County citizens and intends to enforce its fair housing ordinance countywide.

3. *(Original impediment - Lee County has no organizations dedicated to fair housing.)(Original action - Encourage a local not-for-profit organization to assume fair housing as its primary mission).*

The Lee County Office of Equal Opportunity (LCOEO) has assumed fair housing as one of its primary missions. LCOEO will continue to work with existing non-profit and organizations to ensure that they are working toward affirmatively furthering fair housing.

4. *(Original impediment - Survey results show that most residents are not familiar with fair housing issues.)(Original action - Decide whether or not the county wants to educate its citizens about laws that protect them from housing discrimination. If so, technology, in addition to other methods, should be used to keep Realtors, lending institutions and others updated on county and city fair housing programs.)*

Since February 1997 the primary focus of the Fair Housing Program has been educating citizens about laws that protect people from discrimination. Throughout this process, it is has become clear that housing providers also need additional education in the area of fair housing. The Lee County Office of Equal Opportunity has distributed brochures, flyers and posters. During the summer of 1999, LCOEO developed an Internet website to disseminate fair housing information.

5. *(Original impediment - Lee County has assigned almost no CDBG funds to affirmatively further fair housing.)(Original action - Guard against loss of CDBG funds, as well as monitor HUD policies and use CDBG funds to affirmatively further fair housing).*

Lee County general fund dollars now provide the primary financial support for the fair housing program. CDBG administrative funds will also be used as necessary to augment education and outreach efforts and to update the County's analysis of impediments.

6. *(Original impediment - There are several examples of the not in my backyard (NIMBY) attitude in Lee County.)(Original action - Lee County government and residents should take steps to reduce NIMBYism.)*

Lee County Office of Equal Opportunity (LCOEO) continually strives to eliminate NIMBYism through cultural sensitivity and awareness education activities. This includes active staff participation in the Lee County Pulling Together, a non-profit organization dedicated to initiating a dialogue on race relations and celebrating diversity.

#### **9.B.4 Lee County's Fair Housing Initiative Program Components (HUD FY 2002)**

##### **9.B.4.a Fair Housing Specialist**

Originally the fair housing specialist was solely responsible for carrying out the County's fair housing program. However, since that time the Lee County Office of Equal Opportunity has cross-trained all of its staff members to provide fair housing information and referral services to citizens. The Office of Equal Opportunity will continue to be responsible for developing and implementing Lee County's Fair Housing Initiatives Program, and provide technical assistance and administrative support for county-wide programs that *affirmatively further fair housing*. The Office has also recently hired an additional staff member to focus on fair housing education and outreach.

##### **9.B.4.b Affirmatively Furthering Fair Housing**

Lee County has successfully completed its Analysis of Impediments and has made a concerted effort over the past several years to participate in activities that *affirmatively further fair housing*.

**9.B 5 Lee County's Fy 2002 One-Year Fair Housing Action Plan Objectives  
(HUD FY2002)**

**9.B 5.a Fair Housing Committee**

LCOEO will work with its current Equal Opportunity Review Board for citizen input into fair housing activities.

**9.B 5.b Promote National Fair Housing Campaign**

In April 2002, Lee County will again organize local National Fair Housing Month activities and also participate in National Fair Housing Month activities.

**9.B 5.c Education and Outreach**

Continue to conduct training programs and establish information networks to promote a fair housing agenda that works toward preventing or eliminating discriminatory housing practices. In April 2002 the Office hired an additional staff member whose sole focus is fair housing education and outreach.

**9.B 5.d Update Fair Housing Impediments Study**

In the summer of 2000 the Lee County Office of Equal Opportunity hired an intern to begin updating the Analysis of Impediments. This intern revised the survey instrument and received over 1,000 responses to that survey. The 2000 census data was evaluated to identify housing trends. The Office is also conducting a new survey that mirrors the HUD survey from last year gauging the awareness of fair housing laws in our community.

**9.A 5.e Administrative Support and Technical Assistance**

The fair housing program provides information and referral services to Lee County officials, staff, residents and businesses, regarding fair housing inquiries and housing discrimination complaints.

**9.A 5.f Fair Housing Partnerships**

Encourage the housing and banking industries to enter into fair housing partnerships and encourage participation in pro-active fair housing activities.

### **9.B 6 Updated Five-Year Fair Housing Strategic Plan**

Lee County's FY 2002 One-Year Action Plan addresses the *Conclusions and Recommendations* as set forth in Lee County's AI. Six elements are being addressed through the ongoing, dynamic, pro-active measures as addressed above, *i.e.*, education and training, community outreach, and cultural awareness seminars. The remaining three *Conclusions and Recommendations* are addressed herein:

7. *(Original impediment - Lee County's fair housing ordinance hasn't been enforced since August 1993. In addition, it does not meet HUD's standards for substantial equivalency.) (Original action - Lee County residents, in addition to commissioners and staff, should decide if the ordinance is updated or deleted).*

In April 2001 Lee County entered into an Interim Agreement with the US Department of Housing and Urban Development to begin fair housing enforcement activities. To date, Lee County has investigated six charges of housing discrimination.

8. *(Original impediment - Coordination of fair housing programs is lacking between Lee County and its cities.) (Original action - All governmental jurisdictions in Lee County should coordinate their fair housing programs).*

Lee County now coordinates fair housing activities with the City of Fort Myers and the City of Cape Coral. Inter-local agreements are planned for fair housing enforcement activities.

9. *(Original impediment - Lee County is one of the most segregated areas in the U.S.) (Original action - Survey respondents did not indicate that segregation was a problem. Lee County and its citizens should evaluate the need for testing discriminatory practices by Lee County housing providers)*

The Office of Equal Opportunity works closely with the non-profit organization Lee County Pulling Together. This organization's primary focus is addressing the issue of segregation through encouraging a dialogue on race relations and promoting diversity. The Office of Equal Opportunity will also examine the possibility of implementing a complaint-based testing system once substantial equivalency certification is received.

### **9.B 7 Five-Year Core Services For Fair Housing Initiatives Program**

The following are basic *Core Services* of a Fair Housing Initiatives Program:

- Education and Training
- Community Outreach
- Cultural Sensitivity/Awareness
- Observance of Fair Housing Month
- Fair Housing Committee
- Fair Housing Enforcement
- Updating Fair Housing Impediments Analysis

#### **9.B 7.a Education and Outreach**

Establish training programs and information networks to prevent and/or eliminate discriminatory housing practices, which includes programs to develop informative materials, conduct seminars and media campaigns, and develop industry and community mechanisms for identifying and eliminating housing discrimination. In April 2002, the Office hired an additional staff member to revitalize education and outreach efforts.

#### **9.B 7.b Fair Housing Partnerships**

Encourage the housing and banking industries to enter into fair housing partnerships and encourage participation in pro-active fair housing activities.

#### **9.B.7.c Fair Housing Committee**

The Lee County Equal Opportunity Review Board will be available to provide Lee County's Office of Equal Opportunity staff to solicit citizen input on fair housing issues.

#### **9.A 7.d Fair Housing Enforcement**

The Lee County Office of Equal Opportunity investigates all complaints of housing discrimination occurring in Lee County.

#### **9.B.7.e Update Impediments Analysis**

The updated AI will include an analysis of complaint referrals, enforcement activity by the Florida Commission of Human Relations, HUD and The Department of Justice; a summary of the housing profile provided by this data; and a review of media reports. This update began in the summer of 2000. The community-wide survey results have been compiled and analyzed. The 2000 census data was evaluated to identify housing trends. The Office is also conducting a new survey that mirrors the HUD survey from last year gauging the awareness of fair housing laws in our community.



**Section 10**

**MONITORING**

**Annual Plan • Lee County, Florida**  
HUD FY 2002

## **SECTION 10**

### **MONITORING STANDARDS**

#### **10.A Monitoring Standards**

The Department of Human Services (DHS) has extensive experience with HUD programs, especially with the standards and procedures for programmatic and financial monitoring activities undertaken with CDBG and HOME funds. DHS has received excellent monitoring reviews from Florida State agencies. DHS has no unresolved audit or monitoring findings, and is in compliance with applicable Civil Rights Laws and Executive Orders. Staff is also experienced in conducting HUD environmental assessments and reviews for potential housing projects.

DHS staff provides technical assistance as needed. All work is consistent with the GPR/ CAPER. The annual GPR/CAPER is reviewed by the DHS Director, the independent auditor for Lee County and then approved by the Board of County Commissioners.

**Section 11**

**CERTIFICATIONS**

**Annual Plan • Lee County, Florida**  
HUD FY 2002

## SECTION 11

### CERTIFICATIONS

#### Title 24 Housing and Urban Development / 24CFR91.225

##### 11.A Certifications

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

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

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

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
  - (a) The dangers of drug abuse in the workplace;
  - (b) The grantee's policy of maintaining a drug-free workplace;
  - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
  - (a) Abide by the terms of the statement; and
  - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
  - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

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

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

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

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

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

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**Robert P. Janes, Chairman**  
Lee County Board of Commissioners  
Lee County, Florida

8/06/02

**11.B Specific CDBG Certifications**  
Title 24 Housing and Urban Development / 24CFR91.225

The Entitlement Community certifies that:

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

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

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

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

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2000, 2001, 2002 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the

public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

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

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

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

**Lead-Based Paint --** Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.

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

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**Robert P. Janes, Chairman**  
Lee County Board of Commissioners  
Lee County, Florida

8/6/02  
Date

**11.C Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

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

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

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

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

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**Robert P. Janes, Chairman**  
Lee County Board of Commissioners  
Lee County, Florida

8/6/02  
Date



## 11.D APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

#### A. Lobbying Certification

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

#### B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

**Lee County Board of County Commissioners  
Courthouse Administration Building  
2115 Second Street  
Fort Myers, Florida 33902  
-and-  
Lee County Department of Human Services  
83 Pondella Road, Suite 1  
North Fort Myers, Florida 33903**

Check \_\_\_ if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

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**Robert P. Janes, Chairman**  
Lee County Board of Commissioners  
Lee County, Florida

8/6/02  
Date

**Section 12**

**PROJECT SHEETS**

**Annual Plan • Lee County, Florida**  
HUD FY 2002

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0001	CDBG Program Administration	21A General Program Administration	CDBG	\$ 262,902
			ESG	\$ 0
02.01B	Planning & Administration	570.206	HOME	\$ 0
			HOPWA	\$ 0
		0 N/A		
	Funds for the Lee County Department of Human Services to administer the CDBG Program.		TOTAL	\$ 262,902
			Total Other Funding	\$ 0

Help the Homeless?

No

Start Date: 10/01/02

Help those with HIV or AIDS?

No

Completion Date: 09/30/03

Eligibility:

Subrecipient:

Local Government

Location(s):

Addresses

83 Pondella Road, North Fort Myers, FL 33903

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0002	HOME Project Delivery	21H HOME Admin/Planning Costs of PJ (subject to 10% cap)	CDBG	\$ 0
			ESG	\$ 0
02.02.M	Planning & Administration		HOME	\$ 57,000
		570.20(k)	HOPWA	\$ 0
	Funding for the Lee County Department of Human Services for the HOME Program project delivery.	0 N/A	TOTAL	\$ 57,000
			Total Other Funding	\$ 0

Help the Homeless? No  
 Help those with HIV or AIDS? No

Start Date: 12/31/02  
 Completion Date: 06/30/04

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0003	CDBG Project Delivery for Housing Services	14H Rehabilitation Administration	CDBG	\$ 200,000
02.03.B	Housing	570.202	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
			TOTAL	\$ 200,000
			Total Other Funding	\$ 0
	1. Housing. The provision of affordable owner-occupied and rental housing with the emphasis on low-income residents and special populations by providing affordable housing through new construction, rehabilitation and homeownership assistance. The access to affordable housing is to be provided by the reduction of the institutional barriers and removal of discrimination through fair housing initiatives.	0 N/A		
	Funds for the Lee County Department of Human Services associated with the project delivery of the housing rehabilitation program			

Help the Homeless? No  
 Help those with HIV or AIDS? No

Start Date: 12/31/02  
 Completion Date: 06/30/04

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0004	CDBG Housing Rehabilitation	14A Rehab; Single-Unit Residential	CDBG	\$ 289,000
			ESG	\$ 0
02.04.B	Housing	570.202	HOME	\$ 0
			HOPWA	\$ 0
	1. Housing. The provision of affordable owner-occupied and rental housing with the emphasis on low-income residents and special populations by providing affordable housing through new construction, rehabilitation and homeownership assistance. The access to affordable housing is to be provided by the reduction of the institutional barriers and removal of discrimination through fair housing initiatives.	30 Housing Units	TOTAL	\$ 289,000
			Total Other Funding	\$ 0

Rehabilitation of housing for low and very low-income households, to include any temporary relocation in support of rehabilitation activities.

Help the Homeless? No  
Help those with HIV or AIDS? No

Start Date: 12/31/02  
Completion Date: 06/30/04

Eligibility:

Subrecipient:

Local Government

Location(s):

Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0005	Direct Homeownership Assistance Program	13 Direct Homeownership Assistance	CDBG	\$ 0
			ESG	\$ 0
02.05.M	Housing	570.201(n)	HOME	\$ 250,000
			HOPWA	\$ 0
	<b>1. Housing. The provision of affordable owner-occupied and rental housing with the emphasis on low-income residents and special populations by providing affordable housing through new construction, rehabilitation and homeownership assistance. The access to affordable housing is to be provided by the reduction of the institutional barriers and removal of discrimination through fair housing initiatives.</b>	80 Households (General)	<b>TOTAL</b>	<b>\$ 250,000</b>
	<b>Assistance with closing costs or downpayment assistance to homebuyers purchasing an existing primary residence.</b>		<b>Total Other Funding</b>	<b>\$ 0</b>

Help the Homeless?

No

Start Date: 01/31/01

Help those with HIV or AIDS?

No

Completion Date: 06/30/04

Eligibility:

Subrecipient:

Local Government

Location(s):

Community Wide



**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0006	Demolition and Clearance	04 Clearance and Demolition	CDBG	\$ 60,000
			ESG	\$ 0
02.06.B	Housing	570.201(d)	HOME	\$ 0
			HOPWA	\$ 0
	1. Housing. The provision of affordable owner-occupied and rental housing with the emphasis on low-income residents and special populations by providing affordable housing through new construction, rehabilitation and homeownership assistance. The access to affordable housing is to be provided by the reduction of the institutional barriers and removal of discrimination through fair housing initiatives.	15 Housing Units.	TOTAL	\$ 60,000
			Total Other Funding	\$ 0

Demolish and clear vacant, dilapidated housing structures.

Help the Homeless?

No

Start Date: 12/31/02

Help those with HIV or AIDS?

No

Completion Date: 06/30/04

Eligibility:

Subrecipient:

Local Government

Location(s):

Community Wide

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0030	Temporary Relocation	08 Relocation	CDBG	\$ 15,000
			ESG	\$ 0
02.07.B	Housing	570.201(i)	HOME	\$ 0
			HOPWA	\$ 0
	1. Housing. The provision of affordable owner-occupied and rental housing with the emphasis on low-income residents and special populations by providing affordable housing through new construction, rehabilitation and homeownership assistance. The access to affordable housing is to be provided by the reduction of the institutional barriers and removal of discrimination through fair housing initiatives.	10 Households (General)	TOTAL	\$ 15,000
	Temporary relocation of families while rehabilitation of the residence is underway		Total Other Funding	\$ 0

Help the Homeless? No  
 Help those with HIV or AIDS? No

Start Date: 12/31/02  
 Completion Date: 06/30/04

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0008	Community Housing Development Organizations	12 Construction of Housing	CDBG	\$ 0
			ESG	\$ 0
02.08.M	Housing	570.204	HOME	\$ 100,000
			HOPWA	\$ 0
	1. Housing. The provision of affordable owner-occupied and rental housing with the emphasis on low-income residents and special populations by providing affordable housing through new construction, rehabilitation and homeownership assistance. The access to affordable housing is to be provided by the reduction of the institutional barriers and removal of discrimination through fair housing initiatives.	3 Households (General)	TOTAL	\$ 100,000
			Total Other Funding	\$ 0

To facilitate the construction of affordable housing for very low and low-income households.

Help the Homeless?

No

Start Date: 12/31/02

Help those with HIV or AIDS?

No

Completion Date: 06/30/04

Eligibility:

Subrecipient:

CHDO - 92.2

Location(s):

Addresses

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0029	Supportive Housing for Persons with Disabilities	03 Public Facilities and Improvements (General)	CDBG	\$ 0
			ESG	\$ 0
02.09.M	Special Needs/Non-Homeless	570.201(c)	HOME	\$ 212,000
	Healthcare. The provision of supports for healthy lives for Lee County citizens by providing for the special needs of residents through the coordination of affordable health and mental illness treatment facilities and affordable supportive services for all special populations.	5 Persons with Special Needs	HOPWA	\$ 0
			TOTAL	\$ 212,000
			Total Other Funding	\$ 0

Support for housing for persons with disabilities

Help the Homeless? No  
 Help those with HIV or AIDS? No

Start Date: 12/31/02  
 Completion Date: 06/30/04

Eligibility:  
 Subrecipient:  
 Location(s):

Local Government  
 Community Wide

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0010	Dunbar Neighborhood Improvements	03 Public Facilities and Improvements (General)	CDBG	\$ 270,167
			ESG	\$ 0
02.10.B	Infrastructure	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	3. Decent living environment. The revitalization of blighted neighborhoods - revitalize neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement.	1935 People (General)	TOTAL	\$ 270,167
			Total Other Funding	\$ 0
	Activities including, but not limited to, construction of sidewalks, stormwater drainage, accessways, bus shelters, park and recreation improvements and other improvements to infrastructure and public facilities to provide a suitable living environment in this low-income neighborhood.			

Help the Homeless? No  
 Help those with HIV or AIDS? No

Start Date: 12/31/02  
 Completion Date: 06/30/04

Eligibility: 570.208(a)(1) - Low / Mod Area  
 Subrecipient: Local Government  
 Location(s): CT & BG's

CT: 000600 BG: 3 County: 12071

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0012	Charleston Park Neighborhood Improvements	03 Public Facilities and Improvements (General)	CDBG	\$ 155,866
02.11.B	Infrastructure	570.201(c)	ESG	\$ 0
	3. Decent living environment. The revitalization of blighted neighborhoods - revitalize neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement.	411 People (General)	HOME	\$ 0
			HOPWA	\$ 0
			TOTAL	\$ 155,866
			Total Other Funding	\$ 0
	Activities including, but not limited to, construction of sidewalks, stormwater drainage, accessways, bus shelters, park and recreation improvements and other improvements to infrastructure and public facilities to provide a suitable living environment in this low-income neighborhood.			

Help the Homeless?

No

Start Date: 12/31/02

Help those with HIV or AIDS?

No

Completion Date: 06/30/04

Eligibility:

Subrecipient:

Local Government

Location(s):

CT & BG's

CT: 030300 BG: 5 County: 12071

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0025	Harlem Heights Affordable Housing	12 Construction of Housing	CDBG	\$ 166,257
02.12.B	Housing	570.204	ESG	\$ 0
	1. Housing. The provision of affordable owner-occupied and rental housing with the emphasis on low-income residents and special populations by providing affordable housing through new construction, rehabilitation and homeownership assistance. The access to affordable housing is to be provided by the reduction of the institutional barriers and removal of discrimination through fair housing initiatives.	4 Households (General)	HOME	\$ 0
			HOPWA	\$ 0
			TOTAL	\$ 166,257
			Total Other Funding	\$ 0

Support the availability of affordable housing through new construction, rehabilitation, acquisition, and related activities

Help the Homeless? No Start Date: 12/31/02  
 Help those with HIV or AIDS? No Completion Date: 06/30/04

Eligibility: 570.208(a)(3) - Low / Mod Housing  
 Subrecipient: CHDO - 92.2  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0026	Page Park Neighborhood Building Program	20 Planning	CDBG	\$ 15,000
			ESG	\$ 0
02.13.B	Planning & Administration	570.205	HOME	\$ 0
			HOPWA	\$ 0
		766 People (General)		
	To deliver planning, trial social services, and related activities to connect residents with the resources available both inside and outside of this low-income neighborhood.		TOTAL	\$ 15,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 12/31/02  
 Help those with HIV or AIDS? No Completion Date: 06/30/04

Eligibility: 570.208(a)(1) - Low / Mod Area  
 Subrecipient: Local Government  
 Location(s): CT & BG's

CT: 001902 BG: 4 County: 12071



**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0016	Page Park Neighborhood Improvements	03 Public Facilities and Improvements (General)	CDBG	\$ 192,821
02.14.B	Infrastructure	570.201(c)	ESG	\$ 0
	3. Decent living environment. The revitalization of blighted neighborhoods - revitalize neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement.	766 People (General)	HOME	\$ 0
			HOPWA	\$ 0
			TOTAL	\$ 192,821
			Total Other Funding	\$ 0
	Activities including, but not limited to, construction of sidewalks, stormwater drainage, accessways, bus shelters, park and recreation improvements and other improvements to infrastructure and public facilities to provide a suitable living environment in this low-income neighborhood.			

Help the Homeless? No  
Help those with HIV or AIDS? No

Start Date: 12/31/02  
Completion Date: 06/30/04

**Eligibility:**

Subrecipient: Local Government  
Location(s): CT & BG's

CT: 001300 BG: 1 County: 12071

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0017	Pine Manor Concentrated Code Enforcement	15 Code Enforcement	CDBG	\$ 25,000
			ESG	\$ 0
02.15.B	Infrastructure	570.202(c)	HOME	\$ 0
			HOPWA	\$ 0
	3. Decent living environment. The revitalization of blighted neighborhoods - revitalize neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement.	2700 People (General)	TOTAL	\$ 25,000
			Total Other Funding	\$ 0
	To implement concentrated code enforcement activities to reduce and/or remove overgrown vegetation on vacant parcels, accumulation of garbage/debris along public right-of-way, stored / abandoned / inoperative vehicles or other equipment on private property, and dilapidated building structures.			

Help the Homeless?

No

Start Date: 12/31/02

Help those with HIV or AIDS?

No

Completion Date: 06/30/04

Eligibility:

Subrecipient:

Local Government

Location(s):

CT & BG's

CT: 001500 BG: 3 County: 12071

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0018	Pine Manor Neighborhood Improvements	03 Public Facilities and Improvements (General)	CDBG	\$ 163,987
02.16.B	Infrastructure	570.201(e)	ESG	\$ 0
	3. Decent living environment. The revitalization of blighted neighborhoods - revitalize neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement.	2700 People (General)	HOME	\$ 0
			HOPWA	\$ 0
			TOTAL	\$ 163,987
			Total Other Funding	\$ 0
	Activities including, but not limited to, construction of sidewalks, stormwater drainage, accesways, bus shelters, park and recreation improvements and other improvements to infrastructure and public facilities to provide a suitable living environment in this low-income neighborhood.			

Help the Homeless? No  
 Help those with HIV or AIDS? No

Start Date: 12/31/02  
 Completion Date: 06/30/04

Eligibility:  
 Subrecipient: Local Government  
 Location(s): CT & BG's

CT: 001500 BG: 3 County: 12071

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0019	Pine Manor Affordable Housing	01 Acquisition of Real Property	CDBG	\$ 50,000
			ESG	\$ 0
02.17.B	Housing	570.201(a)	HOME	\$ 0
			HOPWA	\$ 0
	1. Housing. The provision of affordable owner-occupied and rental housing with the emphasis on low-income residents and special populations by providing affordable housing through new construction, rehabilitation and homeownership assistance. The access to affordable housing is to be provided by the reduction of the institutional barriers and removal of discrimination through fair housing initiatives.	1 Housing Units	TOTAL	\$ 50,000
			Total Other Funding	\$ 0

To support availability of affordable housing through new construction, rehabilitation and acquisition.

Help the Homeless?

No

Start Date: 12/31/02

Help those with HIV or AIDS?

No

Completion Date: 06/30/04

Eligibility:

Subrecipient:

Local Government

Location(s):

CT & BG's

CT: 001500 BG: 3 County: 12071

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0031	Bonita Springs Public Facilities	03 Public Facilities and Improvements (General)	CDBG	\$ 48,500
			ESG	\$ 0
02.18.B	Infrastructure	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	3. Decent living environment. The revitalization of blighted neighborhoods - revitalize neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement.	2000 People (General)	TOTAL	\$ 48,500
	Infrastructure developments in Low Income areas for Bonita Springs		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 12/31/02  
 Help those with HIV or AIDS? No Completion Date: 06/30/04

Eligibility: 570.208(a)(1) - Low / Mod Area  
 Subrecipient:  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0027	Bonita Springs CDBG Housing Rehabilitation	14A Rehab; Single-Unit Residential	CDBG	\$ 48,500
02.19.B	Housing	570.202	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	1. Housing. The provision of affordable owner-occupied and rental housing with the emphasis on low-income residents and special populations by providing affordable housing through new construction, rehabilitation and homeownership assistance. The access to affordable housing is to be provided by the reduction of the institutional barriers and removal of discrimination through fair housing initiatives.	8 Households (General)	TOTAL	\$ 48,500
			Total Other Funding	\$ 0

To support retention of affordable housing for low-income residents

Help the Homeless? No Start Date: 12/31/02  
 Help those with HIV or AIDS? No Completion Date: 06/30/04

Eligibility: 570.208(a)(3) - Low / Mod Housing  
 Subrecipient: CHDO - 92.2  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0032	Fort Myers Beach Public Services	05 Public Services (General)	CDBG	\$ 24,000
			ESG	\$ 0
02.20.B	Public Services	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
	3. Decent living environment. The revitalization of blighted neighborhoods - revitalize neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement.	200 People (General)	TOTAL	\$ 24,000
	Public services for low income residents of Fort Myers Beach.		Total Other Funding	\$ 0

Help the Homeless?

No

Start Date: 12/31/02

Help those with HIV or AIDS?

No

Completion Date: 06/30/04

Eligibility:

570.208(a)(2) - Low / Mod Limited Clientele

Subrecipient:

Subrecipient Public 570.500(c)

Location(s):

Community Wide

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0024	Ft. Myers Beach Housing Rehabilitation	14A Rehab; Single-Unit Residential	CDBG	\$ 24,000
			ESG	\$ 0
02.21.B	Housing	570.202	HOME	\$ 0
			HOPWA	\$ 0
	1. Housing. The provision of affordable owner-occupied and rental housing with the emphasis on low-income residents and special populations by providing affordable housing through new construction, rehabilitation and homeownership assistance. The access to affordable housing is to be provided by the reduction of the institutional barriers and removal of discrimination through fair housing initiatives.	5 Housing Units	TOTAL	\$ 24,000
			Total Other Funding	\$ 0
	Housing rehabilitation for low income residents of Fort Myers Beach. Project coordinated through Lee County Dept of Human Services Housing Services Program.			

Help the Homeless? No Start Date: 12/31/02  
 Help those with HIV or AIDS? No Completion Date: 06/30/04

Eligibility: 570.208(a)(3) - Low / Mod Housing  
 Subrecipient: Local Government  
 Location(s): Community Wide



**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0020	City of Sanibel Public Facilities	03 Public Facilities and Improvements (General)	CDBG	\$ 27,000
02.22.B	Public Facilities	570.201(c)	ESG	\$ 0
	Sewer installation assistance for low income residents of Sanibel	5 Households (General)	HOME	\$ 0
			HOPWA	\$ 0
			TOTAL	\$ 27,000
			Total Other Funding	\$ 0

Help the Homeless? No  
 Help those with HIV or AIDS? No

Start Date: 12/31/02  
 Completion Date: 06/30/04

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
 Subrecipient: Local Government  
 Location(s): CT & BG's

CT: 080201 BG: 0 County: 12071

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0028	Phase II Housing Study	20 Planning	CDBG	\$ 50,000
			ESG	\$ 0
02.23.B	Planning & Administration	570.205	HOME	\$ 0
			HOPWA	\$ 0
		0 N/A		
	Survey, analysis and report to determine communitywide Needs priorities.		TOTAL	\$ 50,000
			Total Other Funding	\$ 0

Help the Homeless? No  
 Help those with HIV or AIDS? No

Start Date: 12/31/02  
 Completion Date: 06/30/04

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0021	Homeless Program - Set Aside Activities	03C Homeless Facilities (not operating costs)	CDBG	\$ 100,000
			ESG	\$ 0
02.24.B	Homeless & HIV/AIDS	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	4.Homelessness.The prevention of homelessness through emergency assistance and the elimination of existing homelessness through a Continuum of Care which provides temporary housing, treatment and training of individuals and families and for permanent housing.	100 Persons who are Homeless	TOTAL	\$ 100,000
			Total Other Funding	\$ 0
	To raise families out of homelessness and into permanent housing.			

Help the Homeless? Yes Start Date: 06/30/03  
 Help those with HIV or AIDS? No Completion Date: 06/30/04

Eligibility:  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Community Wide

# **APPENDIX 1**

**Annual Plan • Lee County, Florida**  
HUD FY 2002

## Appendix

### GLOSSARY

**Affordable Housing:** Affordable housing is generally defined as housing where the occupant is paying no more than 30 percent of gross income for gross housing costs, including utility costs.

**AIDS and Related Diseases:** The disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome.

**Alcohol/Other Drug Addiction:** A serious and persistent alcohol or other drug addiction that significantly limits a person's ability to live independently.

**Area of Racial/Ethnic Minority Concentration:** A Census Tract that has a racial/ethnic minority percentage of twenty (20) percent or more.

**At-Risk:** Individuals/families about to lose their housing and emergency shelter may be needed.

**Certification:** A written assertion, based on supporting evidence, that must be kept available for inspection by HUD, by the Inspector General of HUD, and by the public. The assertion shall be deemed to be accurate unless HUD determines otherwise, after inspecting the evidence and providing due notice and opportunity for comment.

**Committed Funds:** Generally means there has been a legally binding commitment of funds to a specific project to undertake specific activities.

**Consistent with the Consolidated Plan:** A determination made by the jurisdiction that a program application meets the following criterion: The One-Year Action Plan for the upcoming fiscal year's funding indicates the jurisdiction planned to apply for the program or was willing to support an application by another entity for the program; the location of activities is consistent with the geographic areas as specified in the plan; and the activities benefit a category of residents for which the jurisdiction's five-year strategy shows a priority.

**Consolidated Plan (the Plan):** The document that is submitted annually to HUD that serves as the planning document of the jurisdiction and as an application for funding under any of the Community Planning and Development formula grant programs (CDBG, ESG, HOME, or HOPEWA), which is prepared in accordance with the process prescribed in this part.

**Consortium:** Geographically contiguous units of general local government that are acting as a single unit of general local government for purposes of the HOME program (see 24 CFR part 92). (A unit of general local government that is also part of a consortium for HOME program purposes must submit a plan that complies with subpart C of this part, as well as contributing to the consortium's plan that complies with subpart E of this part.)

**Cost Burden:** The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

**Cost Burden > 50% (Severe Cost Burden):** The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

**Disabled Household:** A household composed of one or more persons at least one of whom is an adult (a person of at least 18 years of age) who has a disability. A person shall be considered to have a disability if the person is determined to have a physical, mental or emotional impairment that: (1) is expected to be of long-continued and indefinite duration, (2) substantially impeded his or her ability to live independently, and (3) is of such a nature that the ability could be improved by more suitable housing conditions. A person shall also be considered to have a disability if he or she has a developmental disability as defined in the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6006). The term also includes the surviving member or members of any household described in the first sentence of this paragraph who were living in an assisted unit with the deceased member of the household at the time of his or her death.

**Economic Independence and Self-Sufficiency Programs:** Programs undertaken by Public Housing Agencies (PHAs) to promote economic independence and self-sufficiency for participating families, such as *Partners in Family Self-Sufficiency*, currently being implemented in Lee County. In addition, PHAs may operate locally-developed programs or conduct a variety of special projects designed to promote economic independence and self-sufficiency.

**Elderly Person:** A person who is at least 62 years of age.

**Emergency Shelter:** Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless.

**Existing Homeowner:** An owner-occupant of residential property who holds legal title to the property and who uses the property as his/her principal residence.

**Extremely low-income households or families:** Households whose income is between 0 and 30 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 30 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

**Family:** See definition in Section 3 of the United States Housing Act of 1937. A household composed of one or more individuals, an elderly family or single person, the remaining member of a tenant family, and a displaced person. See also household.

**First-Time Homebuyer:** An individual or family who has not owned a home during the three-year period preceding the implementation of the Consolidated Plan, or has not lived in a home as the principal residence of the homebuyer. Exceptions include any individual who is a displaced homemaker (as defined in 24 CFR 92) or a single parent (as defined 24 CFR 92) may not be excluded from consideration as a first-time homebuyer on the basis that the individual, while a homemaker or married, owned a home with his or her spouse or resided in a home owned by the spouse.

**FmHA:** The Farmers Home Administration, or programs it administers. Now called Rural and Economic Community Development (RECD).

**For Rent:** Year round housing units which are vacant and offered/available for rent. (U.S. Census definition)

**For Sale:** Year round housing units which are vacant and offered/available for sale only. (U.S. Census definition)

**Frail Elderly:** An elderly person who is unable to perform at least 3 activities of daily living (i.e., eating, dressing, bathing, grooming and household management activities). (See 24 CFR 889.105.)

**Group Quarters:** Facilities, providing living quarters that are not classified as housing units. (U.S. Census definition) Examples include: prisons, nursing homes, dormitories, military barracks, and shelters.

**HOME:** The HOME Investment Partnerships Program, which is authorized by Title II of the National Affordable Housing Act.

**Homeless Family with Children:** A family composed of the following types of homeless persons: at least one parent or guardian and one child under the age of 18; a pregnant woman; or

(p) in the process of securing legal custody of a person under the age of 18.

**Homeless person:** A youth (17 years or younger) not accompanied by an adult (18 years or older) or an adult without children, who is homeless (not imprisoned or otherwise detained pursuant to an Act of Congress or a State law), including the following: (1) An individual who lacks a fixed, regular, and adequate nighttime residence; and (2) An individual who has a primary nighttime residence that is: (i) A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill); (ii) An institution that provides a temporary residence for individuals intended to be institutionalized, or (iii) A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

**Homeless subpopulations:** Include but are not limited to the following categories of homeless persons: severely mentally ill only, alcohol/drug addicted only, severely mentally ill and alcohol/drug addicted; fleeing domestic violence, youth, and persons with HIV/AIDS.

**HOPE 1:** The Public and Indian Housing Homeownership Program, which is authorized by Title IV, Subtitle A of the National Affordable Housing Act.

**HOPE 2:** The Homeownership of Multi-Family Units Program, which is authorized by Title IV, Subtitle B of the National Affordable Housing Act.

**HOPE 3:** The HOPE for Homeownership of Single Family Homes Program, which is authorized by Title IV, Subtitle C of the National Affordable Housing Act.

**Household:** One or more persons occupying a housing unit (U.S. Census definition). See also *family*.

**Housing Problems:** Households with housing problems include those that: (1) occupy units meeting the definition of Physical Defects; (2) meet the definition of overcrowded; and (3) meet the definition of cost burden greater than 30%.

**Housing Unit:** An occupied or vacant house, apartment, or a single room only (SRO) that is intended as separate living quarters. (U.S. Census definition)

**HUD:** The United States Department of Housing and Urban Development.

**Institutions/Institutional:** Group quarters for persons under care or custody. (U.S. Census definition)



**Jurisdiction:** A State, unit of general local government, or a consortium.

**Large Family:** Family of five or more persons.

**Lead-based paint hazards:** Any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate Federal agency.

**LHHC:** (Federal) Low Income Housing Tax Credit.

**Low-Income Families:** Low-income families whose incomes do not exceed 50 percent of the median family income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 50 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

**Middle-Income Family:** Family whose income is between 80 percent and 90 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 95 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. (This corresponds to the term "moderate income family" under the CHAS statute, 42 U.S.C. 12705).

**Moderate-income family:** Family whose income does not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

**Non-Elderly Person:** A person who does not meet the definition of *Elderly Person*, as defined above.

**Non-Institutional:** Group quarters for persons not under care or custody. (U.S. Census definition)

**Occasional Use Units:** Units occupied on a short term basis (i.e., vacation home).

**Occupied Housing Unit:** A housing unit that is the usual place of residence of the occupant(s).

**Overcrowding:** A housing unit containing more than one person per room. Person with a disability. A person who is determined to: (1) Have a physical, mental, or emotional impairment that: (i) Is expected to be of long-continued and indefinite duration; (ii) Substantially impedes his or her ability to live independently; and (iii) is of such a nature that the ability could be improved by more suitable housing conditions; or (2) Have a developmental disability, as defined in section 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 60121-6007; or (3) be the surviving member or members of any family that had been living in an assisted unit with the deceased member of the family who had a disability at the time of his or her death.

**Partners In Family Self-Sufficiency Program (PFSSP):** A program enacted by Section 554 of the National Affordable Housing Act which directs Public Housing Agencies (PHAs) and Indian Housing Authorities (IHAs) to use Section 8 assistance under the rental certificate and rental voucher programs, together with public and private resources to provide supportive services, to enable participating families to achieve economic independence and self-sufficiency.

**Person with a disability:** A person who is determined to: (1) Have a physical, mental or emotional impairment that: (i) is expected to be long-continued and indefinite .

**Poverty level family:** Family with an income below the poverty line as defined by the Office of Management and Budget and revised annually.

**Primary Housing Activity:** A means of providing or producing affordable housing—such as rental assistance, production, rehabilitation or acquisition—that will be allocated significant resources and/or pursued intensively for addressing a particular housing need. (See also, "Secondary Housing Activity").

**Project-Based Rental Assistance:** Rental Assistance provided for a project, not for a specific tenant. Tenants receiving project-based rental assistance give up the right to that assistance upon moving from the project.

**Public Housing MROP:** Public Housing Major Reconstruction of Obsolete Projects.

**Public Housing CIAP:** Public Housing Comprehensive Improvement Assistance Program.

**Rental Assistance:** Rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance.

**Renter Occupied Unit:** Any occupied housing unit that is not owner-occupied, including units rented for cash and those occupied without payment of cash rent.

**Renter:** A household that rents the housing unit it occupies, including both units rented for cash and units occupied without cash payment of rent. (U.S. Census definition)

**Secondary Housing Activity:** A means of providing or producing affordable housing such as rental assistance, production, rehabilitation or acquisition, that will receive fewer resources and less emphasis than primary housing activities for addressing a particular housing need. (See also, "Primary Housing Activity")

**Section 215:** Section 215 of Title II of the National Affordable Housing Act. Section 215 defines *affordable* housing projects under the HOME program.

**Service Needs:** The particular services identified for special needs populations, which may include transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

**Severe Cost Burden:** The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data available from the U.S. Census Bureau.

**Severe Mental Illness:** A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

**Small Related Household:** A household of 2 to 4 persons which includes at least one person related to the head of household by birth, marriage, or adoption.

**Special Needs Population:** May include at-risk youth, frail elderly, physically disabled, mentally disabled/ill, victims of HIV/AIDS, migrant farmworkers, and families participating in organized programs to achieve economic self-sufficiency.

**Standard Condition:** A dwelling unit which meets HUD Section 8 Housing Quality Standards, 24 CFR Section 882.109.

**State:** Any State of the United States, the District of Columbia, and the Commonwealth of Puerto Rico.

**Substandard Condition and not Suitable for Rehabilitation:** Dwelling units not structurally or financially feasible for rehabilitation.

**Substandard Condition but Suitable for Rehabilitation:** Dwelling units that are structurally or financially feasible for rehabilitation. The cost of rehabilitating the dwelling unit to meet

**H** Section 8 Housing Quality Standards as per 24 CFR Section 882.109 and minimum Lee County Building Codes are \$25,000 or less, and total costs do not exceed 75% of the value of the residence after rehabilitation.

**Substantial Rehabilitation:** Rehabilitation of residential property at an average cost for the project in excess of \$25,000 per dwelling unit.

**Substantial Amendment:** A major change in an approved housing strategy. It involves a change to the five-year strategy, which may be occasioned by a decision to undertake activities or programs inconsistent with that strategy.

**Supportive Service Need in PFSSP Plan:** The plan that PHAs administering a *Partners In Family Self-Sufficiency Program* are required to develop to identify the services they provide to participating families and the source of funding for those services. The supportive services may include child care; transportation; remedial education; education for completion of secondary or post secondary schooling; job training; preparation and counseling; substance abuse treatment and counseling; training in homemaking and parenting skills; money management, and household management; counseling in homeownership; job development and placement; follow-up assistance after job placement; and other appropriate services.

**Supportive Services:** Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

**Supportive Housing:** Housing, including Housing Units and Group Quarters, that have a supportive environment and includes a planned service component.

**Tenant-Based (Rental) Assistance:** A form of rental assistance in which the assisted tenant may move from a dwelling unit with right to continued assistance. The assistance is provided for the tenant, not for the project.

**Total Vacant Housing Units:** Unoccupied, year round, housing units. (U.S. Census definition)

**Transitional housing:** A project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living within 24 months, or a longer period approved by HUD.

**Unit of general local government:** A city, town, township, county, parish, village, or other general purpose political subdivision of a State; an urban county; the Federated States of Micronesia and Palau, the Marshall Islands, or a general purpose political subdivision thereof; and a consortium of such political subdivisions recognized by HUD in accordance with the HOME program (part 92) or the CDBG program (part 570).

**Unsheltered:** Families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., streets, parks, alleys).

**Urban county:** See definition in 24 CFR 570.3.

**Vacant Housing Unit:** Unoccupied year-round housing units that are available or intended for occupancy at any time during the year.

**Vacant, Awaiting Occupancy, or Held Housing Units:** Vacant year round housing units that have been rented or sold and are currently awaiting occupancy, and vacant year round housing units that are held by owners or renters for occasional use. (U.S. Census definition)

**Year Round Housing Units:** Occupied and vacant housing units intended for year round use. (U.S. Census definition) Housing units for seasonal or migratory use are excluded.

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**ADMINISTRATIVE CODE**  
**BOARD OF COUNTY COMMISSIONERS**

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**CATEGORY:**

Human Services

**CODE NUMBER:**

AC 15-2

**TITLE:**

Citizen Participation Plan for U.S. Department of Housing  
and Urban Development (HUD) Consolidated Plan

**ADOPTED:** 03/21/90

**AMENDED:**

03/16/94, 04/19/95, 04/10/96  
06/06/99, 01/30/01

**ORIGINATING DEPT.**

Human Services

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**PURPOSE/SCOPE:**

The purpose is to meet the U.S. Housing and Urban Development (HUD) requirements for community planning and development program entitlement grant funds, which requires a written Citizen Participation Plan that sets forth the County's policies and procedures for an effective citizen participation process.

**SCOPE OF CITIZEN PARTICIPATION:**

The County has the flexibility to choose the citizen participation process that best works for its low and moderate income residents who are the primary clients for the HUD programs. Citizens, non-profit organizations, and other interested parties will be afforded adequate opportunity to review and comment on the original citizen participation plan, on substantial amendments to the citizen participation plan, the development of the Consolidated Plan, any substantial amendments to the Consolidated Plan, and the annual performance report. The County will make the development of the above items public. Citizens will be provided with reasonable and timely access to public meetings and hearings.

**CITIZEN ADVISORY COMMITTEE:**

The Lee County Board of County Commissioners has approved a citizen's advisory committee, the Community Action Agency/Neighborhood District Committee (CAA/NDC)(AC 15-1), to submit recommendations on the Consolidated Plan, plan amendments, and the annual performance report. The Board of County Commissioners will review the CAA/NDC's recommendations, and will adopt, modify, and/or amend the Consolidated Plan, substantial amendment or performance report prior to submitting to HUD for final approval. County staff from the Department of Human Services will provide technical assistance and support to the CAA/NDC.

The CAA/NDC will receive public input on Lee County's Consolidated Plan, substantial amendments to the Consolidated Plan, and the performance report. The committee will hold at least two public hearings to obtain community input, first at the developmental stage, and later, when the draft Consolidated Plan or amendments/additions to plan are completed. The public hearings and meetings will be scheduled and located at times and locations that are convenient for potential and actual program beneficiaries, and other interested parties. Based upon input from the public and upon the advice of County staff, the CAA/NDC will make recommendations to the Board of County Commissioners on Lee County's Consolidated Plan, substantial amendments, and the annual performance report.

**AC-15-2 (Continued)**

**ENCOURAGEMENT OF CITIZEN PARTICIPATION:**

Lee County will encourage citizens to participate in the development, of the Consolidated Plan, any substantial amendments to the Consolidated Plan, and the annual performance report. Lee County will take reasonable action to encourage participation among all citizens, especially low and moderate income, minority and, non-English speaking persons, as well as persons with disabilities. Participation of residents of public and assisted housing will be encouraged through cooperation with public housing agencies.

**DEVELOPMENT OF THE CONSOLIDATED PLAN:**

Lee County will hold two public hearings per year to obtain citizen's views and to respond to proposals and questions at two different stages of the program year. Together, the two public hearings will address housing and community development needs, development of proposed activities, and review of program performance. The second public hearing will be held before the proposed Consolidated Plan is published for comment. Hearings will be held at times and locations convenient to Plan beneficiaries.

Lee County will notify the public by publishing non-legal advertisements in local newspapers, and posting public notices regarding the development of the Consolidated Plan and the holding of the two public hearings. The non-legal advertisements and posted notices will describe the amount of assistance Lee County expects to receive in grant funds and program income, the range of activities anticipated, the estimated amount benefiting low and moderate-income persons, the County's plans to minimize displacement/relocation of individuals affected by any anticipated community improvement projects, and the types of assistance Lee County will offer, or will require others to make available to any persons displaced or relocated.

Lee County will publish its proposed Consolidated Plan so affected citizens will have sufficient opportunities to review and provide comment. A summary of the proposed plan or amendment will be published in one or more local newspapers of general circulation along with the locations of the complete plan. The County will make copies of the Consolidated Plan available at designated libraries and government offices. Lee County will provide a reasonable number of free copies to those requesting it.

The County will give all interested citizens a 30-day public review period. Lee County will consider any comments or views received in writing or orally, at public hearings, in preparing the final consolidated plan.

A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the final consolidated plan.

**NOTICES, REQUESTS FOR INFORMATION, AND ACCESS TO RECORDS:**

Lee County will provide reasonable access to public meetings. Lee County will post timely notice of such meetings at the Lee County Administration Building and on the County public service television or other media accessible to persons with disabilities including persons with visual impairments. In addition, Lee County will publish public notices of all official public hearings in a non-legal section of a newspaper of general circulation approximately 14 days before the scheduled hearing. Notices will be sent to multi-cultural, homeless, disabled, youth, elderly, HIV/AIDS victims and their families, low-income advocates and other special needs organizations and individuals upon request. Printed and media notices will indicate the date, time, location, and topics to be discussed. Upon request, the County will supply written documents converted into alternative non-written formats.

## AC-15-2 (Continued)

The Citizen Participation Plan, Consolidated Plan and entitlement grant records will be available for review by citizens, public agencies, and other interested parties, during normal business hours at the Department of Human Services, which is accessible to persons with disabilities and easily reached by public and private modes of transportation. All Requests for Information by residents will be subject to applicable federal, state, and local laws regarding personal privacy and obligations of confidentiality. Printed copies and computer disk copies of the Consolidated Plan, as well as the annual performance report, will be available at the Department of Human Services and at designated libraries.

### SUBSTANTIAL AMENDMENTS:

Whenever the County determines not to carry out an activity as previously described in the Consolidated Plan, or decides to substantially change the purpose, scope, location, or beneficiaries of an activity, the County will provide citizens with reasonable notice and an opportunity to comment on each proposed change. The County will give citizens a 30-day public review period. Comments will be received at the Lee County Department of Human Services and Lee County Public Resources offices. Lee County will consider any comments or views received in writing or orally, in preparing the final consolidated plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the final substantial amendment of the consolidated plan.

A substantial amendment to the Consolidated Plan is defined as:

- (1) A decision is made to carry out an activity not previously described in the Consolidated Plan.
- (2) A decision is made to delete an activity previously described in the Consolidated Plan.
- (3) A change in purpose is made, which is defined as a change from one eligible activity category to another (i.e. housing rehabilitation to public facilities).
- (4) A change in national objectives is addressed, which is defined as a change from one national objective to another (i.e. a change from aid in the prevention of slums or blight to one of benefiting low and moderate income persons).
- (5) A decision is made to decrease the number of activity beneficiaries by 20% or more.
- (6) A decision is made to change the overall budget of an activity by 20% or more.
- (7) A change in activity location occurs, which is defined as a geographic change from one Census Tract or Block Group to another eligible Census Tract or Block Group.

The above applies to both the CDBG and HOME Programs, except that the HOME Program amendments may be submitted to the Board of County Commissioners and HUD on an annual basis. The above does not limit interim actions on agreements between Lee County and subrecipients except that any such actions which lead to a change described in items (1) through (7) above will subsequently be processed in conformance with the review and comment requirements of this section.

### PERFORMANCE REPORTS:

The County will provide citizens with reasonable notice and an opportunity to comment on performance reports. The County will give citizens a 15-day public review period. Comments will be received at the Lee County Department of Human Services and Lee County Public Resources offices. Lee County will consider any comments or views received in writing or orally, in preparing the performance report. A summary of these comments or views shall be attached to the final performance report.



**AC-15-2 (Continued)**

**TECHNICAL ASSISTANCE:**

Groups representative of low and moderate income citizens may request technical assistance in developing funding proposals to strengthen community-based development organizations within the objectives of the Consolidated Plan. The Department of Human Services will supply reasonable assistance in the form of staff presentations, informational handouts, research of a specific issue, or other short-term efforts. This staff assistance does not include the provision of funds to the requestor groups.

**PROVISION FOR NON-ENGLISH SPEAKING CITIZENS AND PERSONS WITH SPECIAL NEEDS:**

Upon public request and subject to the availability of Hispanic or other non-English general circulation newspapers, public notices will be published 14 calendar days prior to a public hearing in local newspaper(s) read by non-English speaking populations. If the Department of Human Services staff has determined that a significant number of non-English speaking residents are expected at a public hearing or meeting, an interpreter and/or other appropriate provisions will be made. Persons needing this assistance will be asked to submit a request in writing to the Department of Human Services for these services at least five (5) working days in advance of the meeting/hearing.

**REASONABLE ACCOMODATIONS FOR PERSONS WITH DISABILITIES:**

Lee County will make reasonable accommodations for persons with disabilities. All public meetings and hearings will be held in locations accessible to all persons with disabilities. Upon request a sign language interpreter and/or other appropriate provisions will be made. Persons needing this assistance will be asked to submit a request to the Department of Human Services for these services at least five (5) working days in advance of the meeting/hearing.

**ANTI-DISPLACEMENT**

Lee County will follow HUD regulations and its local anti-displacement policies so that displacement is minimized and if displacement is necessary, persons displaced will be provided with the types and levels of assistance as required by federal regulations.

**COMPLAINT AND APPEAL PROCEDURES:**

- (A) The Lee County Board of County Commissioners will hear complaints or grievances from citizens regarding the Consolidated Plan.
- (B) Written complaints will be addressed to the Department of Human Services, P.O. Box 398, Fort Myers, FL 33902. The complaint will clearly state what the activity of program is, the nature of the complaint or grievance, and the name, address, and day and evening telephone numbers of the person filing the complaint. Upon receipt of a complaint, the Department of Human Services will prepare a written substantive, response to the complainant within 15 calendar days, whenever practical. If necessary, complaints or grievances will be heard in a timely fashion by the Lee County Board of County Commissioners.

## APPENDIX

### PUBLIC COMMENT AND RESPONSE

#### 1. Summary

The 2002 Lee County HUD Annual Action Plan was the focus of three major public meetings and numerous other forums beginning in November of 2001 and ending with the Board of County Commissioner approval on August 6, 2002. The dates and times of public hearings and meetings were established early in 2001 to ensure adequate notice to the residents and organizations of Lee County. All notices for public hearings, workshops, and Town Hall meetings were published in the major newspaper, the *New-Press*, the *Community Voice*, local community newspaper, and neighborhood association bulletins. Public notices were forwarded to human service agencies and distributed as handouts at agency meetings. The Annual Action Plan was made available for public inspection at the following locations: Lee County Department of Human Services, the Lee County Public Resources Office, the Fort Myers, and Bonita Springs branches of the Lee County Library and the Sanibel Library.

#### 2. Public Comment and Response

2.A. Public Comment from Community Action Agency/ Housing and Community Development Committee hearing, July 16, 2002.

Ms Judith Workman of Sanibel noted that one paragraph on Page 2.5 noted that funding was going to Unincorporated Lee County and Sanibel but that the final paragraph mentioned the new Urban County Agreement. She asked why the other cities were added to the three-year plan. (Richard Faris for the Department of Human Services noted that the HUD Urban County determinations were not timed to coincide with the Consolidated Plan cycles and that the option of joining the entitlement had to be offered to new cities in that required determination. New municipalities had been incorporated in the Consolidated Plan by amendment. HUD had forwarded the city formula allotments and those amounts were reflected in this Annual Action Plan. Ms. Workman noted that Sanibel definitely needed low-income housing.)

Ms Workman asked about funding for Palmona Park and Suncoast target neighborhoods. (Karen Hawes for the Department noted that no funding was allotted in this Annual Plan but administration funds from the previous Annual Plan had been transferred for planning and capacity building in those newly targeted areas.)

Ms. Treva Gilligan of Lee County Housing and Development Corporation (Community Housing Development Organization) commented that when determining allocation recommendations, staff should take a long-range approach and check with CHDO's for their requirements. Her suggestion was noted.

**APPENDIX**

**CROSS REFERENCE: REGULATIONS - LEE COUNTY DOCUMENTS**

Code of Federal Regulations (24CFR91) - (Revised 4/1/2000)	Lee County 2002 Annual Plan Response
<b>Subpart A - General</b>	
<b>Sec. 91.1 - Purpose</b>	<b>All Sections conform</b>
<b>Sec. 91.2 - Applicability</b>	<b>All Sections conform</b>
<b>Sec. 91.5 - Definitions</b>	<b>All Sections conform</b>
<b>Sec. 91.10 - Consolidated program year</b>	<b>All Sections conform</b>
<b>Sec. 91.15 - Submission date</b>	<b>All Sections conform</b>
<b>Subpart B - Citizen Participation and Consultation</b>	
<b>Sec. 91.100 - Consultation; local govt.</b>	<b>Sect.2.B.1 - Consultations</b>
<b>Sec. 91.105 - Citizen participation plan</b>	<b>Sect.2.B.2 - Citizen Participat. App. I - Citizen Part.Plan App. I - Public Comment</b>
<b>Sec. 91.110 - Consultation; States</b>	<i>na</i>
<b>Sec. 91.115 - Citizen Part.; States</b>	<i>na</i>
<b>Subpart C - Local Governments Contents of Consolidated Plan</b>	
<b>Sec. 91.200 - General</b>	<i>na</i>
<b>Sec. 91.205 - Housing ,homeless needs assessment</b>	<i>na</i>
<b>Sec. 91.210 - Housing market analysis</b>	<i>na</i>
<b>Sec. 91.215 - Strategic Plan</b>	<i>na</i>
<b>Sec. 91.220 - Action Plan</b>	<b>@Cover - SF424 Application Sect. 3, C2020 - Resources Sect. 3.E - Other Resources Sect. 12, C2020 - Activities Sect. 4.E, Mans - Geo. Distrib. Sect. 5 - Homeless/Spec. Need Sect. 2.B - Fair Housing Sect. 2.A - Barriers Sect. 7 - Anti-poverty Sect. 2.C.3 - Inst. Structure Sect. 6 - Public Housing Sect. 8 - Lead-Based Paint Sect. 3, C2020 - CDBG, HOME</b>
<b>Sec. 91.225 - Certifications</b>	<b>Sect. 11 - Certifications (copies)</b>
<b>Sec. 91.230 - Monitoring</b>	<b>Sect. 10 - Monitoring</b>

*(na = not applicable)*

