

**Lee County Board Of County Commissioners
Agenda Item Summary**

27 July, 2004

Blue Sheet No. **200A0973**

1. REQUESTED MOTION:

ACTION REQUESTED:

(1) Approve submission to HUD of Lee County's HUD FY 2004 Annual Action Plan, (2) authorize Chairman to sign HUD Annual Action Plan Letter of Submission and Certifications, (3) authorize Chairman to sign HUD CDBG, HOME, and ESG Entitlement agreements upon receipt from HUD, (4) authorize Chairman to sign associated forms including HUD CDBG, HOME, and ESG Subrecipient Agreements once prepared, and (5) authorize Chairman to sign HUD environmental assessments.

WHY ACTION IS NECESSARY:

HUD requires entitlement communities to complete an annual Action Plan in order to receive the entitlement funding for community planning, homeless service, neighborhood revitalization, and capital projects programs.

WHAT ACTION ACCOMPLISHES:

Allows Lee County to continue to receive HUD planning, homeless service, neighborhood revitalization, and capital projects funds.

2. DEPARTMENTAL CATEGORY: 05
COMMISSION DISTRICT # CW **C5B**

3. MEETING DATE: 08-10-2004

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:

Pursuant to Section 116 (b) of the Housing and Community Development Act of 1974 (42 U.S.C. 5316), Lee County's HUD Consolidated/Annual Plan must be submitted to HUD before August 15, 2004 for HUD FY 2004 funding. This Plan is Lee County's application for CDBG, HOME, and ESG 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 Five-Year Strategy and One-Year Action Plan. This Plan must be sent by Federal Express to HUD on August 13, 2004.

Attachments: (1) HUD Annual Action Plan, HUD SF424 Forms, Certifications and (2) Letter of Submission

Priority was given by the Community Action Agency/Housing and Community Development Committee (CAA/NDC) to activities that benefit the targeted Neighborhood Districts and increase and preserve affordable housing. The Plan was reviewed by the CAA/NDC committee after a Public Hearing on July 20, 2004.

8. MANAGEMENT RECOMMENDATIONS:

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	N/A	<i>[Signature]</i>	OA RK 7/28	OM 7/28/04	Risk 2/2/04	GC 7/29/04	<i>[Signature]</i>

10. COMMISSION ACTION:

- APPROVED
 DENIED
 DEFERRED
 OTHER

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 COUNTY ADMIN
 FORWARDED TO:
 7-29-04
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LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (941) 652-7930

Bob Janes
District One

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 10, 2004

**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:
Lee County Annual Action Plan HUD FY 2004**

Dear Ms. Vich:

Enclosed for your review are *three* (3) copies of the Lee County Annual Action Plan for HUD FY 2004 and the Applications for Federal Funds (SF424) forms. In addition we are transmitting the Community 2020 Program Disk Archive for these documents. Thank you for your staff's technical assistance in the preparation of these plans.

If you have any questions or comments regarding Lee County's HUD Annual Action Plan, please contact Richard Faris, Senior Planner, Department of Human Services at (239) 652-7930.

Sincerely,

John E. Albion, Chairman
Lee County Board of County Commissioners

Enclosure: Action Plan/SF424 Forms

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

**APPLICATION FOR
FEDERAL ASSISTANCE**

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		2. DATE SUBMITTED 8/10/04	Applicant Identifier 129071
Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		3. DATE RECEIVED BY STATE	State Application Identifier
		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
5. APPLICANT INFORMATION			
Legal Name: Lee County Board of County Commissioners		Organizational Unit: Department: Department of Human Services	
Organizational DUNS: 01-346-611		Division:	
Address: Street: 83 Pondella Road Suite 1		Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: First Name: Richard	
City: North Fort Myers		Middle Name Lloyd	
County: Lee		Last Name Faris	
State: FL	Zip Code 33957	Suffix:	
Country: USA		Email:	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 59-6000702		Phone Number (give area code) (239) 652-7930	Fax Number (give area code) (239) 652-7960
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> <input type="checkbox"/>		7. TYPE OF APPLICANT: (See back of form for Application Types) B Other (specify)	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 14-218		9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development	
TITLE (Name of Program): Community Development Block Grant Program		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: CDBG Entitlement Projects	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Unincorporated Lee County, Bonita Springs, Ft. Myers Beach, Sanibel		14. CONGRESSIONAL DISTRICTS OF: a. Applicant 14 b. Project 14	
13. PROPOSED PROJECT Start Date: 12/31/04 Ending Date: 6/30/05		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 <input checked="" type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
15. ESTIMATED FUNDING:		17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes if "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
a. Federal	\$ 2,568,000 ⁰⁰		
b. Applicant	\$ ⁰⁰		
c. State	\$ ⁰⁰		
d. Local	\$ ⁰⁰		
e. Other	\$ ⁰⁰		
f. Program Income	\$ 200,000 ⁰⁰		
g. TOTAL	\$ 2,768,000 ⁰⁰		
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. Authorized Representative			
Prefix	First Name John	Middle Name E.	Suffix
Last Name Albion	c. Telephone Number (give area code) (239) 335-2255		e. Date Signed 8/10/04
b. Title Chairman	d. Signature of Authorized Representative		

**APPLICATION FOR
FEDERAL ASSISTANCE**

Version 7/03

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		<input type="checkbox"/> Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	2. DATE SUBMITTED 8/10/04	Applicant Identifier 129071
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			4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
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Organizational DUNS: 01-346-611		Division:		
Address: Street: 83 Pondella Road Suite 1		Name and telephone number of person to be contacted on matters involving this application (give area code)		
City: North Fort Myers		Prefix:	First Name: Richard	
County: Lee		Middle Name Lloyd		
State: FL		Last Name Faris		
Zip Code 33957	Suffix:			
Country: USA		Email:		
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 59-6000702		Phone Number (give area code) (239) 652-7930	Fax Number (give area code) (239) 652-7960	
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> <input type="checkbox"/>		7. TYPE OF APPLICANT: (See back of form for Application Types) B Other (specify)		
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): HOME Investment Partnership Program		9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development		
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Unincorporated Lee County, Bonita Springs, Ft. Myers Beach, Sanibel		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: HOME Entitlement Projects		
13. PROPOSED PROJECT Start Date: 12/31/04		14. CONGRESSIONAL DISTRICTS OF: a. Applicant 14		
Ending Date: 12/31/06		b. Project 14		
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?		
a. Federal (see HOME/ADDI attached)	\$ 899,890 ⁰⁰	a. Yes <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON		
b. Applicant	\$ 191,456 ⁰⁰	DATE:		
c. State	\$ ⁰⁰	b. No <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372		
d. Local	\$ ⁰⁰	<input checked="" type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
e. Other	\$ ⁰⁰	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?		
f. Program Income	\$ 200,000 ⁰⁰	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No		
g. TOTAL	\$ 1,291,346 ⁰⁰			
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. Authorized Representative				
Prefix	First Name John	Middle Name E.		
Last Name Albion	Suffix			
b. Title Chairman		c. Telephone Number (give area code) (239) 335-2255		
d. Signature of Authorized Representative		e. Date Signed 8/10/04		

**APPLICATION FOR
FEDERAL ASSISTANCE**

Version 7/03

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED 8/10/04	Applicant Identifier 129071
<input type="checkbox"/> Construction	Pre-application	3. DATE RECEIVED BY STATE	State Application Identifier
<input checked="" type="checkbox"/> Non-Construction	<input type="checkbox"/> Construction	4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
<input type="checkbox"/> Non-Construction			
5. APPLICANT INFORMATION			
Legal Name: Lee County Board of County Commissioners		Organizational Unit: Department: Department of Human Services	
Organizational DUNS: 01-346-611		Division:	
Address: Street: 83 Pondella Road Suite 1		Name and telephone number of person to be contacted on matters involving this application (give area code)	
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8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> <input type="checkbox"/>		7. TYPE OF APPLICANT: (See back of form for Application Types) B Other (specify)	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 14-233		9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development	
TITLE (Name of Program): Emergency Shelter Grant Program		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: ESG Entitlement Projects	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Unincorporated Lee County, Bonita Springs, Ft. Myers Beach, Sanibel		14. CONGRESSIONAL DISTRICTS OF: a. Applicant 14 b. Project 14	
13. PROPOSED PROJECT Start Date: 12/31/04 Ending Date: 6/30/05		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a. Yes <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: b. No <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 <input checked="" type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
15. ESTIMATED FUNDING:		17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
a. Federal	\$ 94,631.00		
b. Applicant	\$ 94,631.00		
c. State	\$.00		
d. Local	\$.00		
e. Other	\$.00		
f. Program Income	\$.00		
g. TOTAL	\$ 189,262.00		
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. Authorized Representative			
Prefix	First Name John	Middle Name E.	
Last Name Albion			Suffix
b. Title Chairman			c. Telephone Number (give area code) (239) 335-2255
d. Signature of Authorized Representative			e. Date Signed 8/10/04



LEE COUNTY

SOUTHWEST FLORIDA

ANNUAL ACTION PLAN

HUD FY 2004

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

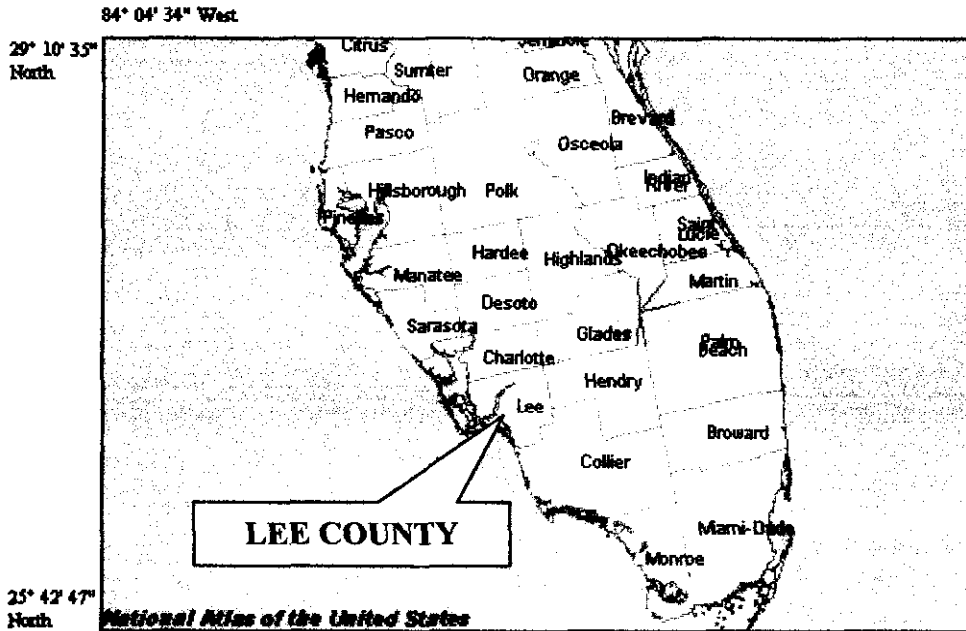
Lee County Board of County Commissioners
Department of Human Services

John E. Albion, Chairman, Board of County Commissioners
Donald D. Stilwell, County Manager
Holly Schwartz, Assistant County Manager
Karen B. Hawes, Director, Department of Human Services

Richard Faris, Senior Planner, Department of Human Services
Prepared in conjunction with the:
Lee County Community Action Agency/Neighborhood District Committee

Submission Date - August 10, 2004

LEE COUNTY FLORIDA



National Atlas of the United States

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Lambert Azimuthal Equal-Area
Projection

<http://nationalatlas.gov>
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USERS GUIDE

Basis of the 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), the Home Investment Partnership (HOME) and Emergency Shelter Grant (ESG) programs. The Annual Action Plan describes actions related to the announced entitlement funds for the HUD Fiscal Year 2004. In addition to this annual document, Lee County is also required to submit a long-range plan, *The Consolidated Strategic Plan*. This latter document was submitted in calendar 2004 to cover the HUD Fiscal Years 2003, 2004, 2005, 2006 and 2007. The Consolidated and Annual Plans serve as the application for the grant funds and, more importantly, document the status of an ongoing coordinated planning and implementation process, which integrates citizen input.

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.

Formats. *The Annual Plan Package:*

Lee County

Annual Action Plan

HUD FY 2004

2004 Projects and Actions

Certifications

Project Description Sheets

Other Appendices

Explanations and Clarifications (1) Year 2000 United States Census is used where applicable and available. (2) In the documents, overall county trends are supported with countywide data. Descriptions of CDBG/HOME funded projects utilize statistics for the Lee *Urban County* HUD entitlement area, which includes *unincorporated* Lee County, Bonita Springs, Fort Myers Beach, and Sanibel. (3) Applicable "CFR" (Code of Federal Regulations) sections are noted at various points within the documents. (4) Documentation is also being submitted to HUD in electronic format utilizing the HUD "Community 2020" GIS System. (5) Action Plan data will be available at www.lee-county.com by December 31, 2004. (6) Maps are from the HUD Community 2020, U.S. Census, and Lee County GIS systems.

This 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

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User's Guide

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Appendix I

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Affidavits of Publication, Annual Action Plan
Lee County Emergency Shelter Grant 2004 RFP, excerpt
Lee County Reduction of Regulatory Barriers, HUD Form #27300
Lee County Historic Preservation - Summary
Lee County Housing Authority Governing Board Information
Assisted Housing Units (Non-PHA) Lee County 2003

The following documents are the references for these plans.

They are locally available for public use. Contact:

Richard Lloyd Faris, Senior Planner

DHS, 83 Pondella Road Suite 1 North Fort Myers, FL.33903 (239) 652-7930

Appendix II (References)

AA. 2000/2001 Census Tabulations for Lee County, US Census Bureau
BB. 2002 Annual Affordable Housing Tabulations, Shimberg Center, Univ./Florida, 2002
CC. Housing, Chapter VIII, Lee Plan - Lee County Comprehensive Plan, January 2003
DD. Needs Assessment of Lee County Residents, Florida Survey Research Ctr., March, 2003
EE. Lee County Homeless Continuum of Care HUD FY 2003
FF. Lee Co. 2002 CHAS. Comprehensive Housing Affordability Survey estimates, HUD 2003
GG. Farmworker Housing Needs, Shimberg Center, Univ. of FL., Sept. 2001
HH. Rental Housing Demand by Low-Income Commercial Fishing Workers, Shimberg, 2001
II. Public Costs of Inadequate Affordable Housing, D. Halliday, Sept.2002
JJ. Special Needs Housing
KK. Economic Indicator Report, April 2003, Lee Co. Economic Development Office, April 2003
LL. Southwest Florida Real Estate Outlook, Lee Co. Economic Development Office, April 2003
MM. Executive Summary, Workforce 2000 Labor Market Analysis, 11/99
NN. Special Needs Housing, Lee Plan, Cook, Florida Housing Coalition
OO. District 8 Regional Health Plan, Health Planning Council, 2002
PP. Comp. Assessment for Tracking Community Health Lee Co. Health Dept. 5/2000
QQ. Community Action Plan, Community Services Block Grant, DHS 2003-2004
RR. Partnering for Results Program (PFR) Notice of Awards, DHS, 2003
SS. Lee County Anti-Displacement Code
TT. Lead-Based Paint Federal Regulations 24 CFR Part 35
UU. Low-Moderate Area Calculations - Lee County 2000 Census Incomes
VV. Section 8 Properties at risk of conversion - Lee County
WW. PHA Plan - Lee County Housing Authority, PHA 128, 2002
XX. Lee County Local Housing Assistance Plan (Florida "SHIP" funding 2002/03-2004/05

Legend for other References:

"na"= not applicable, table or figure constructed for this report only

C2020 = HUD reporting Software

GIS = HUD or Lee County GIS Map

LEE = Lee County website, <http://www.lee-county.com/>

NLIHC = website, National Low Income Housing Corporation, <http://www.nlihc.org/>

HUD = website, Housing and Urban Development, <http://www.hud.gov/index.html>

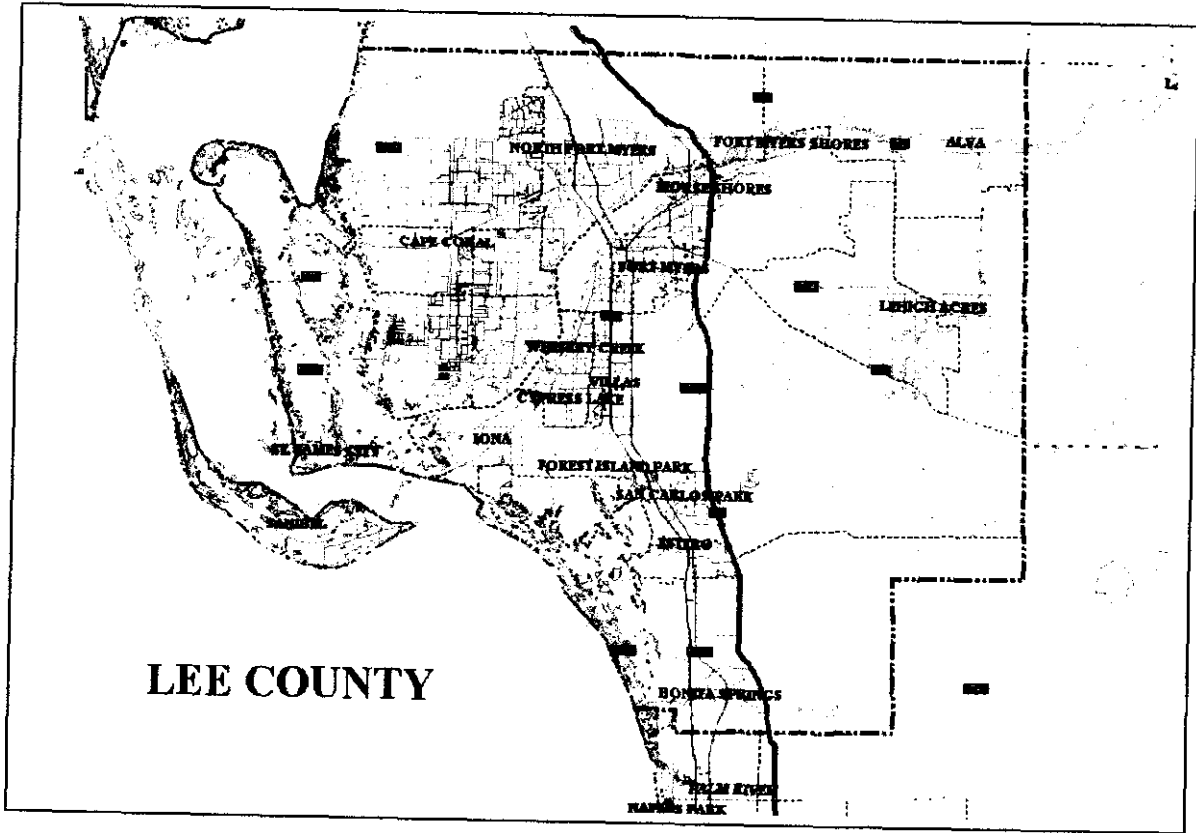
OEO = Lee County Office of Equal Opportunity//DHS = Lee County Department of Human Services

"

Acknowledgements

The Lee County Department of Human Services gratefully acknowledges assistance from the following organizations in developing this Plan...

Community Action Agency/Neighborhood District Committee
and
Abuse, Counseling and Treatment, Inc.
Bonita Springs Area Housing Development Corporation
Cape Coral Department of Community Development
City of Fort Myers Community Redevelopment Agency
City of Fort Myers Division of Planning
Coalition of Emergency Assistance Providers
Community Coordinating Council
Community Housing and Resources, Inc.
Charleston Park Neighborhood Association
Charleston Park Local Neighborhood District Committee
Dunbar Chamber of Commerce
Dunbar Local Neighborhood District Committee
Dunbar Industrial Action Development
Economic Development Office of Lee County
Goodwill Industries of Southwest Florida, Inc.
Habitat for Humanity of Lee County, Inc.
Harlem Heights Local Neighborhood District Committee
Harlem Heights Neighborhood Improvement Association
Lee County Affordable Housing Committee
Lee County AIDS Task Force
Lee County Association for Retarded Citizens, Inc.
Lee County Coalition for the Homeless, Florida, Inc.
Lee County Department of Community Development
Lee County Department of Transportation
Lee County Extension Services
Lee County Housing Authority
Lee County Housing Development Corporation
Lee County Library System
Lee County Office of Equal Opportunity
Lee County Office of the Sheriff
Lee County Office of Veterans Services
Lee County Department of Parks and Recreation
Lee County Property Appraiser's Office
Page Park Community Association
Page Park Local Neighborhood District Committee
Palmona Park Local Neighborhood District Committee
Pine Manor Improvement Association
Pine Manor Local Neighborhood District Committee
Ruth Cooper Center for Behavioral Health Care
The Salvation Army
The School District of Lee County
Senior Solutions
Southwest Florida Addiction Services
Southwest Florida Regional Planning Council
State of Florida Department of Community Affairs
State of Florida Department of Children and Families
Suncoast Estates Local Neighborhood District Committee
United Way of Lee County
University of Florida, Shimberg Center, Florida Survey Research Center
U.S. Department of Housing and Urban Development, Miami Field Office



Section 1

Executive Summary

Introduction

Lee County. Lee County 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. There is an influx of retirees relocating for the mild climate.

County Issues. Major issues in Lee County in 2004 include: (1) There is a great shortage of affordable housing units and supportive housing units. In 2002 there were 51,410 cost-burdened households in Lee County paying more than 30% of their income for housing. (2) Blighted neighborhoods affect the lives and livelihoods of residents and the stability and economic well being of the county. (3) There is a crisis level shortage of supportive housing and services for the mentally ill, substance-addicted and other special populations. (4) Over 2,000 residents are homeless. (5). Economic opportunity particularly for low-income residents is tied to effective education programs to fill a severe shortage of skilled workers (6) Crime, delinquency and other problems of youth are a universal concern in the county.

The Annual Action Plan. The *Lee County Annual Action Plan* describes responses to County issues with particular emphasis on the programs supported with the U.S. Department of Housing and Urban Development (HUD) entitlement funding. The local *Urban County* entitlement consortium consists of the municipalities of Bonita Springs, Fort Myers Beach, Sanibel, and unincorporated Lee County area. This consortium benefits from programs funded by the HUD *Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME)* and *Emergency Shelter Grant (ESG)* programs. Based on analysis of needs and review of public input, the Urban County governments have prioritized HUD *CDBG* resources for **Neighborhood Development**, *HOME* resources for **Supportive and Affordable Housing** and *ESG* resources for the elimination of **Homelessness**.

Section 1 Executive Summary

Affordable Housing Needs

There is strong need for affordable housing in all sectors of the county...

The U. S. Department of Housing and Urban Development classifies families with less than 50% of the county median family income (MFI) (\$51,700 for year 2003) as “low” income families. Lee County has 23,351 owner households and 12,228 renter households with incomes less than 50% of the county median income in 2002. Unincorporated area figures for those under 50% MFI are 14,200 owner and 5,727 renter households. The size of these low-income populations suggests a strong potential need for affordable housing. This is borne out in the following analysis of the housing market.

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. 2002 calculations show that 33,316 County owner households and 17,878 renter households are “cost burdened” and of these 11,766 owner and 7,158 renter household suffer from housing costs exceeding 50% of their income. In the unincorporated county, nearly 7,000 owner households and nearly 4,000 renter households must devote over 50% of their income to housing costs. Affordable housing needs are particularly severe for these low and very low-income persons and for those persons with disabilities. This personal cost is also a cost to the county economy as employers face labor shortages due to the lack of local affordable housing.

Public and Assisted Housing Needs

In calendar year 2002, Fort Myers Housing Authority administered 972 housing units; Lee County Housing Authority administered 140 housing units, 40 USDA housing units and 211 Section 8 rental vouchers. Fort Myers Community Redevelopment Agency administers 1,470 HUD Section 8 vouchers. Year 2002/2004 waiting lists for the agencies are (LCHA) 352 families, (FMHA) 99 families, and (FMCRA) 1778 families. These very substantial waiting lists underscore the need for affordable housing for low-income residents.

In addition to public housing, other facilities house low-income residents and special needs populations including private multi-family facilities, assisted living facilities and nursing homes. Recent figures show 2,321 licensed assisted living beds and 2,041 nursing home beds in Lee County.

Section 1 Executive Summary

B. Needs

Homeless Residents Housing Needs

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. In January 2004, this survey determined a Lee County homeless population of 1919 persons at labor pools, in the woods, on the streets, in hospital emergency rooms, in detoxification centers, in emergency shelters, and in transitional housing.

Other Special Populations Housing Needs.

Estimates follow for Lee County Special Needs Populations:

- Persons with developmental disabilities – 8,550
- Elderly (65 years and over) – 74,334 households
- Large Families (5 members and over) – 9,395 owner households, 4,443 renter households
- Persons with mental illness – adult - 28,504 persons
- Persons with substance abuse problems - 33,255 persons
- Reported cases of individual living with AIDS – 1,439 persons, HIV – 450 persons
- Persons with disabilities (SSI recipients)- 5,553 persons
- Migrant farm workers and families – 5,730 persons
- Low-income commercial fisherman (1990) – 36 households

... ..

Neighborhood Development Needs

Blighted neighborhoods need to be reconnected to the economy

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. The Dunbar neighborhood was annexed recently to the City of Fort Myers. As the remaining neighborhoods began to realize their potential for self-sufficiency, two new blighted neighborhoods were designated for the program. These are the communities of Palmona Park and Suncoast Estates

Section 1 Executive Summary

B. Needs

Exhibit: Sample Finding Year 2003 Lee County Resident Needs Assessment

Table 5				
Service	2000		2002	
	<i>Most Important</i>	<i>2nd Most Important</i>	<i>Most Important</i>	<i>2nd Most Important</i>
Affordable Housing	21.3%	16.3%	28.5%	15.0%
Neighborhood supports such as sidewalks, community centers, and code enforcement	N/A	N/A	10.3%	9.8%
Shelter/Training for Homeless	10.5%	7.5%	4.8%	8.3%
Vocational Training	18.5%	18.5%	9.0%	11.8%
Child Care Services	13.5%	18.3%	7.0%	14.3%
Elderly Care Services	11.5%	14.5%	7.3%	8.3%
Affordable Health/Mental Illness Services	17.5%	16.0%	22.3%	16.8%
<p>The results of this question indicate that in both 2000 and 2002, respondents were most likely to cite “Affordable Housing” as the most important need for Lee County residents. In 2000, more than one-fifth (21.3%) of the respondents indicated that “Affordable Housing” was the most important need for Lee County residents. In 2002, nearly 30 percent of the respondents indicated that “Affordable Housing” was the most important need for Lee County residents....</p>				

¹Excerpt from the countywide Telephone Survey Component, *A Needs Assessment of Lee County Residents, 2002*, Michael J. Scicchitano, Florida Survey Research Center, University of Florida,

Section 1 Executive Summary

C. Objectives

The U.S. Department of Housing and Urban Development (HUD) has three goals for entitlement programs: 1) Decent Housing, 2) Suitable Living Environment, and 3) Expanded Economic Opportunities. Lee County has identified priorities for Human Service needs; these objectives cover all human service projects including those not addressed with HUD Entitlement funds...

Lee County Housing and Community Development Priority 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. Decent living environment.** The *revitalization of blighted neighborhoods* - revitalizing neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement.
- 3. 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.
- 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.
- 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.

Section 1 Executive Summary

C. Objectives

Specific Objectives for HUD Projects

(Note: Tables show projections made in 2003. Consult this plan for 2004 Project Objectives. Actual results are reported in the *Consolidated Annual Performance and Evaluation Report (CAPER)* at the end of the program year.)

III.a Homelessness (From HUD Table IC- 2003 Consolidated Plan)

Code / Year	Objective / Project	2004 Projected Units (if any)
#CH2 2002	Publish Baseline data. . Establish/Update effective County-wide Strategic Plan to end Chronic Homelessness (Maintain Plan)	Completed 1/2003 Completed 1/2004
#CH7 2002	Eliminate Chronic Homeless with effective supportive services and housing programs	(2003-5) 45 persons
#OH3 2002	Provide Other Homeless with effective supportive services and housing programs	239 service clients 48 beds in CoC Application

III.b Special Needs Populations (From HUD Table IC- 2003 Consolidated Plan)

Code / Year	Objective / Project	2004 Projected Units (if any)
SNP2.2 2003	Youth Projects in Target Neighborhoods (CDBG Funding-Boys and Girls Clubs, Boy Scouts, etc.)	100 youth (point-in time ct)
SNP2.1 2003	Youth Service Programs-Nonprofit agencies (Lee County funding for county-wide non-profit agencies)	Not HUD Funded Estimated 500 youth

III.c Housing (From HUD Table 2A- 2003 Consolidated Plan)

Code	Objective / Project	2004 Projected Units
(See 2004 Project Codes – HUD Table 3)	CDBG Housing Rehab	74 units
	Demolition and Clearance	24 units
	Temporary Relocation	10 units
	DPA	89 units
	CHDO Housing Program	4 units
	Supportive Housing Program	12 units

III.d Neighborhood Development (From HUD Table 2B- 2003 Consolidated Plan)

Code /	Objective / Project	2004 Projected Units
(See 2004 Project Codes – HUD Table 3)	Charleston Park Neigh. Improv.	1 Parking Area
	Charleston Park Neigh. Building	411 Persons
	Dunbar Neigh. Improv.	4,800 L.F. sidewalk
	Harlem Heights Afford Housing	1,000 L.F. sidewalk
	Page Park Neigh. Improv.	1 Community Bldg Ren
	Palmona Park Neigh. Improv.	2,500 L.F. Drainage Ditch
	Pine Manor Code Enforcement	3,785 Persons
	Pine Manor Neigh. Improv.	1 Community Center Ren
	Pine Manor Afford. Housing	1 Bldg Site
	Suncoast Estates Neigh. Improv.	2 Bus Shelters
	Bonita Springs Pub. Facilities	1 Community Ctr
	Fort Myers Beach Public Services	50 Individuals Served
	Sanibel Accessibility	750 Individuals Assisted

Section 1 Executive Summary

C. Objectives

How Projects address needs and objectives.

Housing Objectives- Response- HUD FY 2004

By utilizing HUD entitlement funds, Lee County proposes to increase the supply of affordable housing for 50 households through housing acquisition and/or rehabilitation, and for 55 households through down payment or closing cost assistance. CDBG funds dedicated to the *Neighborhood Improvement Projects* will generate 2 additional owner units and HOME funds in the *Supportive Housing* and *CHDO* projects will generate 10 units. Finally, The Demolition and Clearance Project will use entitlement funds to demolish 10 units.

Neighborhood Development Objectives - Response - HUD FY 2004

By utilizing HUD entitlement funds, Lee County proposes to provide the following *infrastructure improvements* in 6 neighborhood districts: 1 multi-purpose recreation facility, recreation facility lights, 5 bus shelters, and 2,000 Lineal Feet of sidewalks, and 2,500 Lineal Feet of storm drainage. The following *neighborhood service projects* will be provided: Enhanced Code Enforcement, Vocational Youth Enhanced Law Enforcement, Daycare, and Neighborhood Leadership Building. These programs will serve over 14,000 residents in 6 blighted neighborhoods.

Homeless and Special Needs Population Objectives - Response - HUD FY 2004

Lee County will continue the Homeless Projects funded by HUD and other government, nonprofit and private sources. The 2004 Homeless Continuum of Care application will renew services critical to the elimination of chronic homelessness by 2012 and the future elimination of all homelessness. 239 homeless persons will be served under the programs within the application and 48 homeless persons will receive housing. A broad range of activities continues in addition to the programs of the application. These are detailed in the Lee County 2004 Homeless Continuum of Care Strategy

Programs for persons with special needs are an important focus of Lee County entitlement funds and also Lee County Board of County Commissioner local funding. CDBG and HOME funds are allocated to a major Supportive Housing campaign. CDBG and ESG funds serve special needs populations through youth programs in target neighborhoods and ESG homelessness prevention programs of Lee County.

Addressing Underserved Needs - Response - HUD FY 2004

The following sections document in detail how Lee County will work to address obstacles to meeting underserved needs, foster and maintain affordable housing, remove barriers to affordable housing, enhance institutional structure and coordination and support public housing residents.

Section 1 Executive Summary

D. 2004 Strategies and Resources

Figure 5: Lee Urban County Annual Action Plan HUD FY 2004 Funds

U.S. Department of Housing and Urban Development CPD Consolidated Plan Funding Sources		
Entitlement Grants		\$ 3,562,521
Unprogramed Prior Year's Income not previously reported		
Surplus Funds		0
Return of Grant Funds		0
Total Estimated Program Income (from detail below)		\$400,000
Estimated Program Income		
Description	Grantee	Sub recipient
Lee County Housing Rehabilitation Repayments	\$400,000	0
Total Estimated Program Income	\$400,000	0

Program Income from completed CDBG and HOME projects is used as resource to fund new affordable housing. This resource supports up to 5 additional housing units a year above and beyond the entitlement-funded projects. The county uses Florida, State Housing Initiative Partnership funds to leverage its CDBG and HOME funds. Lee County involves non-profit and private entities in the delivery of its affordable housing programs, rental rehabilitation and the construction of new rental housing.

Other Resources/ Leverage for Entitlement Funds

Federal. Other Federal programs supporting Housing and Community Development in Lee County include the HUD Supportive Housing and Shelter Plus Care Programs, the Housing Opportunities For Persons with AIDS Program (HOPWA), the Federal Emergency Management Assistance (FEMA), Emergency Food and Shelter Grant Program, and HUD Public Housing and Multi-Family Program. Major supports for Anti-Poverty efforts are The Federal Temporary Assistance to Needy Families (TANF) and the Welfare to Work Programs.

Florida. State of Florida resources for housing and community development include the State Housing Initiative Partnership Program (SHIP), the Weatherization Assistance Program (WAP), the Low Income Home Energy Assistance Program (LIHEAP), the Community Services Block Grant (CSBG) and new Homeless housing and service funding through the State Office on Homelessness.

Lee County. Local resources include Lee 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 for Medicaid, youth services and other health services. Private and non-profit programs include the Care-To-Share (electric assistance through the Florida Power and Light Corporation), public-private cooperative programs in workforce development and the wide range of non-profit programs.

Section 1 Executive Summary

D. 2004 Strategies and Resources

Lee County HUD FY 2004 Projects and Resources

Lee Proj. #	2004 Project Name	2004 Budget
CDBG		
04.01.B	CDBG Program Administration	\$354,133
04.02.B	CDBG Housing Delivery Services	\$250,000
04.03.B	CDBG Down Payment Assistance	\$197,755
04.04.B	CDBG Owner Rehabilitation	\$159,637
04.06.B	Demolition	\$30,000
04.07.B	Temporary Relocation	\$12,000
04.08.B	CDBG Homeless Set Aside	\$100,000
04.09.B	Charleston Park Neighborhood Improvements	\$124,960
04.10.B	Charleston Park Neighborhood Building	\$31,240
04.11.B	Harlem Heights Neighborhood Improvements	\$140,800
04.12.B	Harlem Heights Neighborhood Building	\$35,200
04.13.B	Page Park Neighborhood Improvements	\$114,840
04.14.B	Page Park Neighborhood Building	\$12,760
04.15.B	Palmona Park Neighborhood Improvements	\$147,730
04.16.B	Palmona Park Neighborhood Building	\$26,070
04.17.B	Pine Manor Code Enforcement	\$34,034
04.18.B	Pine Manor Neighborhood Improvements	\$160,446
04.19.B	Pine Manor Neighborhood Building	\$48,620
04.20.B	Suncoast Estates Neighborhood Improvements	\$223,300
04.22.B	Bonita Springs Public Facilities	\$191,719
04.23.B	Bonita Springs Housing Rehabilitation	\$95,859
04.24.B	Fort Myers Beach Public Services	\$39,106
04.25.B	Fort Myers Beach Housing Rehab	\$10,000
04.26.B	Sanibel Accessibility	\$27,791
HOME		
04.32.M	HOME/ADDI Project Delivery	\$85,000
04.33.M	ADDI/Down Payment Assistance	\$90,645
04.34.M	HOME Down Payment Assistance	\$302,245
04.36.M	HOME Supportive Housing	\$300,000
04.37.M	HOME CHDO/Dunbar Allocation	\$122,000
ESG		
04.42.S	S-DHS- Program Administration	\$4,731
04.43.S	S-Agency Shelter -Rehabilitation	\$61,511
04.44.S	S-DHS- Homelessness Prevention Services	\$28,389

Section 1 Executive Summary

E. Beneficiaries, Employment and Project Locations

Minority/Low Income Outreach and Benefits

All Lee County HUD entitlement projects target minority and low-income populations¹. The demographic picture in the Introduction shows the racial and ethnic breakdown of Lee County. The prioritized Local Neighborhood Districts have large minority population and all Lee County entitlement resources are delivered to low-moderate income residents. The racial and ethnic breakdowns of the Neighborhood Projects are detailed in Consolidated Plan Section 6 - Neighborhood Development.

Section 3 Employment Opportunities for Low and Very Low income Persons

Employment opportunities generated by HUD entitlement funded projects in Lee County are prioritized for low- income residents in conformance with HUD Section 3 requirements of Federal Regulation 24CFR135. The required Section 3 Report, HUD Form 60002, is forwarded annually to the Miami HUD Field Office. This annual report is shown in Appendix I of this document and is available to the public at the Department of Human Service office.

Locations

Priority locations in the One-Year Plan are the six Neighborhood Districts of, Charleston Park, Harlem Heights, Page Park, Pine Manor, Palmona Park, and Suncoast Estates. These six 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 were designated as successors to former Community Redevelopment Areas that did not generate tax increment financing (TIF).

Maps

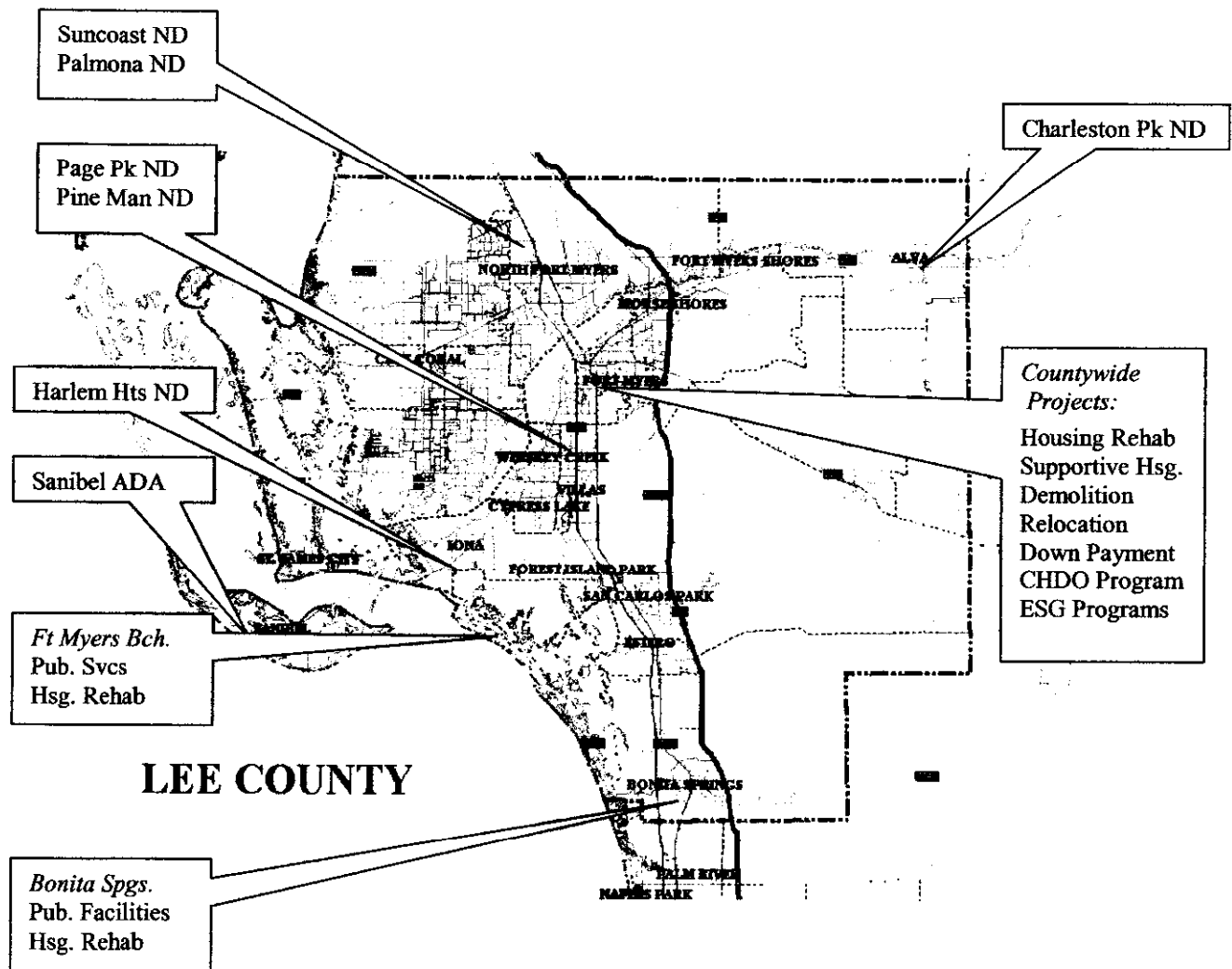
MAP 1 on the following page shows Annual Plan projects and locations in Lee County.

¹(The Sanibel Accessibility project benefits disabled residents of all income categories. At \$27,900 this project utilizes less than 1% of 2004 funding)

Section 1 Executive Summary

E. Beneficiaries, Employment and Project Locations

Map 1



Executive Summary Sources:

Florida Housing Data Clearinghouse, Shimberg Center, University of Florida, 2002

U.S. Census, 2000/02

Southwest Florida Addiction Services 2004

District 8 Health Plan, 2002, Health Planning Council

Florida Dept. Children and Families / National prevalence calculation

Figure: Lee County Race and Ethnicity (Selected statistics from U.S. Census, 2000)

Classification		Population
Total Population:		440,888
Not Hispanic or Latino:		398,895
White alone	361,259	
Black or African American alone	27,822	
Hispanic or Latino:		41,993
White alone	25,243	
Black or African American alone	748	

Figure: Lee County 2000 Census Selected Statistics

Subject	Number	Percent
School Enrollment		
Elementary School (Grades 1-8)	40,160	49.4
High School (Grades 9-12)	17,679	21.7
College Or Graduate School	12,539	15.4
Veteran Status		
Civilian Population 18 Years And Over	354,439	100
Civilian Veterans	68,168	19.2
"Citizenry"		
Not A Citizen	24,982	5.7
Language Spoken At Home		
English Only	361,208	86.5
Spanish	36,086	8.6
Other Indo-European Languages	17,177	4.1
Employment Status		
In Labor Force	193,814	53.3
Unemployed (2000 figure)	7,234	2
Income Source In 1999		
Households	188,755	100
Median Household Income (Dollars)	40,319	(X)
With Social Security Income	80,085	42.4
With Supplemental Security Income	6,867	3.6
With Public Assistance Income	3,304	1.8
Families	128,423	100
Median Family Income (Dollars)	46,430	(X)
Per Capita Income (Dollars)	24,542	(X)
Poverty Status In 1999 (Below Poverty Level)		
Individuals	42,316	(X)
Percent Below Poverty Level	(X)	9.7
Related Children Under 18 Years	12,810	(X)
Percent Below Poverty Level	(X)	15.2

END OF EXECUTIVE SUMMARY

Lee County Annual Action Plan • HUD FY 2004

Section 2

Administration and Planning, Strategies and Resources

2.1. Consultations, Program Administration/Monitoring and Performance Evaluation

Lead Agency

The Lee County Board of Commissioners (BOCC) has directed that CDBG and HOME entitlement funds are to support affordable housing and community development efforts concentrated in blighted low income neighborhoods. The Department of Human Services (DHS) coordinates this effort. The department also leads the county efforts for the homeless and other special populations. The department also delivers supportive housing and emergency assistance, health, counseling services and other services to other special populations and coordinates private, public and non-profit agency efforts for these populations. The Lee County Board of County Commissioners strongly support entitlement projects

Intergovernmental Consultations.

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, Cape Coral, Fort Myers, Fort Myers Beach, and Sanibel. Florida State departments and the Southwest Florida Regional Planning Council provide state and regional input to the plans. Interagency agreements including the Urban County Cooperative Agreements and associated Joint Resolutions facilitate entitlement projects. Memoranda of Agreement with Workforce and Mainstream Benefit agencies support the Homeless Continuum of Care.

Public Housing Consultations

Public housing agencies operating in Lee County are 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.

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 2002-2003 District 8 Health Plan are incorporated in the plans. Health and social service agencies provide input on Lead Paint poisonings and hazards.

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, and the disabled and for the homeless. Department staffs 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 *2004 Providers Survey* and follow-up contacts. In the case of homelessness, extensive consultation occurred with the Lee County Coalition for the Homeless, Florida, Inc. in preparation of the 2004 Homeless Continuum of Care.

Section 2

2.1. Consultations, Program Administration/Monitoring and Performance Evaluation

Monitoring of the Program

The Department of Human Services (DHS) has extensive experience with HUD programs, especially with the standards and procedures for 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, Lee County and then approved by the Board of County Commissioners.

Planning Coordination and Consistency with Other Comprehensive and Regional Plans

The county's housing and non-housing programs are consistent with (a) the State of Florida's Plan 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*.

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.

Consistency Letters: Support of Applications by Other Entities

Regulations require 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. The Department of Human Services provides Certifications of Consistency with the Consolidated Plan for the following programs. Applicant for this certification must deliver requests and project descriptions to the department for review and processing no later than one-month prior to the program submission deadline date.

Exhibit 7: Consistency Letters

Formula/Entitlement Programs	Rural Homeless Housing
ESG	Sec. 202 Elderly
Public Housing Comprehensive Grant	Sec. 811 Handicapped
Competitive Programs	Moderate Rehab SRO
HOPE 1 / 2/ 3/ 6	Rental Vouchers
ESG	Rental Certificates
Supportive Housing	Public Housing Development
HOPWA	Public Housing MROP
Safe Havens	Public Housing CIAP
Formula/Entitlement Programs	LIHTC

Section 2

2.1. Consultations, Program Administration/Monitoring and Performance Evaluation

Performance Evaluation.

The Lee County HUD Consolidated Plans and Annual Action Plans along with the annual Consolidated Annual Performance and Evaluation Report (CAPER) have historically projected Outputs such as housing units or lineal feet of sidewalk and the associated Inputs in terms of HUD entitlement or other funding.

The Lee County Consolidated Plan for HUD FY 2003-2007 includes both 5-year and 1-year Output Projections for Housing, Neighborhood Development and Homeless and Special Needs Populations. In September 2003, HUD Notice CPD- 03-09 requested jurisdictions to introduce a more comprehensive and meaningful Performance Measurement System. The expanded system should enhance the traditional measurement of Project “Productivity” in terms of number of units produced or persons served per investment and add measurement of “Project Impact” to evaluate the extent to which the projects achieve their desired “Outcomes”.

Lee County had already been working in this enhanced process of performance measurement at the time of the HUD Notice. Lee County took the lead locally in instituting the “Program Outcomes Model”. The Consolidated Plan Lead Agency, the Department of Human Services, Lee County Board of County Commissioners (DHS) trained all staff in the model and additionally trained a large proportion of the local major nonprofit agencies in the processes. In addition DHS made an Outcomes Model a threshold requirement for all non-profit agencies applying for funding in the annual Partnering for Results competition, which awards up to 3 million County General Revenue dollars annually for Human Services.

Another major development in the ability of the Department to project and measure Outcomes is the utilization of GIS technology. DHS has played the lead locally in assembling a consortium of local and state agencies to build collaborative GIS Projects, which allow agencies the ability to develop accurate, timely pictures of Needs, do Suitability Analysis in the design of programs and allocations of resources, and assemble Baseline Data and regularize measurement of parameters/Outcomes over time. DHS is developing the processes and GIS tools to monitor achievement of Outcomes for Projects funded by Entitlement as well as projects supported with other government or nonprofit/private funding.

Lee County utilizes HUD entitlement funding primarily in the areas of Neighborhood Revitalization and Affordable Housing. DHS is gathering baseline data and putting in place measurement tools and processes. For Neighborhood Projects Outcome tracking will follow HUD-suggested parameters such as *property values, reduction in derelict properties, reduction in house health hazards, reduction in disease and crime incidence*. For Affordable Housing monitored parameters will include: *Increase in homeownership rate, increase in property values, and increase in proportion of affordable units*. In the area of Homelessness, DHS is monitoring the *decrease in number of Chronically Homeless Persons* and the increase in proportion of eligible homeless persons *accessing Federal and State Mainstream Benefits*.

Section 2

2.2 Citizen's Participation, Needs Assessment, and Institutional Structure

Citizen Participation and Needs Assessment

The Lee County Annual Plan, FY 2004 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 2002 and ending with the approval meeting in August 2004. All notices for public hearings, workshops, and meetings were published in the major newspaper, the Fort Myers *New-Press*, and neighborhood association *bulletins*. Public notices were forwarded to human service agencies.

The Lee County Consolidated Plan/Annual Action Plan was developed through a collaborative effort of public, private and non-profit organizations. All local governments were consulted and participated in preparation and review of the plans. All the agencies and programs constituting the Institutional Structure for Housing and Community Development illustrated in Section 2 made contribution to the strategy. An independent professional community needs assessment was commissioned to determine the housing and non-housing needs in unincorporated Lee County and incorporated cities. Lee County and its HUD Urban County partners, Bonita Springs, Fort Myers Beach and Sanibel coordinated with representatives of the Fort Myers and Cape Coral city entitlement areas to complete the *Assessment and Planning* for the Lee Consolidated and Annual Action Plans and this cooperation will continue through the *Implementation* of the projects.

In 2002, Lee County commissioned a professionally conducted multi-faceted County-wide Needs Assessment battery to obtain citizen perspective on community improvement priorities. The assessment process replicated earlier studies carried out in 2002. . The priorities and concerns reported in these surveys guided these *Consolidated* and *Action Plan* documents. 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.

Exhibit : Sample Finding Year 2003 Lee County Resident Needs Assessment

Service	2000		2002	
	<i>Most Important</i>	<i>2nd Most Important</i>	<i>Most Important</i>	<i>2nd Most Important</i>
Affordable Housing	21.3%	16.3%	28.5%	15.0%
Neighborhood supports such as sidewalks, community centers, and code enforcement	N/A	N/A	10.3%	9.8%
Shelter/Training for Homeless	10.5%	7.5%	4.8%	8.3%
Vocational Training	18.5%	18.5%	9.0%	11.8%
Child Care Services	13.5%	18.3%	7.0%	14.3%
Elderly Care Services	11.5%	14.5%	7.3%	8.3%
Affordable Health/Mental Illness Services	17.5%	16.0%	22.3%	16.8%

The results of this question indicate that in both 2000 and 2002, respondents were most likely to cite "Affordable Housing" as the most important need for Lee County residents. In 2000, more than one-fifth (21.3%) of the respondents indicated that "Affordable Housing" was the most important need for Lee County residents. In 2002, nearly 30 percent of the respondents indicated that "Affordable Housing" was the most important need for Lee County residents....

¹Excerpt from the countywide Telephone Survey Component, *A Needs Assessment of Lee County Residents, 2002*, Michael J. (Structures for all funding sources including HUD Entitlements)

Section 2

2.2 Citizen's Participation, Needs Assessment, and Institutional Structure

Institutional Structure

Introduction

In addition to HUD Entitlement-funded Projects administered by the Department of Human Services, many other agencies supported with a wide variety of Federal, State, Local and private funding carry out Housing and Community Development in the county. This section sets out a broad outline of agencies and programs that compose the *Lee County Institutional Structure* in the areas of:

- Affordable Housing
- Community Development/Neighborhood Development
- Economic Development/Anti-Poverty Programs
- Human Services for Homeless Persons and Special Needs Populations
- Health Services.

Resource Websites:

- <http://dhs.lee-county.com/directory.asp>
- <http://www.myflorida.com/>
- <http://www.hud.gov>

Section 2

2.2 Citizen's Participation, Needs Assessment, and Institutional Structure

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. Information and referral for housing and services is available in an Internet database searchable by subject, agency, and location at: <http://dhs.lee-county.com/directory.asp>

Exhibit: Lee County Institutional Structure - Housing - Framework

Program for Affordable Housing	Lee County Delivery Agency
CCTC Community Contribution Tax Credit	Florida Housing Finance Corporation http://www.floridahousing.org/
AHP Affordable Housing Program CIP Community Investment Program	Federal Home Loan Bank, Atlanta
Florida Community Loan Fund	Florida Community Loan Fund, Orlando http://www.fclf.org/
Guarantee Program HAP Home-Ownership Assistance Program HC Housing Credits MRB Mortgage Revenue Bond Program Rental PLP Pre-Development Loan Program SFMRB Single-Family Mortgage Revenue Bond Prog. SAIL State Apartment Incentive Loan Program	Florida Housing Finance Corporation http://www.floridahousing.org/
CDBG Community Development Block Grant (HUD) HOME Home Investment Partnership Program (HUD) CHDO Community Housing Development Organizations HHAG FL Homeless Housing Assistant Grant HOPWA Housing opportunities for People with Aids (HUD) LHEAP Low-Income Emergency Assistance Program Section 202 Supportive Housing for the Elderly (HUD) Section 811 Supportive Housing for Persons with Disabilities SHP Supportive Housing Program SPC Shelter Plus Care Program WAP Weatherization Assistance Program	Lee County Dept. of Human Services http://dhs.lee-county.com/
SHIP State Housing Initiatives Partnership Density Bonus Program	Lee County Dept. of Human Services http://dhs.lee-county.com/ Lee County Dept. of Community Dev. http://www.lee-county.com/dcd/
RHS Rural Housing Services (USDA)	Lee County Housing Authority
Fair Housing Programs (HUD)	Lee County Office of Equal Opport. http://www.lee-county.com/equalopp/
Public Housing (HUD)	Lee County Housing Authority Fort Myers Housing Authority
Section 8 Vouchers (HUD)	Fort Myers Community Redevelopment Authority

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2.2 Citizen's Participation, Needs Assessment, and Institutional Structure

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. Information and referral for housing and services is available in an Internet database searchable by subject, agency, and location at: <http://dhs.lee-county.com/directory.asp>

Exhibit 9: Lee County Institutional Structure - Community Development Framework

Program for Community Development	Lee County Delivery Agency
CCTC Community Contribution Tax Credit Florida Housing Finance Corp. (FHFC)	Florida Housing Finance Corporation http://www.floridahousing.org/
CIP Community Investment Program Federal Home Loan Bank, FHLB	Federal Home Loan Bank, Atlanta
Florida Community Loan Fund	Florida Community Loan Fund, Orlando http://www.fclf.org/
CDBG neighborhood infrastructure	Lee County Dept. of Human Services http://dhs.lee-county.com/ (Fort Myers, Cape Coral CDBG)
Section 108 Community Development Projects	Lee County Dept. of Human Services http://dhs.lee-county.com/
Public Transportation	Lee Tran, countywide public transportation
Public Infrastructure	Lee County Public Works Dept
Foundation/Charitable supports for Comm. Dev.	United Way of Lee County Southwest Florida Community Foundation

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2.2 Citizen's Participation, Needs Assessment, and Institutional Structure

Economic Development // Anti-Poverty Component

Outside of target neighborhoods Economic Development activities are the focus of the Lee County Economic Development Office and its partner agencies and councils. Links to information on Economic Development in Lee County is available at <http://www.leecountybusiness.com/body.html>.

Exhibit 10: Lee County Institutional Structure -Economic Development / Anti Poverty

Program for Economic Development	Lee County Delivery Agency
Lee County Job Opportunity Program	Economic Dev. Office of Lee County
Florida Qualified Target Industry Program	Economic Dev. Office of Lee County
Community Investment Program	Federal Home Loan Bank, FHLB
Industrial Development Revenue Bonds	Lee Industrial Development Authority
Economic Development and Business Recruitment	Economic Dev. Office of Lee County
	Horizon Foundation
	Horizon Council
	Business Advisory Councils
	Chambers of Commerce
	Community Coordinating Council
	Hispanic Chamber of Commerce
	Tourist Development Council
Vocational, Professional Training	FGCU Edison Community College
State Enterprise Zone	Economic Dev. Office of Lee County
Workforce Invest. Act, job training	Lee County Workforce Development Bd
Welfare to Work, employment	
Social Security SSI /SSDI	Social Security Office
Unemployment	Unemployment Office
CCTC	Florida Housing Finance Corporation
Community Contribution Tax Credit	http://www.floridahousing.org/

Section 2

2.2 Citizen's Participation, Needs Assessment, and Institutional Structure

Homeless and ~Special Needs Populations Component

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. Information and referral for housing and services is available in an Internet database searchable by subject, agency, and location at: <http://dhs.lee-county.com/directory.asp>

Exhibit 11: Program for Homeless / Special Needs

Program for Homeless / Special Needs	Lee County Delivery Agency
PFR Partnering For Results, Nonprofit Agency Funding	Lee County Dept. of Human Services http://dhs.lee-county.com/
HAP Home-Ownership Assistance Program	Florida Housing Finance Corporation http://www.floridahousing.org/
Challenge Homeless Challenge Grant (DCF)	Lee County Dept. of Human Services http://dhs.lee-county.com/
HOPWA Housing Opportunities for People with Aids (HUD)	Lee County Dept. of Human Services http://dhs.lee-county.com/
Section 202 Supportive Housing for the Elderly (HUD)	Lee County Dept. of Human Services http://dhs.lee-county.com/
Section 811 Supportive Housing for Persons with Disabilities (HUD)	Lee County Dept. of Human Services http://dhs.lee-county.com/
SHP homeless housing Supportive Housing Program (HUD)	Lee County Dept. of Human Services http://dhs.lee-county.com/
SPC Shelter Plus Care Program (HUD)	Lee County Dept. of Human Services http://dhs.lee-county.com/
ESG Emergency Shelter Program (HUD)	Lee County Dept. of Human Services http://dhs.lee-county.com/
Match for SHP homeless housing	Lee County Dept. of Human Services http://dhs.lee-county.com/
Partnering for Results, PFR Youth programs, Seniors programs	Lee County Dept. of Human Services http://dhs.lee-county.com/
CSBG, - LEE Education Program	Lee County Dept. of Human Services http://dhs.lee-county.com/

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2.2 Citizen's Participation, Needs Assessment, and Institutional Structure

Health 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. Information and referral is available in an Internet database searchable by subject, agency, and location at: <http://dhs.lee-county.com/directory.asp>

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.

Exhibit 12: Program for Health

Program for Health	Lee County Delivery Agency
Primary Care/ Clinics	Lee County Health Department Family Health Centers of Southwest Florida, Veterans Administration Clinic Healthcare for the Homeless Clinic
Acute Care Hospitals (1567 beds)	Lee Memorial Health System Southwest Florida Regional Center Gulf Coast Hospital Lehigh Regional Center
Assisted Living Facilities (2,321 beds)	Agency for Health Care Administration
Nursing Homes (17 Facilities 2,018 Beds)	Agency for Health Care Administration
EMS Services	Lee County EMS
Outpatient Cardiac Ctrs	Lee County Health Department
Home Health Agencies	Lee County Health Department
Hospices	Hope Hospice
Healthy Start	Lee Memorial Health System/ Health Dept
Children's Health Insurance	Florida Department of Children and Families
Medicare	Florida Department of Children and Families
Medicaid	Florida Department of Children and Families
Healthy Kids	Lee County Health Department
Daycare	Florida Department of Children and Families
Environmental Health Services	Lee County Health Department
Food Stamps	Florida Department of Children and Families
WIC Program	Lee County Health Department
School Lunch Program	Lee County School Board

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2.2 Citizen's Participation, Needs Assessment, and Institutional Structure

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 and reconfigurations caused by city incorporations have major effects on resource allocation and planning.

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 overall Lee County include the following:

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.

Website display of program information, program regulations, data tabulations, program applications and many other web-accessible services support efficient institutional operation. Applicants can access program information and make application. Planners and decision-makers can support their decisions with relevant data. Examples are the websites of Lee County, including the *Service Point Information Network* serving homeless and human service consumers and providers. Additional county websites and those of Florida State Government, HUD, HHS, and the Census are examples of these developing resources.

Website presentation of the Lee County 2004 Annual Action Plan and the Lee County 2003-2007 Five-Year Consolidated Plan.

Centralization of Welfare to Work and Workforce Development mainstream resources at the Fort Myers Career and Services Center.

Streamlining of the Lee County Department of Human Services' procedure for administering funding and monitoring operations in the area of supportive services will consolidate the application processes for non-profit agencies and unify citizen review.

Section 2

2.3 Community Needs, Priorities, Resources, Strategies, Projects and Locations

Affordable Housing Needs

There is strong need for affordable housing in all sectors of the county...

The U. S. Department of Housing and Urban Development classifies families with less than 50% of the county median family income (MFI) (\$51,700 for year 2003) as “low” income families. Lee County has 23,351 owner households and 12,228 renter households with incomes less than 50% of the county median income in 2002. Unincorporated area figures for those under 50% MFI are 14,200 owner and 5,727 renter households. The size of these low-income populations suggests a strong potential need for affordable housing. This is borne out in the following analysis of the housing market.

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. 2002 calculations show that 33,316 County owner households and 17,878 renter households are “cost burdened” and of these 11,766 owner and 7,158 renter household suffer from housing costs exceeding 50% of their income. In the unincorporated county, nearly 7,000 owner households and nearly 4,000 renter households must devote over 50% of their income to housing costs. Affordable housing needs are particularly severe for these low and very low-income persons and for those persons with disabilities. This personal cost is also a cost to the county economy as employers face labor shortages due to the lack of local affordable housing.

Public and Assisted Housing Needs

In calendar year 2002, Fort Myers Housing Authority administered 972 housing units; Lee County Housing Authority administered 140 housing units, 40 USDA housing units and 211 Section 8 rental vouchers. Fort Myers Community Redevelopment Agency administers 1,470 HUD Section 8 vouchers. Year 2002/2004 waiting lists for the agencies are (LCHA) 352 families, (FMHA) 99 families, and (FMCRA) 1778 families. These very substantial waiting lists underscore the need for affordable housing for low-income residents.

In addition to public housing, other facilities house low-income residents and special needs populations including private multi-family facilities, assisted living facilities and nursing homes. Recent figures show 2,321 licensed assisted living beds and 2,041 nursing home beds in Lee County.

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2.3 Community Needs, Priorities, Resources, Strategies, Projects and Locations

Homeless Residents Housing Needs

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. In January 2004, this survey determined a Lee County homeless population of 1919 persons at labor pools, in the woods, on the streets, in hospital emergency rooms, in detoxification centers, in emergency shelters, and in transitional housing.

Other Special Populations Housing Needs.

Estimates follow for Lee County Special Needs Populations:

- Persons with developmental disabilities – 8,550
- Elderly (65 years and over) – 74,334 households
- Large Families (5 members and over) – 9,395 owner households, 4,443 renter households
- Persons with mental illness – adult - 28,504 persons
- Persons with substance abuse problems - 33,255 persons
- Reported cases of individual living with AIDS – 1,439 persons, HIV – 450 persons
- Persons with disabilities (SSI recipients)- 5,553 persons
- Migrant farm workers and families – 5,730 persons
- Low-income commercial fisherman (1990) – 36 households

... ..

Neighborhood Development Needs

Blighted neighborhoods need to be reconnected to the economy

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. The Dunbar neighborhood was annexed recently to the City of Fort Myers. As the remaining neighborhoods began to realize their potential for self-sufficiency, two new blighted neighborhoods were designated for the program. These are the communities of Palmona Park and Suncoast Estates

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2.3 Community Needs, Priorities, Resources, Strategies, Projects and Locations

Exhibit: Sample Finding Year 2003 Lee County Resident Needs Assessment

Service	2000		2002	
	<i>Most Important</i>	<i>2nd Most Important</i>	Most Important	2nd Most Important
Affordable Housing	21.3%	16.3%	28.5%	15.0%
Neighborhood supports such as sidewalks, community centers, and code enforcement	<i>N/A</i>	<i>N/A</i>	10.3%	9.8%
Shelter/Training for Homeless	10.5%	7.5%	4.8%	8.3%
Vocational Training	18.5%	18.5%	9.0%	11.8%
Child Care Services	13.5%	18.3%	7.0%	14.3%
Elderly Care Services	11.5%	14.5%	7.3%	8.3%
Affordable Health/Mental Illness Services	17.5%	16.0%	22.3%	16.8%

The results of this question indicate that in both 2000 and 2002, respondents were most likely to cite "Affordable Housing" as the most important need for Lee County residents. In 2000, more than one-fifth (21.3%) of the respondents indicated that "Affordable Housing" was the most important need for Lee County residents. In 2002, nearly 30 percent of the respondents indicated that "Affordable Housing" was the most important need for Lee County residents....

¹Excerpt from the countywide Telephone Survey Component, *A Needs Assessment of Lee County Residents, 2002*, Michael J. Scicchitano, Florida Survey Research Center, University of Florida,

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2.3 Community Needs, Priorities, Resources, Strategies, Projects and Locations

Lee Priority Objectives

The U.S. Department of Housing and Urban Development (HUD) has three goals for entitlement programs: 1) Decent Housing, 2) Suitable Living Environment, and 3) Expanded Economic Opportunities. Lee County has identified priorities for Human Service needs; these objectives cover all human service projects including those not addressed with HUD Entitlement funds...

Lee County Housing and Community Development Priority 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. Decent living environment.** The *revitalization of blighted neighborhoods* - revitalizing neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement.
- 3. 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.
- 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.
- 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.

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2.3 Community Needs, Priorities, Resources, Strategies, Projects and Locations

Specific Objectives - Lee County Consolidated Plan FY 2003-2007

(Note: Tables show projections made in 2003. Consult this plan for 2004 Project Objectives. Actual results are reported in the *Consolidated Annual Performance and Evaluation Report (CAPER)* at the end of the program year.)

Homelessness (From HUD Table IC- 2003 Consolidated Plan)

Code	Objective / Project	Consolidated Plan projections for 2004
CH2	Publish Baseline data. . Establish/Update effective County-wide Strategic Plan to end Chronic Homelessness (Maintain Plan)	Completed 1/2003 Completed 1/2004
CH7	Eliminate Chronic Homeless with effective supportive services and housing programs	(2003-5) 45 persons
OH3	Provide Other Homeless with effective supportive services and housing programs	239 service clients 48 beds in CoC Application

Special Needs Populations (From HUD Table IC- 2003 Consolidated Plan)

Code	Objective / Project	Consolidated Plan projections for 2004
SNP2.2	Youth Projects in Target Neighborhoods (CDBG Funding-Boys and Girls Clubs, Boy Scouts, etc.)	100 youth (point-in time ct)
SNP2.1	Youth Service Programs-Nonprofit agencies (Lee County funding for county-wide non-profit agencies)	Not HUD Funded Estimated 500 youth

Housing (From HUD Table 2A- 2003 Consolidated Plan)

Code	Objective / Project	Consolidated Plan projections for 2004
	CDBG Housing Rehab	74 units
	Demolition and Clearance	24 units
	Temporary Relocation	10 units
	DPA	89 units
	CHDO Housing Program	4 units
	Supportive Housing Program	12 units

Neighborhood Development (From HUD Table 2B- 2003 Consolidated Plan)

Code /	Objective / Project	Consolidated Plan projections for 2004
(See 2004 Project Codes HUD Table 3)	Charleston Park Neigh. Improv.	1 Parking Area
	Charleston Park Neigh. Building	411 Persons
	Dunbar Neigh. Improv.	4,800 L.F. sidewalk
	Harlem Heights Afford Housing	1,000 L.F. sidewalk
	Page Park Neigh. Improv.	1 Community Bldg Ren
	Palmona Park Neigh. Improv.	2,500 L.F. Drainage Ditch
	Pine Manor Code Enforcement	3,785 Persons
	Pine Manor Neigh. Improv.	1 Community Center Ren
	Pine Manor Afford. Housing	1 Bldg Site
	Suncoast Estates Neigh. Improv.	2 Bus Shelters
	Bonita Springs Pub. Facilities	1 Community Ctr
	Fort Myers Beach Public Services	50 Individuals Served
	Sanibel Accessibility	750 Individuals Assisted

Section 2

2.3 Community Needs, Priorities, Resources, Strategies, Projects and Locations

How Projects Respond to Needs and Objectives

Housing Objectives- Response- HUD FY 2004

By utilizing HUD entitlement funds, Lee County proposes to increase the supply of affordable housing for 37 households through housing acquisition and/or rehabilitation, and for 45 households through down payment or closing cost assistance. CDBG funds dedicated to the *Neighborhood Improvement Projects* will generate 2 additional owner units and HOME funds in the *Supportive Housing* and *CHDO* projects will generate 10 units. Finally, The Demolition and Clearance Project will use entitlement funds to demolish 12 units.

Neighborhood Development Objectives - Response - HUD FY 2004

By utilizing HUD entitlement funds, Lee County proposes to provide the following *infrastructure improvements* in 6 neighborhood districts: 1 multi-purpose recreation facility, 5 bus shelters, and 2,000 Lineal Feet of sidewalks. The following *neighborhood service projects* will be provided: Enhanced Code Enforcement, Vocational Youth Enhanced Law Enforcement, Enhanced Transportation, Daycare, and Neighborhood Leadership Building. These programs will serve over 14,000 residents in 6 blighted neighborhoods.

Homeless and Special Needs Population Objectives - Response - HUD FY 2004

Lee County will continue the Homeless Projects funded by HUD and other government, nonprofit and private sources. The 2004 Homeless Continuum of Care application will renew services critical to the elimination of chronic homelessness by 2012 and the future elimination of all homelessness. 239 homeless persons will be served under the programs within the application and 48 homeless persons will receive housing. A broad range of activities continues in addition to the programs of the application. These are detailed in the Lee County 2004 Homeless Continuum of Care Strategy. Programs for persons with special needs are an important focus of Lee County entitlement funds and also Lee County Board of County Commissioner local funding. CDBG and HOME funds are allocated to a major Supportive Housing campaign. CDBG and ESG funds serve special needs populations through youth programs in target neighborhoods and ESG homelessness prevention programs of Lee County.

Addressing Underserved Needs - Response - HUD FY 2004

The following sections document in detail how Lee County will work to address obstacles to meeting underserved needs, foster and maintain affordable housing, remove barriers to affordable housing, enhance institutional structure and coordination and support public housing residents

Section 2

2.3 Community Needs, Priorities, Resources, Strategies, Projects and Locations

2004 Resources

Exhibit 5: Lee Urban County Annual Action Plan HUD FY 2004 Funds

U.S. Department of Housing and Urban Development CPD Consolidated Plan Funding Sources		
Entitlement Grants		\$ 3,562,521
Unprogramed Prior Year's Income not previously reported		
Surplus Funds		0
Return of Grant Funds		0
Total Estimated Program Income (from detail below)		\$400,000
Estimated Program Income		
Description	Grantee	Sub recipient
Lee County Housing Rehabilitation Repayments	\$400,000	0
Total Estimated Program Income	\$400,000	0

Program Income from completed CDBG and HOME projects is used as resource to fund new affordable housing. This resource supports up to 5 additional housing units a year above and beyond the entitlement-funded projects. The county uses Florida, State Housing Initiative Partnership funds to leverage its CDBG and HOME funds. Lee County involves non-profit and private entities in the delivery of its affordable housing programs, rental rehabilitation and the construction of new rental housing.

Other Resources/Leverage for Entitlement Funds

Other Federal programs supporting Housing and Community Development in Lee County include the HUD Supportive Housing and Shelter Plus Care Programs, the Housing Opportunities For Persons with AIDS Program (HOPWA), the Federal Emergency Management Assistance (FEMA), Emergency Food and Shelter Grant Program, and HUD Public Housing and Multi-Family Program. Major supports for Anti-Poverty efforts are The Federal Temporary Assistance to Needy Families (TANF) and the Welfare to Work Programs.

State of Florida resources for housing and community development include the State Housing Initiative Partnership Program (SHIP), the Weatherization Assistance Program (WAP), the Low Income Home Energy Assistance Program (LIHEAP), the Community Services Block Grant (CSBG) and new Homeless housing and service funding through the State Office on Homelessness.

Local resources include Lee 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 for Medicaid, youth services and other health services. Private and non-profit programs include the Care-To-Share (electric assistance through the Florida Power and Light Corporation), public-private cooperative programs in workforce development and the wide range of non-profit programs.

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2.3 Community Needs, Priorities, Resources, Strategies, Projects and Locations

2004 Projects

Lee County HUD FY 2004 Projects and Resources

Lee Proj. #	2004 Project Name	2004 Budget
	CDBG	
04.01.B	CDBG Program Administration	\$354,133
04.02.B	CDBG Housing Delivery Services	\$250,000
04.03.B	CDBG Down Payment Assistance	\$197,755
04.04.B	CDBG Owner Rehabilitation	\$159,637
04.06.B	Demolition	\$30,000
04.07.B	Temporary Relocation	\$12,000
04.08.B	CDBG Homeless Set Aside	\$100,000
04.09.B	Charleston Park Neighborhood Improvements	\$124,960
04.10.B	Charleston Park Neighborhood Building	\$31,240
04.11.B	Harlem Heights Neighborhood Improvements	\$140,800
04.12.B	Harlem Heights Neighborhood Building	\$35,200
04.13.B	Page Park Neighborhood Improvements	\$114,840
04.14.B	Page Park Neighborhood Building	\$12,760
04.15.B	Palmona Park Neighborhood Improvements	\$147,730
04.16.B	Palmona Park Neighborhood Building	\$26,070
04.17.B	Pine Manor Code Enforcement	\$34,034
04.18.B	Pine Manor Neighborhood Improvements	\$160,446
04.19.B	Pine Manor Neighborhood Building	\$48,620
04.20.B	Suncoast Estates Neighborhood Improvements	\$223,300
04.22.B	Bonita Springs Public Facilities	\$191,719
04.23.B	Bonita Springs Housing Rehabilitation	\$95,859
04.24.B	Fort Myers Beach Public Services	\$39,106
04.25.B	Fort Myers Beach Housing Rehab	\$10,000
04.26.B	Sanibel Accessibility	\$27,791
	HOME	
04.32.M	HOME/ADDI Project Delivery	\$85,000
04.33.M	ADDI/Down Payment Assistance	\$90,645
04.34.M	HOME Down Payment Assistance	\$302,245
04.36.M	HOME Supportive Housing	\$300,000
04.37.M	HOME CHDO/Dunbar Allocation	\$122,000
	ESG	
04.42.S	S-DHS- Program Administration	\$4,731
04.43.S	S-Agency Shelter -Rehabilitation	\$61,511
04.44.S	S-DHS- Homelessness Prevention Services	\$28,389

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2.3 Community Needs, Priorities, Resources, Strategies, Projects and Locations

Beneficiaries, Employment and Project Locations

Minority/Low Income Outreach and Benefits

All Lee County HUD entitlement projects target minority and low-income populations¹. The demographic picture in the Introduction shows the racial and ethnic breakdown of Lee County. The prioritized Local Neighborhood Districts have large minority population and all Lee County entitlement resources are delivered to low-moderate income residents. The racial and ethnic breakdowns of the Neighborhood Projects are detailed in Consolidated Plan Section 6 - Neighborhood Development.

Section 3 Employment Opportunities for Low and Very Low income Persons

Employment opportunities generated by HUD entitlement funded projects in Lee County are prioritized for low-income residents in conformance with HUD Section 3 requirements of Federal Regulation 24CFR135. The required Section 3 Report, HUD Form 60002, is forwarded annually to the Miami HUD Field Office. This annual report is shown in Appendix I of this document and is available to the public at the Department of Human Service office.

Locations

Priority locations in the One-Year Plan are the six Neighborhood Districts of, Charleston Park, Harlem Heights, Page Park, Pine Manor, Palmona Park, and Suncoast Estates. These six 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 were designated as successors to former Community Redevelopment Areas that did not generate tax increment financing (TIF).

Maps

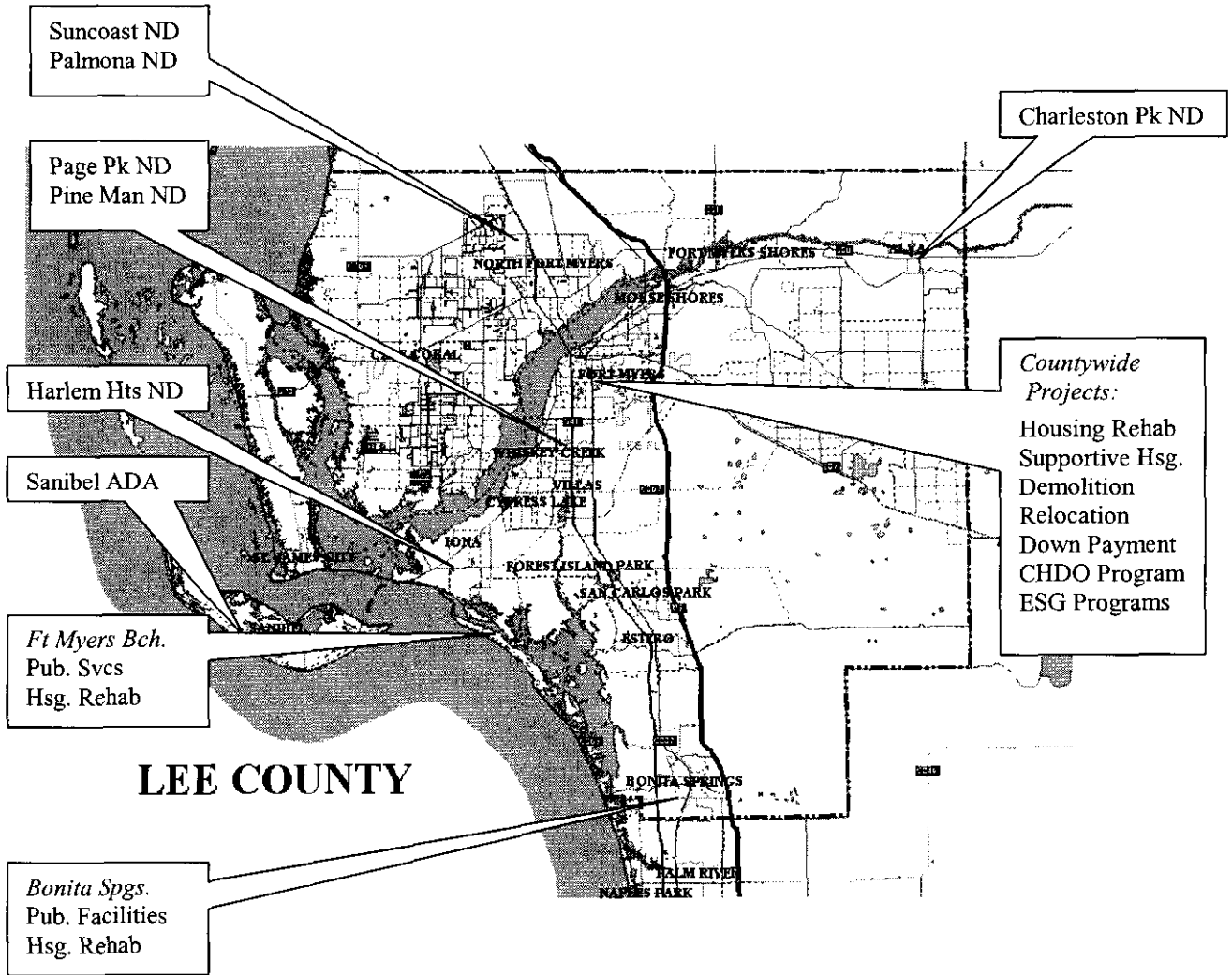
MAP 1 on the following page shows Annual Plan projects and locations in Lee County.

¹*(The Sanibel Accessibility project benefits disabled residents of all income categories. At \$27,900 this project utilizes less than 1% of 2004 funding)*

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2.3 Community Needs, Priorities, Resources, Strategies, Projects and Locations

Map 1



Section 3

Homelessness

3.1 Needs, Gaps

The Lee County Homelessness – Introduction

Information and referral for housing and services for homeless persons is available in a Public Internet database searchable by subject, agency, and location at: <http://dhs.lee-county.com/directory.asp>

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. The annual 24-hour "Census Blitz" survey on January 20, 2004 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 2004 point-in-time homeless population of 2007 was determined for Lee County. Subpopulations were determined from regional statistics. The Homeless electronic database (HMIS) in place will improve the population and subpopulation count in future years. In 2004 the County will submit for \$94,000 to fund shelter rehabilitation and homeless services.

Exhibit

Lee County 2004 Continuum of Care Table #CoC-I / (Consolidated Plan Table #1C)
Needs – Homelessness - 2004 Housing Gaps Analysis Chart

		Current Inventory in 2004	Under Development in 2004	Unmet Need/ Gap ¹	Priority 2004 ²
Beds for Individuals	Emergency Shelter	82	3	627	(m)
	Transitional Housing	176	0	305	(m)
	Permanent Supportive Housing	83	14	392	(h)
	<i>Total</i>	341	17	1324	
Beds for Persons in Families w/ Children	Emergency Shelter	88	2	27	(m)
	Transitional Housing	16	0	94	(m)
	Permanent Supportive Housing	26	14	69	(h)
	<i>Total</i>	130	16	190	

2004 Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total	Priority 2004 ²
	Emergency	Transitional			
1. Homeless Individuals	82 (N)	168(N)	1424(N)(S)	1674(S)	(na)
2. (No. of Families with Children)	25(N)	7 (N)	97(N)(S)	129(S)	(na)
2a. Persons in Families w/ Children	88(N)	16(N)	234(N)(S)	338(S)	(na)
Total (lines 1 + 2a)	170(N)	184(N)	1658(N)(S)	2012(S)	
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total	Priority ²
1. Chronically Homeless		75(N)	267 (S)	342(S)	(h)
2. Severely Mentally Ill		80 (S)	322 (S)	402(S)	(m)
3. Chronic Substance Abuse		63 (S)	279 (S)	342(S)	(m)
4. Veterans		93 (S)	370(S)	463(S)	(m)
5. Persons with HIV/AIDS		12 (S)	48 (S)	60(S)	(m)
6. Victims of Domestic Violence		26 (S)	106 (S)	132(S)	(m)
7. Youth (Under 18 years of age)		23 (S)	92 (S)	115(N)	(m)

¹(Lee County Continuum of Care's determination of the need for additional beds under each category)

²(Priorities for beds and sub populations is a Consolidated Plan determination- not determined for CoC Process)

Legend: (N)=enumeration, (S)=statistical estimate

3. Homelessness

3.2 Priorities, Goals

18-Month Homelessness Action Priorities (Lee County 2004 Continuum of Care)

Priority Code and year of origin	Goal: End Chronic Homelessness Action Priorities:
#CH1 (2002)	Determine Chronic Homeless Baseline Conditions
#CH2 (2002)	Effective County-wide Strategic Plan to end Chronic Homelessness
#CH3 (2002)	Maintain active County-wide Organization to eliminate Chronic Homelessness
CH4 (2003)	Obtain Mainstream, Other Resources
#CH5 (2004)	Establish and maintain Multi Agency Chronic Homeless Outreach and Referral team.
#CH6 (2004)	Expand Innovative Housing Programs for Chronic Homeless
#CH7 (2002)	Eliminate Chronic Homeless with supportive services and housing programs

Priority Code and year of origin	Goal: End Other Homelessness Action Priorities:
#OH1 (2002)	Improve Data and Demographics on Lee Homelessness
#OH2 (2002)	Enlarge HMIS
#OH3 (2002)	Provide Other Homeless with effective supportive services and housing

3. Homelessness

3.3 Resources, Strategies, Projects and Locations

Project Priorities Chart (2004 Continuum of Care Table CoC-K)

(1) Applicant	(2) Project Sponsor and Project Name	(3) Numeric Priority	(4) **Requested Project Amount	(5) Term of Project	(6) Program and Component/Type*				
					SHP new	SHP renew	S+C new	S+C renew	SRO new
Lee County Board of County Commissioners (BOCC)	Southwest Florida Addiction Services, Inc Phase 2 of Fresh Start II	1	\$550,043	3 yrs	PH				
Lee County Board of County Commissioners	Southwest Florida Addiction Services, Inc Fresh Start	2	\$90,508	1 yr		TH			
Lee County Board of County Commissioners	The Salvation Army Comprehensive Care Program	3	\$1,064,138	1 yr		SSO			
Lee County Board of County Commissioners	BOCC Homeless Management Information System	4	\$180,509	1 yr		HMIS			
Lee County Board of County Commissioners	BOCC Living Independently for Today	5	\$119,722	1 yr		SSO			
Lee County Board of County Commissioners	The Salvation Army Comprehensive Aftercare Program	6	\$222,069	1 yr		SSO			
Total Requested Amount:			\$2,226,989						

Lee County Emergency Shelter Grant Entitlement 2004

Project Sponsor/ Project Name	Requested Project Amount
Lee County DHS DHS Homeless Prevention Program	\$28,389
Emergency Shelter ESG Shelter Rehabilitation and Services	\$61,511

3. Homelessness

3.3 Resources, Strategies, Projects and Locations

CDBG Homeless 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.

ESG – DHS Homelessness Prevention Services

The Board of County Commissioners and the CAA/NDC Advisory Committee has approved the utilization of 30% of ESG funds to provide essential support services to homeless persons in the form of emergency supplies and counseling. The Department of Human Services, Living Independently for Today (LIFT) program staff, with nearly a decade of homelessness prevention experience, will administer this program. Program match will come from the County General Fund.

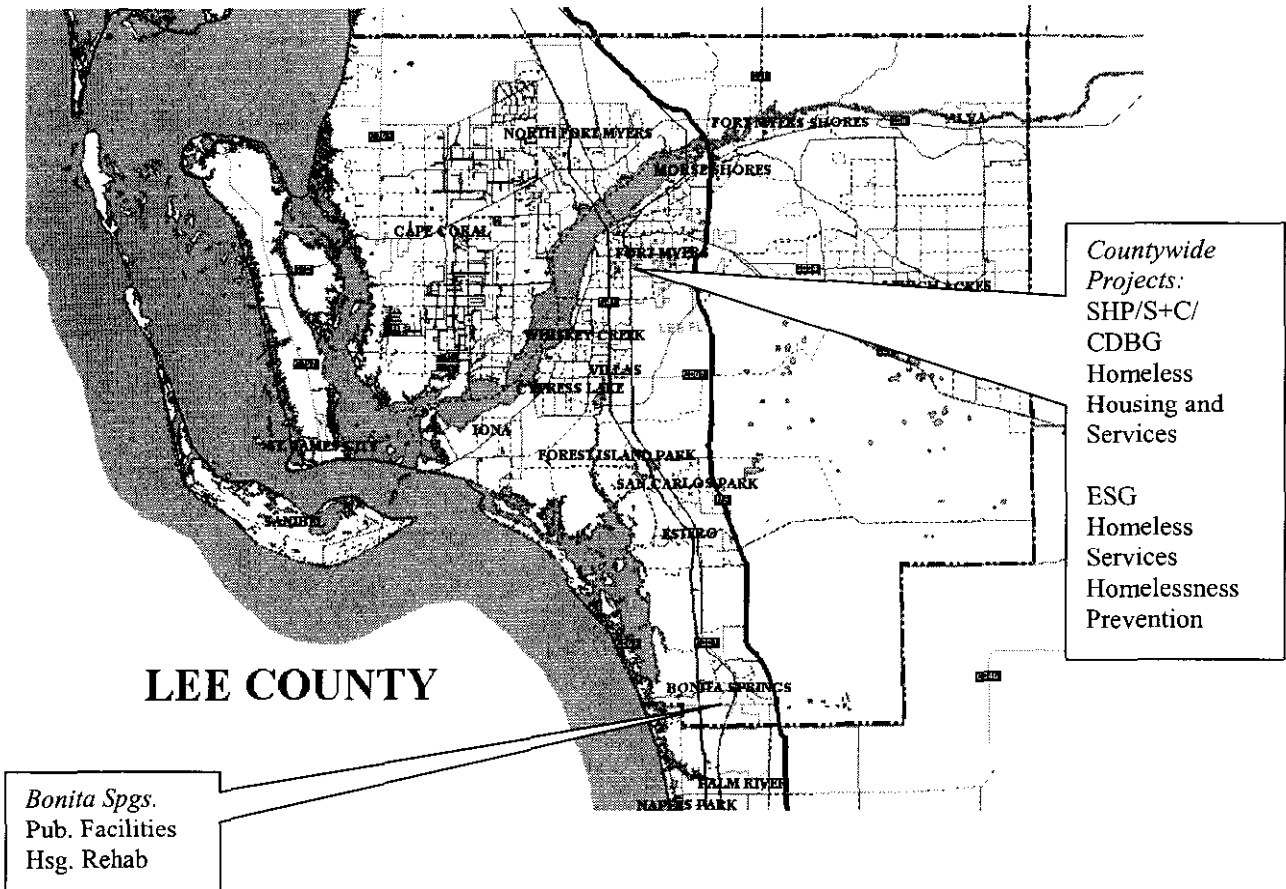
ESG –Agency Shelter Operation/Rehabilitation Program

The Board of County Commissioners and the CAA/NDC Advisory Committee has approved the utilization of 65% of ESG funds to renovate or rehabilitate emergency shelters for homeless persons or to pay operating costs of such facilities. Availability of funds will be advertised and a request for proposal issued. Proposals will be evaluated by the Department of Human Services. The Agency whose proposal is selected will enter a Contract with Lee County for the disbursement of ESG funds. Cash match or other match defined in the ESG Desk Guide will be required and monitored. Emergency Shelter Grant Request for Proposal (RFP) are attached herewith in Appendix 1.

Section 3

3.3 Resources, Strategies, Projects and Locations

Homelessness Projects



3. Homelessness

3.5 Homelessness - Specific Objectives

Exhibit

Lee County 2003-2007 Consolidated Plan Table #1C

Specific Objectives – Chronic Homelessness

Code	Objective (Performance Measure)	Year	Expected Units	Actual Units	% Achieved
CH: Chronic Homelessness. Chronic homeless persons are identified, receive coordinated services, and attain independent or stable housing with enhanced self-sufficiency					
#CH2 2002	Establish Chronic Homeless Baseline data. Carry out Model Treatment Plan. Get countywide acceptance of Strategic Plan to end Chronic Homelessness (Performance measure = % of Agencies in Protocol)	2003 2004 2005 2006 2007	25% 25% 50%	25%	100%
#CH3 2002	Maintain active County-wide Organization to eliminate Chronic Homelessness (Performance measure = No. of persons networking)	2003 2004 2005 2006 2007	10%/ incr /yr 10%/ incr /yr 10%/ incr /yr 10%/ incr /yr 10%/ incr /yr	10%	100%
CH4 2003	Obtain Mainstream, Other Resources (Performance measure = Increase in resource funds)	2003 2004 2005 2006 2007	20%/ incr /yr 20%/ incr /yr 20%/ incr /yr 20%/ incr /yr 20%/ incr /yr	20%	100%
#CH5 2004	Establish and maintain Multi Agency Chronic Homeless Outreach and Referral team. (Performance measure = No. of persons referred)	2003 2004 2005 2006 2007	 Establish 45 persons 60 persons	(na)	
#CH6 2004	Expand Innovative Housing Programs for Chronic Homeless (Performance measure = No. of Units)	2004 2007 2010 2012 Total	8 Units 2012 100 units	8	100%
#CH7 2002	Eliminate Chronic Homeless with supportive services and housing programs (Performance measure = No. of persons)	2004 2007 2010 2012 Total	45 persons 60 persons 90 persons 147 persons 342 persons	(na)	(na)
OH: Other Homelessness.					
#OH1	Improve Data/Demographics on Other Homelessness (Performance measure = Conduct Count/Prov.Survey)	2003- 2007	annual	ongoing	ongoing
#OH2	Enlarge HMIS (Performance measure = No. of beds/persons covered)	2003 2004 2005 2006 2007 Total	250 persons 25 new beds/yr	250	100%
#OH3 2002	Provide Other Homeless with effective supportive services and housing (Performance measure = No. of persons)	2003 2004 2005 2006 2007 Total	200 persons 200 persons 200 persons 200 persons 1000	471	100%
# OHCH11 (ESG Funding)	Emergency Shelter Grant Project Outreach, Service, Housing projects allows clients to attain permanent or stable housing and enhanced independence. (Performance measure = No. of persons)	2003 2004 2005 2006 2007 Total	10 persons 10 persons 10 persons 10 persons 20 persons 60	100	100%

Section 4
Strategic Plan For Special Needs Populations
(Non-Housing Needs)

Information and referral to over 350 local agencies and programs focused on Special Needs Populations is available in an Internet database searchable by subject, agency, and location at:

<http://dhs.lee-county.com/directory.asp>

Introduction

Lee County Treatment Services. Federal, state and local agencies and institutions attempt to meet the residents with special needs. Physicians and specialists in hospitals, behavioral health centers, clinics and other specialized residential and outpatient facilities provide primary treatment services. Generally, treatment services are funded from private, non-profit, state, state-mandated county funds or federal agencies other than HUD. 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. **Lee County Supportive Services.** There is a broad range of agencies and programs responding to the needs of special needs populations in Lee County. Lee County provides programs and assistance through the Department of Human Services. Florida state agencies supply additional programs, and the nonprofit community plays a major role.

4.1 Needs

Exhibit

Lee County 2003-2007 Consolidated Plan Table #1B

Lee County Special Needs Populations Needs (non-housing)

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level	Unmet Need	Dollars to Address Unmet Need	Goals
Elderly (65 years and over): 74,334 households ²		Case management		See: Specific Objectives Sect. 4.5
Frail Elderly: 25,774 persons		Life skills Alcohol/drug abuse treatment		
Severe Mental Illness: Adult - 28,504, Assisted clients 2000: 5,082		Mental health treatment		
Developmentally Disabled 8,551 persons (SSI recipients- 6,867 households))		AIDS-related treatment		
Physically Disabled 33,224 persons (11,639 Unemployed)		Education		
Persons w/ Alcohol/Other Drug Addictions 33,255 person		Employment assistance		
Persons w/HIV/AIDS 1,889 persons		Child care		
Large Families (5 members and over): 9,395 owner households, 4,443 renter households		Transportation		
TOTAL				

(Housing needs discussed in Section 5 Housing Strategy)

4. Strategic Plan for Special Needs Populations

4.2 Priorities (for Entitlement Funds)

2002 Needs Assessment and DHS priorities. The Year 2000 and Year 2002 *Lee County Resident Needs Assessments* included 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. After considering the Needs Assessment and analyzing available resources, the Lee County Board of County Commissioners, in consultation with the Department of Human Services (DHS), determines which needs to be prioritized for HUD Entitlement funds and which other needs can be approached through different resources and funding. (The broad picture of responses to the Needs of Special Populations utilizing funding from all sources can be seen in Section 2 Lee County Institutional Structure for Housing and Community Development, 2003)

Priority Goals. - Special Needs Populations (Non- Homeless). The county needs assessment and analysis of existing institutional resources has led to the following Lead Agency Priority Objectives for Special Needs populations:

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. Strategic Plan for Special Needs Populations

4.3 Resources, Strategies, Projects and Locations

There is a broad range of agencies and programs responding to the needs of special needs populations in Lee County. Lee County provides programs and assistance through the Department of Human Services. Florida state agencies supply additional programs and the nonprofit community plays a major role. Information and referral to over 350 local agencies and programs focused on Special Needs Populations is available on a searchable website: <http://dhs.lee-county.com/directory.asp>

CDBG Resources

CDBG Entitlement Projects with Potential Youth/Elderly Activities

Project #	Project Name
04.08.B	CDBG Homeless Set Aside
04.09.B	Charleston Park Neighborhood Improvements
04.10.B	Charleston Park Neighborhood Building
04.11.B	Harlem Heights Neighborhood Improvements
04.12.B	Harlem Heights Neighborhood Building
04.13.B	Page Park Neighborhood Improvements
04.14.B	Page Park Neighborhood Building
04.15.B	Palmona Park Neighborhood Improvements
04.16.B	Palmona Park Neighborhood Building
04.17.B	Pine Manor Code Enforcement
04.18.B	Pine Manor Neighborhood Improvements
04.19.B	Pine Manor Neighborhood Building
04.20.B	Suncoast Estates Neighborhood Improvements
04.22.B	Bonita Springs Public Facilities
04.23.B	Bonita Springs Housing Rehabilitation
04.24.B	Fort Myers Beach Public Services

Youth/ Elderly activities are funded as part of Homeless and Public Facilities/Services projects

Other Resources

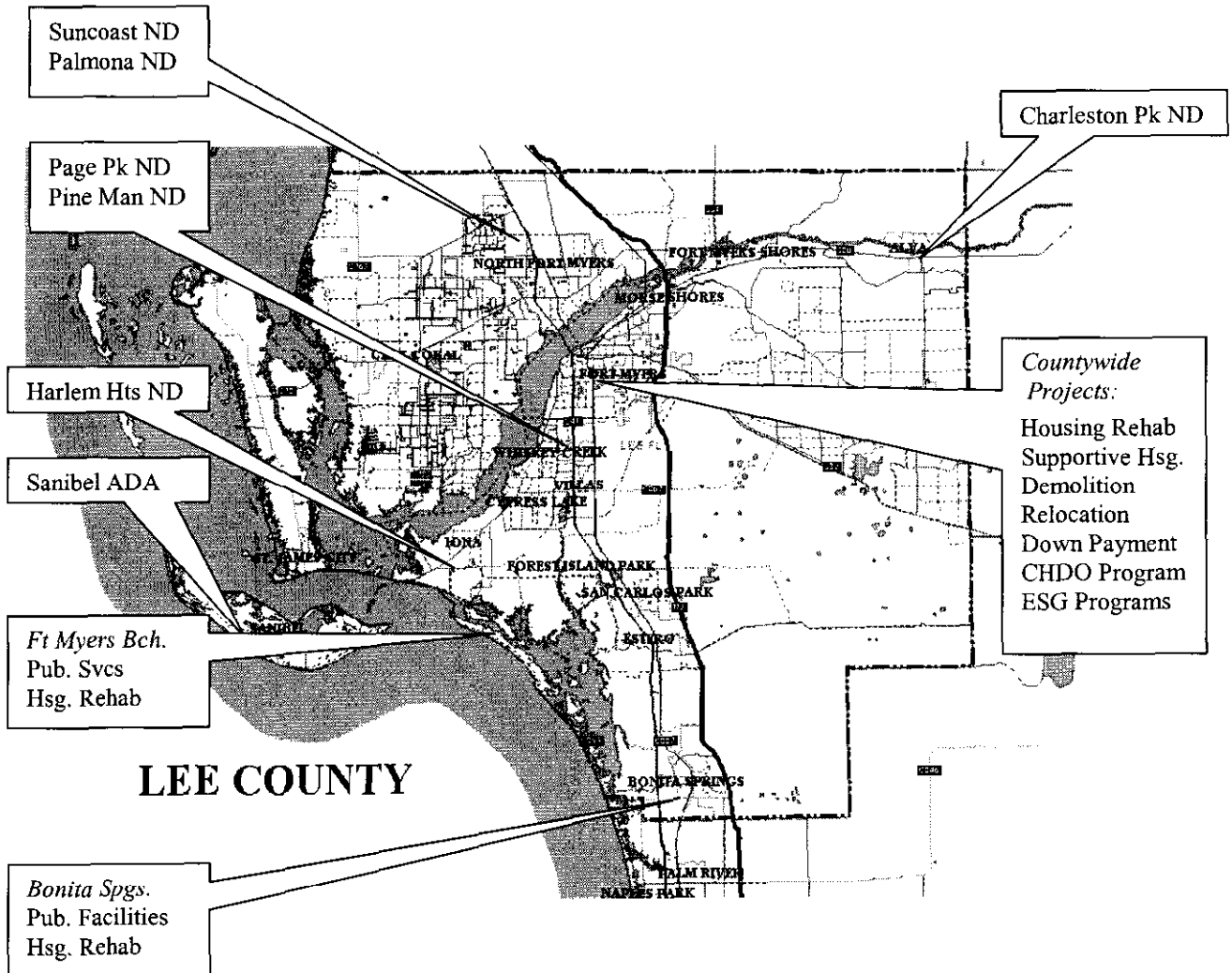
Lee County invests in Special Needs populations in many ways. The Lee County Board of County Commissioners (BOCC) commits HUD CDBG funds to these needs and also provides general funds to county non-profit agencies through the Partnering For Results (PFR) program. The annual award of the PFR programs provides a total of over \$2 million dollars to approximately 25 experienced local nonprofit providers. In addition, the county provides funding for Medicaid and other state-mandated programs in health and related activities which support special needs populations.

A number of state offices support individual Special Needs populations with state and Federal funds. A large number of nonprofit agencies obtain support from charitable giving and fund-raising to respond to the needs of special populations. The range of programs with Entitlement and other funding is shown in *Section 2 Institutional Structure*.

Section 4

4.3 Resources, Strategies, Projects and Locations

Special Needs Populations Projects



4. Strategic Plan for Special Needs Populations

4.4 Specific Objectives

Exhibit

Lee County 2003-2007 Consolidated Plan Table #1C

Specific Objectives – Lee County Special Needs Populations

Code / Objective / Project (Performance Indicator)	Year	Expected Units	Actual Units	% Achieved
SNP1				
Health. Provide 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.				
SNP1.1 DHS Medicaid/HCRA Service (Lee County funding) State-mandated In-patient and outpatient <u>medical support</u> for low income residents (unit = resident recipients)	2003	2003 Est. Actual Units - 20		
	2004			
	2005			
	2006			
	2007			
	Total	<i>(Non-Entitlement Funding Source)</i>		
SNP1.2 DHS Public Health/Mental Health/ Substance Abuse Contracts (Lee County funding) State-mandated primary care, <u>mental health, and substance abuse</u> support for low income residents (unit = resident recipients)	2003	2003 Est. Actual Units - 1457		
	2004			
	2005			
	2006			
	2007			
	Total	<i>(Non-Entitlement Funding Source)</i>		
SNP2				
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.				
SNP2.1 Youth Service Programs-Nonprofit agencies (Lee County funding – PFR Program) Annual competitive awards to county-wide non-profit agencies (unit = youth served)	2003	2003 Est. Actual Units - 1000		
	2004			
	2005			
	2006			
	2007			
	Total	<i>(Non-Entitlement Funding Source)</i>		
SNP2.2 Youth Projects in Target Neighborhoods (CDBG Funding) Initial program support and capacity building support for neighborhood youth programs through resident coordinators and contracted non-profit agencies such as Boys and Girls Clubs, Boy Scouts, Big Brothers, Big Sisters.	2003	100	1050	100%
	2004	100		
	2005	100		
	2006	100		
	2007	100		
	Total	500		

Section 5

Strategic Plan For Housing

Lee County Housing – Introduction

The *Lee County Consolidated Plan HUD FY 2003 -2007* details 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. In 2002 there were 51,410 cost-burdened households in Lee County paying more than 30% of their income for housing including 27,734 households in the unincorporated county.¹ Year 2003 waiting lists for public housing and Section 8 vouchers total 2,229 households. (2) Blighted neighborhoods are affecting 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 utilized in the process of economic revitalization. (3) There is a crisis level shortage of supportive housing and services for the mentally ill, substance-addicted and other special populations. (4) Over 2,000 residents are homeless. Homelessness undermines the well being of the entire county along with that of the homeless individual and family.

With median new house costs of \$179,000, retention of housing through *rehabilitation* of the existing housing stock is a critical aspect of affordable housing. In 1990, 6.4% of owner-occupied homes and 1.4% of renter-occupied homes were found to be substandard. 2000 statistics from the University of Florida show overcrowding in 3.7% of county units ranged up to 9.1% in Fort Myers. The Unincorporated County averages 4.3% of units with overcrowding. Year 2000 tabulations show that over 95,000 units in the county, including nearly 54,000 units in the Unincorporated County, are in excess of thirty years old.

Supportive Housing for special needs populations is another critical shortage in affordable housing. The elderly are 25% of the county population and 36.7% of county total households. 2002 statistics show over 16,000 county households of this subpopulation are housing cost burdened. Homeless housing needs are substantial. The 2003 “Homeless Blitz” counted 1,919 homeless individuals in need of supportive or transitional housing. Treatment facilities and housing are acute needs for the mentally ill and substance abuse populations. Migrant housing has a capacity for less than 800 of the estimated 3,000 Lee farm workers and dependents.

5.Strategic Plan for Housing

5.1 Need

Exhibit

Lee County 2003-2007 Consolidated Plan Table 2A

Priority Housing Needs Lee Urban County

Priority Housing Needs (Households)		Priority Need Level	2002 Unmet Need	5-Year Unmet Need	Goals See also: Specific Objectives (Sect. 5.4)	
		High, Medium Low				
Renter	Small Related	0-30%	(M)	1,344	6,720	1
		31-50%	(M)	1,488	7,440	5
		51-80%	(M)	2,731	13,655	7
	Large Related	0-30%	(M)	477	2,385	1
		31-50%	(M)	502	2,510	5
		51-80%	(M)	674	3,370	7
	Elderly	0-30%	(M)	1,136	5,680	1
		31-50%	(M)	1,391	6,955	5
		51-80%	(M)	1,359	6,795	7
	All Other	0-30%	(M)	870	4,380	
		31-50%	(M)	1,010	5,050	5
		51-80%	(M)	2,180	10,900	7
Owner	0-30%	(H)	4,730	23,650	25	
	31-50%	(H)	7,020	35,100	193	
	51-80%	(H)	13,493	67,465	289	
Special Needs ¹	¹ Elderly / Lg. Family in above	0-80%	(H)	(H Priority: 6,187 ext low inc w/Disab) ²	(In above) ²	25
Total Goals²				40,405	202,055	555
Total 215 Goals²						555
215 Renter Goals						55
215 Owner Goals						500

² Special Needs / 215 Households totals included in Renter and Owner subtotals

5.Strategic Plan for Housing

5.1 Need

Public Housing Need

There is need for public housing...

Need – Public Housing/Federally Assisted Units Lee County 2002/2003

Organization	Population 2002/2003	Waiting List 2002/2003
LCHA Lee Public Housing units	140 households	163 households
LCHA Lee Section 8 Vouchers	211 households	189 households
LCHA Lee USDA Housing	40 households	na
FMHA Fort Myers Public Housing units	972 households	99 households
Fort Myers CRA Lee/ Ft Myers Section 8 Vouchers	1,470 households	1,778 households
Section 202 Assisted Housing Lee Co.	241 units	Waiting list
Section 236/221 Assisted Housing Lee Co.	1234 units	
Section 811 Assisted Housing Lee Co	36 units	Waiting list
HUD- Mortgage -assisted units Lee Co	817 units	na

Homeless Housing Need

There is need for all housing types for the county's homeless...

Need –Homeless Housing Lee County 2002

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1. Homeless Individual	489 (S)	408 (S)	672 (S)	1569
2. Homeless Families with Children	52(S)	15 (S)	49 (S)	116
2a. Persons in Homeless Families with Children	158 (S)	46 (S)	146 (S)	350
Total (lines 1 + 2a)	647	454	818	1919

Special Needs Public Housing Need

In addition other special needs populations have housing as well as treatment needs....

Need –Special Needs Housing Lee County

Category	Est. Special Needs Population	Est. Housing Assistance Need 2002
Mental Illness	28,504 persons	6,176 households with disability and incomes less than 30% MFI
Substance Abuse	33,255 persons	
Developmental Disability	(1,170 in group homes/care facilities)	
Physical Disability	33,224 persons (11,639 not employed)	
SSI Households, 2000	6867 households	
HIV/AIDS	1889 persons	58 households
Elderly	74,334 households	38,381 Cost-burdened hhd
Large families-	13,838 households	4,266 Cost-burdened hhd
Farm worker family	2191 single persons+ 931 households	1267 beds/694 family units
Assisted Living Facilities	2,321 beds	na
Nursing Homes	2,041 beds	na

¹ 1990 Disabled households with extremely low income apportioned to 2002 population 4,404/335,113 equals 1.3%. At 2002 population 475,073 equals 6,176 extremely low income households with disability. There is no significant housing dedicated solely to individuals with HIV/AIDS

5.Strategic Plan for Housing

5.2 Priorities

Summary of Prioritized Housing Needs

A review of population and income demographics in compilations by HUD, the Florida Housing Data Center and the U.S Census American Fact Finder illustrates the following. 1) There is a very substantial need for affordable housing (over 38,000 cost-burdened households with income less than 80% of local median family income (MFI) in 2002). 2) There are inadequate housing incomes in many households to afford HUD fair market rents (38% of Lee renter households in 2003 do not have the housing income (at 30% of total income) to pay fair market rent) and 3) This income burden is disproportionately experienced by black and Hispanic minority households (Over 60% of these minority populations are housing cost-burdened compared to 35% of white households). 4) There are substantial absolute shortages of available units for persons with low incomes (The 8,000 very low income renter households of the Lee Urban County face a total supply of less than 4,800 existing low-income units. The picture is further evidenced by the waiting lists at public housing, which exceed 3,000 households. In addition, housing accessible to jobs sites is unavailable for many. Many local service workers commute 30 miles and 1 hour to work. Finally, 4) an extreme need is illustrated by studies which show that approximately 6,000 local households with persons with disabilities earn less than 30% of the local MFI. This supportive housing crisis is directly linked to the 2002 count of nearly 2,000 homeless residents.

U.S. Department of Housing and Urban Development (HUD) Goal: Decent Housing

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

Lee County Objectives (Housing)

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, homeownership assistance, the reduction of the institutional barriers, and the removal of housing discrimination.
- 2 **Decent living environment.** The revitalization of blighted neighborhoods - revitalizing neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement.
- 3 **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.

5.Strategic Plan for Housing

5.3 Resources, Strategies, Projects And Locations

Lee County DHS Affordable Housing Projects

The Lee County Department of Human Services (DHS) utilizes CDBG and HOME entitlement funds for neighborhood-based affordable housing and neighborhood revitalization. The DHS Housing Programs are described here and in the Consolidated Plan. Specific Projects for HUD FY 2004 are detailed in the Lee County Annual Action Plan attached. For each DHS Housing Program, the eligibility and other requirements are detailed in the Lee County Housing Manual available to the public at DHS Offices. DHS programs conform to HUD guidelines for program income, recapture, environmental clearance, income eligibility, and all other applicable Federal regulations. The *State Housing Initiatives Partnership* program is a Florida State program, which assists the DHS rehabilitation program. (It also provides funding and technical assistance to nonprofit housing development organizations through programs of the County Department of Community Development). DHS programs conform to all HUD and Federal regulations. Program income, when generated, is returned to eligible affordable housing projects and noted in the annual CAPER reporting document.

Lee County DHS Resale and Recapture Guidelines

(From the Lee County Housing Manual)

1. Utilization of Funds Repaid (Program Income)

All Program funds recaptured from second mortgage repayments will be considered Program income and shall be deposited in a HOME or SHIP Trust Fund, (depending on original source of funds), to be utilized for any eligible activity within Lee County.

5.Strategic Plan for Housing

5.3 Resources, Strategies, Projects And Locations

2004 Housing Project Descriptions

HOME Supportive Housing Project

This project supplies 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 housing developers experienced in developing and managing Supportive Housing for persons with disabilities. The program may also utilize Lee County Match resources and program funding. The program will coordinate supportive services for the disabled residents.

CDBG Housing Rehabilitation

This program has five tracts including major rehabilitation, moderate rehabilitation, roofing repair, mobile home rehabilitation, and emergency rehabilitation. The rehabilitation programs stabilize substandard dwelling units to extend the economic life of the dwelling units. Properties receiving major rehabilitation are, at a minimum, brought into compliance with HUD and local codes. Applicants for major and moderate rehabilitation programs receive a deferred payment loan (DPL) for the rehabilitation costs. The Major Housing Rehabilitation Program assists eligible homeowners where the cost of repairs exceeds \$10,000. The Moderate Housing Rehabilitation Program Grant provides assistance where the total cost of repairs does not exceed or is limited to \$10,000. The Roofing Repair Program assists with roof repair or replacement and has a \$10,000 maximum. The Mobile Home Program has a cap of \$3,500. The Emergency Home Improvement Repair Program is limited to \$5,000 for life threatening electrical problems, cases of no water to the home, or raw sewage problems.

ADDI/HOME/CDBG Down Payment Assistance

The program assists very-low and low-income families to fulfill their dream of homeownership. Funds provide low-income/very low-income homebuyers with assistance on closing costs and down payments for homeownership. Total annual household income must not exceed the limits set forth in HUD's income guidelines. The selected housing unit must be affordable to the homebuyer. Details on eligibility, funding limits, and repayment terms are outlined in the *Housing Manual*, Appendix III of this document. Funds provided are secured by a second mortgage, which is forgiven in increments and is completely waived if the unit is held to completion of the retention period. If the homeowner does not occupy continuously for the full term of the second mortgage, the non-amortized amount of the second mortgage is immediately due and payable.

(American Dream Down Payment Initiative (ADDI) – General Program Information

Lee County Department of Human Services will utilize the ADDI funds to assist low-income families become first time homebuyers. Funds will be used for either down payment assistance or rehabilitation completed in conjunction with a home purchase, and established policies and procedures. Marketing and outreach will be accomplished through the local non-profit agencies and service providers throughout Lee County, local lenders, area public housing authorities, and through public announcements. Information will also be provided on the website for the Department of Human Services, and through Lee County Neighborhood Associations.

Families will apply for assistance and be qualified by DHS staff through the same procedures as currently utilized for HOME and SHIP down payment assistance. All homebuyers will receive homebuyer counseling through partnering HUD approved non-profit agencies.)

5.Strategic Plan for Housing

Resources, Strategies, Projects And Locations

Demolition Program

This Program provides CDBG funds for the demolition and clearance of substandard or dilapidated structures unsuitable for rehabilitation. DHS works in conjunction with Lee County Code Enforcement and non-profit agencies for demolition and clearance of structures. The eligible property owner voluntarily agrees to demolition/clearance of the subject property with expenses paid from CDBG funds and the Lee County Department of Human Services. Demolition does not entitle applicants to receive temporary or permanent relocation. Appropriate documents and releases are required. No relocation expenses are involved and no lien is filed.

Temporary Relocation Program

This program provides temporary relocation assistance in conjunction with rehabilitation. Temporary Relocation funds are for moves, which are determined to be of two weeks or less, and which do not require a move of household and personal possessions to storage. Assistance ranges to a maximum of \$435 per project unless Fumigation or Lead Paint Abatement is involved

HOME Community Housing Development Organization Program (CHDO) / Dunbar Alloc.

Lee County Board of County Commissioners through the Department of Human Services (DHS) certifies Community Housing Development Organizations (CHDO) under the HUD HOME Program. These nonprofit agencies develop affordable housing in the county, primarily in low-income neighborhoods. DHS announces annual CHDO allocations and selects CHDO organizations on the basis of announced ranking priorities. The Dunbar district, annexed to Fort Myers receives two additional years of HOME funding.

Bonita Springs CDBG 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.

Fort Myers Beach CDBG 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.

5.Strategic Plan for Housing

5.3 Resources, Strategies, Projects And Locations

(Energy Conservation Programs:)

Florida Department Of Community Affairs Programs

Administered by The Department of Human Services

Weatherization Assistance Program (WAP),

Low Income Home Energy Assistance Program (LIHEAP),

The Weatherization and Energy programs utilize federal and county funds to provide very low-income families with emergency repairs necessary for health and safety and to increase energy efficiency. Households must have income at or below 125% of poverty level or have a member receiving Supplemental Security Income (SSI) or Temporary Assistance For Needy Families (TANF). First priorities are for repairs to building envelopes and repair/replacement of heating,

5.Strategic Plan for Housing

5.3 Resources, Strategies, Projects And Locations

Entitlement Resources

HUD FY 2004 HOME Entitlement Allocations for Housing

HOME Project Delivery	\$85,000
HOME Down Payment Assistance	\$392,890
HOME CHDO/Dunbar Allocation	\$122,108
HOME Supportive Housing	\$300,000

HUD FY 2004 CDBG Entitlement Allocations for Housing

CDBG Owner Rehabilitation	\$159,637
CDBG Demolition and Temporary Relocation	\$42,000
CDBG Homeless Set Aside	\$100,000
CDBG Bonita Springs Housing Rehab.	\$95,859
CDBG Fort Myers Beach Housing Rehab	\$10,000

HUD FY 2004 ESG Entitlement Allocations for Homeless Housing

ESG Rehabilitation	\$61,511
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Other Resources/ Leverage for Entitlement Funds

(See also: Section 2 Institutional Structure – Housing Component)

HUD SHP Program (FY 2003) Award for Homeless Housing

Southwest Florida Addiction Services (SWFAS) - Transitional Housing	\$86,189
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Florida State SHIP Program Allocations, Lee County 2004

Lee County supports affordable housing with a variety of resources. An overview of Agencies and programs is shown in *Section 2. Lee County Institutional Structure for Housing and Community Development*. One of the programs, which augment the HUD funding for affordable housing, is the State of Florida State Housing Initiatives Partnership (SHIP), which is funded through real estate transfer fees. The future of this resource is being debated in the current state legislative session; however, it has been a significant support for affordable housing. The program is administered jointly through the Department of Human Services and the Department of Community Development.

Florida SHIP Allocation Categories for Lee County 2003

Strategy	Amount
Home Construction	\$1,041,722
Down Payment/ Closing Costs	\$213,080
Rehabilitation	\$213,080
Accessibility Rehabilitation	\$104,172
Rental Construction/ Rehabilitation	\$307,782
Special Needs Rental Investment	\$236,755
Home Ownership Counseling	\$25,000
	\$2,141,591

55.Strategic Plan for Housing

5.3 Resources, Strategies, Projects And Locations

Current Locations

Affordable housing assistance may be provided anywhere in unincorporated Lee County and 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) SHIP *Local Housing Assistance Plan*, and (d) HUD Consolidated Plan. Lee County has *prioritized* flow of resources to the following very low- and low-income Neighborhood Districts.

Current Designated Neighborhood Districts:

- 1) Charleston Park
 - 2) Harlem Heights
 - 3) Page Park
 - 4) Palmona Park
 - 5) Pine Manor
 - 6) Suncoast Estates
- (Dunbar district annexed to the City of Fort Myers)

Future Designations

When funds permit, other areas are targeted. These future targets are blighted neighborhoods where 51% or more of the population are in low/moderate-income households.

Other Geographic Constraints

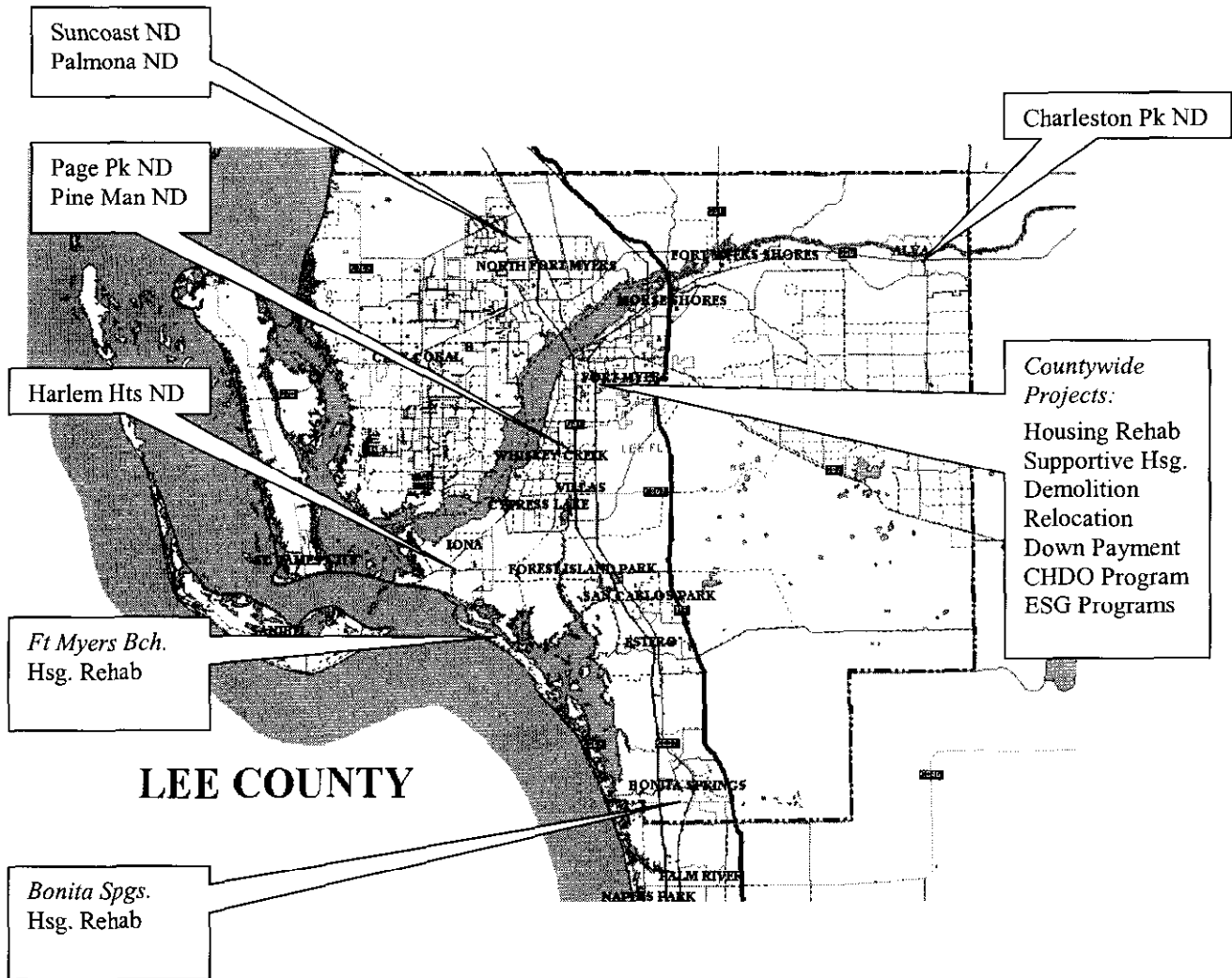
The Lee County Comprehensive Plan's Housing Element states that new and/or subsidized rental housing complexes should be located:

- 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 farm worker housing

5.Strategic Plan for Housing

5.3 Resources, Strategies, Projects and Locations



5.Strategic Plan for Housing

5.3 Resources, Strategies, Projects And Locations

Public and Assisted Housing

Lee County DHS supports the local public housing authority residents and administration through coordination of planning and implementation of programs. DHS housing programs do outreach to PHA residents to encourage homeownership. 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 the LCHA 2004 Annual Plan there is no projected demolition or disposition of units; however, dispositions may occur at both Fort Myers and Lee County facilities in the future.

Need – Public Housing and Federally Assisted Units Lee County 2003

Organization	Population 2002/2003	Waiting List 2002/2003
Lee County Housing Authority Lee Public Housing units	140 households	163 households
Lee County Housing Authority Lee Section 8 Vouchers	211 households	189 households
Lee County Housing Authority Lee USDA Housing	40 households	na
Fort Myers Housing Authority Fort Myers Public Housing units	972 households	99 households
Fort Myers CRA Lee/ Ft Myers Section 8 Vouchers	1,470 households	1,778 households
Section 202 Assisted Housing Lee Co.	241 units	Waiting list
Section 236/221 Assisted Housing Lee Co.	1234 units	Waiting list
Section 811 Assisted Housing Lee Co	36 units	Waiting list
HUD- Mortgage -assisted units Lee Co	817 units	na

(Note Public housing from PHA 5 year plans / Sections 202, 236, 811 from HUD Website 2003)

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 Southwest Florida. The Work Force Council of Lee County has provided many of job training and counseling programs to LCHA residents in becoming self-sufficient. 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. The LCHA 2004 Annual Plan Policy Summary follows.

Exhibit

Lee County Housing Authority (LCHA) Small PHA Plan Update 2004

1. Summary of Policy or Program Changes for the Upcoming Year

Lee County Housing Authority continues to strive to meet goals and increase the availability of decent, safe and affordable housing throughout Lee County. Methods to increase availability will include applying for additional rental vouchers as they become available, and leveraging private or public funds to create additional housing opportunities. Goals to improve the quality of assisted housing objectives will be attained through the improvement of PHAS and SEMAP scores. Renovation and/or modernization of public housing units as needed, site improvements, and deconcentration of families into higher income neighborhoods. The goal of increased assisted housing choices will be attained throughout outreach efforts to potential Section 8 Housing Choice Voucher landlords, expansion of homeownership programs and other incentives. The goal of providing improved living environment will be attained by assisting resident council members to successfully apply for grant acquisition. Also by the implementation of self-sufficiency programs that will assist low- and very low income residents to become first-time homeowners and/or move into higher income rental neighborhoods. The goal of promoting self-sufficiency will be attained through the continuance of supportive agencies (Memorandums of Understanding) such as Workforce Council of SW Florida, Community Redevelopment Agency, Boys & Girls Club of Lee County, Family Health Centers of SW Florida, Lee County Sheriff's Office, Southwest Florida Addiction Services, etc. These agencies have committed and continue to provide training, education, referrals and life skills programs. All residents of LCHA, including Section 8 Housing Choice Voucher Program are afforded the opportunity to become self-sufficient through established programs. The Lee County Housing Authority pledges to eradicate its developments of drug-related crimes and other criminal activity through a strong partnership with local law enforcement and Boys & Girls Club of Lee County, along with other service provider agencies. Lee County Housing Authority further undertakes affirmative measures to ensure access to assisted housing by providing a suitable living environment for families and assures assessable housing to persons with all varieties of disabilities, regardless of race, color, religion, national origin, sex, familial status, and disability.

5.Strategic Plan for Housing

5.3 Resources, Strategies, Projects And Locations

Barriers to Affordable Housing

In the case of new construction, significant barriers to creating affordable housing 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 also 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.

Strategies to Reduce Barriers to Affordable Housing

(See also the Lee County Reduction of Regulatory Barriers Form HUD Form #27300 in Appendix 1)

1. 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:
 - Permits for affordable housing projects are to be expedited to a greater degree
 - On-going review of policies and regulations for cost impact
 - Impact fees were modified for three targeted low-income neighborhoods
 - The existing density bonus program was strengthened
 - Accessory Apartments were made possible
2. 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.
3. Lee County is using CDBG, HOME, HOPE 3 sales proceeds and SHIP funds to provide homeownership assistance for existing, standard homes for eligible families.
4. 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.
5. Lee County Departments of Human Service and Community Development sponsor education for extremely low and low-income persons on homeownership.

Foster and Affirm Affordable Housing

In addition to removing Barriers the County actively fosters and maintains affordable housing through the programs described in the Consolidated Plan and this Annual Action Plan. See the Housing Projects and Fair Housing sections.

5.Strategic Plan for Housing

5.3 Resources, Strategies, Projects And Locations

Fair Housing/Affirmative Marketing

Affirmative Marketing

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 and fair marketing.

Update of the Analysis of Impediments to Fair Housing The county Office of Equal Opportunity will undertake a survey to assess the current status of fair housing in the county. After the survey, an update to the existing Fair Housing Impediments Study will be prepared. The long-term objectives of this program are to prevent housing discrimination and to expand housing choice, neither of which can occur without education and outreach to the community.

Fair Housing Planning Activities to 2003-2003

April 2003

Ran three Fair Housing Ads in two local theaters for a month Attended meeting of Dunbar Core Neighborhood Association meeting (4-10-03)
Hosted a Fair Housing Month Event- ½ day Forum with the City of Fort Myers CRA. (4-11-03). Presenters Michael Allen discussing "Fair Housing Issues affecting people with disabilities"; Joseph Adams, "Housing for Older persons Act"; and discussion on "Reasonable Accommodations and Reasonable Modifications under the Fair Housing Act of 1988."
Attended a workshop hosted by the Lee County Department of Human Services And presented by Michael Allen, of the Bazelon Center on the *Olmstead Decision* and *NIMBYism*. Seek out tv/ news paper vendors for marketing campaign
Attended Joint meeting of the Lee County Affordable Housing Committee and the AD Hoc Affordable housing incentive subcommittee
Presented a Resolution before the Board of County Commissioners to the Realtor Association of Greater Fort Myers and the Beach, Inc. for their longstanding partnership with our office to further Fair Housing .Intern worked on updating website with Fair Housing information.
Sent letter to Representative Kyle and Green– no support for elimination of the Sadowski Affordable Housing Trust Funds
Start preparations for creation of Housing Manual Attended HUD CONFERENCE in Atlanta from 4/26-5/02/03.
Investigate Fair housing complaints Distribute requested Fair housing materials

May 2003

Participated in providing information about the office of Equal Opportunity to the Lee Grows program. (5/1/03) Jack
Attended Training to improve communication skills- "Handling Difficult and Demanding Customers: A Communication Course." Provided Training at Fort Myers Association of Realtors New Licensee Orientation (5-07-03)
Attended Collier County Fair Housing Workshop. (All day) (5-12-03) Attended the ADA Committee meeting
Held Fair Housing Investigation Interview -
Provided training to Lee County Branch of the NAACP at their General Membership Meeting (5-15-03)
Attended Front Page 2002- Level 2 training along with intern to facilitate work on EEO website. (5-16-03)
Attended a meeting of the Affordable Housing Committee and Ad Hoc affordable housing subcommittee. (5-28-03)
Filmed 15 minute Fair Housing presentation on Lee Pitts Live- for viewing on 6-14-03. PSA's running on program Worked on EEO website
Created DRAFT forms for ADA Committee to identify accessibility issues for consumers in local businesses.
Investigate Fair housing complaints Distribute requested Fair housing materials

June 2003

Attended training "Essentials of Effective Communication" 6-02-03
Participated in providing information about the office of Equal Opportunity to the Lee Grows program. (6/05/03 - Jack)
Attended "Latin America Delegations Reception" – network with Hispanic community (6-06-03)
Attended City of Ft Myers – CRA "Lee County Section 8 for homeownership" seminar Attended the ADA Committee meeting
Attended Dunbar Core group meeting (Intern). Gave presentation on what the office is doing to further Fair Housing outreach. (6-
Provided Training at Fort Myers Association of Realtors New Licensee Orientation 6-11-03
training for Florida Human Relations Commission Collier county case- Emerald Green Board of Directors and R & P Property Management.
Investigated and completed Fair Housing investigation for Crystal Jarek v. Golf side of Lee Condominium Assoc.
Attend National Fair Housing Alliance 15th Annual Conference in Washington DC. (6-29-03 to 7/01/03). Intern also attended.
Investigate Fair housing complaints PSA's running on Lee Pitts Live – weekly program Distribute Fair housing materials

July 2003

Network with National Fair Housing Alliance – Kathy Fletcher to receive training materials for kids program.
Created three advertisement for Rental Guide magazine – will be in Quarterly issues starting with September 2003.
Provided Training at Fort Myers Association of Realtors New Licensee Orientation (7-09-03)
Participated in providing information about the office of Equal Opportunity to the Lee Grows program. (7/10/03)
Attended Quality Life Center open house for new school – handed out brochures. (7-12-03)
Worked on final draft of Fair Housing info for EEO website
Created HANDOUT for New Realtors – Advertising Guidelines (3 pages). included in their New Realtor Handbooks for August.
Met with Cape Coral Councilman Mickey Rosado to get Fair housing message out to the Cape and Hispanic Community.
Received Donation of 5 books titled "the Other side " by Jacqueline Woodson for Elementary Children's outreach.
Provided 2 hour Training to Tice Mobile Home Park – Per Conciliation Agreement dated 12-18-2002. (7-23-03)
Conducted follow up survey of Tice Mobile Home Park –55 + status.

5.3.4 Fair Housing

<p>Provided 3 hour training for Children at the Ida Baker- Village Center Inc. Trained age groups 5-11 and teens. (7-24-03) Attended Women's Conference at Riverside Park, handed out brochures (7-26-03) Interviewed on local Radio show- "Talk of the Town" with host Councilwoman Veronica Shoemaker, spoke on Fair Housing Issues. 7-27-03 Provided 2 hours of Children's Outreach Training to Colours School of the Arts 7-28-03. Provided Consumer info at Wards 2 and 3 Community Meeting 7-28-03 Created proposal for partnership with City of Fort Myers CRA to co-sponsor children's outreach. Created non-permanent tattoos for our kids program using Fair Housing Kids program logo and Lee County EEO Fair Housing logo. Answer questions via phone calls on Fair Housing issues. PSA's running on Lee Pitts Live – weekly program Distribute requested Fair housing materials</p>
<p>August 2003 Attended "Back to School " event sponsored by the Multi-Cultural Centre of SW Florida at the TECO Arena on 8/3/03. Event gave out over 2000 book bags and school supplies to needy kids. Over 6000 people attended. Displayed Fair Housing table and booklets. Gave out pencils, FH Activity booklets, temporary tattoos and consumer brochures to children and their parents. Provided Training at Fort Myers Association of Realtors New Licensee Orientation (8-06-03) Provided 3 hour training for two groups at the Boys and Girls Club- Shady Oaks Community Center (8-07-03) Provided assistance with forms creation for ADA Advisory Board of SW FL. Attended Lee County Affordable Housing Committee and the AD Hoc Affordable housing incentive subcommittee Participated in providing information about the office of Equal Opportunity to the Lee Grows program. (8/21/03) Answer calls and drop in questions on Fair housing /housing related issues. Provided Consumer info at Wards 2 and 3 Community Meeting 8-27-03 Attended meeting with the City of Cape Coral Dept of Community Development to discuss partnership opportunities- bi-lingual trainer, updated analysis of impediments, co-sponsoring provider workshop etc. (8-28-03) Investigate Fair Housing complaints PSA's running on Lee Pitts Live – weekly program Distribute Fair housing materials</p>
<p>Sept. 2003 Meet with Delores Womack of Human Services to discuss partnership and assistance with providing information to staff / providers /consumers on reasonable accommodation and modification requests from tenants. (9-03-03) Attended HUD sponsored workshop "Transforming Our Communities/Attended Dunbar Core group meeting (Intern). Gave presentation on what the office is doing to further Fair Housing outreach. Provided Training at Fort Myers Association of Realtors New Licensee Orientation (9-10-03) Provided one hour children's program training to Pine Manor Neighborhood Assn - Good News Baptist Church (9-10-03) Launch updated pages on Lee County –Equal Opportunity website Provided fair housing training at HUD sponsored Landlord training (9-17-03) Attended "Realtor Expo" – Display table, give out handouts and network with 400 realtors (9-25-03) Outreach effort –Faith Fellowship World Outreach Ministries- provided fair housing info –one hour consumer training Finish LCOEO Fair Housing Procedures Manual Received Notary certification for fair housing EEO analyst to assist with investigative duties Distribute requested Fair housing materials Investigated Fair housing complaints PSA's running on Lee Pitts Live – weekly program & Rental Guide of Fort Myers – Naples, Florida (Focus on Familial status)</p>
<p>October 2003 Participated in providing information about the office of Equal Opportunity to the Lee Grows program. (10/02/03)) Attended Network Lunch – Lee County Chamber of Commerce (10-07-03) Provided Training at Fort Myers Association of Realtors New Licensee Orientation (10-08-03) Participated in Disability Awareness Expo at Edison Mall - in partnership with the Center for Independent Living (10-10-03) Participated in Adaptive Sports clinic at FGCU- in partnership with the Center for Independent Living and FGCU (10-11-03) Provided 45 minute training to Cape Coral Human Services Provider Network Group (10-17-03) Filmed 15 minute Fair Housing presentation on Lee Pitts Live (Focus on Disability) for viewing on 10-22-03. PSA's Provided 1 hour Fair Housing training to Lee County Human Services - Quarterly Staff Meeting (10-27-03) Conducted interview for Fair housing complaint – Towler vs. Belle Meade P.O. A. Distribute requested Fair housing materials PSA's running on Lee Pitts Live Ads running in Rental Guide of Fort Myers – Naples, Florida (Focus on Familial status)</p>
<p>Nov. 2003 Provided Training at Cape Coral Board of Realtors New Licensee Orientation //Fort Myers Association of Realtors New Licensee Orientation Provided Fair housing training to the VIP Center (Visually Impaired persons of Southwest Florida (11-15-03) Provided Training to the National Alliance for the Mentally Ill (NAMI) Board (11-24-03) Distribute requested Fair housing materials Worked on investigating Towler case. Provided support to City of Bradenton office. PSA's running on Lee Pitts Live – weekly program Ads running in Rental Guide of Fort Myers – Naples, Florida (Focus on Familial status)</p>
<p>December 2003 Attended the 17th Annual Regional Economic Outlook Conference 2003 (12-04-03) Provided Training at Fort Myers Association of Realtors New Licensee Orientation (12-10-03) Provided technical support to City of Bradenton office (12-15-03) Distribute requested Fair housing materials Worked on investigating Towler case. Worked on manual PSA's running on Lee Pitts Live – weekly program Ads running in Rental Guide of Fort Myers – Naples, Florida (Focus on Disability awareness)</p>
<p>January 2004 Provided Training at Fort Myers Association of Realtors New Licensee Orientation //Cape Coral Association of Realtors New Licensee Orientation // Attended ADA Advisory Committee Meeting // Participated in providing information at the Lee Grows program. (1/13/04 and Attended Community Forum- Interactive discussion on Minority Issues and the future direction of the government of Cape Coral. Attended the SW Florida District Council Meeting //Provided training for Florida Commission on Human Relations cases for Collier and Sarasota County. – Vanderbilt Towers and Southbay Yacht and Racquet Club. (1-27-04) Distribute requested Fair housing materials Worked on investigating Towler case Worked on investigating Fulmer case PSA's running on Lee Pitts Live – weekly program Ads running in Rental Guide of Fort Myers – Naples, Florida (Focus on disability awareness)</p>

5.3.4 Fair Housing

February 2004

Provided Training at Fort Myers Association of Realtors New Licensee Orientation (2-04-04)
Wrote two articles for the newsletter for Cape Coral Realtors and Realtor Assn of Greater Fort Myers and the Beach promoting upcoming Fair Housing month.
Attended Joint meeting of the Lee County Affordable Housing Committee and the AD Hoc Affordable housing incentive subcommittee (2-16-04)
Begin planning Fair Housing Month events, met with City of Fort Myers CRA to discuss update to the Analysis of Impediments. Local Forums to be planned for April and May.
Participated in providing information about the office of Equal Opportunity to the Lee Grows program. (2/17/04 and 2/19/04)
Provided training for Cape Coral Housing Rehab and Development Corp (2-17-04)
Attended community outreach effort –“The MAAFA Suite” at Dunbar High School (2/20/04) and Cape Coral High School
Provided training for Cape Coral Housing Development Corporation (2-24-04)
Gave 45 minute training to City of Fort Myers *Women’s Resource Center - Home Buyers Club program* (2-26-04)
Attended Community outreach effort, “New Millennium Empowerment Rally 2004.” (2-28-04)
Distribute requested Fair housing materials PSA’s running on *Lee Pitts Live* – weekly program Worked on investigating Towler
Worked on investigating Fulmer case Review FINAL DRAFT of manual (intern)
Ads running in *Rental Guide of Fort Myers – Naples, Florida* (Focus on Familial status)

March 2004

Attended the Trade Show for the Fort Myers Mortgage Brokers- Trade Show (03-02-04)
Provided Training at Fort Myers Association of Realtors New Licensee Orientation (3-03-04)
Provided Training at Cape Coral Association of Realtors New Licensee Orientation (3-03-04)
Reviewed DRAFT of Manual. (Intern)
Gave 45 minute training to City of Fort Myers *Women’s Resource Center - Home Buyers Club program* (3-06-04)
Filmed 15 minute Fair Housing presentation on *Lee Pitts Live* (3-10-04) (Focus on Fair Housing month events and public forum for analysis of impediments) for viewing on 3-20-04.
Attended *National Fair Housing Research and Policy Forum* in Washington DC from 3/11-3/13/04.
Attended Lee County Reading Festival and gave out literature, brochures, etc on Fair Housing (3-13-04)
Worked on investigating Towler case Worked on investigating Fulmer case Completed Conciliation Agreement with Fulmer Case.
Met with City of Fort Myers CRA, City of Fort Myers Community Planning, City of Cape Coral Planning and Lee County Human Services to discuss doing an update to the Analysis of Impediments (3-18-04)
Attended Partners meeting at the City of Fort Myers Women’s Resource Center (3-24-04)
Attend Lee Grows workshop to give info on the services provided by the office of Equal Opportunity. (Jack- 3-25-04)
Provide Fair Housing Training to St Columkille Catholic Church (3-25-04) PSA’s running on *Lee Pitts Live* – weekly program
Ads running in *Rental Guide of Fort Myers – Naples, Florida* (Focus on Familial status)

April 2004

Presented Resolution to our Partners the City of Fort Myers CRA – (4-06-08)
Provided Training at Fort Myers Association of Realtors New Licensee Orientation (4-07-04)
Hosted Fair Housing Month event – Training forum at the Royal Palm Yacht Club – (4-08-04)
Provided training for the News Press Advertising Department (4-09-04)
Provided updated handouts to Board of Realtors on Advertising.
Had phone interview with News Press about our outreach effort with the Cuba Street Marketplace. (4-14-04)
Attended outreach at the Academic and Cultural Enrichment Center – “Cuba Street Market place (4-24-04)
Attend Lee Grows workshop to give info on the services provided by the office of Equal Opportunity. (Cecile 4-29-04)
Ads running in *Rental Guide of Fort Myers – Naples, Florida* (Focus on Familial status)
Worked on investigating Towler Case Worked on investigating Thomas case

5.Strategic Plan for Housing

5.3 Resources, Strategies, Projects And Locations

Lead-Based Paint and Poisoning Hazard Control

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, 37% of 188,409 total (1998) Lee County housing units were built before 1979 when lead-based paint was still in use. Of these 70,000 units, 17% is low-income households and 18% moderate-income by Census 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.

Lead-Based Paint – Five-Year Strategy

Lee County plans is developing the in-house capacity 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 program complies with HUD's rule 24 CFR Part 35. The program consists 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 tasks include community education through the Public Health Department, distribution of the lead hazard information pamphlet and lead-based paint disclosure form, Lead-Based Paint certification training of rehabilitation specialist staff, contracting with private industry for abatement; and development of a database of housing assisted.

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 it's policies and procedures governing federally assisted housing programs directly administered under Lee County and those contracted out to sub recipient organizations. Lee County also operates the Lead Hazard Program for the cities of Bonita Springs and Fort Myers beach under a Memorandum of Agreement. Programs affected will include housing rehabilitation and acquisition as specified within HUD's Rule 24 CFR Part 35.

Program Implementation

The Lee County Department of Human Services Housing Services staff will receive training, conduct dust wipes for testing on identified housing, and develop the scope of work necessary to provide adequate hazard control. Licensed testing facilities and abatement contractors will be contracted for hazard control activities. Contractors chosen under the Lead-Based Paint Hazard Control Program are selected through a competitive bid or RFP process and must be certified and trained under a program acceptable to HUD and the EPA.

The main components of the Lee County Lead-Based Paint Hazard Control Program are prevention and intervention, inspection and testing, appropriate treatment, rehabilitation assistance to eligible property owners, temporary relocation assistance, and follow-up inspections.

5.Strategic Plan for Housing

5.4 Specific Objectives and Performance Measurement

Exhibit

Lee County 2003-2007 Consolidated Plan Table #2C

Housing Specific Objectives - 5 Year Projection

code ¹	Supportive/Affordable Housing (Performance Indicator)	Year	Projected units 2003-2007 Consolidated Plan					Actual
			0- 30%MFI	31- 50%MFI	51- 80%MFI	0- 80%MFI	5Yr Total	
	CDBG/HOME Housing Rehabilitation Program (Perf. Indicator = housing units)	2003 2004 2005 2006 2007	3 3 4 4 4	15 15 17 17 17	12 12 14 14 14	30 30 35 35 35	165	(Note: 2003 units shown in 2003 CAPER)
	Bonita Springs Housing Rehabilitation (Perf. Indicator = housing units)	2003 2004 2005 2006 2007			5 5 5 5 5	5 5 5 5 5	25	(Note: 2003 units shown in 2003 CAPER)
	Fort Myers Beach Housing Rehabilitation (Perf. Indicator = housing units)	2003 2004 2005 2006 2007			2 2 2 2 2	2 2 2 2 2	10	(Note: 2003 units shown in 2003 CAPER)
	Demolition and Clearance (Perf. Indicator = housing units)	2003 2004 2005 2006 2007	1 1 1 1 1	6 6 6 6 6	5 5 5 5 5	12 12 12 12 12	60	(Note: 2003 units shown in 2003 CAPER)
	Temporary Relocation (Perf. Indicator = housing units)	2003 2004 2005 2006 2007	1 1 1 1 1	2 2 2 2 2	2 2 2 2 2	5 5 5 5 5	25	(Note: 2003 units shown in 2003 CAPER)
	Direct Homeownership Assistance Program (Perf. Indicator = housing units)	2003 2004 2005 2006 2007		14 14 14 15 15	31 31 31 35 35	45 45 45 50 50	235	(Note: 2003 units shown in 2003 CAPER)
	CHDO Housing Program (Perf. Indicator = housing units)	2003 2004 2005 2006 2007			2 2 2 2 2	2 2 2 2 2	10	(Note: 2003 units shown in 2003 CAPER)
	Supportive Housing Program (Perf. Indicator = housing units)	2003 2004 2005 2006 2007	3 3 3 3 3	2 2 2 2 2	1 1 1 1 1	6 6 6 6 6	30	(Note: 2003 units shown in 2003 CAPER)
	Totals		43	203	314	560	560	
	Section 21 Renter Goals						56	
	Section 215 Owner Goals						504	

(All Lee Programs are based on housing meeting Section 215 requirements for affordability)

¹ Codes are modified to reflect calendar year see 2004 Plan Project List

Section 6

Strategic Plan For Neighborhood And Community Development

Introduction

For purposes of this Lee County Consolidated Plan, the aspects of Community Development that are considered consist of *Neighborhood Development*, *Anti Poverty Strategies*, and *Economic Development*. To determine priority uses for HUD entitlements, county resources are reviewed and county needs, as expressed in public participation and countywide needs assessments, are matched with resources. Based on this analysis, the Lee Urban County jurisdictions have determined that the most efficient and effective use of HUD CDBG, HOME, and ESG resources are in the areas of Neighborhood Development, Supportive and Affordable Housing and in removing Homelessness. Larger scale community activities in Lee County such as public infrastructure and other countywide Economic Development activities are supported with non-entitlement funding.

The residents of Lee County's neighborhoods and county leaders recognize the important role of *neighborhoods* as the building blocks of the entire community. In addition neighborhood revitalization reduces the geographic concentration of low-income residents. The Lee County Board of County Commissioners demonstrated this commitment to preserving and improving the County's low and moderate-income neighborhoods in April 1995 by designating five neighborhoods - Charleston Park, Pine Manor, Page Park, Harlem Heights, and Dunbar as Neighborhood Districts. More recently the Commissioners have approved the additions of neighborhoods of Palmona Park and Suncoast Estates neighborhoods to this group. In 2003 the Dunbar neighborhood was annexed to the City of Fort Myers. HOME program funding for this area will continue for three years.

6. Neighborhood And Community Development

6.1 Needs -

Neighborhood and Community Development Needs Assessment

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 2002 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 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 had an additional component in the form of *focus group* discussions within each neighborhood. The majority of the proposed projects in the One-Year Plan are targeted for the six Neighborhood Districts of Charleston Park, Harlem Heights, Palmona Park, Page Park, Pine Manor, and Suncoast Estates. These areas have been targeted as blighted areas in the county in need of physical improvements. The original five 1995-designated Neighborhood Districts were successors to former Community Redevelopment Areas that did not generate tax increment financing (TIF).

Exhibit

Lee County 2003-2007 Consolidated Plan Table #2B

Community Development Needs - Lee County

Priority Community Development Needs	Prior.	Need5 yr	Units	\$ need - 5Yr	Goals
PUBLIC FACILITY NEEDS (projects)					See: Specific Objectives (Section 6.4)
Senior Centers	Med				
Handicapped Centers/ Improvements	Low ¹	50	ADA Public Structures	\$10,000,000	
<i>Homeless Facilities (See Section 3)</i>					
Youth Centers	Med				
Child Care Centers	Med				
<i>Health Facilities See Sect.2)</i>					
Neighborhood Facilities	High	7	Structures	\$3,500,000	
Parks/Recreation Facilities	High	7	Facilities	\$700,000\$	
Parking Facilities	High	7	Parking area	\$700,000	
<i>Non-Resid. Historic Preservation</i>					
Other Public Facility Needs	Med				
INFRASTRUCTURE (projects)					
<i>Water/Sewer Solid Waste Disposal Improvements</i>					
Street Improvements	High	7	Improvement	\$700,000	
Sidewalks	High	425,000	LF Sidewalk	\$8,500,000	
Flood Drain Improvements	High	425,000	LF Improvmt	\$8,500,000	
Other Infrastructure Needs	Med				
PUBLIC SERVICE NEEDS (people)					
Senior Services	Med				
Handicapped Services	Med				
Youth Services	High	3,000	Neighborhood Youth	\$1,500,000	
Child Care Services	High	3,000	Neighborhood Persons	\$1,500,000	
Transportation Services	High	4,250	Neighborhood Persons	\$2,125,000	
Substance Abuse Services					
Employment Training	High	3,000	Neighborhood Persons	\$3,000,000	
<i>Health Services (See Sect 2)</i>					
<i>Lead Hazard Screening (See Sect. 5)</i>					
Crime Awareness/ Code Enforcement	High	17,000	Neighborhood Persons	\$850,000	
Other Public Service Needs	Med				
ECONOMIC DEVELOPMENT	No HUD Econ. Dev.		projects outside Neighborhoods		
PLANNING	High	6	Resident Coordinators	\$350,000	
TOTAL EST. DOLLARS NEEDED:				\$39,100,000	

6. Neighborhood And Community Development

6.2 Priorities

HUD (non-housing) Goals and Criteria

Suitable Living Environment

- improve safety and livability of neighborhoods
- increase quality public and private facilities and services
- reduce isolation of income groups, spatial deconcentration of lower income persons
- revitalize deteriorating or deteriorated neighborhoods
- restore and preserve properties of historic, architectural, aesthetic value
- conserve energy resources

Expanded Economic Opportunity

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

Lee County Community Development Priorities

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, 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. (Affordable Housing in Target Neighborhoods as Neighborhood Development)

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.

Decent living environment. The revitalization of blighted neighborhoods - revitalizing neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement

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.

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.

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.

6. Neighborhood And Community Development

6.3 Resources, Strategies, Projects and Locations

Overview - Neighborhood Capital/Infrastructure Projects

Sidewalks and Related Storm Water Drainage Facilities are intended to provide for the safety of pedestrians, especially school-age children, along the neighborhood's most traveled streets. The sidewalk construction is coordinated with affordable housing construction, renovation of affordable housing, and code enforcement activities to the extent possible, especially in those areas where housing activities are being concentrated on by the Lee County Department of Human Services Housing Program, Lee County Housing Development Corporation, and Habitat for Humanity.

Drainage Canal Improvements are intended to provide for the cleaning, dredging, piping, filling, and/or related improvements necessary to facilitate storm water drainage within the neighborhood districts by removing vegetative overgrowth and obstructions to proper functioning. The result of these improvements will be to eliminate health threats and potential storm water flooding, as well as improve overall community appearance.

Parks and Recreational Facilities are intended to benefit the neighborhood districts in general through expanded recreational programs, as well as to enable existing recreational facilities to be better utilized through an organized approach to providing neighborhood recreational programs. Examples of specific projects include renovation and/or construction of buildings, purchase of playground equipment, construction of rest room facilities to serve ball fields, playground areas, and other park uses and related site and park improvements.

Neighborhood Facilities are intended to primarily benefit low-and very low-income, handicapped and/or elderly persons by providing space for community meetings, activities, social services, and related activities that directly benefit area residents. Types of projects include existing building renovation, acquisition, site improvements such as handicapped access, and parking and/or interior improvements to enable the provision of needed services or activities.

Accessway/Drainage Improvements can involve acquisition, paving, and other improvements to upgrade neighborhood drainage conditions and facilitate new and existing housing in target neighborhoods.

Redevelopment Project activities will be based on a specific plan of action. CDBG funds will be utilized to assist in implementing the plan primarily in the areas adjacent to, and on the perimeter of project sites that requires public improvements.

Bus Shelter locations are coordinated with Lee Tran and/or the School District to serve the most frequently used bus stops within the neighborhood districts. The bus shelter locations are coordinated with the sidewalk construction program and are intended to increase the convenience of using public transportation and school buses, especially during inclement weather.

6. Neighborhood And Community Development

6.3 Resources, Strategies, Projects and Locations

Overview - Neighborhood Housing Projects

Fund the construction of new housing, property acquisition, and related affordable housing activities including site improvements that are necessary to facilitate the neighborhood district affordable new housing programs.

Fund the improvement of housing stock and the availability of affordable housing through the acquisition, rehabilitation, and resale of existing housing units, the acquisition of vacant lots, and through related homeownership opportunities.

Fund the rehabilitation of existing owner and/or renter occupied housing units, including related affordable housing activities and site improvements that are necessary to improve the overall character of the site.

Fund the demolition and clearance of substandard housing units and related conditions that detract from the residential character of the neighborhood districts.

Provide funding for title research, clearing of title, removal of encumbrances, closing costs, and related homeownership opportunities.

Provide funding for affordable housing counseling and assistance to neighborhood district residents in qualifying for available affordable housing programs. The assistance will consist of explaining program requirements and terminology such as life estates, liens, mortgages, contracts, as well as assisting the applicants in obtaining credit reports, credit histories and related paperwork necessary to establish program eligibility. This type of hands-on assistance is necessary due to the magnitude of the substandard housing units involved, and the complexity of qualifying and complying with eligibility requirements in a phased and timely manner.

Coordinate affordable housing activities with code enforcement and related housing improvement programs, particularly in those areas where capital and infrastructure projects are being constructed. In addition, the housing efforts will be coordinated with the Lee County Department of Human Services Housing Program, the Lee County Housing Development Corporation, and Habitat for Humanity.

6. Neighborhood And Community Development

6.3 Resources, Strategies, Projects and Locations

Overview - Neighborhood Capacity Building and Service Activities

Neighborhood Building Activities are intended to identify resident skills, perceived needs, and neighborhood assets, which in turn, will be coordinated with available resources to rebuild and strengthen the neighborhood from the inside out. The result of this process will be to establish a framework for coordinating neighborhood-based assets and needs with available neighborhood resources and to establish resident participation and involvement in problem solving within the neighborhood, based on the neighborhood's shared vision and plan for the future.

After School Tutorial and Recreational Programs focus on school age students and provide after school programs, as well as summer recreational and tutoring activities. The objective of the program is to assist at-risk juveniles through tutorial and mentoring programs throughout the year.

Concentrated Code Enforcement activities are intended to reduce and/or remove the amount of overgrown vegetation on vacant parcels, the accumulation of residential garbage containers and debris along the public right-of-way, the storing of abandoned or inoperative vehicles or other equipment on private property, and the number of buildings and/or structures that should be demolished or rehabilitated. 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 visual and physical appearance of the area and reduce the opportunities for crime by removing potential hiding places used to conceal criminal activities. It should also be noted that the concentrated code enforcement activities described here are in addition to the core level of existing County code enforcement activities within the neighborhood districts.

Neighborhood Association Technical Assistance is intended to establish and/or enable neighborhood associations to take control of finances and other activities necessary to fulfill their role as a 501(c)(3) organization. Technical assistance will include organizing the association's office, coordinating improvement activities of the association and preparing grant applications.

Neighborhood Studies. Plans and studies within the neighborhood districts can be undertaken when authorized and funded. The purpose of the plans/studies is to further clarify and/or determine what specific types of capital/infrastructure projects are needed or desired within a particular neighborhood district.

Clarification note:

All neighborhood revitalization strategies coordinate with Public Housing and government assisted housing facilities.

6. Neighborhood And Community Development

6.3 Resources, Strategies, Projects and Locations

2004 Neighborhood/Community Development Projects

Charleston Park Neighborhood Improvements

The Project will fund capital/infrastructure activities designed to improve the physical environment through the construction, reconstruction, rehabilitation, acquisition and/or installation of public facilities within the neighborhood district. Such improvements include, but are not limited to, construction of sidewalks, speed humps, bus shelters, neighborhood facilities, park and recreational improvements, and other public facilities to provide for a suitable living environment. Capital/infrastructure projects will be coordinated with affordable housing renovation construction and code enforcement activities.

Charleston Park Neighborhood Building

The Project will fund the planning and delivery of social services and related activities. The project will establish a framework for coordinating neighborhood-based assets and needs with available resources and establish resident participation and involvement within the community. Public service activities will be based on an action plan and will be coordinated with plans for the physical improvement of the neighborhood and affordable housing activities. The delivery of social services and activities will be contracted for from appropriate non-profit agencies and will be based in part on the needs identified in a neighborhood assets inventory. Technical assistance and coordination of resident programs and services will be provided.

Harlem Heights Neighborhood Improvements

The Project will fund capital/infrastructure activities designed to improve the physical environment through the construction, reconstruction, rehabilitation, acquisition and/or installation of public facilities within the neighborhood district. Such improvements include, but are not limited to, construction of sidewalks, speed humps, bus shelters, neighborhood facilities, park and recreational improvements and other public facilities to provide for a suitable living environment. Capital/infrastructure projects will be coordinated with affordable housing renovation construction and code enforcement activities.

Page Park Neighborhood Improvements

The Project will fund capital/infrastructure activities designed to improve the physical environment through the construction, reconstruction, rehabilitation, acquisition and/or installation of public facilities within the neighborhood district. Such improvements include, but are not limited to, construction of sidewalks, speed humps, bus shelters, neighborhood facilities, park and recreational improvements, and other public facilities to provide for a suitable living environment. Capital/infrastructure projects will be coordinated with housing and code enforcement activities

Palmona Park Neighborhood Improvements

The Project will fund capital/infrastructure activities designed to improve the physical environment through the construction, reconstruction, rehabilitation, acquisition and/or installation of public facilities within the neighborhood district. Such improvements include, but are not limited to, construction of sidewalks, speed humps, bus shelters, neighborhood facilities, park and recreational improvements and other public facilities to provide for a suitable living environment. Capital/infrastructure projects will be coordinated with affordable housing renovation construction and code enforcement activities.

6. Neighborhood And Community Development

6.3 Resources, Strategies, Projects and Locations

Palmona Park Neighborhood Building

The Project will fund the planning and delivery of social services and related activities. The project will establish a framework for coordinating neighborhood-based assets and needs with available resources and establish resident participation and involvement within the community. Public service activities will be based on an action plan and will be coordinated with plans for the physical improvement of the neighborhood and affordable housing activities. The delivery of social services and activities will be contracted for from appropriate non-profit agencies and will be based in part on the needs identified in a neighborhood assets inventory. Technical assistance and coordination of resident programs and services will be provided.

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 residential garbage containers and debris along the public right-of-way, removal of abandoned or inoperative vehicles and equipment on private property, and the designation of buildings and structures in need of demolition. The concentrated code enforcement activities will be coordinated with public improvements, affordable housing activities and other services provided within the area. These activities will reduce the signs of neglect and deterioration and remove cover for criminal activities. Activities will enhance neighborhood appearance, property values, and neighborhood stability.

Pine Manor Neighborhood Improvements

The Project will fund capital/infrastructure activities designed to improve the physical environment through the construction, reconstruction, rehabilitation, acquisition and/or installation of public facilities within the neighborhood district. Such improvements include, but are not limited to, construction of sidewalks, speed humps, bus shelters, neighborhood facilities, park and recreational improvements, and other public facilities to provide for a suitable living environment. Capital/infrastructure projects will be coordinated with affordable housing renovation construction and code enforcement activities.

Page Park Neighborhood Building

The Project will fund the planning and delivery of social services and related activities. The project will establish a framework for coordinating neighborhood-based assets and needs with available resources and establish resident participation and involvement within the community. Public service activities will be based on an action plan and will be coordinated with plans for the physical improvement of the neighborhood and affordable housing activities. The delivery of social services and activities will be contracted for from appropriate non-profit agencies and will be based in part on the needs identified in a neighborhood assets inventory. Technical assistance and coordination of resident programs and services will be provided.

Pine Manor Neighborhood Building

The Project will fund the planning and delivery of social services and related activities. The project will establish a framework for coordinating neighborhood-based assets and needs with available resources and establish resident participation and involvement within the community. Public service activities will be based on an action plan and will be coordinated with plans for the physical improvement of the neighborhood and affordable housing activities. The delivery of social services and activities will be contracted for from appropriate non-profit agencies and will be based in part on the needs identified in a neighborhood assets inventory. Technical assistance and coordination of resident programs and services will be provided.

6. Neighborhood And Community Development

6.3 Resources, Strategies, Projects and Locations

Suncoast Estates Neighborhood Improvements

The Project will fund capital/infrastructure activities designed to improve the physical environment through the construction, reconstruction, rehabilitation, acquisition and/or installation of public facilities within the neighborhood district. Such improvements include, but are not limited to, construction of sidewalks, speed humps, bus shelters, neighborhood facilities, park and recreational improvements, and other public facilities to provide for a suitable living environment. Capital/infrastructure projects will be coordinated with affordable housing renovation construction and code enforcement activities.

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.

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.

City of Sanibel Accessibility Project

This project supports public facility improvements in the form of accessibility modifications.

6. Neighborhood And Community Development

6.3 Resources, Strategies, Projects and Locations

Current Locations

Affordable housing assistance may be provided anywhere in unincorporated Lee County and 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) SHIP *Local Housing Assistance Plan* and (d) HUD Consolidated Plan. Lee County has *prioritized* flow of resources to the following very low- and low-income Neighborhood Districts.

Current Designated Neighborhood Districts:

- 1) Charleston Park
 - 2) Harlem Heights
 - 3) Page Park
 - 4) Palmona Park
 - 5) Pine Manor
 - 6) Suncoast Estates
- (Dunbar district annexed to the City of Fort Myers)

Future Designations

When funds permit, other areas are targeted. These future targets are blighted neighborhoods where 51% or more of the population are in low/moderate-income households.

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 farm worker housing

6. Neighborhood And Community Development

6.3.2 Anti Poverty Strategies

Health and Human Service Year 2003 guidelines detail the poverty level for a family of 4 persons to be \$18,400. Census 2000 figures show 9.7% of Lee County residents in poverty and 15.2% of residents less than 18 years of age in poverty. Lee County median income in 2000 was \$47,300. 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. In 2002, Lee County median family income was \$52,100. In 2003, it was reduced to \$51,700. Statistics from Florida Agency for Workforce Innovation show 209,910 people were in the labor force in Lee County in January 2003, and there was an unemployment rate of 4.5%, or 9,446 people unemployed.

Lee County Anti-Poverty Priorities

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, regional and federal agencies, and with non-profit agencies and private organizations, has coordinated, designed and implemented strategies and programs to overcome barriers to success.

Lee County Anti-Poverty Strategies

The overall institutional structure of Lee County Community Development is described elsewhere in this section. Many agencies detailed in this document have functional scopes such as affordable housing or neighborhood development, but almost all play an 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 (DHS) supports anti-poverty programs of non-profit social service agencies with county general funds. The Department provides anti-poverty action in its neighborhood development program. Anti-poverty efforts of the DHS *Family Self-Sufficiency Program* consist of emergency assistance (rental, mortgage and utility payments), vocational training and placement, housing and financial counseling, and case management. Additional Anti-Poverty efforts include State-Mandated programs for substance abuse, mental health, Medicaid, and indigent medical care.

(Section 2 *Institutional Structure*, describes additional anti-poverty resources.)

6. Neighborhood And Community Development

6.3.3 Other Economic Development Resources and Strategies

Exhibit

HUD Goals for Expanded Economic Opportunity

- Job creation and retention;
- Establishment, stabilization and expansion of small businesses (including micro-businesses);
- The provision of public services concerned with employment;
- The provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan;
- Availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices;
- Access to capital and credit for development activities that promote the long-term economic and social viability of the community; and empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

Lee County HUD Entitlement Economic Development Activities

Lee County conducts Economic Development Activities primarily with funding sources outside of the HUD Entitlements. An exception is the economic impact of entitlement-funded housing and neighborhood developments activities described in this document.

Lee County General Economic Development Needs and Priority Objectives

Economic development is the foundation of the community. General economic development goals are increased capital inflows to the community, increased diversification in the economy, more quality jobs for residents, full capacity for productive assets, high productivity in the labor force, satisfactory returns on entrepreneur investment, and the elimination of economic barriers to self-sufficiency for low-income residents. Lee County faces challenges in the effort to improve the county economy for the benefit of residents. A particular challenge is development of an adequate workforce to attract and maintain business operations. Economic development efforts are placing strong effort on workforce development. The Economic Development Office of Lee County commissioned a major independent study of the local labor market. An excerpt follows:

“Excerpt” *Workforce 2000*, Wadley-Donovan Group, 1999

Lee County is a growing area with much of the growth in the working age groups.... By the middle of 2000 there will be approximately 6,000 new jobs in the area (excluding those in the retail and hospitality sectors). There are an adequate number of employment-willing residents (29,800) to fill these positions. These residents are currently not employed and largely include retirees between 55 and 64 years of age and over 65 years, homemakers, and students. There are also roughly 5,000 individuals aged 18-55 who move into the county each year who are looking for work, and there are approximately 5,000 residents who work in neighboring counties who would like to work in the county.

6. Neighborhood And Community Development

6.4 Resources, Strategies, Projects and Locations

Entitlement Resources/Leverage for Neighborhood Development

Entitlement Resources - Lee HUD Annual Plan 2004

Lee Proj. #	2004 Project Name	2004 Budget
04.09.B	Charleston Park Neighborhood Improvements	\$124,960
04.10.B	Charleston Park Neighborhood Building	\$31,240
04.11.B	Harlem Heights Neighborhood Improvements	\$140,800
04.12.B	Harlem Heights Neighborhood Building	\$35,200
04.13.B	Page Park Neighborhood Improvements	\$114,840
04.14.B	Page Park Neighborhood Building	\$12,760
04.15.B	Palmona Park Neighborhood Improvements	\$147,730
04.16.B	Palmona Park Neighborhood Building	\$26,070
04.17.B	Pine Manor Code Enforcement	\$34,034
04.18.B	Pine Manor Neighborhood Improvements	\$160,446
04.19.B	Pine Manor Neighborhood Building	\$48,620
04.20.B	Suncoast Estates Neighborhood Improvements	\$223,300
04.22.B	Bonita Springs Public Facilities	\$191,719
04.23.B	Bonita Springs Housing Rehabilitation	\$95,859
04.24.B	Fort Myers Beach Public Services	\$39,106
04.25.B	Fort Myers Beach Housing Rehab	\$10,000
04.26.B	Sanibel Accessibility	\$27,791
04.37.M	HOME CHDO/Dunbar Allocation	\$122,000

Other Resources

Program for Community Development	Lee County Delivery Agency
Community Contribution Tax Credit Florida Housing Finance Corp. (FHFC)	Florida Housing Finance Corporation http://www.floridahousing.org/
Community Investment Program Federal Home Loan Bank, FHLB	Federal Home Loan Bank, Atlanta
Florida Community Loan Fund	Florida Community Loan Fund, Orlando http://www.fclf.org/
CDBG neighborhood infrastructure	Lee County Dept. of Human Services http://dhs.lee-county.com/
Public Transportation	Lee Tran, countywide public transportation
Public Infrastructure	Lee County Public Works Dept
Foundation/Charitable supports for Comm. Dev.	United Way of Lee County Southwest Florida Community Foundation
Historic Preservation Action	(See Historic Preservation at Appendix 1
Non- Profit Community Development programs	Over 198 non-profit agencies) (See community economic impact following)

(Section 2 Institutional Structure)

6. Neighborhood And Community Development

6.4 Resources, Strategies, Projects and Locations

Exhibit

Economic Impact on the Community by Non Profit Organizations

"An analysis of 198 nonprofit organizations showed a total economic impact of \$425.9 million in 1998. (Figure is net of any calculation for the substantial resources represented by volunteer service)

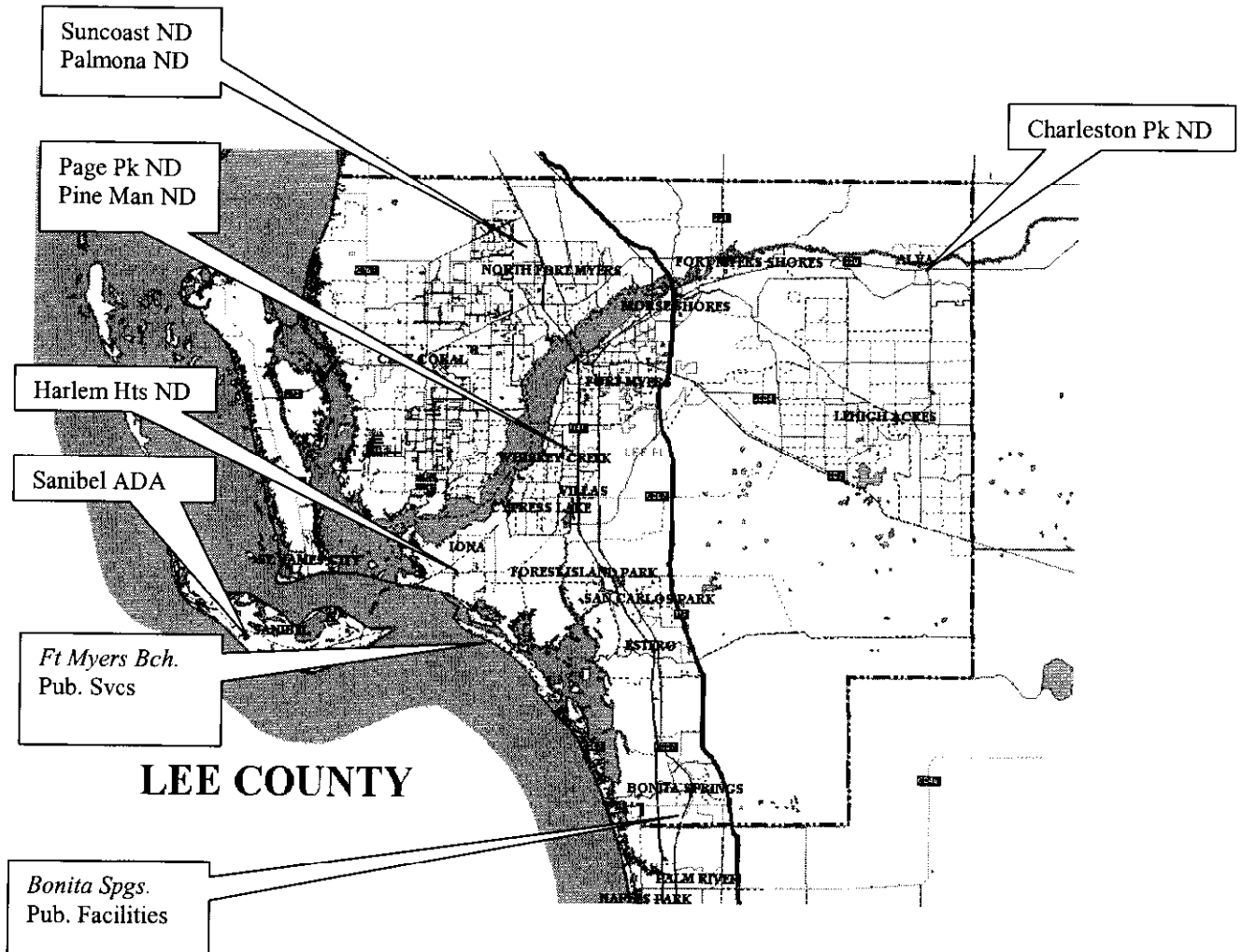
From *Economic Impact of Lee County's Not For Profit Industries, April 2001*

This study was completed by the Institute of Government, College of Professional Studies, at Florida Gulf Coast University, for the Lee County Chamber of Commerce.

(Note: the figure represents only the impact of *the administration* of the programs and does not include valuation of volunteer hours. The figure does not include valuation of the nonprofit programs service and housing impacts for residents.)

Section 6. Neighborhood And Community Development
6.4 Resources, Strategies, Projects and Locations

Neighborhood and Community Development Projects



6. Neighborhood And Community Development

6.4 Performance Objectives for Neighborhood Development

Exhibit

Lee County 2003-2007 Consolidated Plan Table #2C

Lee County 5- Year Specific Community Development Objectives

Objective: Neighborhood Capital Improvements				
(2003 ConPlan Proj. #) ¹	Neighborhood	Yr	Units Expected	Actual Units 2003 units in 2003 CAPER
03.07B	Charleston Park Neighborhood Improvements	2003 2004 2005 2006 2007	1 Parking Area 1 Covered Structure 1 Slide/1 Swing 5,000 L.F. Sidewalks, Drainage 5,000 L.F. S/W	2003 units in 2003 CAPER
	<i>Dunbar Neighborhood Improvements</i>	2003	<i>(Area annexed to Fort Myers City)</i>	2003 units in 2003 CAPER
03.09.B	Harlem Heights Neighborhood Improvements	2003 2004 2005 2006 2007	1,000 L.F. Sidewalks 1 Site Improvements 1 Off Street Parking Area 1 Community Center 1,500 L.F. Sidewalks	2003 units in 2003 CAPER
03.10.B	Page Park Neighborhood Improvements	2003 2004 2005 2006 2007	1 Community Building Renovations 1,800 L.F. Sidewalks, Drainage 1,800 L.F. 1,800 L.F. 1,800 L.F.	2003 units in 2003 CAPER
3.11.B	Palmona Park Neighborhood Improvements	2003 2004 2005 2006 2007	2,500 L.F. Drainage Ditch 2,500 L.F. Drainage Ditch 4 Bus Shelters 2,000 L.F. Sidewalks 2,000 L.F. Sidewalks	2003 units in 2003 CAPER
03.13.B	Pine Manor Code Enforcement	2003 2004 2005 2006 2007	3,785 Persons 3,785 Persons 3,785 Persons 3,785 Persons 3,785 Persons	2003 units in 2003 CAPER
03.15.B	Pine Manor Neighborhood Improvements	2003 2004 2005 2006 2007	1 Community Center Renovations 5,000 L.F. Sidewalks/Drainage 5,000 L.F. Sidewalks/Drainage 5,000 L.F. Sidewalks/Drainage 5,000 L.F. Sidewalks/Drainage	2003 units in 2003 CAPER
03.14.B	Pine Manor Afford Housing	2003	1 Housing Unit (other years in <i>Housing</i> Objectives)	2003 units in 2003 CAPER
03.16.B	Suncoast Estates Neighborhood Improvements	2003 2004 2005 2006 2007	2 Bus Shelters 2,400 L.F. Sidewalks 1 Neighborhood Center 2,000 L.F. Drainage Improvements 2,000 L.F. Sidewalk/Drainage	2003 units in 2003 CAPER
03.25.B	Sanibel Accessibility	2003	Multiple City Facilities	2003 units in 2003 CAPER

¹ (Code is 2003 number, see 2004 Project list for current Code modified for calendar year)

6. Neighborhood And Community Development

6.4 Performance Objectives for Neighborhood Development

HUD Table 2C Continued

<i>(Con Plan Proj. #)</i>	Neighborhood	Year	Units Expected	Actual Units
03.08B	Charleston Park Neighborhood Building Law enforcement/community relations Vocational Skills – Adults Enhanced public transportation Vocational Skills – Youth Accessible day care (unit is persons assisted)	2003	411	2003 units in 2003 CAPER
		2004	411	
		2005	411	
		2006	411	
		2007	411	
	<i>Dunbar Neighborhood Building (Area annexed to City of Fort Myers) (unit is persons assisted)</i>	2003		
#HHNB	Harlem Heights Neighborhood Building Law enforcement/community relations Vocational Skills – Adults Enhanced public transportation Vocational Skills – Youth Accessible day care (unit is persons assisted)	2003	1722	2003 units in 2003 CAPER
		2004	1722	
		2005	1722	
		2006	1722	
		2007	1722	
#PPNB	Page Park Neighborhood Building Law enforcement/community relations Vocational Skills – Adults Enhanced public transportation Vocational Skills – Youth Accessible day care (unit is persons assisted)	2003	524	2003 units in 2003 CAPER
		2004	524	
		2005	524	
		2006	524	
		2007	524	
03.12.B	Palmona Park Neighborhood Building Law enforcement/community relations Vocational Skills – Adults Enhanced public transportation Vocational Skills – Youth Accessible day care (unit is persons assisted)	2003	1353	2003 units in 2003 CAPER
		2004	1353	
		2005	1353	
		2006	1353	
		2007	1353	
#PMNB	Pine Manor Neighborhood Building Law enforcement/community relations Vocational Skills – Adults Enhanced public transportation Vocational Skills – Youth Accessible day care (unit is persons assisted)	2003	3785	2003 units in 2003 CAPER
		2004	3785	
		2005	3785	
		2006	3785	
		2007	3785	
#SENB	Suncoast Estates Neighborhood Building Law enforcement/community relations Vocational Skills – Adults Enhanced public transportation Vocational Skills – Youth Accessible day care (unit is persons assisted)	2003	4867	2003 units in 2003 CAPER
		2004	4867	
		2005	4867	
		2006	4867	
		2007	4867	

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Section 7
Certifications

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7. Certifications

Title 24 Housing and Urban Development / 24CFR91.225

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) foreman 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;

7. Certifications

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 sub awards at all tiers (including subcontracts, sub grants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients 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.

Signature/Authorized Official

John E. Albion, Chairman
Lee County Board of Commissioners
Lee County, Florida

8/10/04

7. Certifications

Specific CDBG Certifications

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 redesigned 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), (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.

7. Certifications

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 24CFR Part 35, subparts A, B, J, K and R;

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

Signature/Authorized Official Date/

John E. Albion, Chairman

Lee County Board of Commissioners

Lee County, Florida

8/10/04

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

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

Signature/Authorized Official

John E. Albion, Chairman

Lee County Board of Commissioners

Lee County, Florida

8/10/04

7. Certifications

ESG Certifications

The Emergency Shelter Grantee certifies that:

Major rehabilitation/conversion -- It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for purposes less than tenant-based rental assistance, the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

Essential Services -- It will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served.

Renovation -- Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services -- It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal State, local, and private assistance.

Matching Funds -- It will obtain matching amounts required under §576.71 of this title.

Confidentiality -- It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement -- To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, operating facilities, and providing services assisted through this program.

Consolidated Plan -- It is following a current HUD-approved Consolidated Plan or CHAS.
Signature/Authorized Official Date/Title

John E. Albion, Chairman
Lee County Board of Commissioners
Lee County, Florida

8/10/04

Certifications

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 county, state, zip code) 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 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 sub recipients or subcontractors in covered workplaces).

Section 8
Individual Project Tables
HUD Table 3

**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	
0001	CDBG Program Administration	21A General Program Administration	CDBG	\$ 354,133
			ESG	\$ 0
04.01B	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	\$ 354,133
			Total Other Funding	\$ 0

Help the Homeless?

No

Start Date: 12/31/04

Help those with HIV or AIDS?

No

Completion Date: 06/30/06

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**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0003	CDBG Housing Project Delivery Services	14H Rehabilitation Administration	CDBG	\$ 250,000
			ESG	\$ 0
04.02B	Housing	570.202	HOME	\$ 0
			HOPWA	\$ 0
	<i>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.</i>	0 N/A	TOTAL	\$ 250,000
			Total Other Funding	\$ 0
	Funds for the Lee County Department of Human Services associated with the project delivery of the housing rehabilitation program.			

Help the Homeless?

No

Start Date: 12/31/04

Help those with HIV or AIDS?

No

Completion Date: 06/30/06

Eligibility:

Subrecipient:

Local Government

Location(s):

Community Wide

**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	
0029	CDBG Down Payment Assistance	13 Direct Homeownership Assistance	CDBG	\$ 197,755
			ESG	\$ 0
04.03.B	Housing	570.201(n)	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.	20 Households (General)	TOTAL	\$ 197,755
			Total Other Funding	\$ 0
	Assistance with closing costs or downpayment assistance			

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

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**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0004	CDBG Owner Housing Rehabilitation	14A Rehab; Single-Unit Residential	CDBG	\$ 159,637
			ESG	\$ 0
04.04.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	\$ 159,637
			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 Start Date: 12/31/04
 Help those with HIV or AIDS? No Completion Date: 08/30/06

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**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0006	Demolition	04 Clearance and Demolition	CDBG	\$ 30,000
			ESG	\$ 0
04.06.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	\$ 30,000
			Total Other Funding	\$ 0
	Demolish and clear vacant, dilapidated housing structures.			

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

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

Eligibility:

Subrecipient: Local Government
 Location(s): Community Wide

**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	
0007	Temporary Relocation	08 Relocation	CDBG	\$ 12,000
			ESG	\$ 0
04.07.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.	2 Households (General)	TOTAL	\$ 12,000
			Total Other Funding	\$ 0

Temporary relocation of families while rehabilitation of the residence is underway

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

Start Date: 12/31/04
Completion Date: 06/30/08

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

**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	
0021	Homeless Program - Set Aside Activities	03C Homeless Facilities (not operating costs)	CDBG	\$ 100,000
			ESG	\$ 0
04.06.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: 06/30/04
 Help those with HIV or AIDS? No Completion Date: 06/30/06

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

**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	
0012	Charleston Park Neighborhood Improvements	03 Public Facilities and Improvements (General)	CDBG	\$ 124,960
04.09.B	Infrastructure	570.201(c)	ESG	\$ 0
			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.	411 People (General)	TOTAL	\$ 124,960
			Total Other Funding	\$ 0
	Activities including, but not limited to, construction of sidewalks, stormwater drainage, accessways, bus shelters, 1 new park and recreation shelter 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: 12/31/04

Help those with HIV or AIDS?

No

Completion Date: 06/30/06

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**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0026	Charleston Park Neighborhood Building Program	05 Public Services (General)	CDBG	\$ 31,240
			ESG	\$ 0
04.10.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.	411 People (General)	TOTAL	\$ 31,240
			Total Other Funding	\$ 0
	(Added Project) To expand the delivery of social services and capacity building in a low income neighborhood.			

Help the Homeless? No Start Date: 03/01/04
 Help those with HIV or AIDS? No Completion Date: 09/30/06

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**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0027	Harlem Heights Neighborhood Improvements	03 Public Facilities and Improvements (General)	CDBG	\$ 140,800
04.11.B	Infrastructure		ESG	\$ 0
		570.201(c)	HOME	\$ 0
	3. Decent living environment. The revitalization of blighted neighborhoods - revitalize neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement.	2321 People (General)	HOPWA	\$ 0
			TOTAL	\$ 140,800
			Total Other Funding	\$ 0
	Activities including, but not limited to, construction of sidewalks, stormwater drainage, accessways, bus shelters, 1 new park and recreation shelter 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: 12/31/04
Completion Date: 06/30/06

Eligibility:

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**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0014	Harlem Heights Neighborhood Building	12 Construction of Housing	CDBG	\$ 35,200
04.12.B	Planning & Administration	570.204	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
		2321 People (General)		
	To deliver trial social services and related activities to connect residents with the resources available both within and outside of this low-income neighborhood		TOTAL	\$ 35,200
			Total Other Funding	\$ 0

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

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

Eligibility:
Subrecipient: CHDO - 92.2
Location(s): Community Wide

**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	
0016	Page Park Neighborhood Improvements	03 Public Facilities and Improvements (General)	CDBG	\$ 114,840
04.13.B	Infrastructure		ESG	\$ 0
		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.	766 People (General)	TOTAL	\$ 114,840
			Total Other Funding	\$ 0
	Activities including, but not limited to, construction of 7,000 lin. ft. 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: 12/31/04
 Help those with HIV or AIDS? No Completion Date: 06/30/06

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**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0009	Page Park Neighborhood Building Program	20 Planning	CDBG	\$ 12,760
			ESG	\$ 0
04.14.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	\$ 12,760
			Total Other Funding	\$ 0

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

Eligibility:
 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**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0030	Palmona Park Neighborhood Improvements	03 Public Facilities and Improvements (General)	CDBG	\$ 147,730
04.15	Infrastructure 3. Decent living environment. The revitalization of blighted neighborhoods - revitalize neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement. Project to deliver infrastructure and public facilities in this low-income neighborhood.	570.201(c) 1353 People (General)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
			TOTAL	\$ 147,730
			Total Other Funding	\$ 0

Help the Homeless?

No

Start Date: 12/31/04

Help those with HIV or AIDS?

No

Completion Date: 06/30/06

Eligibility:

570.208(a)(1) - Low / Mod Area

Subrecipient:

Local Government

Location(s):

Community Wide

**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	
0026	Palmona Park Neighborhood Building Program	05 Public Services (General)	CDBG	\$ 26,070
			ESG	\$ 0
04.16.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.	1353 People (General)	TOTAL	\$ 26,070
	To expand the delivery of social services and capacity building in a low income neighborhood.		Total Other Funding	\$ 0

Help the Homeless?

No

Start Date: 03/01/04

Help those with HIV or AIDS?

No

Completion Date: 09/30/06

Eligibility:

Subrecipient:

Local Government

Location(s):

CT & BG's

CT: 020800 BG: 5 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	
0017	Pine Manor Concentrated Code Enforcement	15 Code Enforcement	CDBG	\$ 34,034
04.17.B	Infrastructure	570.202(c)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
			TOTAL	\$ 34,034
	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 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: 12/31/04
 Help those with HIV or AIDS? No Completion Date: 06/30/06

Eligibility: 570.208(a)(1) - Low / Mod Area
 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	
0018	Pine Manor Neighborhood Improvements	03 Public Facilities and Improvements (General)	CDBG	\$ 160,446
04.18.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.	2700 People (General)	HOME	\$ 0
			HOPWA	\$ 0
			TOTAL	\$ 160,446
			Total Other Funding	\$ 0
	Activities including, but not limited to, construction of sidewalks, stormwater drainage, accessways, bus shelters, park and recreation improvements, other improvements to infrastructure and 1 renovation for a community public facility to provide a suitable living environment in this low-income neighborhood.			

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

Eligibility: 570.208(a)(1) - Low / Mod Area
 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	
0028	Pine Manor Neighborhood Building	05 Public Services (General)	CDBG	\$ 48,620
04.19.BA	Public Services	570.201(e)	ESG	\$ 0
			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	\$ 48,620
	To expand the delivery of social services and capacity building in a low income neighborhood.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 12/31/04
 Help those with HIV or AIDS? No Completion Date: 09/30/06

Eligibility: 570.208(a)(1) - Low / Mod Area
 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**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0032	Suncoast Estates Neighborhood Improvements	03 Public Facilities and Improvements (General)	CDBG	\$ 223,300
04.20.B	Infrastructure	570.201(c)	ESG	\$ 0
			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.	2 Public Facilities	TOTAL	\$ 223,300
			Total Other Funding	\$ 0
	Activities including, but not limited to, construction of sidewalks, stormwater drainage, accessways, bus shelters, park and recreation improvements, other improvements to infrastructure and 1 renovation for a community public facility to provide a suitable living environment in this low-income neighborhood.			

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

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

CT: 020300 BG: 2 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	
0013	Bonita Springs Public Facilities	03 Public Facilities and Improvements (General)	CDBG	\$ 191,719
04.22.B	Infrastructure 3. Decent living environment. The revitalization of blighted neighborhoods - revitalize neighborhoods through infrastructure improvements, neighborhood capacity building and neighborhood law enforcement. Infrastructure development/community center in Low Income areas for Bonita Springs	570.201(c) 2000 People (General)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
			TOTAL	\$ 191,719
			Total Other Funding	\$ 0

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

 Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Local Government
 Location(s): Community Wide

**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	
0022	Bonita Springs CDBG Housing Rehabilitation	14A Rehab; Single-Unit Residential	CDBG	\$ 95,859
04.23.B	Housing	570.202	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.	18 Households (General)	HOME	\$ 0
			HOPWA	\$ 0
			TOTAL	\$ 95,859
			Total Other Funding	\$ 0

To support retention of affordable housing for low-income residents

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

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**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0015	Fort Myers Beach Public Services	05 Public Services (General)	CDBG	\$ 39,106
04.24.B	Public Services	570.201(e)	ESG	\$ 0
			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	\$ 39,106
	Public services for low income residents of Fort Myers Beach.		Total Other Funding	\$ 0

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

 Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Local Government
 Location(s): Community Wide

**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	
0024	Ft. Myers Beach Housing Rehabilitation	14A Rehab; Single-Unit Residential	CDBG	\$ 10,000
			ESG	\$ 0
04.25.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.	2 Housing Units	TOTAL	\$ 10,000
			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: 12/31/04
 Help those with HIV or AIDS? No Completion Date: 06/30/06

 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**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0025	Sanibel Accessibility	03 Public Facilities and Improvements (General)	CDBG	\$ 27,791
04.26.B	Special Needs/Non-Homeless 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. Improvements to public facilities to facilitate accessibility	570.201(c) 200 People (General)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
			TOTAL	\$ 27,791
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 12/31/04
 Help those with HIV or AIDS? No Completion Date: 06/30/08

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

**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
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0033	HOME Down Payment Assistance	13 Direct Homeownership Assistance	CDBG	\$ 0
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04.34M	Housing	570.201(n)	HOME	\$ 302,245
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		45 Households (General)	HOPWA	\$ 0
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	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.		TOTAL	\$ 302,245
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	Assistance with closing costs or downpayment assistance to homebuyers purchasing an existing primary residence.		Total Other Funding	\$ 0
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Help the Homeless?	No	Start Date: 12/31/04
Help those with HIV or AIDS?	No	Completion Date: 06/30/06

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

**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	
0011	HOME Supportive Housing for Persons with Disabilities	12 Construction of Housing	CDBG	\$ 0
04.36.M	Special Needs/Non-Homeless	570.204	ESG	\$ 0
	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.	4 Households (General)	HOME	\$ 300,000
			HOPWA	\$ 0
			TOTAL	\$ 300,000
			Total Other Funding	\$ 0

Support for housing for persons with disabilities.

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

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

**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	
0006	Community Housing Development (CHDO) Dunbar	12 Construction of Housing	CDBG	\$ 0
			ESG	\$ 0
04.37.M	Housing	570.204	HOME	\$ 122,000
			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	\$ 122,000
			Total Other Funding	\$ 0

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

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

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

Eligibility:
Subrecipient: CHDO - 92.2
Location(s): Community Wide

**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	
0002	HOME/ADDI Project Delivery Services	21H HOME Admin/Planning Costs of PJ (subject to 10% cap)	CDBG	\$ 0
			ESG	\$ 0
04.32.M	Planning & Administration	570.20(k)	HOME	\$ 85,000
			HOPWA	\$ 0
	Funding for the Lee County Department of Human Services for the HOME Program project delivery.	0 N/A	TOTAL	\$ 85,000
			Total Other Funding	\$ 0

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

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

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

**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	
0005	ADDI Down Payment Assistance	13 Direct Homeownership Assistance	CDBG	\$ 0
04.33M	Housing	570.201(n)	ESG	\$ 0
			HOME	\$ 90,645
			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	\$ 90,645
			Total Other Funding	\$ 0
	Assistance with closing costs or downpayment assistance to homebuyers purchasing an existing primary residence.			

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

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

**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	
0034	S-DHS-Program Administration ESG04	03C Homeless Facilities (not operating costs)	CDBG	\$ 0
04.42.S	Homeless & HIV/AIDS	570.201(c)	ESG	\$ 4,731
			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.	0 N/A	TOTAL	\$ 4,731
			Total Other Funding	\$ 0

Administration of the ESG Program.

Help the Homeless? Yes Start Date: 12/31/04
 Help those with HIV or AIDS? No Completion Date: 06/30/08

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

**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	
0035	S-Agency Shelter-Rehabilitation/Operation-ESG04	03C Homeless Facilities (not operating costs)	CDBG	\$ 0
04.43.S	Homeless & HIV/AIDS	570.201(c)	ESG	\$ 61,511
	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.	1 Public Facilities	HOME	\$ 0
			HOPWA	\$ 0
			TOTAL	\$ 61,511
			Total Other Funding	\$ 0

Rehabilitation and/or operating costs for Homeless Shelters

Help the Homeless?
Help those with HIV or AIDS?

No
No

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

Eligibility:
Subrecipient:
Location(s):

Local Government
Community Wide

**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	
0036	S-DHS-Homelessness Prevention	03C Homeless Facilities (not operating costs)	CDBG	\$ 0
04.44.S	Homeless & HIV/AIDS	570.201(c)	ESG	\$ 28,389
			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.	10 Persons at Risk of Homelessness	TOTAL	\$ 28,389
			Total Other Funding	\$ 0

Project to provide homelessness prevention assistance

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

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

PUBLIC COMMENT AND RESPONSE

1. Summary

The Lee County Annual Plan, FY 2004 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 2002 and ending with the approval meeting in August 2004. All notices for public hearings, workshops, and meetings were published in the major newspaper, the Fort Myers *New-Press*, and neighborhood association *bulletins*. Public notices were forwarded to human service agencies.

2. Public Comment and Response

Public Comment from Community Action Agency/ Neighborhood District Committee hearing, July 20, 2004.

III.

Public Hearing Proposed HUD Annual Action Plan for Fiscal Year 2004

Mr. Richard Faris reviewed the process for the proposed HUD Annual Action Plan for Fiscal Year 2004.

Mr. Richard Faris stated a draft copy of the Annual Action Plan is available for inspection at the Lee County Department of Human Services, Lee County Public Resources and in the Fort Myers, Bonita Springs and Sanibel libraries. The Department of Housing and Urban Development requires documentation to maintain annual entitlement funding for Lee County from the Community Development Block Grant (CDBG), the Home Investment Partnership (HOME) and Emergency Shelter Grant (ESG) programs. This is a useful, comprehensive document that provides important data.

Mr. Dan Moser commented DOT staff is not aware of the neighborhood sidewalks except when they happen to come upon the road while working in the field. He suggested this information get passed along to DOT and have an update at the end of the fiscal year. This would help the Bicycle Pedestrian Advisory Committee (BPAC) members understand the other projects. Mr. Mercado will have Mr. Ron Miller provide the details to Mr. Mike Tisch.

Mr. Faris commented that the document lists lineal feet of sidewalks in the neighborhoods.

ACTION

Mr. James Gillespie made a motion to accept the Annual Action Plan as outlined and Ms. Annette Popovich seconded the motion. The plan was approved and passed unanimously.

Appendix 1
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, BSG, HOME, or HOPWA), 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 B 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.

a person 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)

IHUD: The United States Department of Housing and Urban Development.

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

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 MRDP: 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.

HUD 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).

**ADMINISTRATIVE CODE
BOARD OF COUNTY COMMISSIONERS**

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: 3/21/90

AMENDED:
03/16/94, 04/19/95, 04/10/96,
06/06/99, 01/30/01, 11/18/03

ORIGINATING DEPT.
Human Services

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.

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.

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. 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 change in the eligible activity of an approved Project or the transfer of funds to another approved Project or new Project with different eligible activities. (Typical eligible activities include public facilities, housing rehabilitation, new construction, and homelessness prevention and are listed at 24 CFR 570 Subpart C for CDBG, 24 CFR 92.205 for HOME, and 24 CFR 576 for ESG).
- (2) A change in the national objective of an approved Project. (i.e. a change from aid in the prevention of slums or blight to one of benefiting low and moderate income persons).
- (3) A change is made to decrease the number of Project beneficiaries by 50% or more.
- (4) A change is made to change the budget of a Project by 50% or more.
- (5) An amendment will not be deemed Substantial under (1), (2), (3), or (4) above if the amendment is for under \$5,000.00 or affects 5 or fewer applicable beneficiaries. (Although not Substantial, such amendments will be entered in HUD IDIS electronic database and the HUD Field Office will be notified).

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.

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 1
SECTION 3 MATERIALS

**SECTION 3 BUSINESS CONCERN/DISADVANTAGED BUSINESS
ENTERPRISE PARTICIPATION PREFERENCE POLICY
(REQUIRED FOR ALL COUNTY/CONSTRUCTION PROJECTS
EXCEEDING \$100,000, IF HUD FINANCIAL ASSISTANCE IS INVOLVED)**

One of the purposes of this project is to give, to the greatest extent feasible, and consistent with existing Federal, State, and local laws and regulations, job training, employment, contracting and other economic opportunities to Section 3 residents and Section 3 business concerns. In order to accomplish this objective all Lee County construction projects anticipated to cost in excess of \$100,000 and which involve HUD financial assistance shall comply with the following bidding procedures:

- A. Section 3 Business/Concern/Disadvantaged Business Enterprise Participation Preference Goals for this project have been set at 10%.
- B. Bidders shall take all reasonable and necessary affirmative steps to assure that Section 3 Business Concerns/Disadvantaged Business Enterprises will be utilized in this project. Submission of the Section 3 Business Concern Certificate of Eligibility for Preference and/or Disadvantaged Business Enterprise Participation Form shall be considered as proof of Section 3 Business Concern/Disadvantaged Business Enterprise Participation in the project. If no Section 3 Business Concerns/Disadvantaged Business Enterprises are list on the forms, the work shall be written on the forms and the bidder shall submit a statement demonstrating why it was not feasible to meet the 10% Section 3 Business Concern/Disadvantaged Business Enterprise Participation Preference Goals. Such justification may include impediments encountered despite actions taken including a list of specific Section 3 Business Concerns/Disadvantaged Business Enterprises solicited to show good faith effort. Documentation of such solicitations may include telephone logs, letters, certified mail receipts and/or ads published in newspapers or magazines.
- C. Preference in the award of this construction contract shall be as follows:
 1. Where the construction contract is to be awarded based upon the lowest responsive and responsible bid, the construction contract shall be awarded to the bidder whose bid includes Section 3 Business Concern/ Disadvantaged Business Enterprise Participation of at least 10% of the total bid price and with the lowest responsible bid price

provided, however, such bid price shall not exceed 10% of the lowest responsible bid submitted regardless of the amount of Section 3 Business Concern/Disadvantaged Business Enterprise Participation. If no responsible bid includes Section 3 Business Concern/Disadvantaged Business Enterprise Participation of at least 10% of the total bid price, the award shall then be made to the lowest responsible bid price with the highest percentage of Section 3 Business Concerns/Disadvantaged Business Enterprise Participation and the lowest responsible bid price provided, however such bid price shall not exceed 5% of the lowest responsible bid submitted regardless of the amount of Section 3 Business Concern/Disadvantaged Business Enterprise Participation. If no responsible bid includes any Section 3 Business Concerns/Disadvantaged Business Enterprise Participation, the award shall then be made to the lowest responsible bidder. The awarding agency also reserves the right to reject any or all bids and to waive any irregularities in the bids and in the bidding process with or without cause.

2. Section 3 Business Concerns shall be business concerns that are:
 - (a) 51 percent or more owned by Section 3 residents; or,
 - (b) Whose permanent, full-time employees include persons at least 30 percent of whom are currently Section 3 residents, or within three years of the date of first employment with the business concern were Section 3 residents; or,
 - (c) That provide evidence of a commitment to subcontract in excess of 25 percent of the dollar award of all subcontracts to be awarded to business concerns that meet the qualifications set forth in paragraphs (a) or (b) in this definition of Section 3 Business Concerns.
3. Section 3 residents shall be a public housing resident or low and very-low income person who live within the geographical area in which the HUD funded project is to be constructed which is considered to be all of Lee County.

4. Low and very-low income persons shall be as defined in Section 3(b)(2) of the 1937 Act (42 U.S.C. 1437a (b)(2)). A copy of the current income levels for such persons is attached.
5. Disadvantaged Business Enterprises shall mean a business enterprise that is certified by the Lee County Division of Human Relations in accordance with Lee County Ordinance No. 88-45, as amended. A list of certified Disadvantaged Business Enterprises may be obtained from the Lee County Division of Human Relations. A Disadvantaged Business Enterprise Participation Form shall be submitted by a Disadvantaged Business Enterprise seeking to qualify for a Disadvantaged Business Enterprise Preference.
6. A Certificate of Eligibility for Preference shall be submitted by a Section 3 Business Concern seeking to qualify for a Section 3 Business Concern preference. Such certificate shall certify that the business concern(s) referenced in the bid proposal meet the requirements of a Section 3 Business Concern as defined in paragraph B. above.

NOTE: The provisions set forth above are based on Section 3 of the Housing and Urban Development Act of 1968, as amended, and HUD Regulations 24 CFR Part 135.

Section 3 Summary Report
Economic Opportunities for
Low- and Very Low-Income Persons

U.S. Department of Housing
and Urban Development
Office of Fair Housing
and Equal Opportunity

OMB Approval No 2529-0043
(exp 6/30/2004)

HUD Field Office

See back of page for Public Reporting Burden statement

FL STATE OFFICE SOUTHEAST/CARIBBEAN

1 Recipient Name & Address (street, city, state, zip) Lee County Board of County Commissioners Department of Human Services P.O. Box 398 Fort Myers, FL 33902	2 Federal Identification (contract/award no.) B-00-UC-0013	3 Dollar Amount of Award \$2,085,000
7 Program Code 7	4 Contact Person Karen B. Hawes, Director	5 Phone (include area code) (941) 652-7900
9 Program Name CDBG Entitlement	6 Reporting Period October 1, 2000 - September 30, 2001	7 Date Report Submitted November 30, 2001

Part I: Employment and Training (Include New Hires in columns E & F.)**

A Job Category	B Number of New Hires	C Number of New Hires that are Sec. 3 Residents	D % of Aggregate Number of Staff Hours of New Hires that are Sec. 3 Residents	E** % of Total Staff Hours for Section 3 Employees and Trainees	F** Number of Section 3 Employees and Trainees
Professionals					
Technicians					
Office/Clerical (CSBG Trainee Program)				5%	39
Instruction by Trade (List Trade)					
Trade					
Trade					
Trade					
Trade					
Other (List)					

Part II: Contracts Awarded

1. Construction Contracts:

A. Total dollar amount of all contracts awarded on the project	\$ 395,824	
B. Total dollar amount of contracts awarded to Section 3 businesses	\$ 88,012	
C. Percentage of the total dollar amount that was awarded to Section 3 businesses	22.2	%
D. Total number of Section 3 businesses receiving contracts	5	

2. Non-Construction Contracts:

A. Total dollar amount of all non-construction contracts awarded on the project/activity	\$	
B. Total dollar amount of non-construction contracts awarded to Section 3 businesses	\$	
C. Percentage of the total dollar amount that was awarded to Section 3 businesses		%
D. Total number of Section 3 businesses receiving non-construction contracts		

Part III: Summary

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low-income persons, particularly those who are recipients of government assistance for housing. (Check all that apply.)

- Attempted to recruit low-income residents through: local advertising media, signs prominently displayed at the project site, contacts with community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.
- Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.
- Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.
- Coordinated with Youthbuild Programs administered in the metropolitan area in which the Section 3 covered project is located.
- Other; describe below.

* Section 3 goals and objectives are included in bid documents and contracts. The use of low and very-low income persons in all projects is encouraged to the greatest extent feasible.

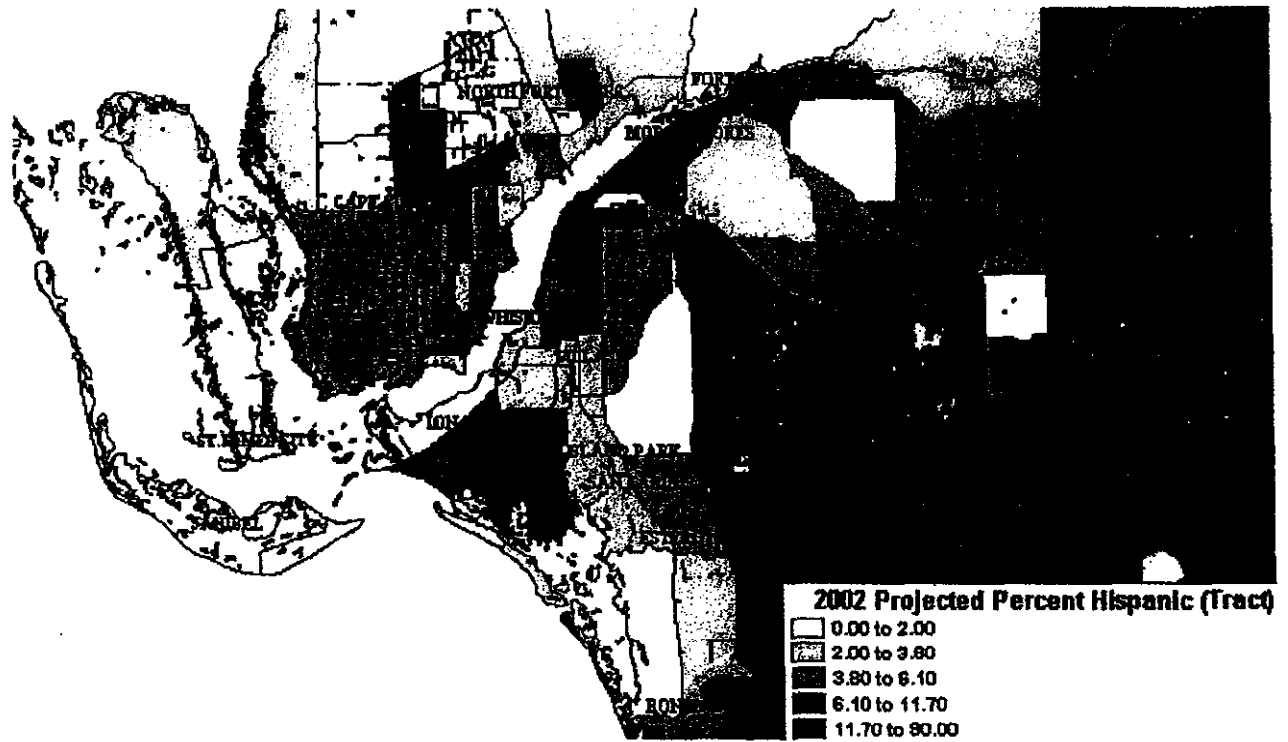
* The Department of Human Services administers the State of Florida Community Service Block Grant Program (CSBG) and has established the Lee Education and Employment program to raise the income of low income working families and to provide a career with a future. The criteria of this program requires the applicant be working and the house hold income must be under 125% of poverty.

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

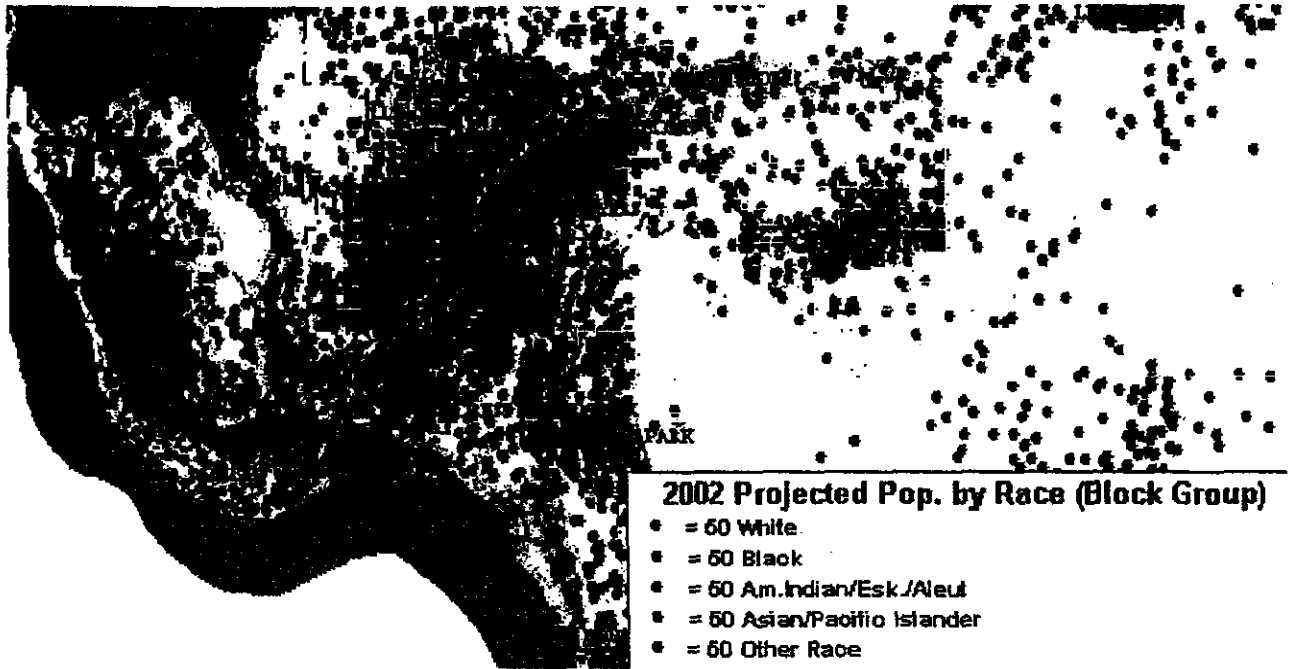
Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u, mandates that the Department ensure that employment and other economic opportunities generated by its housing and community development assistance programs are directed toward low- and very low-income persons, particularly those who are recipients of government assistance for housing. The regulations are found at 24 CFR Part 135. The information will be used by the Department to monitor program recipients' compliance with Section 3, to assess the results of the Department's efforts to meet the statutory objectives of Section 3, to prepare reports to Congress, and by recipients as a self-monitoring tool. The data is entered into a data base and will be analyzed and distributed. The collection of information involves recipients receiving Federal financial assistance for housing and community development programs covered by Section 3. The information will be collected annually to assist HUD in meeting its reporting requirements under Section 806(e)(6) of the Fair Housing Act and Section 816 of the HCDA of 1992. An assurance of confidentiality is not applicable to this form. The Privacy Act of 1974 and OMB Circular A-108 are not applicable. The reporting requirements do not contain sensitive questions. Data is cumulative; personal identifying information is not included.

Appendix 1
MINORITY MATERIALS

**HISPANIC LOCATIONS
LEE COUNTY, FLORIDA
2002 PROJECTION
HUD, C2020 GIS**
(pre census2000 basis-
see 2000 data in Sections 1, 6)



**MINORITY LOCATION
LEE COUNTY, FLORIDA
2002 PROJECTION
HUD, C2020 GIS**
(pre Census 2000 basis -)
see 2000 data in Sections 1, 6)



Appendix 1

AFFIDAVITS OF PUBLICATION

NEWS-PRESS

Published every morning - Daily and Sunday

Fort Myers, Florida

Affidavit of Publication

STATE OF FLORIDA
COUNTY OF LEE

Before the undersigned authority, personally appeared **Kathy Allebach** who on oath says that he/she is the **Asst. Legal Clerk** of the News-Press, a daily newspaper, published at Fort Myers, in Lee County, Florida; that the attached copy of advertisement, being a **display** in the matter of **CDBG Notice** in the _____ Court was published in said newspaper in the issues of **November 5, 2003**

Affiant further says that the said News-Press is a paper of general circulation daily in Lee, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida and that said newspaper has heretofore been continuously published in said Lee County, Florida, each day, and has been entered as a second class mail matter at the post office in Fort Myers in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of the advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Kathy Allebach

Sworn to and subscribed before me this

5th day of November, 2003 by

Kathy Allebach
personally known to me or who has produced

_____ as identification, and who did or did not take an oath.

Notary Public *Brenda Leighton*

Print Name _____

My commission Expires:



Brenda Leighton
MY COMMISSION # DD169005 EXPIRES
February 14, 2007
BONDED THRU TROY FAIR INSURANCE, INC.

LEE COUNTY
SOUTHWEST FLORIDA

PUBLIC NOTICE

The public is advised of anticipated HUD FY 2004 allocations for the jurisdictions of the City of Bonita Springs, The Town of Fort Myers Beach, the City of Sanibel, and Unincorporated Lee County cooperating as the **Urban County of Lee County Florida**. Allocations for the Urban County are anticipated to total approximately \$2,600,000 of Community Development Block Grant (CDBG) funds, approximately \$810,000 of HOME funds, and \$75,000 in Homeless Emergency Shelter Grant (ESG) funds from the U.S. Department of Housing and Urban Development (HUD). Program income from these sources for the year is estimated at \$250,000.

Three-Year Strategy
The Lee County Annual Action Plan for HUD FY 2004 will be submitted to HUD in July/August of 2004 to detail area needs and strengths and the plan for the distribution of entitlement funds. Lee County, in compliance with HUD regulations and its local administrative code, encourages citizens to participate in the development of (a) the One-Year Action Plan, (b) any substantial amendments to the Plan, and (c) the Consolidated Annual Performance and Evaluation Reports and Grantee Performance Report. HUD further requires Lee County to hold one public hearing during the development of the Action Plan. Lee County will hold its first public hearing on Tuesday, November 18, 2003 at 5:30 p.m., in the Lee County Public Works Building at 1500 Monroe Street, Fort Myers, Florida.

The following is a brief description of the range of eligible project activities covered by each program:

Community Development Block Grant Program (CDBG) - To improve the viability of neighborhoods and ensure a suitable living environment by providing more decent housing and public facilities, enhanced public services, and expand economic opportunities. Eligible activities include housing rehabilitation, acquisition, construction or rehabilitation of new or existing public facilities, demolition and clearance, relocation, and public services.

Home Investment Partnership Program (HOME) - To rehabilitate existing rental and owner-occupied housing, provide home ownership assistance, construct new homes, acquire land and existing housing units, and provide site preparation to ensure a better quality of life and suitable living environment for the residents of Lee County.

At least 70% of the CDBG funds will be used to benefit very low and low-income persons. Generally, 100% of HOME funds will benefit very low and low-income persons. Lee County does not intend to displace any person by implementing proposed CDBG and HOME activities. In the unlikely event that activities require displacement of persons or families, Lee County will adhere to HUD relocation regulations and its Board of County Commission approved Relocation/Displacement Plan.

For additional information, or if any hearing or visually impaired, or non-English speaking person requires assistance to comment at the public hearing, reasonable accommodations will be provided for requests received two days in advance. For such assistance call the Lee County Department of Human Services Neighborhood Building Team at (239) 652-7930, 83 Pondella Road, Suite 1, North Fort Myers, Florida.

RECEIVED
LEE COUNTY
DEPARTMENT OF
HUMAN SERVICES
2003 NOV -7 P 12:11

RECEIVED
NEWS-PRESS
 Published ~~at Fort Myers~~ - Daily and
 Sunday
 Fort Myers, Florida
 Affidavit of Publication

STATE OF FLORIDA
 COUNTY OF LEE

Before the undersigned authority, personally appeared
Kathy Allebach
 who on oath says that he/she is the
Legal Assistant of the News-Press, a
 daily newspaper, published at Fort Myers, in Lee County,
 Florida; that the attached copy of advertisement, being a
Display
 In the matter of
Public Notice

In the court was published in said newspaper in the
 issues of
July 7, 2004

Affiant further says that the said News-Press is a paper of general
 circulation daily in Lee, Charlotte, Collier, Glades
 and Hendry Counties and published at Fort Myers, in said Lee
 County, Florida and that said newspaper has heretofore been
 continuously published in said Lee County, Florida, each day,
 and has been entered as a second class mail matter at the post
 office in Fort Myers in said Lee County, Florida, for a period of
 one year next preceding the first publication of the attached copy
 of the advertisement; and affiant further says that he/she has
 neither paid nor promised any person, firm or corporation any
 discount, rebate, commission or refund for the purpose of
 securing this advertisement for publication in the said
 newspaper.

Kathy Allebach

Sworn to and subscribed before me this


7th day of July 2004 by

Kathy Allebach
 personally known to me or who has produced

as identification, and who did or did not take an
 oath.

Notary Public *Brenda Leighton*
 Print Name _____

My commission Expires:

 Brenda Leighton
 MY COMMISSION # DD169005 EXPIRES
 February 14, 2007
 BONDED THRU TROY FARM INSURANCE INC

PUBLIC NOTICE

**The Lee County HUD Annual Action Plan
 is available for Review And Public Comment**

The public is invited to review the draft Lee County one-year Annual
 Action Plan for HUD Fiscal Year 2004. Areas covered are
 Unincorporated Lee County, Bonita Springs, Fort Myers Beach, and
 Sanibel. The Projects of the Annual Plan will utilize the following
 HUD FY 2004 entitlement funds: Community Development Block
 Grant - \$2,568,000, Home Investment Partnerships Program -
 \$809,245, American Dream Downpayment Initiative - \$90,645,
 and Emergency Shelter Grant - \$94,631. The goals of the HUD Plan
 are to provide affordable, decent housing; provide a suitable living
 environment, and expand economic opportunities, all for low-and
 moderate-income persons. In addition, the plans assess needs for
 persons with disabilities and public housing residents.
 The one-year action plan proposes projects in the following areas.

- CDBG Housing Delivery
- CDBG Supportive Housing
- CDBG Owner Rehabilitation/Acquisition
- Demolition
- Temporary Relocation
- Charleston Park Neighborhood Improvements
- Charleston Park Neighborhood Building
- Harlem Heights Neighborhood Improvements
- Harlem Heights Neighborhood Building
- Page Park Neighborhood Improvement
- Page Park Neighborhood Building
- Palmona Park Neighborhood Improvements
- Palmona Park Neighborhood Building
- Pine Manor Code Enforcement
- Pine Manor Neighborhood Building
- Pine Manor Neighborhood Improvements
- Suncoast Estates Neighborhood Improvements
- CDBG Homeless Set Aside
- Bonita Springs Public Facilities
- Bonita Springs Housing Rehabilitation
- Fort Myers Beach Public Services
- Fort Myers Beach Housing Rehab
- Sanibel Accessibility
- CDBG Program Administration
- HOME/ADDI Project Delivery
- HOME Down Payment Assistance
- HOME CHDO/Dunbar Allocation
- HOME/ADDI Owner Rehabilitation
- HOME Supportive Housing
- ESG Program Administration
- ESG Rehabilitation
- ESG Homelessness Prevention Services

The above HUD Annual Action Plan, including allocations for each
 project, is available for a thirty (30) day citizen review period from
 July 10, 2004 through August 9, 2004. A draft copy of the plan
 may be reviewed at the Lee County Department of Human Services,
 83 Pondella Road, Suite #1, North Fort Myers, the office of Lee
 County Public Resources, 2115 Second Street, Fort Myers, Florida,
 and the main Downtown Fort Myers Library, Bonita Springs Library,
 and the Sanibel Library.

Written comments or questions on the plan should be addressed to
 Richard Fairs, Senior Planner, Lee County Department of Human
 Services, 83 Pondella Road, Suite #1, North Fort Myers, Florida
 33903, 239-652-7930. All comments from citizens will be
 considered in preparing the final plan.

There will be a public hearing on the plan at 5:30 p.m., on Tuesday
 July 20, 2004 at the Lee County Community Development/Public
 Works Building, 1500 Monroe Street, Fort Myers, Florida.

If you require special aid or services as addressed in the American
 With Disabilities Act or require someone to translate or sign, please
 contact Richard Fairs at 652-7930, no less than five days before the
 above meetings.

PO #CDBG

EXCERPT**Department of Human Services
Emergency Shelter Grant (ESG)
Request for Proposal (RFP)
FY2003/2004****BIDDER QUALIFICATIONS**

All of the following requirements must be met in order for proposals to be considered:

- Bidder must be a private non-profit entity with tax-exempt status under Section 501 (c) 3.
- Bidder must have been in operation at least one (1) year and have a recent independent financial audit. The management letter should also be provided if issued and management's response. An unmodified opinion of the CPA firm's current peer review should be included if available.
- Bidder must have the administrative and fiscal capacity to manage the proposed program and to maintain adequate financial records in accordance with Generally Accepted Accounting Principles (GAAP) to ensure an adequate audit trail.
- Bidder must maintain client files and records and meet statistical reporting requirements.
- Bidder must have facilities that are safe and adequate, convenient to public transportation, and accessible to the physically disabled.
- Bidder must be able to fulfill the obligations as stated in the bidder's proposal, and in the RFP guidelines.
- Bidder must meet all applicable state, federal and local regulatory, licensure and permit requirements.
- Bidders must provide direct services to clients and may not act as the lead agency for the proposed program.

REVIEW PROCESS

Complete proposals will be reviewed by LCDHS giving preference to proposals that address the following factors:

- Efficient and cost-effective use of ESG funds to assist as many homeless individuals and families as possible.
- A realistic project in terms of time, effort, and resources.
- Demonstration of ability to meet the dollar for dollar match requirement.
- Detailed explanation of how the proposed activities will effectively address an unmet need for the homeless in Lee County and fill a gap in the homeless "Continuum of Care".
- Ability to carry out the project during a sixteen month period.
- Demonstrate effectiveness in serving the homeless.

OTHER FEDERAL REQUIREMENTS

Approved projects are subject to regulations of Federal funds including, but not limited to, public and competitive bidding, prevailing wage, affirmative action, civil rights, environmental review, lead based paint regulations, relocation, and accessibility requirements. Local government codes must be met for any building converted, rehabilitated, or renovated with ESG funds.

America's Affordable Communities Initiative	U.S. Department of Housing and Urban Development	OMB approval no. 2510-0013 (exp. 01/01/2006)
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LEE COUNTY, FLORIDA RESPONSES

Questionnaire for HUD's Initiative on Removal of Regulatory Barriers

Part A. Local Jurisdictions. Counties Exercising Land Use and Building Regulatory Authority and Other Applicants Applying for Projects Located in such Jurisdictions or Counties
[Collectively, Jurisdiction]

	1	2
<p>1. Does your jurisdiction's comprehensive plan (or in the case of a tribe or TDHE, a local Indian Housing Plan) include a "housing element? A local comprehensive plan means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water. If your jurisdiction does not have a local comprehensive plan with a "housing element," please enter no. If no, skip to question # 4. <i>The Lee County Comprehensive Plan, Lee Plan as amended through January 2003</i></p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>2. If your jurisdiction has a comprehensive plan with a housing element, does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years? <i>The Lee County Comprehensive Plan, Lee Plan as amended through January 2003 Objective 100.1 Housing Availability</i></p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>3. Does your zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding housing needs by providing: a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped "as of right" in these categories, that can permit the building of affordable housing addressing the needs identified in the plan? (For purposes of this notice, "as-of-right," as applied to zoning, means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance is largely self-enforcing because little or no discretion occurs in its administration.). If the jurisdiction has chosen not to have either zoning, or other development controls that have varying standards based upon districts or zones, the applicant may also enter yes. <i>Lee County Land Development Code</i></p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>4. Does your jurisdiction's zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

5. If your jurisdiction has development impact fees, are the fees specified and calculated under local or state statutory criteria? If no, skip to question #7. Alternatively, if your jurisdiction does not have impact fees, you may enter yes.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
6. If yes to question #5, does the statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus), and a method for fee calculation?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
7. If your jurisdiction has impact or other significant fees, does the jurisdiction provide waivers of these fees for affordable housing?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
8. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through gradated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: " <i>Smart Codes in Your Community: A Guide to Building Rehabilitation Codes</i> " (www.huduser.org/publications/destech/smartcodes.html)	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
9. Does your jurisdiction use a recent version (i.e. published within the last 5 years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification. In the case of a tribe or TDHE, has a recent version of one of the model building codes as described above been adopted or, alternatively, has the tribe or TDHE adopted a building code that is substantially equivalent to one or more of the recognized model building codes? Alternatively, if a significant technical amendment has been made to the above model codes, can the jurisdiction supply supporting data that the amendments do not negatively impact affordability. (<i>Florida Building Code 2001 edition, 2003 Revisions SBCCI</i>)	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
10. Does your jurisdiction's zoning ordinance or land use regulations permit manufactured (HUD-Code) housing "as of right" in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
11. Within the past five years, has a jurisdiction official (i.e., chief executive, mayor, county chairman, city manager, administrator, or a tribally recognized official, etc.), the local legislative body, or planning commission, directly, or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or hearings, or has the jurisdiction established a formal ongoing process, to review the rules, regulations, development standards, and processes of the jurisdiction to assess their impact on the supply of affordable housing? <i>Lee County commissioned a study entitled The Public Costs of Inadequate Affordable Housing, by Deborah Halliday.</i>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes

12. Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction's "HUD Consolidated Plan?" If yes, attach a brief list of these major regulatory reforms.	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
13. Within the past five years has your jurisdiction modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g. water, sewer, street width) to significantly reduce the cost of housing?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
14. Does your jurisdiction give "as-of-right" density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing? (As applied to density bonuses, "as of right" means a density bonus granted for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.) <i>Lee County Land Development Code Chapter 34-1516</i>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
15. Has your jurisdiction established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals? <i>Lee county has an expedited permitting process for affordable housing developers outlined in the Local Housing Assistance Plan (LHAP)</i>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
16. Does your jurisdiction provide for expedited or "fast track" permitting and approvals for all affordable housing projects in your community? <i>Lee county has an expedited permitting process for affordable housing developers outlined in Local Housing Assistance Plan (LHAP)</i>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
17. Has your jurisdiction established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
18. Does your jurisdiction allow "accessory apartments" either as: a) a special exception or conditional use in all single-family residential zones or, b) "as of right" in a majority of residential districts otherwise zoned for single-family housing? <i>Lee County Land Development Code Chapter 34-1177</i>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
19. Does your jurisdiction have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
20. Does your jurisdiction require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Total Points:	6	14

Form HUD 40076 CoC-O



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Historic Preservation

About Historic Preservation

Lee County's **Historic Preservation Ordinance (No. 88-62)** provides for the designation of those sites, buildings and districts that contribute to the cultural heritage of Lee County, Southwest Florida, the State of Florida or the nation. In Lee County's historic districts, there are two types of designated properties: contributing and non-contributing. Contributing buildings are those that are historic, are exceptionally designed, or are directly associated with the historical period of that district. Non-contributing buildings are generally those structures built after the historical period of the district. Certain regulations apply to the issuance of building, moving or demolition permits for designated properties in historic districts. For historic resources (specific buildings and historic districts) designated under the **Historic Preservation Ordinance (Chapter 22, Land Development Code)**, applicants must obtain a **Certificate of Appropriateness** prior to obtaining a building, moving or demolition permit. An approved Certificate must accompany all building permit applications for designated historic resources.



Information Concerning Historic Preservation

- [Certificates of Appropriateness](#)
- [Historic Districts](#)
- [Florida Unmarked Burial Laws](#)
- [Tax Incentives](#)
- [Certificate to Dig](#)
- [Designation Report](#)
- [Procedures for the Lee County Historic Preservation Program](#)
- [Standards for Rehabilitation and Guidelines for Rehabilitating](#)

Contact Information

For more information and assistance concerning the historic preservation program please e-mail:

Gloria Sajgo, AICP
Principal Planner

Required Attachment ____: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Nancy McCormick

B. How was the resident board member selected: (select one)?

- Elected
 Appointed

C. The term of appointment is (include the date term expires): 05/12/2004

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
 the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
 Other (explain):

B. Date of next term expiration of a governing board member: 05/12/2004

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Sally A. Duff, Chairman
Edward L. Geist, Vice Chairman
Shirley Burns, Treasurer
Brian M. Bradley, Commissioner
Nancy L. McCormick, Resident Commissioner
Carolee F. Cole, Secretary/Director

Lee County Assisted Housing Inventory 2003

(Excluding Public Housing Authority Units)

Development Name	City	Assisted Units	Housing Program(s)	Population or Target Area
Charleston Park Dime	Alva	17	Section 515	Family
Pueblo Bonito	Bonita Springs	78	HOME	Fisher / Farmworker
Pueblo Bonito II	Bonita Springs	20	HOME	N/A
Coral Village	Cape Coral	64	HOME / Housing Credits	Elderly
Laurel Oaks	Cape Coral	12	HUD Multi-Family	Elderly / Disabled
N/A	Cape Coral	64	HOME	N/A
Santa Barbara Village	Cape Coral	12	HUD Multi-Family	Elderly / Disabled
Avalon	Ft. Myers	14	Housing Credits	N/A
Bernwood Trace	Ft. Myers	340	Bonds / Guarantee / Housing Credits	N/A
Bimini Bay Apartment	Ft. Myers	298	Bonds / Housing Credits	N/A
Boardwalk Apartment	Ft. Myers	30	HUD Multi-Family	Family
Brittany I	Ft. Myers	208	Housing Credits	N/A
Brittany II	Ft. Myers	112	Bonds / Housing Credits	N/A
Broadway Place	Ft. Myers	12	HUD Multi-Family	Elderly / Disabled
Brookside Village	Ft. Myers	50	HUD Multi-Family	Family
Cypress Courts	Ft. Myers	68	HUD Multi-Family	Family
Desoto Village	Ft. Myers	14	FDIC	N/A
Edisto Lake	Ft. Myers	376	Housing Credits / SAIL	N/A
Horizons Apartments	Ft. Myers	36	HUD Multi-Family	Family
Iona Lakes	Ft. Myers	315	Bonds	N/A
Jones Walker Palm	Ft. Myers	75	HUD Multi-Family	Family
Lee Mental Health Ce	Ft. Myers	20	HUD Multi-Family	Disabled
N/A	Ft. Myers	46	HOME	N/A
N/A	Ft. Myers	22	HOME	N/A
N/A	Ft. Myers	11	HOME	N/A
Ncr Of Mcgregor Lake	Ft. Myers	59	HUD Multi-Family	Elderly
Oaks At Omni	Ft. Myers	N/A	N/A	N/A
Palm City Garden Apt	Ft. Myers	100	HUD Multi-Family	Elderly / Disabled
Royal Manor Apartme	Ft. Myers	90	HUD Multi-Family	Family
Sabal Palms I And II	Ft. Myers	200	HUD Multi-Family	Family
Sunrise Towers	Ft. Myers	42	HUD Multi-Family	Family
The Village At Colonis	Ft. Myers	240	Bonds / Housing Credits	N/A
Vogue	Ft. Myers	29	FDIC	N/A
Westchase	Ft. Myers	352	Bonds / Housing Credits	N/A
Westwood - Fort Mye	Ft. Myers	288	Bonds / Guarantee / Housing Credits / HUD Risk Sharing	N/A
Andros Isle	Lehigh Acres	229	Guarantee / Housing Credits / SAIL	N/A
Glendale Village	Lehigh Acres	14	HUD Multi-Family	Elderly
Heron Pond	Lehigh Acres	156	SAIL	N/A
N/A	Lehigh Acres	60	HOME	N/A
Park Place II - Lehigh	Lehigh Acres	35	Housing Credits	N/A
Park Place Phase II	Lehigh Acres	34	Section 515	Family
Presbyterian Villas Of	Lehigh Acres	102	Section 515	Elderly
Sunshine Villas	Lehigh Acres	10	HUD Multi-Family	Elderly / Disabled
Sunshine Villas Anne	Lehigh Acres	33	HUD Multi-Family	Elderly / Disabled
Crossings At Cape C	North Fort Myers	168	Bonds / Housing Credits / SAIL	Farmworker
Palm Harbor Apartme	North Fort Myers	80	HUD Multi-Family	Elderly
Park Villas	North Fort Myers	15	HUD Multi-Family	Disabled

APPENDIX II

- AA. 2000/2001 Census Tabulations for Lee County, US Census Bureau**
- BB. 2002 Annual Affordable Housing Tabulations, Shimberg Center, Univ./Florida, 2002**
- CC. Housing, Chapter VIII, Lee Plan - Lee County Comprehensive Plan, January 2003**
- DD. Needs Assessment of Lee County Residents, Florida Survey Research Ctr., 3, /2003**
- EE. Lee County Homeless Continuum of Care HUD FY 2003**
- FF. Lee Co. 2002 CHAS. Comprehensive Housing Affordability Survey estimates, HUD**
- GG. Farmworker Housing Needs, Shimberg Center, Univ. of FL., Sept. 2001**
- HH. Rental Housing Demand by Low-Income Fishing Workers, Shimberg, 2001**
- II. Public Costs of Inadequate Affordable Housing, D. Halliday, Sept.2002**
- JJ. Special Needs Housing**
- KK. Economic Indicator Report, April 2003, Lee Co. Economic Development Office,**
- LL. Southwest Florida Real Estate Outlook, Lee Co. Economic Development Office, 5/2003**
- MM. Executive Summary, Workforce 2000 Labor Market Analysis, 11/99**
- NN. Special Needs Housing, Lee Plan, Cook, Florida Housing Coalition**
- OO. District 8 Regional Health Plan, Health Planning Council, 2002**
- PP. Comp. Assessment for Tracking Community Health Lee Co. Health Dept. 5/2000**
- QQ. Community Action Plan, Community Services Block Grant, DHS 2003-2004**
- RR. Partnering for Results Program (PFR) Notice of Awards, DHS, 2003**
- SS. Lee Co. Anti-Displacement Code, Lead-Based Paint, Federal Reg. 24 CFR Part 35**
- TT. Low-Moderate Area Calculations - Lee County2000 Census Incomes**
- UU. Section 8 Properties at risk of conversion - Lee County 2003**
- VV. PHA Plan - Lee County Housing Authority, PHA 128, 2002**
- WW. Lee County Local Housing Assistance Plan, Florida "SHIP" funding 2002/03-2004/05**

Appendix II documents are the references for the Consolidated and Annual plans.
They are locally available for public use.

Contact

Richard Lloyd Faris, Senior Planner

DHS, 83 Pondella Road Suite 1 North Fort Myers, FL.33903

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