



# Community Development Block Grant Program 5<sup>th</sup> Program Year Annual Action Plan 2019-2020

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**Councilwoman:** Teresa Watkins Brown  
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Created by:  
Community Development Department  
Housing and Real Estate Division  
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## Executive Summary

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

#### 1. Introduction

The City of Fort Myers 2015-2019 Consolidated Plan provides a collaborative vision for housing and community development actions from October 1, 2015 to September 30, 2020. The goals and objectives outlined in the Consolidated Plan are based on priorities identified through an analysis of community needs and an extensive community outreach process.

To ensure federal funds are spent in a manner that maximizes benefits to the lower income community, the U.S. Department of Housing and Urban Development (HUD) requires recipients of Community Development Block Grant (CDBG) funds to prepare a five year Consolidated Plan. The City of Fort Myers completed and adopted a Consolidated Plan for the five-year period beginning with fiscal year 2015 through 2019. The Consolidated Plan was completed in accordance to the regulations found in 24 CFR 91 (including tables and narratives), or in such other format as jointly agreed upon by HUD and the jurisdiction. The Consolidated Plan must be completed to receive Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) formula programs. The City of Fort Myers receives CDBG grant funds. Lee County Government receives HOME, ESG and HOPWA fund for the entire County including residents of City of Fort Myers.

Moreover, recipient of CDBG funds must complete and submit a One Year Action Plan for each fiscal year within the five year period. The action plan outlines activities that will be undertaken by the City of Fort Myers. This Annual Action Plan outlines the specific activities the City will undertake during the program year starting October 1, 2019 through September 30, 2020. The purpose of the CDBG funds is to advance the following statutory objectives principally for low to moderate income persons.

- Provide decent, safe and affordable housing
- Create a suitable living environments
- Expand economic opportunities

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

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

The City held community meetings, public hearing and collected surveys from community organizations and residents to determine community needs. Based on the information from the community meetings, public hearings, surveys, and other input, the needs priority list was developed. For each of the needs, strategies were also developed. Please note a summary of needs, objectives and outcomes to address Housing, Homeless, Special Needs and Community Development below:

### **Housing**

- Continue rehabilitating, removing slum/blight, building, and reconstructing housing stock to increase and improve the City's affordable housing stock through rehabilitation, demolition, and relocation
- Continue rehabilitating, removing slum/blight, building, and reconstructing housing stock for energy efficient improvement
- Increase homeownership by providing purchase assistance for first time homebuyers
- Increase the supply of affordable housing working with non-profits to develop infill sites
- Continue the emergency repair program to address homeowners immediate needs
- Stabilize neighborhoods by acquiring, rehabilitating foreclosed properties and then reselling them to low-moderate income residents as funds become available
- Create a rental assistance program for disabled and elderly residents
- Continue to promote Fair Housing Education and Awareness through collaboration with Lee County Southwest Florida and City of Cape Coral

### **Homeless Needs- Support to the Lee County Coalition for the Homeless**

- Continue the support of the countywide and regional Continuum of Care activities to serve the homeless
- Address local homelessness within the City of Fort Myers
- Continue supporting Homeless Outreach

### **Special Needs populations**

- Identify and address special needs unique to Fort Myers and create public and private alliances that provide both housing and access to services

### **Community Development (non-housing)**

- Continue supporting the removal of slum and blight conditions in redevelopment areas

- Provide a public infrastructure improvement programs for lighting and sidewalks
- Promote and expand support of employment opportunities through the creation of employment/vocational skills and job creation and retention activities

The City will provide a range of Public Services activities for low to moderate income persons, below are the top highest needs reported:

- Tenant Landlord Assistance Anti-Crime Activities
- At-Risk Youth Activities

### **Programs for Disabled Transportation/Transportation Assistance**

### **3. Evaluation of past performance**

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

In the 2015-2019 Consolidated Plan, the City of Fort Myers outlined the goals, objectives and projected outcomes for Affordable Housing and Community Development plan period. The Plans main focus was priorities for decent housing, a suitable living environment and expanded economic opportunities, please note the past performance below:

Objective DH-1 (1): The City provided purchase assistance for low to moderate income household. The City proposed assistance for 4 households. To date, the City has not served any household. The CDBG target area has been slow to recover from the economic downturn when compared to the rest of the City. Due to these challenges, residents continue to find it difficult to qualify for first mortgages. To date, the City completed 0 percent of the five year goal activities.

Objective DH-1 (1): Decent housing and suitable living environments were provided citywide. The City provided rehabilitation of substandard owner occupied single family housing units to improve the quality of life. The City proposed 30 rehabilitation projects. The City completed 8 rehabilitation projects this year. To date, the City has completed 21 projects. The City has completed rehabilitation assistance for 39 households through the CDBG and SHIP program. The City completed 70 percent of the 5-year goal activities.

Objective DH-3 (2): Provide housing counseling, including pre- and post-purchase counseling. The City proposed assistance for 50 residents. The City did not provide assistance this year. To date, the City served 18 residents. The City completed 36 percent of the 5-year goal activities.

Objective SL-3 (1): Improve the sustainability of the suitable living environment by increasing employability and life skills. The City proposed assistance for 35 participants. To date, the City has served 46 residents. Out of the 46 served, approximately 135 percent obtained employment, continued their education, or both employed and attending school.

Objective SL-3 (1) - Improve the sustainability of the suitable living environment for youth. The City proposed assistance for 37 participants. The City served 46 low to moderate income "at-risk" youth 12-18 years of age through crime prevention and public safety service activities. The City completed 124 percent of the five year goal activities.

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

Summary from citizen participation section of plan.

The City of Fort Myers Community Development Department conducted significant consultation with citizens, municipal officers, and non-profit agencies, The Housing Authority of the City of Fort Myers, governmental agencies and Continuum of Care members in preparing this Plan. To determine the goals and priorities for the next year, the City collected public comments, and gathered input from residents, non-profit organizations, and other social service organizations through neighborhood meetings and public hearings. The meetings are summarized on the Section PR-15 Citizen Participation - 91.105, 91.200(c) section.

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

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

Comments received through the public meetings, community survey, social service organizations, and other governmental agencies are summarized in the Citizen Participation Section of this Plan.

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

All comments and views were taken into consideration in preparing the Fourth Program Year Annual Action Plan.

#### **7. Summary**

This annual action plan identifies the community's affordable housing, community development, homeless and economic development needs. The plan allowed individuals an opportunity to provide input on the identified community needs and proposed funded activities. Moreover, the plan outlines a comprehensive and coordinated strategy for implementation of this Plan. The City will use CDBG funds to leverage other public funds to address the City's goals and priorities.

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	FORT MYERS	
CDBG Administrator	FORT MYERS	Community Development Department/H&RE
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

**Narrative (optional)**

The City of Fort Myers Community Development Department administers the CDBG funds. The City has received CDBG grant funds for the last 30 years. The City of Fort Myers Community Development Department is responsible for developing and implementing the 2019-2020 5th Program Year Annual Action Plan. The City does not receive HOME or ESG funding.

**Consolidated Plan Public Contact Information**

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

### **1. Introduction**

The City of Fort Myers conducted significant public outreach to gather input from residents, non-profit organizations, local service providers, government agencies and HACFM, and others in preparing this plan. The cities priorities for allocating funding are based on public and community leaders input at community meetings and public hearings, research and the current economic conditions of the City.

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

The Lee County Homeless Continuum of Care has Memoranda of Understanding on Discharge Planning with the Lee County Sheriff, The Lee Memorial Health System, Saluscare, and the Children’s Network of Southwest Florida, LLC.

Several programs and outreach services work to keep persons at, or nearing, the point of discharge from the local jail and sheriff’s stockade from becoming homeless and entering the homeless Continuum. Persons discharged from prison have access to the Lee County Department of Human Services Family Self Sufficiency Program, which provides first month or eviction rental assistance. The hospitals of the Lee Memorial Health System and Southwest Regional Health System conduct discharge planning with patients. Policies of the systems direct that patients are not discharged to the streets. Lee County Foster Care Programs are operated under the state a contracted Children’s Network of Southwest Florida, LLC. Discharge assistance is provided through the Independent Living Program in which funding for education and associated rent and basic assistance to youth discharged from the system.

While the City is not a direct recipient of Emergency Solution Grant funds, the City will continue to partner with the Lee County CoC to support efforts made to implement the existing local coordinated discharge policies for individuals or families who are being discharged from a publicly funded institution.

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

The City of Fort Myers is an active participant in the Lee County Coalition for the Homeless. The Coalition’s responsibilities include directing year round planning on homeless issues in Lee County as specified in the Continuum of Care, submitting a cooperative HUD grant application, convening issue ordered subcommittees and work groups, and linking with other organizations.

Over the next five years, the City will continue to support strategies outlined in the Ten Year Plan to End Homelessness for addressing chronic homelessness. The City will also help low-income families enhance housing security by for-sale units, assisting low-income households obtain financial planning and homeownership, and supporting employment training, among other economic development and affordable housing efforts.

The City does not receive direct funding targeting homelessness; however, the City continues to participate in the Homeless Coalition. Additionally, the State Housing Initiative Partnership program has added a regulation that allows the City to provide temporary assistance to low to moderate income renters. The City will update the next Local Housing Assistance Plan (LHAP) to include this activity to help families avoid homelessness. Due to the limited funding received, the City will be focus on special needs or disabled individuals and families.

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

The City is not a direct recipient of Emergency Solution Grant funds, the City will continue to partner with the Lee County CoC to support efforts made to implement the existing local coordinated discharge policies for individuals or families who are being discharged from a publicly funded institution.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

Table 2 – Agencies, groups, organizations who participated

1	<b>Agency/Group/Organization</b>	Housing Authority of the City of Fort Myers
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consulted with the Assistant Director of Housing on fair housing and housing authority needs. The organization provided data on the public housing agency units and Section 8 Housing Choice Voucher. Additionally, HACFM provided an assessment of housing needs and strategies.
2	<b>Agency/Group/Organization</b>	LEE COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City meets with the Executive Director and staff from Lee County Southwest Florida on a continuous basis to address Assessment to Fair Housing, Homeless Needs and Housing Needs Assessments.

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

Efforts were made to consult with a broad group of community stakeholders as possible. No agency types were excluded from participation. However, in some instances, feedback was not received.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Lee County Southwest Florida	The Action Plan strives to match Continuum of Care strategic planning efforts as established by the Lee County Southwest Florida Human Services Department, including the provision of additional permanent housing for the homeless, and collaboration on the Emergency Solutions Grant program design.
City of Fort Myers Comprehensive Plan	City of Fort Myers, Planning Department	The goals outlined in the City's most recent Comprehensive Five Year Plan overlaps with the Consolidated Plan overall goals with ensuring the provision of a sufficient supply and variety of sound, safe and affordable living units are available according to: (1) Increase the housing supply while achieving a balanced mix of housing types; (2) Improve the quality of housing, particularly single-family housing; (3) Improve the availability of housing to meet the differing needs of all residents and their differing income levels. These goals are reflected in the Strategic Plan goals for the next five years.
Analysis of Impediments for Fair Housing	Lee County Southwest Florida	The City in collaboration with the Lee County Southwest Florida, City of Cape Coral, Housing Authority of the City of Fort Myers, Lee County Housing Authority examines the fair housing issues on a regular basis in Lee County.

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

**Narrative (optional)**

The City will continue to partner with Lee County Southwest Florida, Housing Authority of the City of Fort Myers, City of Cape Coral, Lee County School Board, Lee Memorial Health Systems, and Publically Funded Institutions/Systems of Care and other public and private agencies countywide in the Continuum of Care activities to address issues related to homelessness.

Additionally, for the Lead-Based Paint Strategy, the City of Fort Myers will continue to comply with all lead based paint requirements imposed by HUD and to direct resources to eliminate lead based paint in the housing it rehabilitates. During the 2015-2019 Consolidated Plan, the City of Fort Myers had 35,138 housing units. Given the age of the housing stock, it is estimated that approximately 46 percent of the housing units were built before 1979 and may pose a lead-based paint hazard. According to Code Enforcement, since 2007, the City has demolished approximately 222 unsafe homes built before 1978, thereby reducing the number of homes even further that may contain lead-based paint.

The City addressed lead-based paint risks during all rehabilitation projects. To date, the City has mitigated six (6) units containing lead-based paint through the rehabilitation program. The City conforms to the federal mandate established by Title X of 1992 Housing and Community Development Act that HUD funded programs, including Housing Rehabilitation Programs, incorporate lead-based paint hazard evaluation, remediation/reduction strategies, and clearance requirements for all housing structures built before 1978.

The City will inspect housing units built prior to 1978 during the next five years and conduct abatement procedures as required. The program shall consist of the following components: identification of priority housing, inspection, testing, temporary relocation when necessary, abatement and follow-up inspection.

The assessment and mitigation of lead based paint risks will continue to be integrated in the City's housing rehabilitation program. Additionally, the City has a policy for prioritizing units for inclusions in its remediation program, as follows:

1. Dissemination of Information;
2. Evaluation of Dwelling for Lead-Based Hazards;
3. Reduction of Lead Hazards;
4. Implementation of Ongoing Maintenance Procedures;

5. Responding to children with Elevated Blood Lead Levels;
6. Personnel Qualifications;
7. Exemptions; and
8. Program Administration.

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

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

The City of Fort Myers Community Development Department has the responsibility of recommending CDBG funding for affordable housing and public service needs in this community. The City works closely with community partners and the CDBG Selection Committee to coordinate these issues. Some funding decisions were based on pre-existing redevelopment and affordable housing projects pending completion.

To determine the goals and priorities for the next five years, the City collected surveys, public comments, and gathered input from residents, non-profit organizations, and other social service organizations through community meetings and public hearings.

The City held two community meetings for the pre-development of the Action Plan. The City held two community meetings on May 28, 2019, at the Fort Myers Imaginarium Center from 6:00 p.m. to 7:00 p.m. and May 30, 2019, at Dr. Carrie Robinson Center from 6:00 p.m. to 7:00 p.m. Through the community meetings residents become more aware of the overall direction of the plan, particularly the priority needs and strategies.

The City held a 30-day comment period July 2, 2019 through August 2, 2019, to obtain additional comments on the final draft of the Annual Action Plan. Additionally, a Public Hearing was held on August 6, 2018. The Public Hearing is used to obtain additional comments on the development of the plan and a draft of the proposed use of funds in the One Year Action Plan from Mayor, City Council, and citizens. The City adopted a Resolution to approve the submittal of the Community Development Block Grant (CDBG) 2019-2020 Fifth Program Year Annual Action Plan on August 5, 2019.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community	<p>In accordance with the 24CFR part 91 and the Citizen Participation plan, the City held a community meeting to obtain the views and comments of citizens concerning community development, housing and priority non-housing needs. The first meeting was held on May 28, 2019, at the Imaginarium Center, and 24 people were in attendance, including grantee staff</p> <p>Annual Action Plan 2019</p>	<p>During the public meeting, comments were received primarily regarding the need for additional affordable housing units, rehabilitation assistance, housing counseling, at-risk youth activities, urban farming and economic development efforts. During the meeting, several community members spoke about the lack of economic development programs to assist low to moderate households start or expand their businesses. City staff responded to the comments made when possible, and comments were used in further</p>	<p>All comments were accepted and considered in development of the One Year Action Plan.</p> <p>16</p>	

Table 4 – Citizen Participation Outreach



## Expected Resources

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

#### Introduction

The City of Fort Myers receives federal funds from the Department of Housing and Urban Development for the Community Development Block Grant (CDBG) program and program income from the Neighborhood Stabilization Program (NSP). Additionally, the City receives State Housing Initiative Partnership (SHIP) grant funds from the State of Florida and Attainable Housing funds from the City of Fort Myers. All anticipated resources will be used to support the development of affordable housing and community development activities.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	625,804	0	0	625,804	625,804	Administrative and Planning, Economic Development, Housing Improvements, and Public Services

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition Admin and Planning Housing	0	0	0	0	0	
Other	public - state	Admin and Planning Housing	0	0	0	0	0	
Other	public - local	Housing	0	0	0	0	0	

Table 5 - Expected Resources – Priority Table

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

The City of Fort Myers leverages CDBG grant funds with State Housing Initiative Partnership (SHIP) program and the City's Attainable Housing program to support the development of affordable housing and community development activities. Additionally, the City's Neighborhood Stabilization Program continues to generate program income. The City will continue to use these funds to acquire land and property for demolition, rehabilitation, and sale of foreclosed and abandoned properties. Moreover, the City will continue to research new and existing funding sources that could be used to accomplish the goals and objectives of the Consolidated Plan.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City of Fort Myers owns several infill lots in the CDBG target area that may be used to address the needs identified in this Plan, most specifically, increased access to affordable housing. The City hopes to develop relationships with developers willing to build on the infill lots. Additionally, the City will continue to provide affordable owner occupied housing through the Neighborhood Stabilization Program, the City will purchase, rehabilitate, and resell foreclosed homes to low to moderate income buyers.

**Discussion**

The City of Fort Myers will use all funds in accordance with this Consolidated Plan to address all relative needs in the areas of affordable housing, homelessness, special needs, and community development.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitation	2015	2019	Affordable Housing	City of Fort Myers	Increase Access to Affordable Housing	CDBG: \$425,643	Homeowner Housing Rehabilitated: 6 Household Housing Unit

Table 6 – Goals Summary

#### Goal Descriptions

1	Goal Name	Rehabilitation
	Goal Description	

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The City of Fort Myers will undertake activities that address priority needs and objectives established in this Consolidated Plan and Annual Action Plan. The following list of projects include all planned projects for the City for fiscal year 2019-2020.

### Projects

#	Project Name

Table 7 - Project Information

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

The City allocates investments based on census tracts, minority concentrations, community needs established through observation, research, surveys, community meetings, and local housing and social services provider feedback.

Priority housing needs were obtained by gathering public input and analyzing existing data. Two community meetings and one public hearing were held to inform and receive input from citizens of the Fort Myers. The City completed one survey were distributed to citizens and also non-profit agencies that serve low to moderate income persons in the City. Survey respondents were asked to prioritize items based on what level of priority each item was for the City; with four being the highest and one being the lowest.

One hundred percent of the City's CDBG funds are directed towards serving the needs of low to moderate income residents in the CDBG target areas.

**AP-38 Project Summary**  
**Project Summary Information**

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

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

In 2019-2020, assistance will be directed citywide with focus in the City’s target area, which is census tracts 3.02, 5.02, 5.03. The target area is comprised of groups of census tracts of census block groups in which at least 50 percent of the residents are low to moderate incomes by HUD’s Annual Income Guidelines. The demographics of the CDBG Target area is discussed in more detail in the Consolidated Plan.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City of Fort Myers	95

**Table 8 - Geographic Distribution**

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

This and some of the older sections of the City hold the majority of substandard dwellings and are the ongoing priority areas for affordable housing development and rehabilitation. While funding decisions for 2019-2020 have not been finalized, the City anticipates spending approximately 95% of its funding in these areas. Funds are allocated to areas meeting the low to moderate income designations as determined by HUD.

### **Discussion**

Issues relevant to planning for CDBG activities in Fort Myers in lieu of the previous economic crisis include ensuring that affordable housing is available to the low/moderate income residents, rehabilitating of substandard housing stock, creating and retaining jobs and advancing economic development. The focus has varied some from the needs and statistics in the previous Five Year Consolidated Plan FY 2015-2019, because the downturn in the economy and the impact on housing and employment in the region. All funds FY 2019-2020 will be allocated for activities that improve conditions for low to moderate income households and minorities while meeting the City's anti-poverty strategy.

## Affordable Housing

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

#### Introduction

The lack of affordable rental and housing units was a common discussion during the planning process. State Housing Initiative Partnerships (SHIP) programs will be included during the five year Consolidated Plan to address rental assistance needs. Additionally, these grant funds will also be used to address affordable housing programs for rehabilitation and down payment assistance.

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

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	6
Acquisition of Existing Units	0
Total	6

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The City of Fort Myers has several programs designed to assist affordable housing needs including, but not limited to rehabilitation, purchase finance, and housing counseling programs

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

### **Introduction**

In the City of Fort Myers, low-income residents largely depend on local housing authorities for access to affordable housing and related services. The purpose of public housing authorities (PHA) is to ensure safe, decent, affordable housing and to create opportunities for resident's self-sufficiency and economic independence. HACFM has 1,854 Housing Choice Vouchers and 322 VASH Vouchers. Additionally, the HACFM manages more than 1256 units made up of public housing, tax credit and project based voucher units. In general, the City and the housing authority continue to have positive working relationships and try to coordinate efforts to increase housing opportunities in the city.

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

Actions planned during the next year to address the needs to public housing are addressed below:

#### **Maintain and preserve the number of affordable rental units:**

- The HACFM will ensure that Housing Choice Vouchers (tenant based) will be used to maintain the number of affordable and decent rental units in the private rental market. The Housing Authority has completed the Renaissance Preserve multi-family project. This project replaces the units demolished in Michigan Court and the Flossie Riley Senior Housing complex.
- Additionally, HACFM has completed redevelopment efforts of two (2) HACFM properties, formerly known as Sabal Palms Apartments and Palmetto Court. The Landings at East Pointe (Sabal Palms Apartments) and East Pointe Place (Palmetto Court) developments have provided 212 affordable housing units upon completion of the redevelopment of the two properties. The Landings at East Pointe was completed and fully leased in 2014. The East Point Place was completed and fully leased in 2015.
- HACFM through its affiliate Southwest Florida Affordable Housing Foundation has development 82 affordable housing units which maintain a occupancy of 100%.

#### **Increase supply of affordable rental units:**

- The City will encourage and support the Housing Authority in applying for additional Housing Choice Vouchers should funds become available through HUD.
- Lee County expanded their NSP area of greatest need to include areas within the City; the HACFM completed rehabilitation of a 40 multi-family rental units and a 12 multi-family rental units within the City Limits. HACFM utilized Lee County Neighborhood Specialization Program 1 (NSP 1) and Neighborhood Stabilization Program 3 (NSP 3) funds. Fort Myers will continue encouraging and supporting Lee County's efforts to acquire and rehabilitate multi-family units

within the City.

- HACFM continues to move forward and anticipates developing additional public housing units as well as other affordable housing developments.
- HACFM continues to apply for funding to build an Assisted Living Facility which is greatly needed in Fort Myers for low income person.

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

The HACFM administer the Public Housing program, HCV Section 8 program and the Project Based Voucher program in the Lee County and City's jurisdiction.

HACFM encouraged public housing residents to become involved with management through the establishment of Resident Advisory Boards (RAB). Many of its residents participate in their Public Housing and HCV Family Self-Sufficiency Program and seminars through other community organizations that help them towards economic empowerment and homeownership.

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

The PHA is not designated as troubled. The agency has a high performing designation.

### **Discussion**

The City will continue to partner with the HACFM to coordinate efforts to increase housing opportunities for low- to moderate income persons in the city

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

### **Introduction**

The City of Fort Myers is a participant in the Lee County Coalition for the Homeless. The Coalition's responsibilities include directing year round planning on homeless issues in Lee County as specified in the Continuum of Care, submitting a cooperative HUD grant application, convening issue ordered subcommittees and work groups, and linking with other organizations.

As a member of the Lee County Coalition for the Homeless, the City of Ft. Myers supports the regional goals outlined in the Continuum of Care. Its goals are homeless prevention, mainstream benefits, homeless demographics, and education and advocacy.

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

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

The City of Fort Myers continues to support programs and allocate resources for persons who are not homeless but have other special needs through the federal CDBG and the state SHIP funds.

Local agencies provide prevention, outreach, assessment and supportive services for homeless persons and for residents at risk of homelessness. Public and private agencies and programs in Lee County provide services including: Mortgage Assistance, Rental Assistance, Utilities Assistance, Foreclosure Prevention, Counseling/Advocacy, and Legal Assistance. The City of Fort Myers has several programs designed to assist affordable housing needs including, but not limited to rehabilitation, and purchase finance.

Other than the funds available through this process, permanent housing needs may be addressed through the competitive Continuum of Care process, or through other state or local funding.

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

Lee County Southwest Florida Human Services determined that homeless facilities are needed for all types of housing, but the primary focus will be on permanent housing. The City and COC continue to partner together to identify needs and projects in order to meet the needs of the homeless in Lee County.

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

To accomplish this goal, additional stable and permanent supportive housing will be needed. The City of Fort Myers supports the strategies outlined in the Ten Year Plan to End Homelessness. The City will continue to partner with the County to address homeless issues in the City and will assist in implementing the Plan.

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

The City has noted The Florida Statutes set out state discharge guidelines and notes that the intent of the Legislature is to ensure that persons leaving care and custody are not discharged into homelessness. The Florida State Department of Corrections requires contracted halfway houses in order to secure full employment for clients and to discharge clients into transitional or permanent housing residence. (The Federal Bureau of Prisons Halfway House Program has the same requirements.)

#### Local Policy

The Lee County Homeless Continuum of Care has Memoranda of Understanding on Discharge Planning with the Lee County Sheriff, The Lee Memorial Health System, Saluscare, and the Children's Network of Southwest Florida, LLC.

Several programs and outreach services work to keep persons at, or nearing, the point of discharge from the local jail and sheriff's stockade from becoming homeless and entering the homeless Continuum. Persons discharged from prison have access to the Lee County Department of Human Services Family Self Sufficiency Program, which provides first month or eviction rental assistance. The hospitals of the Lee Memorial Health System and Southwest Regional Health System conduct discharge planning with patients. Policies of the systems direct that patients are not discharged to the streets. Lee County Foster Care Programs are operated under the state's contracted Children's Network of Southwest Florida, LLC. Discharge assistance is provided through the Independent Living Program in which funding

for education and associated rent and basic assistance to youth discharged from the system.

While the City is not a direct recipient of Emergency Solution Grant funds, the City will continue to partner with the Lee County CoC to support efforts made to implement the existing local coordinated discharge policies for individuals or families who are being discharged from a publicly funded institution.

### **Discussion**

The City of Fort Myers and Lee County Southwest Florida work collaboratively to assess the extent and nature of homelessness. Lee County Southwest Florida is the lead agency for the Continuum of Care (COC). The City will continue to partner with the County to address homeless issues in the City and will assist in implementing the Plan. As a member of the Lee County Coalition for the Homeless, the City of Ft. Myers supports the regional goals outlined in the Continuum of Care.

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

### **Introduction:**

The City of Fort Myers partners with local non-profit agencies, HACFM, and community organizations to aid in the creation of affordable housing. The City focuses on several strategies to address the following barriers to affordable housing:

- Land values and construction costs - Land values and cost to build has increased dramatically in the past few years.
- Land costs - Higher land costs in more affluent areas of the City increase the cost of developing affordable housing, thus making it difficult to create diversity in the City.
- Older substandard housing stock - Funds often needed from more than one source to rehabilitate owner occupied homes.
- Lack of education about affordable housing options and steps to homeownership - Many residents are just learning about how to purchase a home and options to make the house more affordable.
- Not in my backyard (NIMBY) - Some residents of the City will not accept or do not desire to have affordable housing development in their neighborhoods.
- Impact Fees - The City of Fort Myers currently waives water and sewer impact fees in the Lee County/Fort Myers Enterprise Zone. This makes it more difficult to provide affordable housing in areas outside the Enterprise Zone. Additionally, some annexed areas of the City are on the County water and sewer system. The County does not waive water and sewer impact fees.
- Infrastructure – The City is one of the oldest cities in Southwest Florida with an aging infrastructure. Many areas are in dire need of upgrades to both water and sewer systems, as well as sidewalks.
- Public Transportation – Limited access to public transit, limited route hours, and availability of public transit, public transit routes not connecting to major centers of employment or affordable housing.
- Employment rates - limited work availability, seasonal employment and high unemployment and underemployment rates.
- Foreclosures - High incidents of foreclosures have displaced home owner as the number of renters has increased.
- Infill development - Infill lots are available throughout the City; however, the private sector has not embraced the concept of providing affordable housing at a lower profit margin.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning**

**ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City will focus on the following strategies to remove or ameliorate the barriers to Affordable Housing:

- Continue rehabilitating, removing slum/blight, building, and reconstructing housing stock to increase and improve the City's affordable housing stock through rehabilitation, demolition, and relocation
- Continue rehabilitating, removing slum/blight, building, and reconstructing housing stock for energy efficient improvement
- Increase homeownership by providing purchase assistance for first time homebuyers
- Increase the supply of affordable housing by acquiring and developing scattered infill sites
- Continue the emergency repair program to address homeowners immediate needs
- Stabilize neighborhoods by acquiring, rehabilitating foreclosed properties and then reselling them to low-moderate income residents as funds become available
- Seek opportunities to partner with affordable housing developers
- Offer FREE Home Buyers' Education and Budget & Credit Repair seminars to all citizens of Fort Myers
- Continue Employment Training opportunities to residents to enhance and improve upon employable skills
- Create a rental assistance program
- Fair Housing Education and Awareness

**Discussion:**

The City will continue work to create a Fair Housing Ordinance to add enforcement measures.

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

### **Introduction:**

This section describes the actions planned to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

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

- The City will continue to address obstacles to meet the needs of the underserved through the following actions:

#### **Housing**

- Continue rehabilitating, removing slum/blight, building, and reconstructing housing stock to increase and improve the City's affordable housing stock through rehabilitation, demolition, and relocation
- Continue rehabilitating, removing slum/blight, building, and reconstructing housing stock for energy efficient improvement
- Increase homeownership by providing purchase assistance for first time homebuyers
- Increase the supply of affordable housing working with non-profits to develop infill sites
- Continue the emergency repair program to address homeowners immediate needs
- Stabilize neighborhoods by acquiring, rehabilitating foreclosed properties and then reselling them to low-moderate income residents as funds become available
- Create a rental assistance program for disabled and elderly residents
- Continue to promote Fair Housing Education and Awareness through collaboration with Lee County Southwest Florida and City of Cape Coral

#### **Homeless Needs- Support to the Lee County Coalition for the Homeless**

- Continue the support of the countywide and regional Continuum of Care activities to serve the homeless
- Address local homelessness within the City of Fort Myers
- Continue supporting Homeless Outreach

#### **Special Needs populations**

Identify and address special needs unique to Fort Myers and create public and private alliances that

provide both housing and access to services

### **Community Development (non-housing)**

- Continue supporting the removal of slum and blight conditions in redevelopment areas
- Provide a public infrastructure improvement programs for lighting and sidewalks
- Promote and expand support of employment opportunities through the creation of employment/vocational skills and job creation and retention activities The City will provide a range of Public Services activities for low to moderate income persons, below are the top highest needs reported:
  - Tenant Landlord Assistance
  - Anti-Crime Activities
  - At-Risk Youth Activities
  - Programs for Disabled
  - Transportation Assistance

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

The City will continue to foster and maintain affordable housing through the following actions:

- Continue rehabilitating, removing slum/blight, building, and reconstructing housing stock to increase and improve the City's affordable housing stock through rehabilitation, demolition, and relocation
- Continue rehabilitating, removing slum/blight, building, and reconstructing housing stock for energy efficient improvement
- Increase homeownership by providing purchase assistance for first time homebuyers
- Increase the supply of affordable housing working with non-profits to develop infill sites
- Continue the emergency repair program to address homeowners immediate needs
- Stabilize neighborhoods by acquiring, rehabilitating foreclosed properties and then reselling them to low-moderate income residents as funds become available
- Create a rental assistance program for disabled and elderly residents
- Continue to promote Fair Housing Education and Awareness through collaboration with Lee County Southwest Florida and City of Cape Coral

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

The City of Ft. Myers will continue to comply with all lead based paint requirements imposed by HUD

through the following actions planned:

- Abatement of all lead based hazards identified by testing or risk assessment
- Put interim controls in place to ensure that exterior painted surfaces are not disturbed by rehabilitation, as per HUD's regulations on area size
- Implementation of safe working practices during the rehabilitation work
- The homeowners are fully educated on the hazard of lead base paint and a copy of an EPA approved document regarding lead safety will be provided to both homeowner and contractor

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

The City will continue to focus on reducing the number of poverty-level families through the following actions:

- Continue to support the economic self-reliance through empowerment programs
- Train staff to be knowledgeable about self-sufficiency opportunities and homeownership opportunities
- Encourage citizens to attend professional development seminars
- Provide opportunities for low income residents through the City's Section 3 program
- Provide micro and small business loans
- Provide funding to businesses to hire low to moderate income residents
- Provide employment training opportunities for low to moderate income residents to stabilize through housing development
- Develop on infill housing sites
- Purchase, rehabilitate and resell foreclosed properties
- Support Housing Authority's efforts to promote and reward economic self-sufficiency

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

To develop the institutional structure citywide the City will focus on the following actions:

The City of Fort Myers will be responsible for the administration of the CDBG program and the activities identified in the Consolidated Plan. The City will operate the assistance loan program to provide housing rehabilitation. Gaps in the housing system include inadequate supply of affordable housing, insufficient number of affordable rental units and the lack of funding for deposits, first and last month rents.

The delivery for public services is largely carried out by non-profit organizations. Some of these

organizations will provide housing, providing for greater coordination between housing and services.

Subrecipient agreement will be utilized to carry out the services during the five year period, but the recipients are not known at this time, and will be determined through the Request for Proposal process. The gaps in the service system include insufficient livable working wages, jobs and at-risk youth services.

The Housing Authority of the City of Fort Myers will carry out activities related to public housing. There are not any identified gaps to the delivery system at this time.

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

The City of Fort Myers will continue to partner with organizations to increase social and supportive services to low- to moderate-income residents.

### **Discussion:**

The City of Fort Myers will continue its efforts in meeting the underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

## Program Specific Requirements

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

#### Introduction:

The City will ensure federal funds are spent in a manner that maximizes benefits to the lower income community, the U.S. Department of Housing and Urban Development (HUD) requires recipients of Community Development Block Grant (CDBG) funds to prepare a five year Consolidated Plan. The City of Fort Myers completed and adopted a Consolidated Plan for the five-year period beginning with fiscal year 2015 through 2019. The Consolidated Plan was completed in accordance to the regulations found in 24 CFR 91 (including tables and narratives), or in such other format as jointly agreed upon by HUD and the jurisdiction. The Consolidated Plan must be completed to receive Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) formula programs. The City of Fort Myers receives CDBG grant funds. Lee County Government receives HOME, ESG and HOPWA fund for the entire County including residents of City of Fort Myers.

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

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

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

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

#### Other CDBG Requirements

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

95.00%

The City will continue to ensure that Federal funds are spent in a manner that maximizes benefits to the low income community.

