



City of Fort Myers Community Development Block Grant Program

3rd Year Annual Action Plan 2022-2023

Mayor: Kevin B. Anderson
Councilwoman: Teresa Watkins Brown, Ward 1
Councilman: Johnny W. Streets, Jr., Ward 2
Councilwoman: Terolyn P. Watson, Ward 3
Councilman: Liston Bochette III, Ward 4
Councilman: Fred Burson, Ward 5
Councilwoman: Darla Bonk, Ward 6
City Manager: Marty Lawing

Dated: August 15, 2022

Created by:
Community Development Department
Housing Division
Submission Date: August 15, 2022

Executive Summary

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

1. Introduction

The City of Fort Myers 2020-2024 Consolidated Plan provides a collaborative vision for housing and community development actions from October 1, 2020, to September 30, 2025. 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.

The City must complete and adopt a Consolidated Plan 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 every five years 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 administers the HOME, ESG and HOPWA fund for the entire County including the residents of City of Fort Myers.

The statutes for the grant program set forth three basic goals against which the plan and the jurisdiction's performance under the plan will be evaluated by HUD. The City's Consolidated Plan explains how it will pursue those goals for all housing and community development programs. 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

In addition to the Consolidated Plan, the City must complete and submit a One Year Action Plan for each fiscal year within the five year period.

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.

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The City held one virtual community meeting, public hearing and other input from residents to determine community needs.

Based on the information, the following priority needs 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:

Based on the information, the following priority needs 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 to rehabilitate, remove slum/blight, and re-build housing to increase and improve the City's affordable housing stock
- Continue to rehabilitate, remove slum/blight, rebuild housing for energy efficient improvement
- Continue to stabilize neighborhoods by acquiring, rehabilitating foreclosed properties and then reselling them to low-moderate income residents as funds become available
- Increase affordable homeownership by providing purchase assistance for first time homebuyers
- Increase the supply of affordable housing with owner-builders, non-profits and for profits to develop infill sites
- Expand the rental assistance program to help with the high cost of rental units
- Continue to promote Fair Housing Education and Awareness through collaboration with Lee County Southwest Florida and City of Cape Coral
- Continue to support multi-family housing developers submitting for the State Apartment Incentive Loans (SAIL) program

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

- Continue the support of the countywide and regional Continuum of Care (COC) activities to serve the homeless
- Continue to address homelessness within the City of Fort Myers through the COC
- Continue to participate and support the implementation of the Strategic Plan

Special Needs populations

- Continue to work with the regional COC to 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
- Support and help create small businesses through technical assistance and micro-loans program

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

- Neglected and Abused Children
- Mental Health Services
- Domestic Violence Services
- Employment Training
- Health Services

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 2020-2024 Consolidated Plan, the City of Fort Myers outlined the goals, objectives and projected outcomes for Affordable Housing and Community Development plan period. The Plans focus was priorities for decent housing, a suitable living environment and expanded economic opportunities, please note the past performance below:

The City provided decent housing and suitable living environments were provided to households earning up to 80 percent of the AMI. The City proposed rehabilitation activity for twenty (25) households. The City has assisted twelve (12) households.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Amid a pandemic the City of Fort Myers Community Development Department, Housing Division conducted consultations with citizens, municipal officers, 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 five years, the City collected citizen surveys, 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, 91.115, 91.200(c) and 91.300(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 consultation with the HACFM 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

The City will consider all comments and views in preparing the Annual Action Plan.

7. Summary

The City of Fort Myers annual action plan identifies the community's affordable housing, community development, homeless and economic development needs to be addressed during fiscal year 2021-2022. Additionally, the plan outlines a comprehensive and coordinated strategy for implementation of this Plan. The City will utilize CDBG funds to leverage other public funds to address these needs.

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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 2022-2023 3rd Program Year Annual Action Plan. The City does not receive HOME or ESG funding

Consolidated Plan Public Contact Information

Steven Belden, Community Development Director

Community Development Department

1825 Hendry Street, Suite 101

Fort Myers, FL 33901

Phone (239) 321-7902

Fax (239) 344-5922

email: sbelden@cityftmyers.com

website: www.cityftmyers.com

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

1. Introduction

The City participates in a variety of coordinated efforts that involve other local governments, public and assisted housing providers, health care agencies, mental health organizations, service providers, transportation providers, economic development agencies, employment agencies and private sector. The City of Fort Myers conducted significant public outreach to gather input from residents, non-profit organizations, local service providers, government agencies and the Housing Authority of the City of Fort Myers (HACFM), and others in preparing this plan. The city's priorities for allocating funding are based on resident surveys, community service provider surveys, and research, public input at community meetings and public hearings, and 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(I))

The City of Fort Myers actively coordinates with HACFM to address a multitude of needs within the city. Chief among these needs is provision of affordable housing opportunities for the city's lowest income residents, ideally housing located in communities with access to job, transportation, and healthcare options. The City supports HACFM's large-scale redevelopment efforts, which includes mixed-use development, provision of social services, and other supports in health and housing. Additionally, the City of Fort Myers makes every effort to coordinate with its neighboring local government partners, including Lee County and the City of Cape Coral. This coordination results in coordination on regional fair housing efforts, and fair lending education and outreach efforts.

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. The City does not receive direct funding targeting homelessness; however, the City is a member of the Lee County Homeless Coalition participate and support strategies outlined in the Ten Year Plan to End Homelessness for addressing chronic homelessness. Additionally, the State Housing Initiative Partnership program have added a regulation that allows the City to provide temporary assistance to low to moderate income renters.

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

<div>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.</div><div></div><div>The City does not receive direct funding targeting homelessness; however, the City is a member of the Lee County Homeless Coalition participate and support strategies outlined in the Ten Year Plan to End Homelessness for addressing chronic homelessness. </div>

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	Agency/Group/Organization	Housing Authority of the City of Fort Myers
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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 update on the Choice Neighborhood Implementation Grant.
2	Agency/Group/Organization	Lee County Homeless Coalition
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with the Lee County Homeless Coalition on a regular basis. The agency provides substantial feedback on homelessness issues within the area and a lack of available affordable housing. Data and input from the agency were incorporated in the development of the Strategic Plan. The City will continue to participate and work together with the Homeless Coalition in developing the area's Continuum of Care Plan and the implementation of the plan.

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.

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:

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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 development of the Action Plan. The City meetings were held on June 7, 2021, in the City of Fort Myers Council Chambers through Local Affordable Housing Assistance Committee (LAHAC) at 4:30PM and by Zoom on June 16th. Through the community meetings members and 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 1, 2022 through August 1, 2022, to obtain additional comments on the final draft of the Annual Action Plan. Additionally, a Public Hearing was held on August 1, 2022. 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) 2021-2022 Second Program Year Annual Action Plan on August 15, 2022.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community	<p>In accordance with the 24CFR part 91 and the Citizen Participation plan, the City held a community pre-development meeting to obtain the views and comments of citizens concerning community development, housing and priority non-housing needs. The first meeting was held on June 7, 2022, in the City Council Chambers, and 7 people were in attendance, including grantee staff</p>		<p>All comments were accepted and considered in development of the One Year Action Plan</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	627,305	0	937,473	1,564,778	1,564,778	The City will use grant funds to address Housing, Public Service, Economic Development, and Administration and Planning.

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.

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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.

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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	2020	2024	Affordable Housing	City of Fort Myers	Increase Access to Affordable Housing	CDBG: \$501,844	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Rehabilitation
	Goal Description	The City will undertake rehabilitation activities that address priority needs and objectives established in this Consolidated Plan and Annual Action Plan.

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 2022-2023.

Projects

#	Project Name

Table 7 - Project Information

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

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AP-38 Project Summary
Project Summary Information

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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 2022-2023, 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

Target Area	Percentage of Funds
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 2022-2023. 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 2022-2023 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 current 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, due to the impact of pandemic, housing and employment in the region. All funds FY 2022-2023 have been allocated for activities that improve conditions for low to moderate income households while meeting the City's anti-poverty strategy

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Input from stakeholders, community and surveys during the Consolidated planning process indicated a strong need for affordable housing in the City of Fort Myers. This includes both rental and ownership opportunities for our low income population, as well as, rehabilitation of properties occupied by low- to moderate income households.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	6
Special-Needs	0
Total	6

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 rental assistance.

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 2,074 Housing Choice Vouchers and 284 VASH Vouchers. Additionally, the HACFM manages more than 882 public housing 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

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 made great strides in improving and completing 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 one HACFM property, formerly known as Sabal Palms Apartments and will complete redevelopment efforts of Palmetto Court. The Landings at East Pointe (Sabal Palms Apartments) and East Pointe Place (Palmetto Court) developments will provide 212 affordable housing units upon completion. The Landings at East Pointe was completed and fully leased in 2014. The completion of East Point Place is was 2017.
- HACFM will deliver an additional 90 units of affordable housing at East Pointe Phase II during 2021-2022.
- HACFM has completed a planning process for the revitalization of Southward Village as a Choice Neighborhood Transformation project. HACFM plans to submit a FY2020-FY 2021 Choice Neighborhood Implementation Grant application to HUD for Southward Village and the surrounding neighborhood.
- HACFM will submit several low income housing tax credit applications to preserve and create affordable housing units within the City of Fort Myers during 2022-2023.

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 rehabilitated of 54 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 plans to purchase existing multifamily units or vacant land to develop affordable and workforce housing within the City of Fort Myers and Lee County during 2020-2025.

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

participate in homeownership

As previously noted, the City does not administer the public housing programs (Section 8 and project-based assistance), the HACFM administer the program in the City's jurisdiction. The HACFM demolished 470 public housing units and will replaced them with 567 units in Renaissance Preserve Development. Marsh Point a project offering homeownership is on hold until the housing market conditions change. HACFM acquired units to be rehabilitated and converted into public housing. Additionally, HACFM completed redevelopment efforts of one existing property and anticipates completion of one existing property in 2017. HACFM will replace them with 212 units in the Landings at East Pointe and East Pointe Place Development. HACFM encouraged public housing residents to become more involved with management through the establishment of Resident Advisory Boards (RAB). Many of its residents participate in their 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 supports efforts of the Lee County Continuum of Care (CoC) to simplify and broaden outreach and assessment efforts for homeless persons. Much of the outreach to homeless persons is conducted at community events such as the Point in Time Count and the Stand Down/Service Day. There also specific special events held for the homeless, including an annual Candlelight Vigil, Homeless Challenge, and Community Conversations. In addition, the Lee County Homeless Coalition and Lee County Continuum of Care work together to facilitate ongoing community engagement through one-on-one meetings with elected officials and other community leaders. Moreover, outreach is conducted by the many caseworkers at community agencies including, the U.S. Department of Veterans Affairs, the Lee County Homeless Coalition, schools, and other entities that encounter individuals and families who are homeless during service delivery or during their regular course of business. The Continuum of Care has also developed and implemented a coordinated assessment process to better address needs, target resources, and ensure engagement with services are more efficient for persons who are homeless. Needs are assessed through the coordinated assessment process during various points of contact at community agencies and through outreach events. Lee County Human and Veteran Services recently implemented a street outreach program that focuses on engaging persons experiencing unsheltered homelessness, completing Coordinated Assessment, and linking those persons with housing and supportive services.

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 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 Florida Statutes set out state discharge guidelines and notes that the intent of the Legislature is to ensure persons leaving care and custody are not discharged into homelessness. The Florida State Department of Corrections requires contracted halfway houses 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 contracted Children's Network of Southwest Florida, LLC. Discharge assistance is provided through the Independent Living Program in which funding for education, associated rent, and basic assistance to youth discharged from the system. The City is not a direct recipient of Emergency Solution Grant funds, the City will continue to collaborate with Lee County CoC to support efforts made to implement the existing local coordinated discharge policies for

individuals or families that are being discharged from publicly funded institutions.

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 noted

below:

- Inform and educate the public about homelessness, including causes and developing prevention and intervention strategies to help decrease incidences of homelessness through increased community engagement and involvement
- Increase housing availability through community collaborations to meet current and emerging needs
- Expand and wrap-around community-based services to enhance the Continuum of Care
- Improve access to and expand community health services
- Enhance community education systems to reduce barriers to employment and self-sufficiency
- Expand employment opportunities to meet community and workforce needs
- Develop and/or expand public safety, diversion, and release programs.
- Reduce transportation barriers to accessing housing, employment, health, and social services

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:

Discussion:

Additionally, the City will focus on creating a Fair Housing Ordinance to add enforcement measures.

AP-85 Other Actions – 91.220(k)

Introduction:

This section will describe 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

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
- Expand the rental assistance program to help with high cost of rental units
- 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
- 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 currently.</div>

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

Discussion:

<div>To further address the needs of the underserved communities, the Housing Authority of the City of Fort Myers (HACFM) and the City of Fort Myers has been selected to receive a Fiscal Year 2020 Choice Neighborhoods Implementation Grant in the amount of \$30,000,000 to support the Transformation Plan developed for the Edison Avenue/Dunbar neighborhood. The City will work diligently along HACFM o direct resources to improve outcomes related to the three core goals of Housing, People, and Neighborhood. </div><div></div><div>Moreover, the City of Fort Myers may apply for a HUD Section 108 loan. The HUD 108 loan will be used to rehabilitate the Historic McCollum Hall, specifically the Oak & Ivy food hall which will be located on the ground floor upon completion. The entire project will be commercial use.</div>

Program Specific Requirements

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

Introduction:

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
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	1,283,552
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.	80.00%

The City of Fort Myers will continue all efforts to meet the underserved needs, while fostering and maintaining affordable housing, reducing the number of poverty-level families, developing institutional structure, and enhancing coordination between public and private housing and social service agencies.

