

Action Plan

Grantee: Ft. Myers, FL

Grant: B-08-MN-12-0008

LOCCS Authorized Amount:	\$ 2,297,318.00
Grant Award Amount:	\$ 2,297,318.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 1,119,170.20
Total Budget:	\$ 3,416,488.20

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

The Fort Myers area currently has approximately 2100 properties in some stage of default.

Distribution and and Uses of Funds:

The City is preparing community preservation and diligently seeking qualified homeowners and renters to provide affordable housing in the City of Fort Myers.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
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0001	Acquisition/Rehab/Resale of Single	8250-A	Homeownership Acquisition of Single Family units
		8250-D	Resell of Single Family Homes 51-120% AMI
		8250-R	Homeownership Rehabilitation
0002	Acquisition and Rehabilitation	8251-A	Acquisition Multi-family
		8251-R	Rehabilitation Multi-family
0003	Planning and Administration	8252	Program Administration
0004	Acq/Rehab/Resell Single Family	8249-A	Single Family Acquisition 50% and below
		8249-D	Resell Single Family Homes to 50% and below
		8249-R	Rehabilitation of Single Family Homes 50% & below
0005	Redevelopment	8248-Red	Reconstruct Single Family Homes
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / 0001 / Acquisition/Rehab/Resale of Single Family units

Grantee Activity Number: 8250-A
Activity Title: Homeownership Acquisition of Single Family units

Activity Type:

Acquisition - general

Project Number:

0001

Projected Start Date:

03/03/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Acquisition/Rehab/Resale of Single Family

Projected End Date:

07/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 246,248.46

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 246,248.46

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total

6

Low

Mod

6

Low/Mod%

100.00

of Households

6

6

100.00

Proposed Accomplishments

of Singlefamily Units

Total

6

of Housing Units

6

of Properties

6



Activity is being carried out by

No

Activity is being carried out through:**Organization carrying out Activity:**

City of Fort Myers

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Fort Myers

Organization Type

Unknown

Proposed Budget

\$ 246,248.46

Location Description:

This activity will be carried out in the three target areas: East Fort Myers, Central Fort Myers, and Dunbar-Belle Vue. Please note the locations below:

3724 Fairview Avenue

5 Kingsman Circle

1512 Brookhill Drive

2117 French Street

2355 Carrell Road

2675 Blake Street

Activity Description:

The City of Fort Myers Housing & Real Estate Office will work with lenders to acquire homes that have been foreclosed and vacant for at least 90 days, and are on the lender's current inventory. Once foreclosed properties have been identified in the target areas, the City will negotiate with the lender(s) to obtain the maximum reasonable discount for use in the program.

Decrease and transfer funds in the amount of \$66,982.85 to 8248-Red for reconstruction activity. Completed by Beverly Reed 11-01-2018

Environmental Assessment: UNDERWAY

Environmental None

Grantee Activity Number: 8250-D
Activity Title: Resell of Single Family Homes 51-120% AMI

Activity Type:

Disposition

Project Number:

0001

Projected Start Date:

03/03/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Cancelled

Project Title:

Acquisition/Rehab/Resale of Single Family

Projected End Date:

07/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total

Low

Mod

Low/Mod%

0.0

Proposed Accomplishments

of Properties

Total

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Fort Myers

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Fort Myers

Organization Type

Unknown

Proposed Budget

\$ 0.00

Location Description:

City of Fort Myers NSP Target Area



Activity Description:

This activity was created in error and has been cancelled.

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: 8250-R
Activity Title: Homeownership Rehabilitation

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

0001

Projected Start Date:

03/03/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Acquisition/Rehab/Resale of Single Family

Projected End Date:

07/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 666,696.39

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 666,696.39

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
6		6	100.00
6		6	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

of Housing Units

#Units & other green

#Sites re-used

#Units with bus/rail access

#Clothes washers replaced

#Refrigerators replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#Additional Attic/Roof Insulation

of Properties



Activity is being carried out by

No

Activity is being carried out through:**Organization carrying out Activity:**

City of Fort Myers

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Fort Myers

Organization Type

Unknown

Proposed Budget

\$ 666,696.39

Location Description:

This activity will be carried out in the three target areas: East Fort Myers, Central Fort Myers, and Dunbar-Belle Vue. Please note the locations below:

2675 Blake Street

3724 Fairview Avenue

5 Kingsman Circle

1512 Brookhill Drive

2117 French Street

2355 Carrell Road

Activity Description:

This activity will bring homes back to move-in condition and allow opportunities to purchase properties and rehabilitate homes to current standards. The City of Fort Myers will use licensed and insured contractors. The 2008-2009 CDBG Substantial Amendment No. 3 Notice of NSP Amended Budget showed this activity budget would change to \$802,856. Afterwards, \$85,430.99 was added which does not trigger a substantial amendment.

Add Estimated Program Income of \$54,698.48 to Activity Budget. From \$611,997.91 to \$666,696.39 Done by Zelda 3/26/2012

Environmental Assessment: UNDERWAY**Environmental** None

Project # / 0002 / Acquisition and Rehabilitation Multi-family 50% and**Grantee Activity Number:****8251-A****Activity Title:****Acquisition Multi-family****Activity Type:**

Acquisition - general

Activity Status:

Completed

Project Number:**Project Title:**

0002

Acquisition and Rehabilitation Multi-family

Projected Start Date:

03/03/2009

Projected End Date:

07/30/2013

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

Total Budget: \$ 217,872.03

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 217,872.03

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
7	7		100.00
7	7		100.00

of Households

Proposed Accomplishments

of Multifamily Units

Total

7

of Housing Units

7

of Properties

1

Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Fort Myers

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Fort Myers

Organization Type

Unknown

Proposed Budget

\$ 217,872.03



Location Description:

This activity will be carried out in the three target areas: East Fort Myers, Central Fort Myers, and Dunbar-Belle Vue, please note the location below:

2475 Central Avenue, Units #1-7, Fort Myers, FL.

Activity Description:

This activity will provide housing units for households at or below 50 percent of area median income. Properties will be acquired for at least 1 percent below market value (discount).

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: 8251-R
Activity Title: Rehabilitation Multi-family

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

0002

Projected Start Date:

03/03/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation Multi-family

Projected End Date:

07/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 380,917.58

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 380,917.58

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	7	7		100.00
# of Households	7	7		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	7
# of Housing Units	7
# ELI Households (0-30% AMI)	5
#Units & other green	7
#Sites re-used	1
#Units with bus/rail access	7
#Low flow showerheads	7
#Low flow toilets	7
#Refrigerators replaced	7
#Light fixtures (outdoors) replaced	10
#Light Fixtures (indoors) replaced	42
#Replaced hot water heaters	7
#Replaced thermostats	7
#Efficient AC added/replaced	7
#Additional Attic/Roof Insulation	2
#Energy Star Replacement Windows	28

Activity is being carried out by

No

Activity is being carried out through:**Organization carrying out Activity:**

City of Fort Myers

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Fort Myers

Organization Type

Unknown

Proposed Budget

\$ 380,917.58

Location Description:

This activity will be carried out in the three target areas: East Fort Myers, Central Fort Myers, and Dunbar-Belle Vue, please note the property location below:

2475 Central Avenue, Unit #1-7, Fort Myers, FL

Activity Description:

This activity will provide housing units for households at or below 50 percent of area median income.

Environmental Assessment: UNDERWAY**Environmental** None

Project # / 0003 / Planning and Administration**Grantee Activity Number:** 8252**Activity Title:** Program Administration**Activity Type:**

Administration

Activity Status:

Under Way

Project Number:

0003

Project Title:

Planning and Administration

Projected Start Date:

03/03/2009

Projected End Date:

07/30/2009

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Draw Block Date by HUD:**Total Budget:** \$ 307,955.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 307,955.00**Benefit Report Type:**

NA

Activity is being carried out by

No

Activity is being carried out through:**Organization carrying out Activity:**

City of Fort Myers

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Fort Myers

Organization Type

Unknown

Proposed Budget

\$ 229,732.00

Location Description:

City of Fort Myers NSP Target Area

Activity Description:

These NSP funds will be used to pay reasonable program administration costs related to the planning and execution of NSP activities. This includes costs related to staffing program related activities.

Add Estimated Program Income (10%) - \$78,223.00 to Budget. From \$229,732.00 to \$307,955.00. Done by Zelda 03/26/2012

Environmental Assessment: UNDERWAY**Environmental** None

Project # / 0004 / Acq/Rehab/Resell Single Family Homes 50% and

Grantee Activity Number: 8249-A
Activity Title: Single Family Acquisition 50% and below

Activity Type:

Acquisition - general

Activity Status:

Under Way

Project Number:

0004

Project Title:

Acq/Rehab/Resell Single Family Homes

Projected Start Date:

03/03/2009

Projected End Date:

07/31/2013

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:**Activity Draw Block by HUD:**

Not Blocked

Activity Draw Block Date by HUD:**Block Drawdown By Grantee:**

Not Blocked

Total Budget: \$ 136,174.48**Most Impacted and
Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 136,174.48**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	7	7		100.00
# of Households	7	7		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	7
# of Housing Units	7
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	7

Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Fort Myers

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Fort Myers

Organization Type

Unknown

Proposed Budget

\$ 136,174.48

Location Description:

City of Fort Myers NSP Target area, please note the locations below:

3285 Willin Street

1151 Bent Creek Loop

1159 Bent Creek Loop

144 Diana Avenue

2321 Carrell Road

2500 Davis Street

2665 Lime Street

Activity Description:

This activity will be used to acquire foreclosed single family homes for households with incomes 50% and below. decrease and transfer frunds in the amount of \$.52 to 8248-Red activity. Completed by Beverly Reed 11-01-2018.

Environmental Assessment:

UNDERWAY

Environmental

None

Grantee Activity Number:	8249-D
Activity Title:	Resell Single Family Homes to 50% and below

Activity Type:

Disposition

Project Number:

0004

Projected Start Date:

03/03/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Cancelled

Project Title:

Acq/Rehab/Resell Single Family Homes

Projected End Date:

07/31/2013

Project Draw Block Date by HUD:
Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

NA

Proposed Accomplishments

of Properties

Total
Activity is being carried out by

No

Activity is being carried out through:
Organization carrying out Activity:

City of Fort Myers

Proposed budgets for organizations carrying out Activity:
Responsible Organization

City of Fort Myers

Organization Type

Unknown

Proposed Budget

\$ 0.00

Location Description:

The City of Fort Myers NSP Target area.

Activity Description:


This activity was created in error and has been cancelled.

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: 8249-R
Activity Title: Rehabilitation of Single Family Homes 50% & below

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

0004

Projected Start Date:

03/03/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Acq/Rehab/Resell Single Family Homes

Projected End Date:

07/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 175,778.58

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 175,778.58

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	7	7		100.00
# of Households	7	7		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	7
# of Housing Units	7
# ELI Households (0-30% AMI)	
#Units with bus/rail access	7
#Efficient AC added/replaced	7
# of Properties	7



Activity is being carried out by

No

Activity is being carried out through:**Organization carrying out Activity:**

City of Fort Myers

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Fort Myers

Organization Type

Unknown

Proposed Budget

\$ 175,778.58

Location Description:

City of Fort Myers NSP Target area, please note the locations below:

3285 Willin Street

1151 Bent Creek Loop

1159 Bent Creek Loop

144 Diana Avenue

2321 Carrel Road

2500 Davis Street

2665 Lime Street

Activity Description:

This activity will be used to rehabilitate foreclosed homes purchased to serve households with incomes at or below 50% area median income.

Add Estimated Program Income of \$121,777.00 to budget. From \$253,825.00 to \$375,602.00 Done by Zelda 03/26/2012

Delete and transfer funds in the amount of \$199,823.42 from 8249-R to 8248-Red for reconstruction projects. Completed by Beverly Reed 11/01/2018

Environmental Assessment: UNDERWAY**Environmental** None

Project # / 0005 / Redevelopment**Grantee Activity Number:** 8248-Red**Activity Title:** Reconstruct Single Family Homes**Activity Type:**

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

0005

Project Title:

Redevelopment



Projected Start Date:

03/03/2009

Projected End Date:

07/31/2013

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:**Activity Draw Block by HUD:**

Not Blocked

Activity Draw Block Date by HUD:**Block Drawdown By Grantee:**

Not Blocked

Total Budget: \$ 825,704.97**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 825,704.97**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	5	5		100.00
# of Households	5	5		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	5
# of Housing Units	5
# of Elevated Structures	
# of Substantially Rehabilitated Units	
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units & other green	5
#Units deconstructed	
#Sites re-used	5
#Units exceeding Energy Star	5
#Units with bus/rail access	5
#Low flow showerheads	5
#Low flow toilets	5
#Units with solar panels	
#Dishwashers replaced	5
#Clothes washers replaced	5

#Refrigerators replaced	5
#Light fixtures (outdoors) replaced	10
#Light Fixtures (indoors) replaced	25
#Replaced hot water heaters	5
#Replaced thermostats	5
#Efficient AC added/replaced	5
#High efficiency heating plants	5
#Additional Attic/Roof Insulation	5
#Energy Star Replacement Windows	5
# of Properties	5

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Fort Myers

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Fort Myers	Unknown	\$ 825,704.97

Location Description:

The City of Fort Myers NSP Target area (Harlem Lake), please note the locations below:

3632 American Avenue, Fort Myers, FL
 3724 American Avenue, Fort Myers, FL
 2131 Davis Court, Fort Myers, FL
 2147 Davis Court, Fort Myers, FL
 2188 Hale Street, Fort Myers, FL

Activity Description:

The City will rebuild homes on foreclosed vacant lots in the Neighborhood Stabilization Program target area. These lots are a part of the City's Infill Lot Program for the development of affordable housing. Redevelopment of these properties will help to further stabilize the NSP target area neighborhoods, and continue the concentration of effort to make a greater impact. The City will use ICF Green Construction methods to build the five homes.

Environmental Assessment: UNDERWAY

Environmental None

Action Plan Comments:

- Reviewer - This submission is being rejected to allow for resubmission of the original Action Plan which can be re-approved to allow for the a timely submission of the QPR. Any substantial amendment which needs to be submitted can be accomplished following the submission of the QPR. DT
- Reviewer - This Action Plan is a resubmission of the originally approved Action Plan as a result of rejection of the previously proposed amendment which will likely require advertising as a substantial amendment. This approval will allow for the timely submission of the QPR. Then a substantial amendment can be proposed and processed, if required.
- Reviewer - The Action Plan is being rejected so Grantee can make some changes. MW
- Reviewer - The Action Plan is being rejected so Grantee can make some changes. April 5, 2010 MW
- Reviewer - The Action Plan is being rejected so Grantee can make some changes. April 8, 2010 MW
- Reviewer - The Action Plan is being approved. April 8, 2010 MW
- Reviewer - This submission is being approved to allow the grantee to submit the QPR on a timely basis. The grantee has indicated that changes were made to be consistent with the previous action plan amendment approval and that there was no intention to make changes that would require further review and approval at this time. This action plan revision may require further action by the Miami Field Office. If so, the grantee will be advised following the submission of the QPR. DT 4/30/2010.
- Reviewer - Grantee informed the Field Office that the Action Plan was submitted in error. Grantee indicated that no changes were made. Field Office is approving the Action Plan. October 20, 2010 MW
- Reviewer - Action Plan is being rejected so Grantee can make changes to the Beneficiary data. MW 02/01/2011
- Reviewer - Action Plan is being approved because the changes were made to the Beneficiary data. MW 02/02/2011
- Reviewer - 2/4/2011 - Action Plan is being approved because of changes made to the beneficiary data fields. JQ
- Reviewer - Action Plan is being rejected because Grantee accidently submitted it before making all their changes. MW 03/21/2012
- Reviewer - Action Plan is being rejected so Grantee can make changes. MW 03/23/2012
- Reviewer - Grantee increased activity budget amounts due to program income forecasts. MW 04/27/12
- Reviewer - Grantee submitted AP by mistake. 3/8/13 MW



Action Plan History

Version

Date

B-08-MN-12-0008 AP#1	04/30/2010
B-08-MN-12-0008 AP#2	02/04/2011
B-08-MN-12-0008 AP#3	04/27/2012
B-08-MN-12-0008 AP#4	03/08/2013
B-08-MN-12-0008 AP#5	10/30/2013
B-08-MN-12-0008 AP#6	04/29/2016
B-08-MN-12-0008 AP#7	07/29/2016
B-08-MN-12-0008 AP#8	07/26/2017
B-08-MN-12-0008 AP#9	04/19/2019
B-08-MN-12-0008 AP#10	07/23/2019

