

# Action Plan

**Grantee:** Lee County, FL

**Grant:** B-08-UN-12-0009

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<b>LOCCS Authorized Amount:</b>	\$ 18,243,867.00
<b>Grant Award Amount:</b>	\$ 18,243,867.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 10,442,512.33
<b>Total Budget:</b>	\$ 28,686,379.33

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## Funding Sources

**No Funding Sources Found**

## Narratives

### Areas of Greatest Need:

Up until a couple years ago, Lee County had a thriving real estate and new construction market. Due to the weakening economy and the collapse of the real estate market, Lee County is now engulfed with large areas of foreclosed and abandoned homes. "According to recent data from First American CoreLogic on foreclosures for the Cape Coral-Fort Myers area, the rate of foreclosures among outstanding mortgage loans is 11.5 percent for the month of February, an increase of 4.2 percentage points compared to February of 2008 when the rate was 7.3 percent. Foreclosure activity in Cape Coral-Fort Myers is higher than the national foreclosure rate which was 1.7 percent for February 2009, representing a 9.8 percentage point difference". As quoted from the April 8, 2009, Ft. Myers Florida Weekly Newspaper. Lee County is an area overcome with needs for neighborhood stabilization through redevelopment of abandoned and foreclosed homes.

Substantial Amendment #2: Lee County has identified additional need in expanded portions of Lee County to include City of Cape Coral, Bonita Springs, City of Fort Myers, as well as expanding the Lehigh Acres Area. The previous areas of the Lehigh Acres community, also known as the "Lehigh Corridor", the CDBG targeted blighted neighborhoods of Page Park, Palmona Park, Pine Manor, and the Tice/East Fort Myers neighborhood west of I-75, are hereby combined and expanded and will be referred to as the Fort Myers/Lehigh Acres area. The previous areas of Palmona Park, Suncoast Estates, the area of North Fort Myers between Palmona and Suncoast, the area south of Palmona and Suncoast south to the Caloosahatchee River are hereby combined and expanded and will be referred to as the North Fort Myers/Cape Coral area. Additionally, a qualifying area of Bonita Springs will be added. The San Carlos Park area remains unchanged. The four NSP target areas in Lee County are: Fort Myers/Lehigh Acres, North Fort Myers/Cape Coral, Bonita Springs, San Carlos.

Substantial Amendment #3: Lee County has identified additional need in expanded portions of Lee County, specifically in the Bonita Springs special interest area. The expanded service area will allow all eligible properties to be included in the areas of greatest need as defined by the original data. The original maps showing areas of greatest need along with the amended maps to illustrate that the expanded areas have the same or very similar qualifications can be found on the county website at <http://nsp.leegov.com> All data used was originally submitted with the 2008 Amendment, and the areas added are in Census Tract 504, Block Groups 2,3, and 5.

### Distribution and Uses of Funds:

To identify the areas of greatest need throughout the county, Lee County analyzed all county Census Block Groups in terms of HUD NSP priority criteria for foreclosures, sub prime/high cost loan concentration, and projected foreclosure risk. The analysis showed concentrations of need in the "Lehigh Corridor", the CDBG targeted blighted neighborhoods of Page Park, Palmona Park, Pine Manor, and Suncoast Estates, the area of North Fort Myers between Palmona and Suncoast, the Tice/East



Fort Myers neighborhood west of I-75 and San Carlos Park". Beneficiaries conform to the "National objective benefiting low,-moderate and - middle income persons, as defined in the NSP Notice-i.e., < 120% of area median income". "Lee County has set aside 25% of the total NSP allocation to provide housing for households at or below 50% of AMI. These funds are part of the rental strategy within Lee County. Housing will be developed for low income households and some units will be prioritized for special needs populations who are typically very low income households.

Substantial Amendment #3: Lee County has identified additional need in expanded portions of Lee County, specifically in the Bonita Springs special interest area. Additionally, budget categories will be amended to reflect reallocating \$400,000 from demolition activity to multifamily acquisition/rehabilitation/resale activity and \$700,000 from administration/planning activity to single family acquisition/rehabilitation/resale activity. The NSP Action Plan and Substantial Amendments can be found on the county website at <http://nsp.leegov.com>.

Substantial Amendment #4: Lee County added a new activity to the existing category of Redevelopment to include the acquisition of foreclosed and vacant single-family lots in an existing special interest area of Lee County. The activity will be completed using \$300,000 of program income funds. Future development of the lots into single family housing units will be completed through partnership with a local non-profit entity.

Substantial Amendment #5: Lee County added a new activity to the existing category of redevelopment to include acquisition, demolition, and reconstruction of vacant single-family lots using the original footprints. The total cost of this activity is estimated to be \$250,000; funds will be obligated as part of this amendment.

## Definitions and Descriptions:

### Low Income Targeting:

This is a multi-family rental unit housing individuals or families whose incomes do not exceed 50 percent of the area median income.

### Acquisition and Relocation:

### Public Comment:

Public comments for amendment #3 were solicited between June 18th , 2010 - July 2, 2010 in The News-Press and on the County's website. The County did not receive any public comment.

Public comments for amendment #4 were solicited between October 4th, 2012 - October 18th, 2012 in the News-Press and on the County's website. The County did not receive any public comments.

Public comments for amendment #5 were solicited between December 5, 2019 - December 19, 2019 in the News-Press and on the County's website. The County did not receive any public comments.

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Administration and Planning	09-1110-NSA	Lee County Administration and Planning
3	Redevelopment	09-1262-LCC 09-1273-Habitat	Redevelopment Acquisition - Red Hibiscus
4	Acq/Rehab of Foreclosed	09-1132-NSHR 09-1132-NSHR-Below 50	Acq/Rehab/Resale for Single Family Homewnership Acq/Rehab/Resale of below 50% income clients
5	Acquisition/Rehab of Foreclosed	09-1139-NSRR-HCFM-BD 09-1139-NSRR-HCFM-CM 09-1139-NSRR-HCFM-RP	A/R/RENTAL Broadway A/R/RENTAL Covington Meadows A/R/Rental Royal Palm/Stella
6	Demolition	<i>No activities in this project</i>	
9999	Restricted Balance	<i>No activities in this project</i>	



# Activities

**Project # / 1 / Administration and Planning**

**Grantee Activity Number:** 09-1110-NSA  
**Activity Title:** Lee County Administration and Planning

**Activity Type:**

Administration

**Project Number:**

1

**Projected Start Date:**

03/04/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Administration and Planning

**Projected End Date:**

09/30/2020

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 965,058.57

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 965,058.57

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Lee County Department of Human Services

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

**Responsible Organization**

Lee County Department of Human Services

**Organization Type**

Unknown

**Proposed Budget**

\$ 965,058.57



**Location Description:**

**Activity Description:**

Overall program administration of NSP activities

**Environmental Assessment:** EXEMPT

**Environmental** None

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**Project # / 3 / Redevelopment**

**Grantee Activity Number:** 09-1262-LCC  
**Activity Title:** Redevelopment

**Activity Type:**  
Acquisition, construction, reconstruction of public facilities  
**Project Number:**  
3  
**Projected Start Date:**  
12/07/2009  
**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:**  
Completed  
**Project Title:**  
Redevelopment  
**Projected End Date:**  
03/03/2013  
**Project Draw Block Date by HUD:**  
  
**Activity Draw Block Date by HUD:**  
  
**Total Budget:** \$ 400,000.00  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 400,000.00

**Benefit Report Type:**  
Area Benefit (Survey)

**Proposed Beneficiaries** **Total** **Low** **Mod** **Low/Mod%**



# of Persons

0.0

**Proposed Accomplishments**

**Total**

# of public facilities

1

# of buildings (non-residential)

1

# of Properties

1

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Lehigh Community Center

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

**Responsible Organization**

Lehigh Community Center

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 400,000.00

**Location Description:**

Weed and Seed Area of Lehigh Acres, Florida.

**Activity Description:**

Acquire and rehab a facility/building within Lehigh Acres to operate as a community social service center to serve Low to Moderate clientele.

**Environmental Assessment:**

UNDERWAY

**Environmental**

None



**Grantee Activity Number: 09-1273-Habitat**  
**Activity Title: Acquisition - Red Hibiscus**

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 3

**Projected Start Date:**  
 08/21/2012

**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

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Under Way

**Project Title:**  
 Redevelopment

**Projected End Date:**  
 12/31/2020

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 280,618.01

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 280,618.01

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Owner Households	6		6	100.00
# of Households	6		6	100.00

**Proposed Accomplishments**

	Total
# of Singlefamily Units	6
# of Housing Units	6
# of Properties	1

**Activity is being carried out by**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Habitat for Humanity of Lee and Hendry Counties, Inc.

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

Responsible Organization	Organization Type	Proposed Budget
Habitat for Humanity of Lee and Hendry Counties, Inc.	Non-Profit	\$ 300,000.00



**Location Description:**

Red Hibiscus Subdivision in Bonita Springs, FL

**Activity Description:**

Acquisition of foreclosed upon vacant property consisting of twenty-six (26) residential single family lots located in the Red Hibiscus subdivision in Bonita Springs, Florida which is in an identified NSP special area of greatest need as defined in Lee County's Substantial Amendment #2 to the NSP Substantial Amendment to the 2008 Annual Action Plan. Property will be purchased at a discount of at least one percent of current market appraised value with appraisal having been completed within 60 days of final offer. Developer will subsequently fund, build, and sell twenty-six (26) single family homes for eligible homebuyers who are defined as households with incomes at or below 80% of the area median income for household size. Six properties were sold in accordance with NSP guidelines to qualified buyers.

**Environmental Assessment:** COMPLETED

**Environmental** None

**Project # / 4 / Acq/Rehab of Foreclosed Residential Properties**

**Grantee Activity Number:** 09-1132-NSHR  
**Activity Title:** Acq/Rehab/Resale for Single Family Homewnership

**Activity Type:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
4

**Projected Start Date:**  
03/04/2009

**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:**  
Acq/Rehab of Foreclosed Residential

**Projected End Date:**  
09/30/2020

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 18,365,902.10  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 18,365,902.10

**Benefit Report Type:**

Direct (Households)

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># Owner Households</b>	115		35	30.43
<b># of Households</b>	115		35	30.43

<b>Proposed Accomplishments</b>	<b>Total</b>
<b># of Singlefamily Units</b>	115
<b># of Housing Units</b>	115
<b># of Properties</b>	115

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Lee County Department of Human Services

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Lee County Department of Human Services	Unknown	\$ 18,365,902.10

**Location Description:**

The Lee County NSP activities will focus on the western portion of the Lehigh Acres community (herein after referred to as the "Lehigh Corridor", in the CDBG targeted blighted neighborhoods of Page Park, Palmona Park, Pine Manor, and Suncoast Estates, in the area of North Fort Myers between Palmona and Suncoast, in the Tice/East Fort Myers neighborhood west of I-75, in San Carlos Park, and in several areas with Special Needs housing opportunities.

**Activity Description:**

Strategy includes activities of acquisition, rehabilitation, resale, including first and second mortgages, down payment assistance and lease to purchase program. FHA and government foreclosed homes will be considered along with other NSP-eligible properties. Lee County will work with lenders to assist with homeowners obtaining mortgages, and will provide homebuyer counseling through a contract with a HUD certified counselor. Lee County will also work with homebuyers that seek to locate foreclosed homes near their support services, and will assist homebuyers that meet all the requirements of the program with down payment assistance and rehabilitation assistance if needed.

**Environmental Assessment:** UNDERWAY

**Environmental** None







**Grantee Activity Number:** 09-1132-NSHR-Below 50  
**Activity Title:** Acq/Rehab/Resale of below 50% income clients

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures  
**Project Number:**  
 4  
**Projected Start Date:**  
 03/04/2009

**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.

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Under Way  
**Project Title:**  
 Acq/Rehab of Foreclosed Residential  
**Projected End Date:**  
 09/30/2020  
**Project Draw Block Date by HUD:**  
  
**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 3,218,143.91  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 3,218,143.91

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	30	30		100.00
# of Households	30	30		100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	30
# of Housing Units	30
# ELI Households (0-30% AMI)	
#Sites re-used	30
#Low flow showerheads	30
#Low flow toilets	30
#Dishwashers replaced	30
#Refrigerators replaced	30
#Light Fixtures (indoors) replaced	30
#Replaced hot water heaters	30
#Replaced thermostats	30
#Efficient AC added/replaced	30
#Additional Attic/Roof Insulation	30
# of Properties	30



**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Lee County Department of Human Services

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

**Responsible Organization**

Lee County Department of Human Services

**Organization Type**

Unknown

**Proposed Budget**

\$ 3,218,143.91

**Location Description:**

NSP 1 targets areas in Lehigh, Cape Coral, San Carlos, or Villas in Fort Myers.

**Activity Description:**

Acquisition, Rehab and resale to a low income (below 50%) homeowner.

**Environmental Assessment:** COMPLETED

**Environmental** None

**Project # / 5 / Acquisition/Rehab of Foreclosed Properties**

**Grantee Activity Number:** 09-1139-NSRR-HCFM-BD

**Activity Title:** A/R/RENTAL Broadway

**Activity Type:**

Acquisition - general

**Activity Status:**

Completed

**Project Number:**

5

**Project Title:**

Acquisition/Rehab of Foreclosed

**Projected Start Date:**

06/01/2010

**Projected End Date:**

03/17/2012

**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

**National Objective:**

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

<b>Total Budget:</b>	\$ 3,529,137.46
<b>Most Impacted and Distressed Budget:</b>	\$ 0.00
<b>Other Funds:</b>	\$ 0.00
<b>Total Funds:</b>	\$ 3,529,137.46

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
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40 40 100.00

# of Households

40 40 100.00

**Proposed Accomplishments**

# of Multifamily Units

**Total**

40

# of Housing Units

40

# of Properties

1

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Housing Authority City of Ft. Myers

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

**Responsible Organization**

Housing Authority City of Ft. Myers

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 3,529,137.46

**Location Description:**

HACFM has selected a property which is located in the Special Areas of Greatest Need as described in Section A of the Lee County 2010 NSP Substantial Amendment #2. The selected property is a 40 unit rental complex within the City of Fort Myers which is in need of renovation to provide affordable rental as well as to stabilization the neighborhood.

**Activity Description:**

With FMR for a 3 bedroom at \$1,398, many residents cannot afford to live in units that are safe and sanitary. Lee County issued a Request for Proposals for activities that included purchasing and rehabilitating properties to be used as rental units for persons at or below 50% of AMI. The Housing Authority of the City of Fort Myers (HACFM) was selected as the Developer to implement the project by purchasing, rehabilitating, and maintaining rental units once the construction phase is complete. Security instruments shall be placed on the properties ensuring properties will remain affordable for a minimum of HOME requirements and property will be used as awarded.

**Environmental Assessment:**

COMPLETED



**Environmental**

None

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**Grantee Activity Number: 09-1139-NSRR-HCFM-CM**  
**Activity Title: A/R/RENTAL Covington Meadows**

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 5

**Projected Start Date:**  
 03/04/2009

**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:**  
 Completed

**Project Title:**  
 Acquisition/Rehab of Foreclosed

**Projected End Date:**  
 12/17/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,619,152.49

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,619,152.49

**Benefit Report Type:**  
 Direct (Households)

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Renter Households	16	16		100.00
# of Households	16	16		100.00

**Proposed Accomplishments**

	Total
# of Multifamily Units	16
# of Housing Units	16
# of Parcels acquired voluntarily	
# of Properties	1

**Activity is being carried out by**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Housing Authority City of Ft. Myers

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

Responsible Organization	Organization Type	Proposed Budget
Housing Authority City of Ft. Myers	Non-Profit	\$ 1,619,152.49



**Location Description:**

Rental units will be located in the Special Areas of Greatest Need or additional NSP-conforming areas as described on page 6 of Section A of the Lee County NSP Substantial Amendment.. Housing for populations with special needs will be located in proximity to agencies providing supportive services. If it is necessary to locate effective supportive housing projects outside of the geographic priorities, projects will be reviewed with the HUD field office and (1) implemented (2) rejected, or (3) forwarded as a substantial or non-substantial amendments upon direction of that office.

**Activity Description:**

With FMR for a 3 bedroom at \$1,337, many residents cannot afford to live in units that are safe and sanitary. This is particularly true for residents with special needs. This activity will include purchasing and rehabilitating properties to be used as rental units for persons at or below 50% of AMI. Lee County is issuing a Request for Proposals with a priority for rental to persons with disabilities or special needs to implement this project. Lee County will work with local housing service providers and the local Housing Authority to own and maintain the properties. Properties will be transferred to local nonprofits and the Housing Authority. Security instruments shall be placed on the properties ensuring properties will remain affordable for a minimum of HOME requirements and property will be used as awarded.

**Environmental Assessment:**            COMPLETED

**Environmental**                            None



**Grantee Activity Number: 09-1139-NSRR-HCFM-RP**  
**Activity Title: A/R/Rental Royal Palm/Stella**

**Activity Type:**  
Acquisition - general

**Project Number:**  
5

**Projected Start Date:**  
06/01/2010

**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.

**Benefit Report Type:**  
Direct (Households)

**Activity Status:**  
Completed

**Project Title:**  
Acquisition/Rehab of Foreclosed

**Projected End Date:**  
04/12/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 260,388.05  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 260,388.05

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Renter Households	14	14		100.00
# of Households	14	14		100.00

**Proposed Accomplishments**

	Total
# of Multifamily Units	14
# of Housing Units	14
# of Properties	1

**Activity is being carried out by**  
No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
Housing Authority City of Ft. Myers

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

Responsible Organization	Organization Type	Proposed Budget
Housing Authority City of Ft. Myers	Non-Profit	\$ 260,388.05



**Location Description:**

HACFM has selected a property which is located in the Special Areas of Greatest Need as described in Section A of the Lee County 2010 NSP Substantial Amendment #2. The selected property is a 14 unit rental complex within the City of Fort Myers which is in need of renovation to provide affordable rental as well as to stabilization the neighborhood.

**Activity Description:**

With FMR for a 3 bedroom at \$1,398, many residents cannot afford to live in units that are safe and sanitary. Lee County issued a Request for Proposals for activities that included purchasing and rehabilitating properties to be used as rental units for persons at or below 50% of AMI. The Housing Authority of the City of Fort Myers (HACFM) was selected as the Developer to implement the project by purchasing, rehabilitating, and maintaining rental units once the construction phase is complete. Security instruments shall be placed on the properties ensuring properties will remain affordable for a minimum of HOME requirements and property will be used as awarded.

**Environmental Assessment:** COMPLETED

**Environmental** None

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**Action Plan Comments:**

Reviewer - Submitted in error.

Reviewer - Submitted in error.

Reviewer - Submitted in error.

Reviewer - Not all projects have activities created. Follow up must be approached.

Reviewer - The Action Plan is being rejected so Grantee can make some changes. April 8, 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 rejected so Grantee can make some changes. April 8, 2010 MW

Reviewer - The Action Plan is being rejected so Grantee can make some changes. April 15, 2010 MW



- Reviewer - Action plan approved - Entries for housing units were made as required. County was instructed to resubmit QPR-LBustamante2.4.2011
- Reviewer - The Action Plan is being approved because Grantee accidentally submitted it without making any changes. July 29, 2011 MW
- Reviewer - Grantee adjusted budgets to reflect program income earned as instructed in the DRGR 7.3 release. MW 01/27/12
- Reviewer - The Action Plan is being rejected so Grantee can make some changes. MW 10/23/12
- Reviewer - Grantee added a new activity, Grantee Activity Number: 09-1132-Habitat. MW 10/24/12
- Reviewer - The Action Plan is being rejected so Grantee can make some changes. MW 3/6/13
- Reviewer - Grantee increased budget amount of Activity Number 09-1132-NSHR-Below 50 due to program income. MW 3/6/13
- Reviewer - The Action plan is being approved. Grantee indicated the only change made was for activity number 09-1132-Habitat, which has been changed to 09-1273-Habitat. This was done to clarify for the County's internal accounting system. No other changes were made. 11.6.2013 NEC
- Reviewer - Grantee adjusting the budget amount due to having to move vouchers previously reported in LMMI to their LH25 activity. Grantee is moving vouchers quarterly which is requiring adjustments to the AP. The F/O is approving the plan in order for grantee to continue to make necessary changes. NEC 11/25/2013
- Reviewer - Grantee indicated the NSP 1 Multi-family project was originally budgeted for \$300,000, but once the closing was complete the actual cost was only \$280,618.01, thus budget reduced by \$19,381.99. In addition, admin was reduced also. 6/13/2014 NEC
- Reviewer - Grantee indicated that \$37,878.50 was moved from activity # 09-1132-NSHR (Single Family Rehab) into activity # 09-1110-NSA (Admin and Planning) in order to cover administration costs related to the planning and execution of the NSP1 program. No other changes were made. AP being approved. NEC 4/7/2015
- Reviewer - Grantee indicated that Action plan was edited to mark three activities as "Completed". Activity status was changed for all activities under Project # 5 - Acquisition/Rehab of Foreclosed Properties. No other changes were made. AP being approved. NEC 6/19/2015
- Reviewer - Demolition activity has been cancelled as per F/O QPR review. NEC 11/23/2015
- Reviewer - Grantee indicated that budget for activity number 09-1132-NSHR is being reduced by \$900,000 and program income is being reduced from \$12,000,000 to \$10,000,000 to more accurately reflect the program income to be received. No other changes were made. AP being approved. 2/19/2016 NEC
- Reviewer - Grantee indicates \$103,706.66 were reallocated from the acquisition/rehab/resale to homebuyers at or below 50% area median income to acquisition/rehab/resale to homebuyers at or below 120% area median income. No other changes noted. Plan being approved. NEC 11/3/2016
- Reviewer - Grantee indicates PI funds were receipted and allocated to LMMI activities. No other changes noted. Approving AP in order for grantee to submit QPR. NEC 1/26/2017
- Reviewer - Grantee indicated no changes were made to the plan. AP is being approved in order for grantee to submit the QPR. NEC 7/16/17



- Reviewer - Overall progress narratives is sufficient to explain progress. The County sold one property during this quarter. Review of financials report reflects grantee expended \$303,920.00 and drew down \$18,436.99 which includes PI. Grantee indicates ready for close out. 1/20/17 NEC
- Reviewer - Grantee indicates no changes were made to the plan. Plan being approved in order for the grantee to submit the QPR. NEC 5-15-18
- Reviewer - Grantee indicates only changes to the plan were the reporting of PI. Plan being approved in order for grantee to submit the QPR. NEC 10-22-2018
- Reviewer - Per grantee indicated that added Program Income. There are no other changes to the Action Plan. Resubmitting for approval. EF
- Reviewer - Grantee indicated that there has been no changes to the Action Plan. Reviewed and approved AP. (EF)

## Action Plan History

Version	Date
B-08-UN-12-0009 AP#1	07/28/2010
B-08-UN-12-0009 AP#2	07/29/2011
B-08-UN-12-0009 AP#3	01/27/2012
B-08-UN-12-0009 AP#4	10/24/2012
B-08-UN-12-0009 AP#5	03/06/2013
B-08-UN-12-0009 AP#6	11/06/2013
B-08-UN-12-0009 AP#7	11/25/2013
B-08-UN-12-0009 AP#8	11/25/2013
B-08-UN-12-0009 AP#9	06/13/2014
B-08-UN-12-0009 AP#10	04/07/2015
B-08-UN-12-0009 AP#11	06/19/2015
B-08-UN-12-0009 AP#12	11/23/2015
B-08-UN-12-0009 AP#13	02/19/2016
B-08-UN-12-0009 AP#14	11/03/2016
B-08-UN-12-0009 AP#15	01/26/2017
B-08-UN-12-0009 AP#16	04/20/2017
B-08-UN-12-0009 AP#17	07/16/2017
B-08-UN-12-0009 AP#18	01/20/2018
B-08-UN-12-0009 AP#19	05/15/2018
B-08-UN-12-0009 AP#20	10/22/2018
B-08-UN-12-0009 AP#21	03/26/2019
B-08-UN-12-0009 AP#22	07/31/2019
B-08-UN-12-0009 AP#23	11/19/2019
B-08-UN-12-0009 AP#24	04/23/2020



