

Action Plan

Grantee: Lee County, FL

Grant: B-11-UN-12-0009

LOCCS Authorized Amount:	\$ 6,639,174.00
Grant Award Amount:	\$ 6,639,174.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 5,354,102.15
Total Budget:	\$ 11,993,276.15

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Lee County plans to use NSP 3 funds to acquire and rehabilitate foreclosed housing in four targeted areas of the county. Specific project information will be listed in each activity. Lee County also plans to reserve 10% for program administration.

How Fund Use Addresses Market Conditions:

Department of Human Services staff used the HUD NSP3 Mapping Tool Data, The Reinvestment Fund PolicyMap, MLS data, and experience locating, acquiring and renovating homes under the NSP1 program to identify the areas of greatest need for NSP3. A total of four areas have been defined: Central Fort Myers, Fort Myers Villas, Gator Circle, and West Lehigh Acres. All areas have an individual score of 20, exceeding the State Minimum Threshold Score of 17. The PolicyMap of the Estimated Rate of Foreclosures and Serious Delinquent Mortgages According to HUD as of June 2010 for each area indicated they are all in the highest category for the data. The PolicyMap of the Percent of Primary Mortgages that were High Cost Between 2004 and 2007 according to HUD for 2010 for each area indicated the Central Fort Myers and the Gator Circle areas of greatest need are in the highest category; the Fort Myers Villas and West Lehigh Acres areas of greatest need are in the second highest category for the data. The Policy Map of the Estimated Number of Foreclosure Starts According to HUD as of 2010 for each area indicated that the Central Fort Myers area of greatest need is in the top two highest categories and the remaining three areas were all in the highest category for the data.

Program Amendment: Lee County has identified two areas of additional need in portions of Lee County. In Lehigh Acres, the boundaries are East of Gunnery Road and West of Sunshine Boulevard between Lee Boulevard and 23rd Street and in Cape Coral, the boundaries are East of Nelson Road and West of Del Prado Boulevard between Diplomat Parkway and Pine Island Road (Maps showing the areas and boundaries can be found on the county website at <http://nsp.leegov.com>). The expanded target areas will allow Lee County to purchase foreclosed homes in these areas with NSP 3 funds. These areas were identified using the same methods as the original NSP3 areas. Further documentation supporting the need in these areas is found on The Reinvestment Fund's Policy Map tool. The Policy Map of the Estimated Number of Foreclosure Starts According to HUD as of 2010 for both areas can also be found on the county website <http://nsp.leegov.com>.

Ensuring Continued Affordability:

Rental properties shall have restrictive covenants filed with the deed that shall restrict the rent and use of the property for a term that meets or exceeds HOME requirements. For homebuyer assistance programs, a note and mortgage for 15 years will be executed and recorded. Annual verifications will be conducted to ensure that the property is still the primary residence of the homebuyer and rental projects will be monitored annually or otherwise as required. Recaptured funds from assisted properties will be used to conduct further NSP3 eligible activities.



Definition of Blighted Structure:

Blighted structures are defined in the “Lee County Housing Services Manual,” and for the purposes of both NSP1 and NSP3 funding, a unit is considered blighted when it shows signs of deterioration, is deemed to be unsuitable for rehabilitation, and constitutes a threat to human health, safety, and public welfare.

Definition of Affordable Rents:

Affordable rents shall be defined as 30 percent of the tenant’s household income not to exceed the Fair Market Rent for the unit size.

Housing Rehabilitation/New Construction Standards:

The “Lee County Housing Services Manual” details housing rehabilitation standards. In general, rehabilitation shall consist of addressing deteriorated or substandard components. All gut rehabilitation or new construction (i.e., general replacement of the interior of a building that may or may not include changes to structural elements such as flooring system, columns or load bearing interior or exterior walls) of residential buildings up to three stories will be designed to meet the standard for Energy Star Qualified New Homes. All gut rehabilitation or new construction of mid -or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Condition Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy. Other rehabilitation (not gut rehabilitation) will meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products. Additionally, water efficient toilets, showers, and faucets, such as those with the WaterSense label, will be installed. Further, housing will be improved to mitigate the impact of disasters. Finally, if not already addressed in the standards described above, properties located in the 100 year floodplain will be brought into compliance with HUD’s Minimum Housing Quality Standards (HQS). The cost of these properties will not exceed 50% of the assessed or appraised value of the structure prior to the improvements being made.

Vicinity Hiring:

In addition to the provisions of Section 3, projects funded with NSP3 funds will, to the maximum extent feasible, provide for the hiring of employees who reside in the vicinity of funded projects (the areas of greatest need). This provision will be conveyed through targeted advertising, contracts, and bid documents as applicable and verified with recipients during project monitoring.

Procedures for Preferences for Affordable Rental Dev.:

Lee County has established procedures to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds; properties targeted for rehabilitation have been identified and acquired through the NSP1 program. Lee County will maintain flexibility in property purchase so that additional properties may be acquired for rental development should budgeted funds exceed project costs and as program income received allows.

Grantee Contact Information:

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Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
1	Admin	11-1110-NSA	Administration and Planning	
2	Acq/Rehab/Resale Single Family	11-1132-NSHR	Grantee Driven Homeownership/Single Family	
		11-1132-NSHR-LH25	Homeownership/Single Family - Below 50% AMI	
3	Rehab rental properties	11-1139-NSRR-BD	MULTI FAMILY BROADWAY APTS	
		11-1139-NSRR-STELLA	Multi-Family Rental-STELLA	
9999	Restricted Balance	<i>No activities in this project</i>		



Activities

Project # / 1 / Admin

Grantee Activity Number: 11-1110-NSA

Activity Title: Administration and Planning

Activity Type:

Administration

Project Number:

1

Projected Start Date:

04/30/2011

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:

Admin

Projected End Date:

09/29/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 205,614.07

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 205,614.07

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Lee County Department of Human Services

Organization Type

Unknown

Proposed Budget

\$ 205,614.07

Location Description:

Lee County Department of Human Services
2440 Thompson Street
Ft. Myers FL 33901

Activity Description:

10% Administration and planning for Lee County.



Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / **2 / Acq/Rehab/Resale Single Family**



Grantee Activity Number: 11-1132-NSHR

Activity Title: Grantee Driven Homeownership/Single Family

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
2

Projected Start Date:
04/30/2011

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/Resale Single Family

Projected End Date:
09/29/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 7,958,295.77

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 7,958,295.77

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	40			0.00
# of Households	40			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	40
# of Housing Units	40
#Low flow toilets	40
#Dishwashers replaced	40
#Refrigerators replaced	40
#Replaced hot water heaters	40
#Replaced thermostats	40
#Efficient AC added/replaced	40
#Additional Attic/Roof Insulation	40
# of Properties	40



Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Lee County Department of Human Services	Unknown	\$ 7,958,295.77

Location Description:

Target areas of Lee County

Activity Description:

Acquisition, rehabilitation and resale of single family homes to households at or below 120% of the area median income.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 11-1132-NSHR-LH25

Activity Title: Homeownership/Single Family - Below 50% AMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

05/01/2011

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/Resale Single Family

Projected End Date:

09/30/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 700,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 700,000.00

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

of Housing Units

#Low flow toilets

#Dishwashers replaced

#Refrigerators replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#Additional Attic/Roof Insulation

of Properties

Total

6

6

6

6

6

6

6

6

6

6



Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Lee County Department of Human Services	Unknown	\$ 700,000.00

Location Description:

Target areas of Lee County

Activity Description:

Acquisition, rehabilitation and resale to assist low income (below 50% AMI) homebuyers in acquiring homes. At least 25% of NSP 3 funds, including income generated from the sale of properties (program income), must be used to assist homebuyers who do not exceed 50% of the area median income.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 3 / Rehab rental properties



Grantee Activity Number: 11-1139-NSRR-BD

Activity Title: MULTI FAMILY BROADWAY APTS

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

3

Projected Start Date:

05/01/2011

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:

Rehab rental properties

Projected End Date:

05/01/2014

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

Total Budget: \$ 98,759.57

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 98,759.57

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
40	40		100.00
40	40		100.00

of Households

Proposed Accomplishments

of Multifamily Units

of Housing Units

#Units with other green

#Units deconstructed

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels

#Dishwashers replaced

#Refrigerators replaced

#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

Total

40

40

40

40

2

40

40

40

41

40

40

45

160

40



#Replaced thermostats	40
#Efficient AC added/replaced	40
#High efficiency heating plants	
#Additional Attic/Roof Insulation	2
#Energy Star Replacement Windows	178
# of Properties	2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Housing Authority City of Ft. Myers	Non-Profit	\$ 98,759.57

Location Description:

Broadway Apartments
 2909 and 2929 Broadway Avenue
 Fort Myers, FL

Activity Description:

A portion of NSP 3 funds will be used for completion of a previously acquired 40 Unit multi-family project, Broadway Apartments, which is currently funded in NSP-1 activity #09-1139-NSRR-HCFM-BD. Although not a requirement under NSP-1, green features are included in this project to provide energy efficiency and to lower utility costs for the tenants. The green features and LEED certification increased the cost of the project. Once all funds under the NSP-1 activity have been expended, remaining costs of \$98,759.57 will be paid with NSP-3 funds.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents:

Document	
	201206200811.pdf



Grantee Activity Number: 11-1139-NSRR-STELLA

Activity Title: Multi-Family Rental-STELLA

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

3

Projected Start Date:

05/01/2011

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:

Rehab rental properties

Projected End Date:

05/01/2014

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

Total Budget: \$ 1,561,033.93

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,561,033.93

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

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

Proposed Accomplishments

of Multifamily Units

of Housing Units

ELI Households (0-30% AMI)

#Units deconstructed

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels

#Refrigerators replaced

#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

Total

14

14

14

14

14

14

26

14

14

28

113

14

14

14



#Additional Attic/Roof Insulation	14
#Energy Star Replacement Windows	68
# of Properties	2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Housing Authority City of Ft. Myers	Non-Profit	\$ 1,561,033.93

Location Description:

Stella Apartments
 2720 and 2724 Royal Palm Avenue
 Fort Myers, FL 33901

Activity Description:

14 units to be Acquisition, Rehab and Rented to households at or below 50% of the area median income.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents:

Document	
	201206200811.pdf

Action Plan Comments:

- Reviewer - This Action Plan is being rejected so the Grantee can make a correction to the Administration and Planning Activity. MW 4/1/11
- Reviewer - This Action Plan is being rejected so the Grantee can add their 3 activities to their 3 corresponding projects. MW 6/6/11
- Reviewer - This Action Plan is being rejected so the Grantee can make some corrections. MW 6/8/11
- Reviewer - This Action Plan is being rejected so the Grantee can make corrections to their Single Family activity. MW 6/8/11
- Reviewer - Grantee added new activity. MW 04/27/12
- Reviewer - This Action Plan is being rejected so the Grantee can make corrections to their Multi-Family activities. MW 6/20/12
- Reviewer - This Action Plan is being rejected so the Grantee can make corrections to Grantee Activity Number # 11-1139-NSRR-BD. MW 6/20/12
- Reviewer - Grantee moved \$46,240.43 from Activity # 11-1139-NSRR-BD to Activity # 11-1139-NSRR-STELLA. MW 6/20/12



- Reviewer - This Action Plan is being rejected so the Grantee can make corrections to Grantee Activity Number # 11-1132-NSHR. MW 6/6/13
- Reviewer - Grantee added new Activity # 11-1132-NSHR-LH25. MW 06/10/13
- Casal Grantee increased the estimated program income amount by \$1,500,000. The Single Family Rehab Project was increased budget by \$1,500,000, with the LMMI activity budget increased in the amount of \$1,000,000 and the LH25 activity budget by \$500,000. Grantee indicated this increase is needed due to anticipated program income. 1/14/2014.NEC
- Casal Grantee indicated decreased the project and activity budget for NSP3 Admin by \$450,000.00 and increased the project and activity budget for NSP3 Acquisition/Rehab by \$450,000.00. 6/13/2014 NEC
- Casal Grantee indicated \$75,000 was moved from the ADMIN activity to the Acq/Rehab Activity. No other changes were noted. Action plan being approved. NEC 12/1/2015
- Casal Grantee indicates budget for activity number 11-1139-NSRR-STELLA is being reduced by \$.50 to reflect the actual amount disbursed for this activity.
- Budget for activity number 11-1132-NSHR-LH25 is being reduced from \$1,100,000 to \$700,000 to more accurately reflect the current and anticipated expenditures for that activity.
- Estimated program income is being increased to \$3,000,0000 to more accurately reflect the program income to be received.
- No other changes were noted. Action plan being approved. NEC 2/19/2016
- Casal Grantee indicated increased budget for activity # 11-1132-NSHR LMMI to reflect estimated PI that was previously increased, but not budgeted to a project or activity. Action plan being approved. NEC 3/11/16
- Casal Grantee indicates no changes were made to the plan. Plan being approved in order to submit the QPR timely. NEC 4/20/17
- Casal 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
- Casal 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
- Fernandez, The County amended its (NSP) Action Plan to add acquisition, demolition and reconstruction activities to the existing redevelopment project plan. This addition will allow the County to use NSP funds to purchase foreclosed single-family homes that are not suitable for rehabilitation. Such homes would be demolished, reconstructed and resold to qualified buyer with a household income at or below 120% of the area median income. The County published the substantial amendment ad for a 15 days comment period. The county will be adding \$250,000 from PI to carry out this activity. (EF)
- Fernandez, Per grantee there were no changes made to the Action Plan. (EF)

Action Plan History

Version	Date
B-11-UN-12-0009 AP#17	04/28/2021
B-11-UN-12-0009 AP#16	10/27/2020
B-11-UN-12-0009 AP#15	08/05/2020
B-11-UN-12-0009 AP#14	03/09/2020



B-11-UN-12-0009 AP#13	11/19/2019
B-11-UN-12-0009 AP#12	10/22/2018
B-11-UN-12-0009 AP#11	07/16/2017
B-11-UN-12-0009 AP#10	04/20/2017
B-11-UN-12-0009 AP#9	03/11/2016
B-11-UN-12-0009 AP#8	02/19/2016
B-11-UN-12-0009 AP#7	12/01/2015
B-11-UN-12-0009 AP#6	06/13/2014
B-11-UN-12-0009 AP#5	01/14/2014
B-11-UN-12-0009 AP#4	06/10/2013
B-11-UN-12-0009 AP#3	06/20/2012
B-11-UN-12-0009 AP#2	04/27/2012
B-11-UN-12-0009 AP#1	06/08/2011

