



# **Community Development Block Grant Program Second Program Year Consolidated Annual Performance and Evaluation Report 2021-2022**

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**Councilwoman:** Teresa Watkins Brown  
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Created by:  
Community Development Department  
Housing and Real Estate Division  
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## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The following highlights the City’s accomplishments during Program Year 2020. Community Development Block Grant (CDBG) funds along with Community Development Block Grant-CV (CDBG-CV) funds were leveraged with other local and state funds aid low- to moderate income households. One hundred percent of funds were expended on low- to moderate income households.

- Twelve (12) income qualified families received rehabilitation assistance
- Fourteen (14) income qualified residents attended micro-enterprise business training.
- Two (2) income qualified households received emergency rental and utility assistance through CDBG-CV

### Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	8	0	0.00%			

Public Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	100	0	0.00%			
Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	25	12	48.00%	6	12	200.00%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

During the program year, activities addressed underserved needs with assisting over 338 low- to moderate income households. Assistance included rehabilitation assistance, micro-enterprise training, and emergency rental and utility assistance. Additionally, the City focused on completing owner-occupied rehabilitation activities due to the COVID-19 pandemic. The City provided 12 new rehabilitation activities for FY 2021. The number of persons and/or households assisted during FY 2021 increased significantly after starting to lift some COVID-19 restrictions.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	1
Black or African American	5
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>6</b>
Hispanic	0
Not Hispanic	6

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

According to the 2016 City-Data, the City of Fort Myers has a total population of 87,103. Additionally, the survey shows that 48.4 of the population is White; approximately 21.9% are Black/African American, and 4.64 are of other races. Moreover, approximately 25.4 percent of the population is of Hispanic origin. The chart above shows the most persons assisted were identified as black. This is 57% of those assisted. For Fiscal year 2020, the City assisted fourteen (14) households through the housing and community development programs.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,283,552	490,666

Table 3 - Resources Made Available

### Narrative

The City of Fort Myers receives federal funds from the United States Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) program, CDBG-CV, 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. All anticipated resources will be used to support the development of affordable housing and community development activities. According to the HUD IDIS system, total CDBG expenditures were \$490,665.54. This includes many expenditures from FY 2020 that were not drawn down. The City completed several draws during the program year for prior years expenses. This is reflected in the PR26 report. Additionally, the City has pending draws for FY 2021 in the amount of \$162,162. Moreover, the total CDBG-CV expenditures were \$27,578.53. The City provided administration, micro-enterprise assistance, and emergency rental and utility assistance during FY2021. This is also reflected in the PR26 report.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Fort Myers	95	80	Funds are allocated to areas meeting the low-to moderate income designations as determined by HUD.

Table 4 – Identify the geographic distribution and location of investments

### Narrative

In 2021-2022, CDBG funds continued to be directed citywide with a 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 51 percent of the residents are low to moderate incomes by HUD's Annual Income Guidelines. The City continues to address the needs of residents who live within the core CDBG neighborhoods. The neighborhoods are comprised of census tracks or census block groups in which at least 51 percent of the residents have low to moderate incomes as defined by HUD. The exhibits indicating each of these census tracts and neighborhood areas are attached. The residents of these areas faced many interrelated problems such as lack of affordable housing, substandard housing, high unemployment rates and higher incidences of criminal activity. To combat the problem, the City of Fort

Myers initiated a comprehensive neighborhood revitalization strategy under the Neighborhood Task Force. This approach encompassed several tools including redevelopment of code lien properties, code enforcement and law enforcement involvement to help revitalize neighborhoods. Additionally, the City continued to utilize public service programs and economic development activities to increase micro-enterprise businesses. The City continues to search for ways to provide economic empowerment of the low- and moderate-income residents and achieve substantial improvement in the delineated areas, generally within a five-year time, through concentration of effort in an area of manageable size.

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## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City of Fort Myers considered the provision of housing as a basic human need, and, therefore, has assumed the responsibility to work towards increasing the availability of affordable workforce housing in the community. The Community Development Department and the workforce housing committee requested the City commit to annually funding programs that specifically target affordable/attainable housing. Developers have requested and been granted waivers from the affordable housing requirements. Due to the significant rise in housing cost in the last year the City is investigating the use inclusionary housing strategies in the proposed revitalization areas. The City will continue to search for subrecipients to leverage federal funds for additional public service and economic development activities for low to moderate income residents. Additionally, the City will continue to use program income from the NSP programs for acquisition, rehabilitation, redevelopment and resell or rental of foreclosed and abandoned properties in the City. The City continues to make progress during the program year, meeting the funding obligation and deadlines established by HUD. Most of the City's NSP beneficiaries are residents with incomes at or below 50 percent area median income. Additionally, the City leverages grant funds through the State Housing Initiative Partnership (SHIP) program to help stabilize and retain housing stock within the community.

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	5
Number of Non-Homeless households to be provided affordable housing units	5	12
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>5</b>	<b>17</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	5	12
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>5</b>	<b>12</b>

Table 6 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

During FY 2021, households earning up to 80 percent of the AMI were able to receive assistance through the City's Owner-Occupied Rehabilitation activity. The City proposed 5 rehabilitation projects. The City met the goal for this fiscal year. The City focused on providing COVID-19 emergency rental and utility assistance to low- to moderate income household through the ERAP and SHIP program.

**Discuss how these outcomes will impact future annual action plans.**

The City of Fort Myers is satisfied with the results obtained through its programs in FY 2021, although we continue to struggle with the lingering impact of COVID-19. The City plans to continue increasing its ability to rehabilitate and reconstruct substandard housing and support the development of affordable workforce housing; establish partnerships with Community Based Development Organizations; provide



annual training to contractors; perform more detailed monitoring and continue to engage other community partners in pursuing mutual goals. Despite the COVID-19 pandemic, the City of Fort Myers was able to resume owner-occupied rehabilitation during the fourth quarter of the fiscal year. The City plans to continue increasing its ability to rehabilitate and reconstruct substandard housing and support the development of affordable workforce housing; establish partnerships with Community Based Development Organizations; provide annual training to contractors; perform more detailed monitoring and continue to engage other community partners in pursuing mutual goals.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	1	0
Low-income	0	0
Moderate-income	0	0
<b>Total</b>	<b>1</b>	<b>0</b>

**Table 7 – Number of Households Served**

### **Narrative Information**

Other actions the City has taken to foster and maintain affordable housing includes:

- Rehabilitating, removing slum/blight, building, and reconstructing housing stock to increase and improve the City’s affordable housing stock through rehabilitation, demolition, and relocation
- Rehabilitating, removing slum/blight, building, and reconstructing housing stock for energy efficient improvement
- Increase homeownership by providing purchase assistance for first time homebuyers
- Increase the supply of affordable housing by acquiring and developing scattered infill sites
- Continue the emergency repair program to address homeowners’ immediate needs
- Stabilize neighborhoods by acquiring, rehabilitating foreclosed properties, and reselling them to low-moderate income residents as funds become available
- Seek opportunities to partner with affordable housing developers
- Fair Housing Education and Awareness

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The City continued to support the efforts of the Lee County Continuum of Care (CoC) to simplify and broaden outreach and assessment efforts for homeless persons in Lee County. 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 are also specific special events held for the homeless, including an annual candlelight vigil in memory of the homeless who have died in that past year, which is held annually in December. Additionally, outreach is conducted by the many caseworkers at community agencies, the Lee County Homeless Coalition, schools, and other entities that encounter the homeless during other service delivery or during their regular course of business. Needs are assessed during these points of contact, and referrals are made as appropriate. Additional resources were provided at the County level because of the COVID-19 pandemic. The City of Fort Myers will continue to support homeless service providers with outreach to homeless persons through food pantries, soup kitchens, shelters/emergency housing, and transitional housing. In addition, the City will continue to focus on micro-enterprise activities through non-profit organizations, providing homeless adults an opportunity to return to self-sufficiency.

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

The City is not a direct recipient of Emergency Solutions Grant (ESG) funds, the City will continue to partner with Lee County Southwest Florida Human Services Continuum of Care (COC) to support emergency and transitional housing needs of homeless persons in the County. The CoC's goals of providing homeless housing and services primarily through entitlement funding will help to meet needs for emergency housing at the Bob Janes Triage Center and Low Demand Shelter. As funding is available, Lee County may issue a Request for Proposals for the development of these projects or programs and funding then be used by other community partners. Other than the funds available through this process, emergency shelter and transitional housing needs may be addressed through grant funding opportunities, such as the competitive Continuum of Care process, or through other state or local funding streams. However, the City's primary focus continues to be on permanent housing. The City of Fort Myers and COC will continue to partner together to identify needs and projects to meet the needs of the homeless in Lee County.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, 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 that 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 and associated rent and basic assistance to youth discharged from the system. While the City is not a direct recipient of ESG funds, the City will continue to partner with the Lee County CoC to support efforts made to implement the existing local coordinated discharge policies for individuals or families who are being discharged from a publicly funded institution.

**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**

The City of Fort Myers continues to support programs and resources to allow formerly homeless and at risk-of homelessness residents to access to affordable permanent housing. The City's local resources include the federal CDBG, CDBG-CV, Emergency Rental and Utility Assistance, and the state SHIP funds. Local agencies also provide prevention, outreach, assessment, and supportive services for homeless persons and for residents at-risk of homelessness. Public and private agencies and programs in Lee County provide services including: Mortgage Assistance, Rental Assistance, Utilities Assistance, Foreclosure Prevention, Counseling/Advocacy, and Legal Assistance. Outreach and Assessment for homeless residents is done through Legal Assistance, Street Outreach, Mobile Clinic, and Law Enforcement. Supportive Services for homeless residents include: Counseling/Advocacy, Case Management, Life Skills, Alcohol & Drug Abuse, Mental Health Counseling, Healthcare, HIV/AIDS,

Education, Employment, Child Care, and Transportation. Other than the funds available through this process, permanent housing needs may be addressed through other resources identified elsewhere in this plan, and through other grant funding opportunities, such as the competitive Continuum of Care process, or through other state or local funding streams.

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## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The City continues to work with the Housing Authority of the City of Fort Myers (HACFM) to improve public housing initiatives. HACFM offers a variety of activities to assist in improving the living environment of low- and moderate-income families residing in public housing. The HACFM offers a Family Self-Sufficiency (FSS) program designed to assist families receiving rental assistance through the Public Housing and Housing Choice Voucher programs become self-reliant and economically self-sufficient within five (5) years. This assistance is provided in the form of coordinated supportive services, education, job training, job placement, personal development, and life management skills.

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

The Housing Authority of the City Fort Myers offers Life Skills Education and Homebuyers Education workshops to educate families and prepare them to become self-reliant. The Life Skills Education provides an overview of the Family Self-Sufficiency program, achieving and settings goals, career goals-how to increase wages and change in career paths and/or gain employment, and money management classes that assist the families with creating and maintaining a basic budget. The Homebuyers Education Workshops provides families the necessary information on how to prepare to purchase a home and to successfully maintain the home both financially and physically. Through the ROSS Neighborhood Network grant received from the Housing and Urban Development in 2003, HACFM provides a Community Services Neighborhood Network Center (NNC). The center is a leading resource center for public housing residents and the community. The NNC provides computer access to public housing residents and the community with 12 computers, printers, and internet access. Additionally, there is a training room to host workshops, training sessions and resident meetings. The HACFM also has a Resident Council Association at their public housing developments. The Resident Councils are made up of residents working together to help make a better life for everyone. The Council represents all residents of a particular development and together with the property manager they build on the needs and interests of residents, and acts as a good neighbor to families. The residents also work together to improve the appearance of the community and create a congenial atmosphere. The Resident Council also represents the concerns of the residents by working with the Housing Authority and the police department. Additionally, the City of Fort Myers continues to work closely with the non-profit organizations for assistance in preparation for home ownership and participation counseling sessions.

### **Actions taken to provide assistance to troubled PHAs**

The Housing Authority of the City of Fort Myers is not a troubled PHA.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

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

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

## **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The City of Fort Myers continued to place emphasis on comprehensive reporting and long-term planning with the Consolidated Plan and the State Housing Initiative Partnership Local Housing Assistance Plan (LHAP). The documents are circulated among agencies to allow for efficient resource utilization and effective program planning. Additionally, the documents are posted to City website and staff holds several community meetings through the year to discuss the City's housing and community development programs. The City continues to work with the Housing Authority of Fort Myers on development and redevelopment projects. The City also continued to meet with the Local Affordable Housing Advisory Committee, as required by the State of Florida to discuss affordable housing issues including SHIP, CDBG, and NSP programs. The City spends most funds in areas designated as low to moderate income areas by Census block group. These areas contain the largest concentration of minorities and low-income families which are primarily located in the Dunbar-Bellevue and East Fort Myers area. Serving the housing needs of minority and disabled residents of Fort Myers is one of the main goals of the City of Fort Myers. Throughout the year, we provide several programs to target minority, disabled, and elderly populations to overcome effects of negative impediments that hinder these populations from obtaining adequate housing. In previous years, the City primarily used the CDBG program to assist low to moderate income residents with owner-occupied rehabilitation. The State of Florida State Housing Initiative Program (SHIP) funds largest allocation of grant funds were received for

the first time since the downturn of the economy in 2008. This fiscal year the City received grant funds in the amount of \$624,982. Additionally, the City continued to use the remaining NSP program income to purchase and rehabilitate foreclosed homes to assist with stabilizing three targeted areas: Dunbar-Bellevue, East Fort Myers, and Central Fort Myers. These areas are all located within the CDBG target area, although with NSP 3 funding, the City narrowed the target area based on the area with the greatest need.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The City of Fort Myers has incorporated the components of 24 CFR Part 35 Lead Paint Hazard regulations into all its policies and procedures governing rehabilitation, acquisition, and demolition. The City provided education to the owners of units suspected of containing lead base paint. The City's Rehabilitation Specialist attended a Lead Based Training. Contractors that work with the City have attended lead-based paint mitigation training for single family rehabilitation. In 2021, one (1) of the twelve (12) rehabilitation projects completed required lead-based paint mitigation.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

To reduce the number of persons living below the poverty level, the City of Fort Myers worked closely with the Catalyst Community Capital Group and Goodwill Industries of Southwest Florida for micro-enterprise assistance during the COVID-19 pandemic. To date, the City assisted fifty-three (53) residents with emergency micro-enterprise grants. The grant helped keep workers employed amid a world-wide pandemic.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The City of Fort Myers continued to close gaps and enhance coordination with institutional structures by partnering with Lee County to provide a public access internet-based human service directory, to provide on-site education where needed and as needed and to reduce homelessness. The City also established partnerships with local governments and the Lee County Coalition of the Homeless to explore grant leveraging opportunities to fund services for our citizens and bring access to online services closer to the customer. The City will continue to work with the Lee County Human Services Division to implement the Lee County's updated Continuum Care Strategic Plan March 2019-2028. The goals of the plan are to:

- Inform and educate the public about homelessness, including causes and prevention and intervention strategies to help decrease incidences of homelessness through increased community engagement and involvement. Increase housing availability through community collaborates to meet current and emerging needs. Expand wrap-around community-based services to enhance the continuum of care. Improve access to and expand community health care 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.

Additionally, the City continues to explore the process of establishing a Revitalization Area to further the housing, employment and human service needs of the citizens. Various actions will be taken to overcome gaps and enhance coordination with non-profit organizations to ensure accurate identification, coordination, and provisions to address local needs.

### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City will continue to enhance coordination between public and private housing and social service agencies for low- to moderate-income residents through the following actions:

#### **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 will 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

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The regional Analysis of Impediments (AI) to Fair Housing Choice was a joint venture with the Lee County Southwest Florida and the City of Cape Coral to ensure a comprehensive local approach to reducing and/or eliminating barriers to affordable housing. The AI resulted in the identification of seven regional impediments, and five local impediments to fair housing. Each regional impediment was assigned a goal and various strategies for meeting recommended benchmarks. Regional goals selected aim to:

1. Reduce incidence of discrimination in the sale or rental of housing.
2. Increase racial and ethnic minority's access to home financing.
3. Improve regional transportation.
4. Affirmatively further fair housing programs in the County.
5. Improve housing accessibility for persons with disabilities.
6. Improve LEP persons' access to fair housing information.
7. Ensure that the members of protected classes are represented on local planning/zoning boards.

The City of Fort Myers fostered awareness of rental assistance for the low-income residents. As well as provide surplus lots to developers and owner builders to develop more affordable housing for low-income persons. Additionally, the city continues to work on a draft Fair Housing Ordinance for adoption soon.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The monitoring for all CDBG programs is directed by the CDD Director and executed by the Manager of Housing Division or designee to ensure funds are expended in accordance with state and federal regulations and City procedures. Formal monitoring reviews of CDBG recipients are conducted at least annually to ensure that CDBG subrecipients comply with all regulations regarding financial and programmatic operation requirements. It is the City's policy to monitor all agencies at least annually to assure continual compliance. Monitoring of program activities is handled by the Community Development Department staff and/or CDBG Consultant. Activities are desk monitored on an ongoing basis to ensure funds are expended in accordance with Federal regulations and City procedures. Monitoring efforts for CDBG subrecipients will be conducted at least annually to ensure compliance with all regulations governing administrative, financial, and programmatic operations. For newly funded subrecipients, monitoring will be conducted twice a year. All programs, regardless of their level of performance are monitored annually. Technical assistance, trainings, and workshops will also be offered throughout the year to subrecipients. Monitoring reports are issued for subrecipient, which list any concerns or findings during the review. Corrective action plans for any concerns or findings are submitted and reviewed within 30 days of issuance, and no such plans are outstanding. Agencies continued to improve internal controls and adherence to federal requirements in Program Year 2020. The City continued to make progress in meeting priority needs and specific objectives by focusing on creating and maintaining affordable housing, providing a suitable living environment, and expanding economic opportunity. The City continued to make progress in meeting priority needs and specific objectives by focusing on creating and maintaining affordable housing, providing a suitable living environment, and expanding economic opportunity. Decent housing and suitable living environments were provided citywide through housing programs undertaken by the City. Housing programs included owner occupied rehabilitation, temporary relocation in conjunction with rehabilitation, and purchase assistance. As the case with past program years, expanded economic opportunity principally for low- and moderate-income persons was achieved through public service programs which increased education and employability skills. This annual report covers the final year of the five years included in the current Consolidated Plan. Among the areas that the City will continue to focus on are economic development and community development projects. The City is working diligently with non-profit organizations to determine the specific needs of the community to better address economic development in the low-income neighborhoods. Additionally, the City is looking to partner with a non-profit organization that provides technical assistance and loans to persons interested in starting microenterprises. The task has been very difficult due to limited CDBG funds, which could be best utilized for this need.

**Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The performance report was provided to citizens in accordance with the Citizen Participation Plan and identified the Federal funds made available for further objectives. The report provided the grant program, the total amount of funds available, the total amount of funds committed in the program year, the total amount expended in the program year, and the geographic distribution and location of expenditures were all detailed. The city held one community meeting on December 5, 2022, in the City of Fort Myers City Council Chambers. City residents were also able to access the meeting by Zoom. Additionally, the City held one 15-day public comment period from November 21, 2022, to December 5, 2022. Through the public comment period residents were able to review the report and discuss the accomplishments of the FY 2021-2022 plan, particularly the priority needs and strategies. City Council approved the CAPER on December 5, 2022.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

Due to COVID-19 and the changing economic environment, the year continued to be a challenging year for the administration and implementation of the program. It was an unprecedented time for government, which resulted in slower expenditure of funds as a result.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

Due to COVID-19 and the changing economic environment, the year continued to be a challenging year for the administration and implementation of the program. It was an unprecedented time for government, which resulted in slower expenditure of funds as a result.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

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## CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	0	0	0	0
Total Labor Hours	1,200				
Total Section 3 Worker Hours	2				
Total Targeted Section 3 Worker Hours	0				

**Table 8 – Total Labor Hours**

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding childcare.					
Assisted residents to apply for or attend community college or a four-year educational institution.					
Assisted residents to apply for or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	1				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

**Table 9 – Qualitative Efforts - Number of Activities by Program**

**Narrative**

DRAFT