

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

**Obligation Date:**

**Grantee Name:**  
Lee County, FL

**Award Date:**

**Grant Amount:**  
\$18,243,867.00

**Contract End Date:**

**Grant Status:**  
Active

**Review by HUD:**  
Original - In Progress

**Submitted By:**  
No Submitter Found

## Disasters:

**Declaration Number**  
NSP

## Plan Description:

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.

## Recovery Needs:

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.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$16,043,867.00
Total CDBG Program Funds Budgeted	N/A	\$16,043,867.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$162,500.52	\$162,500.52
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$2,736,580.05	\$0.00
Limit on Admin/Planning	\$1,824,386.70	\$0.00
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

Lee County Department of Human Services has purchased 4 homes and in process of rehabilitating . Two of these homes will be completed by mid-July 2009 and ready for homebuyers. Contract is in process for purchasing rental units for VLI residents.

### Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration and Planning	\$1,800,000.00	\$0.00	\$1,800,000.00	\$0.00
2, Land Banks	\$400,000.00	\$0.00	\$400,000.00	\$0.00
3, Redevelopment	\$400,000.00	\$0.00	\$400,000.00	\$0.00
4, Acq/Rehab of Foreclosed Residential Properties	\$9,643,867.00	\$0.00	\$9,643,867.00	\$0.00
5, Acquisition/Rehab of Foreclosed Properties	\$4,600,000.00	\$0.00	\$4,600,000.00	\$0.00
6, Demolition	\$400,000.00	\$0.00	\$400,000.00	\$0.00
7, Financing Mechanisms	\$1,000,000.00	\$0.00	\$1,000,000.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$0.00	\$0.00	\$0.00	\$0.00

### Activities

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

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

1

**Project Title:**

Administration and Planning

**Projected Start Date:**

03/04/2009

**Projected End Date:**

03/03/2013

**National Objective:**

N/A

**Responsible Organization:**

Lee County Department of Human Services

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,800,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,800,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

Overall program administration of NSP activities

**Location Description:**

**Activity Progress Narrative:**

During this reporting period no funds have been drawn. Some administrative costs have been incurred to start up the program such as salaries, surveys and general supplies.

**Performance Measures**

No Performance Measures found.

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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

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

**Activity Status:**  
 Under Way

**Project Number:**  
 4

**Project Title:**  
 Acq/Rehab of Foreclosed Residential Properties

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

**Projected End Date:**  
 03/03/2013

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 Lee County Department of Human Services

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$9,643,867.00
Total CDBG Program Funds Budgeted	N/A	\$9,643,867.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$162,500.52	\$162,500.52
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**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.

**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 Progress Narrative:**

4 homes purchased and currently being rehabbed.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	4	0/0	0/0	4/115
# of housing units	0	0	4	0/0	0/0	4/115
# of Households benefitting	0	0	0	0/0	0/35	0/115

**Activity Locations**

Address City State Zip

5125 Beecher	Lehigh Acres	NA	33971
1008 Chaplin Ave	Lehigh Acres	NA	33971
5324 Lee Street	Lehigh Acres	NA	33971
5311 Bywood	Lehigh Acres	NA	33971

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number:** 09-1139-NSRR  
**Activity Title:** Acq/Rehab of Multi-family Rental

**Activity Category:**

Acquisition - general

**Project Number:**

5

**Projected Start Date:**

03/04/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab of Foreclosed Properties

**Projected End Date:**

03/03/2013

**Responsible Organization:**

Housing Authority City of Ft. Myers

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$4,600,000.00
Total CDBG Program Funds Budgeted	N/A	\$4,600,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**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.

**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 Progress Narrative:**

no activity to report during this quarter. No funds expended.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/50
# of Households benefitting	0	0	0	0/50	0/0	0/50
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/50

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**  
**No Other Match Funding Sources Found**

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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