



Collier County

2024 Annual Action Plan

DRAFT

Collier County

Community and Human Services Division
3339 East Tamiami Trail
Health and Public Services Building H, Room 213
Naples, Florida 34112

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Collier County is an entitlement jurisdiction eligible to receive community planning and development funding from the U.S. Department of Housing and Urban Development (HUD). As such, HUD requires that the County develop a 5-Year Consolidated Plan to identify its housing and community development priorities and develop a strategy to implement HUD programs. HUD also requires that the County prepare an Annual Action Plan showing the objectives the County plans to achieve each year towards the goals established in the Consolidated Plan.

This plan represents the PY 2024 Annual Action Plan and outlines goals, objectives, and projects for the fourth program year covered by the current Consolidated Plan. It also serves as the County's application to HUD, requesting its allocation of Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grants (ESG) funds. Collier County's FY 2024 grant allocations are: \$2,580,569 in CDBG funds; \$737,647.22 in HOME funds; and \$212,060 in ESG funds. Additional resources the County will utilize in the PY 2024 Annual Action Plan are \$31,571.43 in program income for the HOME program, and reprogrammed prior year funds of \$586,118 from CDBG and \$788,867 from HOME.

The goal of the community planning and development programs covered by this Annual Action Plan is to develop viable communities by providing decent and affordable housing, a suitable living environment, and expanding economic opportunities principally for people with low- and moderate incomes. The County made funding determinations for specific projects during PY 2024 based on input from residents, non-profit and social service agencies that serve low- and moderate-income residents, municipalities including the City of Naples, and other stakeholders.

2. Summarize the objectives and outcomes identified in the Plan

Collier County developed the objectives and outcomes of the 5-Year Strategic Plan based on an analysis of the data presented in the 2021-2025 Consolidated Plan and a citizen participation and stakeholder consultation process. The County identified seven (7) priority needs with associated goals to address those needs. Due to limited funds, not all the needs and goals identified in the Consolidated Plan can be addressed in each annual plan, however the County will work towards achieving each goal during the 5-Year planning period. The activities over the five-year period will address the following priorities and goals, which are as follows:

Priority Need: Housing Affordability

Goal: Support New Construction, Rehab/Acquisition Rental - Funds will be used to support new construction, rehabilitation, or acquisition of affordable rental housing.

Goal: New Construction, Rehabilitation/Acquisition Homeownership - Funds will be used to support new construction, rehabilitation, direct payment assistance, or acquisition of affordable housing for homeownership.

Goal: Tenant Based Rental Assistance - Funds will be used to provide rental subsidies for low-moderate income (LMI) and special needs households such as the elderly, and persons with a disability.

Goal: CHDO - Funds will be used to support new construction, rehabilitation, or acquisition of affordable housing to be developed by a CHDO.

Priority Need: Homelessness & Homelessness Prevention

Goal: Emergency Housing and Services for the Homeless - Funds will be used to provide emergency shelter services and permanent housing for homeless persons. Emergency housing includes rapid rehousing and homeless prevention rental assistance activities to help individuals and families avoid returning to homelessness. Funds will also be used for street outreach services, which will connect unsheltered homeless individuals and families to emergency shelter, housing and/or critical health services.

Goal: Provide Homelessness Prevention - Funds will be used to provide permanent housing to prevent persons from becoming homeless.

Goal: HMIS Support - Funds will be used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness. This goal is not planned for the PY 2024 AAP.

Priority Need: Public Facilities

Goal: Improve Public and Other Facilities - Funds will be used to improve public infrastructure in low-income areas including sidewalk installation, water-sewer improvements, and accessibility improvements, etc.

Priority Need: Public Infrastructure Improvements

Goal: Improve Public Infrastructure - Funds will be used to improve public infrastructure in low-income areas to include sidewalk installation, water-sewer improvements, and accessibility improvements, etc.

Priority Need: Public Services

Goal: Provide Public Services - Funds will be provided for public services that benefit low- and moderate-income persons, support the aging population in the County, and support special needs groups.

Priority Need: Affirmatively Furthering Fair Housing

Goal: Provide Public Services - Funds will be used to support fair housing activities such as fair housing education and enforcement. Services may also include housing counseling and education to homebuyers.

Priority Need: Program Administration and Planning

Goal: Administration & Planning - Administration and Planning for CDBG, HOME and ESG Programs.

3. Evaluation of past performance

Collier County with other public and private agencies, local nonprofits and community housing providers, has made significant contributions to provide safe, decent and affordable housing and provide a suitable living environment to residents in the County. There has been considerable progress in addressing the needs of the LMI and special needs communities. However, improvements to public facilities and infrastructure, affordable housing, affirmatively furthering fair housing, homeless services and public services remain important needs for the community as the County strives to improve the quality of life for its residents. These needs are documented in the County’s current Consolidated Plan and the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER provides an assessment of progress towards the 5-Year goals and the one-year goals of HUD entitlement grants CDBG, HOME and ESG. The most recent PY 2022 CAPER reports these following highlights by priority need:

Public Improvements: The County completed public facility improvements that benefited a total of 36,839 LMI persons through direct benefits or those living in low/mod areas. Construction of Immokalee Fire Station was completed in August 2023 to benefit 36,775 persons. The project will be closed out in the next program year. Construction of Sunrise Group adult day care facility was completed and benefited 64 LMI adult disabled persons.

Public Services: The County funded public services in PY 2022 which benefitted 296 LMI persons. Transportation services were provided by the Sunrise Community Center to benefit a total of 60 persons, and Legal services were provided by Legal Aid of Collier County and benefited 161 LMI persons. HELP Homebuyer Academy provided educational services to 75 LMI persons and families. A public service activity currently underway to provide transportation services is the Immokalee Boys and Girls Club, which will be completed and reported in PY 2023.

Affordable Housing: During PY 2022, the Collier County Housing Authority completed the acquisition of a duplex housing unit to increase the number of affordable housing units available for LMI persons. The accomplishments of the rental housing project will be reported once the units have been leased to income eligible tenants. A housing rehabilitation program is currently underway to replace HVAC units in 50

affordable housing units owned by the Collier County Housing Authority and is expected to be completed during the 2023 program year. HOME funds were also used to provide TBRA to 15 LMI renter households and assist 4 LMI homebuyer households with downpayment assistance for a new home.

Emergency Housing and Services for the Homeless: ESG assisted a total of 514 persons at-risk or experiencing homelessness. These include those served with shelter operations (504 persons), rapid rehousing (RRH) (5 persons), and homeless prevention (5 persons).

CARES Accomplishments:

CDBG-CV: During PY 2022, the County assisted an estimated 74,193 individuals using CDBG-CV funding. Covid Case Management Healthcare services continue to help patients at-risk of COVID-19 with one or more chronic conditions. The total number assisted through this service is 572 persons. Through legal, financial and accounting for small businesses impacted by the pandemic, the County was able to provide services and support for 11 small businesses, benefitting to 71 persons. A first response truck, PPE, and public health supplies were purchased to protect the Immokalee Fire District and this had a benefit of 36,775 area residents (LMA). The County also funded the construction of the Intake Center for Abused, Neglected, Abandoned and Homeless Youth, and this activity is expected to be completed in December 2023. Construction delays have occurred due to Hurricane Ian and subsequent shortages in labor and products.

ESG-CV: The program assisted 274 households consisting of 508 persons. All households were assisted through emergency shelter operations.

ESG RUSH Accomplishments:

RUSH funding assisted a total of 17 households. RUSH funding is intended to assist households at-risk or experiencing homelessness as a result of Hurricane Ian. Of the households assisted, 16 were assisted with RRH and 1 was assisted with homeless prevention activities.

4. Summary of Citizen Participation Process and consultation process

Citizen participation and community stakeholder consultation plays a vital part in the development of Collier County's planning and development of the Annual Action Plan. The County encourages participation from the citizens it serves, in particular LMI and special needs communities, which are the primary targets of HUD funded programs. The County also continues to remain engaged and works with key non-profit organizations that serve these groups.

The citizen participation process follows the County's HUD approved Citizen Participation Plan, which is designed to encourage all citizens, including persons of lower income, non-English speaking residents, and those with disabilities to participate in the County's planning and development of plans and reports. Outreach efforts are provided below for the development of the PY 2024 Annual Action Plan:

- A public hearing was held to take input on the draft PY 2024 Annual Action Plan. The hearing was held on Tuesday, July 2, 2024, from 9:00 a.m. to 11:00 a.m. at the Community and Human Services offices at 3339 E. Tamiami Trail, Building H, Room 214, Naples FL 34112 and Zoom online video at:

<https://us02web.zoom.us/j/89496529907?pwd=jUaQebEPRRt62x7wEkcl0kjarAyQJ0.1>

Meeting ID: 894 9652 9907

Passcode: 433595

- The County held a public comment period from Wednesday, July 3, 2024, through Saturday, August 3, 2024, regarding the PY 2024 Annual Action Plan and the Citizen Participation Plan Amendment. During this period, the draft plans were available for review in all County public libraries, at the Public Information Desk in the Harmon Turner Building on the Collier County Government Main Campus, in the Community & Human Services (CHS) Division office located at 3339 E Tamiami Trail, Building H, Suite 213, Naples FL 34112, and the Collier County website at www.colliercountyfl.gov. - Public Services Department, Community and Human Services Division. The document was available in a format accessible to persons with disabilities upon request. All comments (received through the CHS office, either written, by telephone, via email, regular mail or in person) from citizens were considered in preparing the final PY 2024 Annual Action Plan. CHS was prepared to respond to all comments in writing within 15 days of receipt.

- Adoption of the PY 2024 Annual Action Plan and the Citizen Participation Plan Amendment was scheduled for Tuesday, July 23, 2024, at a regularly scheduled meeting of the Board of County Commissioners (BCC).

5. Summary of public comments

Public Hearing (July 2, 2024): There were no comments made at the public hearing.

BCC Meeting (July 23, 2024): The BCC approved the plan. There were no comments made at the BCC meeting.

Public Comment Period (July 3, 2024 to August 3, 2024): There were no comments made during the public comment period.

For more details see AP-12 Participation.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and responses from the public are accepted and considered. There will be no agencies or organization types that were intentionally not consulted.

For more details see AP-12 Participation.

7. Summary

The PY 2024 AAP is the fourth year of the 2021-2025 Consolidated Plan. The activities funded in this Annual Action Plan address the needs of the community and further builds on the accomplishments of the goals established in the 5-Year Strategic Plan. Collier County's FY 2024 grant allocations are:

CDBG: \$2,580,569

HOME: \$737,647.22

ESG: \$212,060

Analysis of Impediments to Fair Housing Choice (AI)

The County's most recent Analysis of Impediments to Fair Housing was completed in June 2021. The AI identified four (4) specific impediments which the CHS staff has been addressing. Identified impediments include: a Disparity in housing needs and affordable housing throughout Collier County; Unequal access to opportunity; Segregated living patterns creating R/ECAP concentrated areas of poverty; and Limited enforcement of civil rights and lack of resources to ensure fair housing compliance. This plan continues to address the impediments identified in the AI.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role | Name | Department/Agency |
|--------------------|----------------|-------------------------------------|
| CDBG Administrator | COLLIER COUNTY | Community & Human Services Division |
| HOME Administrator | COLLIER COUNTY | Community & Human Services Division |
| ESG Administrator | COLLIER COUNTY | Community & Human Services Division |

Table 1 – Responsible Agencies

Narrative

The Collier County Community & Human Services Division is the lead agency responsible for the development and administration of the PY 2024 Action Plan, which is the fourth planning year of the 2021-2025 Consolidated Plan. The Division administers Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grants (ESG) funds received from the U.S. Department of Housing and Urban Development (HUD), and coordinates execution of projects related to the priorities and goals identified in the Consolidated Plan.

Consolidated Plan Public Contact Information

Kristi Sonntag, Director

Community and Human Services Division

3339 East Tamiami Trail

Health and Public Services Building H, Room 213

Naples, Florida 34112

Phone: (239) 252-2486

Fax: (239) 252-2638

Email: Kristi.Sonntag@colliercountyfl.gov

Website: <http://www.colliergov.net/your-government/divisions-a-e/community-and-human-services>

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Collier County's PY 2024 AAP is based off the housing and community development needs identified in its 2021-2025 Consolidated Plan, which involved a robust citizen participation and stakeholder consultation process. Collier County conducted significant consultation with citizens, municipal officials, non-profit agencies, public housing agencies, governmental agencies, and the Continuum of Care in preparing this Plan. Further, focus groups and interviews took place with local community stakeholders and online surveys for the community and agencies were conducted to gather feedback to identify priority needs. The Affordable Housing Advisory Committee (AHAC) provided input and feedback during several meetings on current housing and community development conditions, needs, and strategies.

For PY 2024, the County continued to be engaged with local stakeholder organizations in preparing this plan. The County provided technical assistance to solicit input on potential projects for funding to ensure that all potential applicants for its grant funding application process were fully versed in the requirements and expectations for the funds. All potential applicants helped to describe the needs of the community through their application and at the meetings. The following section details the organizations and agencies that took part in the development of the plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

During the development of the Consolidated Plan, the County sought to encourage a high level of public communication and agency consultation in an effort to demonstrate its commitment to identifying priority needs and engaging the participation of citizens, public agencies, and nonprofit organizations in a positive and collaborative manner. A list of stakeholders and affordable housing providers was developed and included public agencies and private nonprofit organizations whose missions included the provision of affordable housing and human services to low- to moderate-income persons and households. These stakeholders were invited to participate in needs assessment meetings held for the purpose of developing the Consolidated Plan. The list of stakeholders is included in the Citizen Participation Comments section.

The collaboration and consultation of local housing and community service providers helped to form the Strategic Plan of the 5-Year Consolidated Plan. Contracts awarded from HUD funds must address one of the identified needs and the associated goals of the Consolidated Plan. Collier County recognizes the importance of public services for people with mental health and substance abuse needs, and the related importance of coordination between public and assisted housing providers and health, mental health, and service agencies and these organizations are invited to participate in the consultation process as well as apply for housing and community development grants.

In addition to enhancing coordination through the use of HUD funds, Collier County encourages dialogue and collaboration between housing and service agencies through the SWFL Regional Coalition to End Homelessness, which serves as the lead agency for the County's Continuum of Care. The SWFL Regional Coalition to End Homelessness holds regular meetings in Naples, and members include more than 60 public and private agencies within the region.

The County coordinates with agencies, business entities and local government departments to bridge the digital divide for LMI households. LMI households are at risk of falling further behind without connectivity, as high-speed internet has become a vital infrastructure providing access to information, opportunities and jobs. As the need for resiliency planning and emergency preparedness increases, the County will also seek consultation from area agencies and government departments on how to mitigate these effects on LMI households.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Collier County staff attends bi-monthly meetings with the SWFL Regional Coalition to End Homelessness as well as area service providers to enhance the community's comprehensive Continuum of Care (CoC) system to end homelessness. This dynamic partnership includes collaborative efforts of a variety of community groups, and government agencies. The SWFL Regional Coalition to End Homelessness serves as the Lead Agency and has been designated by the CoC as the Collaborative Applicant to apply for the HUD CoC grant on behalf of the CoC. The County enhances the coordination of public, private, and nonprofit housing providers, human service agencies, and social service providers through the following actions:

- Continues to work with other jurisdictions and the Collier County Housing Authority to prioritize housing needs, provide services, and maximize the use of federal, state, and local funds for affordable housing, community development, and related services.
- Continues to participate in coordinated efforts for shelter and services assisting homeless individuals and families.
- County staff participates in many of the committees that provide direction for the 10-year plan to end homelessness.
- In the ESG program, the County completes the assessment of participants in the Rapid Rehousing and Homeless Prevention programs in coordination with the COC who then provide support and training.

Each year, the Coalition leads the local Point-in-Time Count which is a survey of who is homeless on a given night and provides a snapshot of who experiences homelessness throughout the year. This survey is given usually at the end of January, and is supported by participating CoC members, local government units such as Collier County, and volunteers in the community.

Much of the day-to-day coordination is through the CoC lead Coordinated Entry (CE). CE is a streamlined system designed to match individuals and families experiencing homelessness or those at-risk of homelessness efficiently and effectively to available housing, shelter, and services. CE prioritizes those who are most in need of assistance and quickly makes referrals to meet their unique needs. This system also helps the Continuum of Care strategically allocate resources and reduces duplication of efforts. CE hubs are located in several locations in Naples and Immokalee as well as online. For more information or to request assistance through CE, please see the CoC's website: <https://collierhomelesscoalition.org/coordinated-entry-screening-intake/>

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The SWFL Regional Coalition to End Homelessness serves as the lead agency for the Collier County CoC. Members of the Continuum provided input during stakeholder interviews and in the project selection process. The CoC is responsible for designating a Homeless Management Information System (HMIS) and a Lead Agency responsible for its management and has primary responsibility for ensuring that HMIS is fully funded with appropriate policies and procedures. HMIS is a locally administered data system used to record and analyze client, service, and housing data for individuals and families who are homeless or at risk of homelessness, and the information system is designated by a local CoC to comply with the requirements of the CoC Program interim rule 24 CFR 578. The CoC also works closely with Collier County (ESG recipient) to allocate funds and monitor outcomes.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

| | | |
|---|--|--|
| 1 | Agency/Group/Organization | COLLIER COUNTY HOUSING AUTHORITY |
| | Agency/Group/Organization Type | Housing PHA Services - Housing Service-Fair Housing |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The County works closely with the Collier County Housing Authority to determine the affordable housing needs in the County. The housing authority receives funds to develop and rehab affordable housing units. |
| 2 | Agency/Group/Organization | SWFL Regional Coalition to End Homelessness |
| | Agency/Group/Organization Type | Services-homeless Continuum of Care |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Housing Community Development Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The agency is the local CoC lead, and the County is engaged with the Coalition to help determine the homeless needs in the County. |
| 3 | Agency/Group/Organization | National Development of America |
| | Agency/Group/Organization Type | Housing |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | National Development of America is a recipient of grant funds and helped to determine the housing and community development needs through the application process. The agency will develop affordable housing units in the County. |

| | | |
|---|--|--|
| 4 | Agency/Group/Organization | Sunrise Community of Southwest Florida |
| | Agency/Group/Organization Type | Services-Persons with Disabilities Services-Mental Health Services Services-Transportation |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs Non-Housing Community Development Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The agency is a recipient of grant funds and helped to determine the community development needs through the application process. This organization provides a critical service to an overlooked population in the County. |
| 5 | Agency/Group/Organization | Pathways Early Education Center |
| | Agency/Group/Organization Type | Services - Children |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The agency helped to determine the community development needs through the application process. This agency applied for funding. |
| 6 | Agency/Group/Organization | The Shelter for Abused Women & Children, Inc |
| | Agency/Group/Organization Type | Services-Victims of Domestic Violence Services - Victims Publicly Funded Institution/System of Care |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Housing Community Development Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The agency is a recipient of ESG funds and helped to determine the homeless needs in the community through the application process |

| | | |
|----|--|---|
| 7 | Agency/Group/Organization | Housing Development Corporation of SW Florida, Inc. dba HELP |
| | Agency/Group/Organization Type | Service - Housing Service - Fair Housing |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | This organization applied for a grant and helped to determine the community development needs in the County. HELP also is engaged and assists the County with fair housing activities. |
| 8 | Agency/Group/Organization | Collier County Bureau of Emergency Services |
| | Agency/Group/Organization Type | Agency - Managing Flood Prone Areas Agency - Emergency Management Emergency Services |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs Emergency Management |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The County Bureau of Emergency Services was contacted in regards to the plan. The Bureau is comprised of all county-managed emergency services departments. |
| 9 | Agency/Group/Organization | Collier County Public Library |
| | Agency/Group/Organization Type | Services - Narrowing the Digital Divide Other government - County |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs Community Development |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The Collier County Public Library was contacted in regards to the plan. The public library provides access to high-speed internet for all residents in the County and helps to narrow the digital divide for LMI residents. This access to free high-speed internet allows for job searches, school homework for students and other online needs. |
| 10 | Agency/Group/Organization | Baker Senior Center Naples |
| | Agency/Group/Organization Type | Service - Elderly |

| | | |
|----|--|--|
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs Community Development |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | This organization applied for a grant and helped to determine the community development needs in the County. |
| 11 | Agency/Group/Organization | Collier County Community Redevelopment Agency |
| | Agency/Group/Organization Type | Other government - County |
| | What section of the Plan was addressed by Consultation? | Non-Housing Community Development Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | This department was provided funds and helped to determine the community development needs in the County. |
| 12 | Agency/Group/Organization | Immokalee Water and Sewer |
| | Agency/Group/Organization Type | Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Other government - Local |
| | What section of the Plan was addressed by Consultation? | Non-Housing Community Development Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | This department was provided funds and helped to determine the community development needs in the County. |

Identify any Agency Types not consulted and provide rationale for not consulting

All entities will be considered for consultation. No agency types will be intentionally not consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|--|---|--|
| Continuum of Care | SWFL Regional Coalition to End Homelessness | Affordable housing, services, and economic development |
| 10 Yr. Plan to Prevent Hunger and End Homelessness | SWFL Regional Coalition to End Homelessness | The Strategic Plan goals to address homelessness align with the Continuum of Care goals and strategies. |
| Analysis of Impediments to Fair Housing Choice, 20 | Collier County | Barriers to affordable housing opportunities from the Analysis of Impediments were included in this Consolidated Plan. |
| Collier County MHSA Strategic Plan 2019 | Collier County | The MHSA, adopted in 2019, coordinates assistance for those with mental health and substance abuse in the area. |
| Urban Land Institute Advisory Services Report | Collier County | The ULI Report defines how the county will expand affordable housing. |
| Collier County LHAP | Collier County | The County Local Housing Assistance Plan align with the Strategic Plan to meet the needs of LMI households through the expanding production and preservation of affordable housing. |
| Florida Housing Finance Corporation Annual Report | Florida Housing Finance Corporation | The annual report provides details on program accomplishments and activities throughout the year on rental and homeownership programs. FLHFC is provided an annual report to review development incentives. |
| SHIP Incentive Strategies Report | Collier County | The SHIP Incentive Strategies Report evaluates the implementation of affordable housing incentives in eleven (11) required areas which are: Expedited Permitting (for housing that is affordable), Modification of Impact Fees, Flexible Densities, Reservation of Infrastructure Capacity, Parking and Setbacks Requirements, Accessory Dwelling Units, Flexible Lot Configurations, Modification of Street Requirements, Process of Ongoing Review (provisions that could impact housing affordability), Public Land Inventory, and Development Near Transportation. |

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

In accordance with 24 CFR 91.100(4), the County notified adjacent units of local government of non-housing community development needs included in its Consolidated Plan. The County will continue to interact with public entities at all levels to ensure coordination and cooperation in the implementation of the Consolidated Plan and thereby maximizing the benefits of the County's housing and community development activities for the residents being served, in particular those who are LMI and/or have special needs.

The County Community & Human Services Division also maintains ongoing communication with internal departments and organizations within the County. The Collier County Bureau of Emergency Services is comprised of all county-managed emergency services departments and is responsible for the planning of emergency services and responses to natural disasters. The Collier County Public Library is an important provider of services for LMI residents, and also provides access to high-speed internet for all residents in the County and helps to narrow the digital divide for LMI residents. Additionally, the University of Florida's University Extension provides food classes to Immokalee area resident on healthy eating and nutrition.

Coordination with private industry, businesses, developers, and social service agencies included Individual consultations conducted with affordable housing developers and the social service agencies. The input received during these consultations informed the development of priority needs and recommended strategies. For example, through consultations with developers, it was determined that there remains insufficient access to affordable housing. Likewise, developers have a difficult time finding developable land for affordable housing. The Collier County staff that coordinated the development of the Plan used the Citizen Participation Plan as a guide for consultations. Consultations were conducted with public and nonprofit organizations. There were also several public advisory committees that were consulted. Input received from the consultations informed the plan.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Citizen participation is a critical component of the planning processes and the County closely followed the requirements of its HUD approved Citizen Participation Plan to conduct a robust engagement process during the development of this Annual Action Plan (AAP). Collier County residents were offered multiple opportunities, as detailed in the table below, to participate in the development of the AAP. Each meeting was publicly advertised in the *Naples Daily News* and on the County’s website. Included in the citizen participation process was a 30-day public comment period and a public hearing to review and discuss the contents of the plan. All participant comments were welcome and were recorded and considered.

Included in Collier County’s outreach were technical assistance meetings to be sure any organization interested in applying for HUD grant funds understood the process and expectations going forward. In the meetings, staff reviewed the application process, the County’s priorities, eligible activities and projects, national objective achievements, contract development, project implementation phases of the projects, and monitoring parameters. Grant TA Meetings were held in January of 2024.

The following table describes the County’s citizen participation outreach efforts.

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL |
|------------|-----------------------|---|--|---|--|-----|
| 1 | Grant TA Meetings | HUD Grant Applicants; Housing and Service Providers | Grant TA Meetings were held January 25-30, 2024. https://www.colliercountyfl.gov/government/public-services/divisions/community-and-human-services-division/housing-programs/grant-solicitations | N/A | N/A | N/A |
| 2 | Public Hearing | Non-targeted/broad community | A public hearing was held to take input on the draft PY 2024 Annual Action Plan. The hearing was held on July 2, 2024, from 9:00 a.m. to 11:00 a.m. at the Community and Human Services offices at 3339 E. Tamiami Trail, Building H, Room 214, Naples FL 34112 and Zoom. https://us02web.zoom.us/j/89496529907?pwd=jUaQebEPRRt62x7wEkL0kjarAyQJ0.1 Meeting ID: 894 9652 9907 Passcode: 433595 | There were no comments made at the public hearing. | All comments were welcome. | N/A |
| 3 | Public Comment Period | Non-targeted/broad community | The County held a public comment period from July 3, 2024, through August 3, 2024, regarding the PY 2024 Annual Action Plan and the Citizen Participation Plan Amendment. During this period, the draft plans were available for review in all County public libraries, at the Public Information Desk in the Harmon Turner Building on the Collier County Government Main Campus, in the Community & Human Services (CHS) Division office located at 3339 E Tamiami Trail, Building H, Suite 213, Naples FL 34112, and the Collier County website at www.colliercountyfl.gov . - Public Services Department, Community and Human Services Division. The document was available in a format accessible to persons with disabilities upon request. All comments (received through the CHS office, either written, by telephone, via email, regular mail or in person) from citizens were considered in preparing the final PY 2024 Annual Action Plan. CHS was prepared to respond to all comments in writing within 15 days of receipt. | There were no comments made during the public comment period. | All comments were welcome. | N/A |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL |
|------------|------------------|--|--|--|--|-----|
| 4 | Public Hearing | Non-targeted/broad community Collier County Board of County Commissioners (BCC) | Adoption of the PY 2024 Annual Action Plan and the Citizen Participation Plan Amendment was scheduled for Tuesday, July 23, 2024, at a regularly scheduled meeting of the Board of County Commissioners. | The BCC approved the plan. There were no comments made at the BCC meeting. | All comments were welcome. | N/A |

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

New entitlement grant resources totaling \$3,530,276 are anticipated for the PY 2024 to meet underserved needs, foster decent affordable housing, develop institutional structure, and enhance coordination between public and private housing and social service agencies. Along with the County's PY 2024 annual CDBG, HOME, and ESG allocations, the County will reprogram \$586,118 and \$788,867 in prior year CDBG and HOME funds, respectively, for use this year. Additionally, resources include an estimated \$31,571.43 in HOME program income.

This PY 2024 AAP is the fourth year of the Consolidated Plan planning period. On May 7, 2024, HUD released allocations and the County expects the remainder of the Consolidated Planning period CDBG, HOME and ESG allocation funds to remain approximately the same.

Prior Year Funds to be Reprogrammed in PY 2024:

CDBG: The County has a total of \$586,118 in CDBG prior year funds that it proposes to allocate in the 2024 Annual Action Plan. These funds include:

PY 2021: \$769.21 (Unallocated funds)

PY 2022: \$122,293.08 (Subrecipient CCHA did not spend the full amount of their award)

PY 2022: \$401,824.48 (Unallocated funds)

PY 2023: \$61,231.23 (Unallocated funds)

Total to reprogram: \$586,118.00

HOME: The County has a total of \$788,867 in HOME program prior year funds from PY 2023 to reallocate in the PY 2024 Annual Action Plan. In PY 2023, a subrecipient could not be identified for housing development and the County is proposing to reprogram \$760,453 of these funds in PY 2024 to help fund in part the National Development/Casa San Juan Diego rental development activity under our HOME: Non-CHDO Housing Development project. The County also has an additional \$28,414 in unallocated funds from PY 2023, and proposes these funds will be reprogrammed towards TBRA.

*The Priority Table below does not accept cents, so the allocation has been rounded down to the nearest dollar. The actual HOME allocation was \$737,647.22. The HOME allocation totals for the AP-20 Goals and AP-35 Projects have also been rounded down to the nearest dollar to reflect these changes in the AP-15. However, please note that the actual allocation has been entered into the SF-424 as the grantee certifies that the statements in the SF-424 “are true, complete and accurate to the best of my knowledge.”

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 2,580,569 | 0 | 586,118 | 3,166,687 | 2,580,569 | The CDBG program does not require a match from non-federal sources however, the program provides a portion of the funding needed for the activities to be undertaken and will leverage resources from other sources including private, state, and local funds. PY 2024 is the fourth program year of the 2021-2025 ConPlan and there is one more year remaining in the five-year period. The expected amount available for the remainder of the ConPlan is 1x more year of the expected grant allocation and program income. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| HOME | public - federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA | 737,647 | 31,571 | 788,867 | 1,558,085 | 769,218 | The HOME program will leverage additional resources from private, state, and local funds in fulfillment of the program's requirement for a 25% matching contribution from non-federal sources. PY 2024 is the fourth program year of the 2021-2025 ConPlan and there is one more year remaining in the five-year period. The expected amount available for the remainder of the ConPlan is 1x more year of the expected grant allocation and program income. |
| ESG | public - federal | Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing Street Outreach Homeless Prevention | 212,060 | 0 | 0 | 212,060 | 212,060 | The ESG program requires a 100% matching contribution. A portion of that will come from subrecipients through cash or non-cash contributions. The County also provides match support for the ESG program from the general fund. PY 2024 is the fourth program year of the 2021-2025 ConPlan and there is one more year remaining in the five-year period. The expected amount available for the remainder of the ConPlan is 1x more year of the expected grant allocation. |

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Collier County utilizes federal HUD funds to leverage a combination of public and private funding to conduct activities identified in this plan. The County will continue to seek opportunities to apply for additional funding streams that are consistent with the goals of the Consolidated Plan. Infrastructure improvement projects capitalize on the ongoing revitalization efforts in the Immokalee CRA. These areas were designated by the Collier County Board of Commissioners to boost the local economy and uplift surrounding communities. Additionally, the County works with several nonprofit organizations by granting funding for facility improvements and services. These grant funds are leveraged by private donations and other resources to provide services to clients or residents of Collier County.

State Housing Initiatives Partnership (SHIP) funding is a major leverage resource due to the County’s entitlement status as a federal CDBG recipient. The County was recently awarded an estimated \$4,265,312 in SHIP funds in FY 2024-2025. These funds are provided to eligible local governments to help develop and preserve affordable homeowner and multi-unit housing for LMI residents.

The HOME program requires a 25% match of the total amount of funds drawn down during the federal fiscal year. Collier County HOME subrecipients are required to submit a match log that identifies the sources of match funds for each fiscal year. Match funds can be derived from various sources to include: the value of sponsorships from local businesses; waived County fees; donated land or improvements; volunteer hours; donated materials; or by other eligible methods as provided in the HOME regulations. When necessary, the County also uses its SHIP funding to match HOME funds. Historically, match amounts for HOME subrecipients have far exceeded the 25% annual contribution requirements stipulated by HOME program regulations.

The ESG program requires a 100% match for the total amount of funds drawn down during the federal fiscal year. Collier County requires all ESG subrecipients to provide a dollar-for-dollar match. Acceptable match can be from calculating the value of volunteer hours, private donations, salary not covered by ESG, other grant funding, in-kind donations, or by other eligible methods as provided in the ESG regulations. The County also provides match support for the ESG program from the general fund.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The County has a history of utilizing public property for affordable housing. The County is continually looking at its inventory for what can be utilized for affordable housing development, as well as land owned by other public agencies, to determine whether certain properties are well suited for affordable housing. The project at the Bembridge (Ekos on Santa Barbara) property recently completed development. Ekos on Santa Barbara, as it is called by McDowell Housing Partners, LLC, the developer of the project, will provide 82 units of family housing with 100% of the units being rent and income restricted at 80% of the area median income and below.

Another parcel of property currently undergoing redevelopment known as the Golden Gate Golf Course project, will feature two phases of housing with a minimum of 350 units of affordable housing. Similar to the project described above, the County will retain ownership of the land and enter into a long-term ground lease with the developer of the property to ensure affordability for 99 years.

The Collier County Board of Commissioners is currently undertaking efforts to identify other county-owned land that may be considered for future affordable housing development. This includes a \$20 million dollar surtax project for affordable housing, which the County is currently accepting developer applications for affordable housing developments.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|--------------------|-----------------|--|-------------------|--|
| 1 | New Construction, Rehab/Acquisition Rental | 2021 | 2025 | Affordable Housing | Countywide | Housing Affordability | HOME: \$1,250,000 | Rental units constructed: 80 Household Housing Unit |
| 2 | New Construction, Rehabilitation/Acquisition, Homeownership | 2021 | 2025 | Affordable Housing | Countywide | Housing Affordability | HOME: \$67,102 | Direct Financial Assistance: 1 Household Housing Unit |
| 3 | Tenant Based Rental Assistance | 2021 | 2025 | Affordable Housing | Countywide | Housing Affordability | HOME: \$53,414 | Tenant-based rental assistance: 5 Households Assisted |
| 4 | CHDO | 2021 | 2025 | Affordable Housing | Countywide | Housing Affordability | HOME: \$110,647 | Rental units constructed/acquired or rehabilitated: 1 Household Housing Unit |
| 5 | Emergency Housing and Services for the Homeless | 2021 | 2025 | Homeless | Countywide | Homelessness & Homelessness Prevention | ESG: \$196,156 | Rapid Rehousing: 4 Households Assisted Homeless Person Overnight Shelter: 300 Persons Assisted Other - Street Outreach Services: 15 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|-------------------------------|------------|----------|-----------------------------------|-----------------|-------------------------------------|---|--|
| 6 | Improve Public Infrastructure | 2021 | 2025 | Non-Housing Community Development | Countywide | Public Infrastructure Improvements | CDBG: \$2,264,379 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 24,460 Persons Assisted |
| 7 | Provide Public Services | 2021 | 2025 | Non-Housing Community Development | Countywide | Public Services | CDBG: \$386,195 | Public service activities other than Low/Moderate Income Housing Benefit: 187 Persons Assisted |
| 8 | Administration & Planning | 2021 | 2025 | Administration | Countywide | Program Administration and Planning | CDBG: \$516,113 HOME: \$76,922 ESG: \$15,904 | Other: 3 Other |

Table 6 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|--|
| 1 | Goal Name | New Construction, Rehab/Acquisition Rental |
| | Goal Description | Funds will be used to support new construction, rehabilitation, or acquisition of affordable housing for rental housing. |
| 2 | Goal Name | New Construction, Rehabilitation/Acquisition, Homeownership |
| | Goal Description | Funds will be used to support new construction, rehabilitation, direct financial assistance, or acquisition of affordable housing for homeownership. |

| | | |
|---|-------------------------|--|
| 3 | Goal Name | Tenant Based Rental Assistance |
| | Goal Description | Funds will be used to provide rental subsidies for LMI and special needs households such as the elderly, and persons with a disability. |
| 4 | Goal Name | CHDO |
| | Goal Description | Funds will be used to support new construction, rehabilitation, or acquisition of affordable housing for housing developed by a CHDO. |
| 5 | Goal Name | Emergency Housing and Services for the Homeless |
| | Goal Description | Funds will be used to provide emergency shelter services, rapid rehousing and homeless prevention activities for homeless and at risk of homeless persons. Funds will also be used for street outreach services, which will connect unsheltered homeless individuals and families to emergency shelter, housing and/or critical health services. |
| 6 | Goal Name | Improve Public Infrastructure |
| | Goal Description | Funds will be used to improve public infrastructure in low-income areas to include sidewalk installation, water-sewer improvements, and accessibility improvements, etc. |
| 7 | Goal Name | Provide Public Services |
| | Goal Description | Funds will be used to provide services to low-income persons and special needs groups such as the elderly and persons with a disability. These activities will target populations with high needs. |
| 8 | Goal Name | Administration & Planning |
| | Goal Description | Administration and Planning for the CDBG, HOME and ESG Programs |

Projects

AP-35 Projects – 91.220(d)

Introduction

In PY 2024, Collier County will fund a total of seven (7) projects under the CDBG, HOME, and ESG programs, identified below with additional details provided in Section AP-38.

CDBG projects include public services and public infrastructure improvements. CDBG has a grant cap of 20% for administration and 15% for public services. Under the HOME program, the County will fund CHDO housing development activities, and Non-CHDO housing development activities. HOME has a grant cap of 10% for administration and 15% must be reserved for CHDO housing development activities. ESG activities include emergency shelter operations support, rapid rehousing and homeless prevention activities and administration which has a grant cap of 7.5%.

Projects

| # | Project Name |
|---|--|
| 1 | CDBG: Administration & Planning |
| 2 | CDBG: Public Services |
| 3 | CDBG: Public Facilities & Infrastructure |
| 4 | HOME: Administration & Planning |
| 5 | HOME: CHDO Set-Aside 15% |
| 6 | HOME: Non-CHDO Housing Development |
| 7 | ESG24 Collier County |

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The County has pursued a variety of strategies to impact the identified needs of the community. The primary obstacle to meeting the underserved needs is the lack of sufficient financial resources. Annually several proposals may be unfunded or receive only partial funding due to lack of available resources.

Allocation priorities for the PY 2024 Action Plan are consistent with those outlined in the Strategic Plan portion of the County’s 2021-2025 Consolidated Plan. The priorities were identified through a review of market conditions as well as a needs assessment that analyzed affordable housing, special need housing, homeless, and non-housing community development needs in Collier County. Substantial participation by residents, local and regional organizations, and other stakeholders also informed these priorities.

The Needs Assessment conducted as part of the Consolidated Planning process identified affordable

owner and rental housing as a top need in Collier County as cost burden was the primary housing problem. Housing affordability was also the most common issue identified by interviewees and community meeting participants throughout the County, including in Naples and Immokalee. Further, according to Comprehensive Housing Affordability Strategy (CHAS) data, about 19% of all households in the County spend more than 30% of their income on housing. For LMI households, about 75% of renters and 65% of owners spend over 30% of income on housing. The County will also provide funding for public services that benefit low- and moderate-income persons, support the aging population in the County, and support special needs groups.

The County made its funding decisions for this AAP based on need, geographic priorities, and opportunities to work with subrecipients and other partners that contribute additional resources to leverage federal funds. As mentioned above, the primary obstacle to addressing underserved needs is the shortage of financial resources to address Collier County's priorities.

In the event of natural disasters, pandemics, and other worldwide crisis events (natural or manmade), the County may substantially amend the projects in this Plan to meet the immediate needs of the community. It is the responsibility of the County to plan ahead and be disaster prepared. For example, in the event of hurricanes the County may reprioritize from normal activities to focus on infrastructure and facilities improvements, or increase public services, where allowable, in the case of a pandemic or other natural disaster. Under the State SHIP program, the County has an existing Disaster Assistance Strategy that goes into effect when a disaster declaration has been declared by the President of the United States or the Governor of the State of Florida. Collier County will also take advantage of federal waivers that may be issued in the event of declared disasters.

AP-38 Project Summary

Project Summary Information

| | | |
|---|--|--|
| 1 | Project Name | CDBG: Administration & Planning |
| | Target Area | Countywide |
| | Goals Supported | Administration & Planning Improve Public Infrastructure Provide Public Services |
| | Needs Addressed | Public Infrastructure Improvements Public Services Program Administration and Planning |
| | Funding | CDBG: \$516,113 |
| | Description | The Collier County Division of Community and Human Services will provide management and oversight of the CDBG program, conduct fair housing activities, and perform all allowable and eligible administrative activities. The County will also take part in planning for disaster preparedness in the case of natural disasters, pandemics, and other crisis events. |
| | Target Date | 9/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | N/A, Other: 1 |
| | Location Description | Countywide |
| | Planned Activities | CDBG Program Administration (21A) |
| 2 | Project Name | CDBG: Public Services |
| | Target Area | Countywide |
| | Goals Supported | Provide Public Services |
| | Needs Addressed | Public Services |
| | Funding | CDBG: \$386,195 |
| | Description | The County will provide funding for public services that benefit low- and moderate-income persons, support the aging population in the County, and support special needs groups. |
| | Target Date | 9/30/2025 |

| | | |
|----------|--|--|
| | Estimate the number and type of families that will benefit from the proposed activities | Public service activities for Low/Moderate Income: 187 Persons Assisted |
| | Location Description | Countywide, eligible. |
| | Planned Activities | Planned activities include: Sunrise Community Southwest Florida, Transportation Services (05E): \$139,000 Pathways Early Education Center, Personnel (05L): \$75,000 HELP, Homebuyer Academy Program and Fair Housing Activities (05J): \$117,195 Baker Senior Center Naples, Supportive Case Management (05A): \$55,000 |
| 3 | Project Name | CDBG: Public Facilities & Infrastructure |
| | Target Area | Countywide |
| | Goals Supported | Improve Public Infrastructure |
| | Needs Addressed | Public Infrastructure Improvements |
| | Funding | CDBG: \$2,264,379 |
| | Description | The County will provide funding to improve public infrastructure that will serve low- and moderate-income persons and the special needs population in low/mod areas. |
| | Target Date | 9/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | Public Facility Activities: 24,460 Persons Assisted |
| | Location Description | Countywide, low/mod areas. Immokalee Low/mod block group tracts. |
| | Planned Activities | Planned activities include: Collier County CRA Immokalee, First Street Corridor Pedestrian Safety Improvement Project (03L): \$1,001,371 Immokalee Water & Sewer, Project will replace old sewer pipes (03J): \$1,263,008 |
| 4 | Project Name | HOME: Administration & Planning |
| | Target Area | Countywide |

| | | |
|---|--|---|
| | Goals Supported | Administration & Planning New Construction, Rehab/Acquisition Rental New Construction, Rehabilitation/Acq, Homeownership Tenant Based Rental Assistance CHDO |
| | Needs Addressed | Program Administration and Planning Housing Affordability |
| | Funding | HOME: \$76,922 |
| | Description | The Collier County Community and Human Services Division will provide management and oversight of the HOME Program. This will include all eligible and allowable admin activities. HOME Admin costs are capped at no more than 10% of total grant funds. |
| | Target Date | 9/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | N/A, Other: 1 |
| | Location Description | Countywide |
| | Planned Activities | HOME Program Administration |
| 5 | Project Name | HOME: CHDO Set-Aside 15% |
| | Target Area | Countywide |
| | Goals Supported | CHDO |
| | Needs Addressed | Housing Affordability |
| | Funding | HOME: \$110,647 |
| | Description | The County will support Community Housing Development Organizations to develop affordable rental housing, acquire affordable housing, and provide downpayment assistance in Collier County. The County must reserve at least 15% of HOME grant funds for CHDO housing development activities. |
| | Target Date | 9/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | Rental units constructed: 1 |
| | Location Description | Countywide, eligible. |

| | | |
|---|--|---|
| | Planned Activities | Planned activities include: CHDO affordable housing development activities: \$110,647 |
| 6 | Project Name | HOME: Non-CHDO Housing Development |
| | Target Area | Countywide |
| | Goals Supported | New Construction, Rehab/Acquisition Rental New Construction, Rehabilitation/Acq, Homeownership Tenant Based Rental Assistance |
| | Needs Addressed | Housing Affordability |
| | Funding | HOME: \$1,370,516 |
| | Description | The County will fund non-CHDO housing development activities that will benefit low- to moderate-income households. This will include new affordable rental housing development activities, Tenant-Based Rental Assistance for LMI renters, and a down-payment assistance program for eligible LMI homebuyers. |
| | Target Date | 9/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | Rental units constructed: 80 Tenant-based rental assistance: 5 Households Assisted Direct Financial Assistance: 1 Household Housing Unit |
| | Location Description | Countywide, eligible. |
| | Planned Activities | Planned activities include: National Development of America/Casa San Juan Diego, New affordable rental housing development: \$1,250,000 CHS Tenant Based Rental Assistance: \$53,414 CHS Down Payment Assistance: \$67,102 |
| 7 | Project Name | ESG24 Collier County |
| | Target Area | Countywide |
| | Goals Supported | Administration & Planning Emergency Housing and Services for the Homeless |
| | Needs Addressed | Homelessness & Homelessness Prevention Program Administration and Planning |
| | Funding | ESG: \$212,060 |

| | |
|--|---|
| Description | The County will fund activities that support shelter operations and services for victims of domestic violence and homeless youth, support HMIS data collection with the CoC, and provide homeless prevention for those at risk of homelessness, rapid rehousing rental assistance, including medium -term rental assistance, security and utility deposits, and rental application fees. Costs include all allowable/eligible activities for admin. ESG administration has a grant cap of 7.5%. |
| Target Date | 9/30/2025 |
| Estimate the number and type of families that will benefit from the proposed activities | Homeless Person Overnight Shelter: 300 Persons Assisted Rapid Rehousing: 4 Households Assisted Street Outreach Services: 15 Persons Assisted |
| Location Description | Countywide, eligible. |
| Planned Activities | Planned activities include: ESG Admin (7.5%): \$15,904 The Shelter for Women & Children, Emergency Shelter Operations: \$117,401 Emergency Housing and Services for the Homeless: \$78,755 <ul style="list-style-type: none"> - Collier County Rapid Rehousing - Homeless Prevention - Street Outreach Services |

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Collier County is an urban county that relies on widely accepted data such as American Community Survey (ACS), HUD low and moderate-income summary data (LMISD), and Federal Financial Institutions Examinations Council (FFIEC) data to determine areas throughout the community with concentrations of low and moderate-income communities. Program resources are allocated County-wide based on low-mod areas which often coincide with areas of minority concentration. Over the next year, the County intends to utilize CDBG, HOME, and ESG funds in unincorporated parts of the County and the City of Naples. Marco Island, an incorporated city within the County, opted out of participation in 2012.

Geographic Distribution

| Target Area | Percentage of Funds |
|-------------|---------------------|
| Countywide | 100 |

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Collier County targets resources in low-moderate income census block groups to meet regulatory requirements for CDBG grant funds and to target areas with the highest level of needs. Maps provided in the 2021-2025 Consolidated Plan show Collier County block groups where 51% or more of the population have incomes at or below 80% of the area median income. These areas are considered “target areas” for use of HUD grant funds for area improvements, such as public infrastructure or facility improvements. To determine these block groups the County will use HUD CDBG Low Mod Income Summary Data (LMISD), which has redefined the eligible tracts within the jurisdiction. The identified block group tracts within the County that are considered low-moderate income can be found on the HUD Exchange website at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>

HUD funds may also be spent outside of these targeted areas, as long as they provide services, affordable housing, or other benefits directly for low- and moderate-income households or special needs populations.

The 2017 Tax Cut and Jobs Act established the Opportunity Zone program. Opportunity zones are low-income census tracts nominated by the Governor of the state to spur private investment for economic development and job creation in the designated tracts. Collier County has five census tracts that are certified by the State as Opportunity Zones (census tracts 104.11, 108.02, 112.05, 113.01, and 114). HUD encouraged grantees to consider using their CDBG, HOME, and ESG funds for eligible activities in Opportunity Zones in CPD-19-01: Guidance on Submitting Consolidated Plans and Annual Action Plans. The County's Opportunity Zones overlap with census tracts within two of the CDBG target areas. The

County anticipates funding public facility projects in these census tract target areas throughout the five year Consolidated Planning period. As the Opportunity Zone program regulations are finalized, the County will explore how the CPD funds can be used to leverage Opportunity Zone funding to these areas.

Discussion

Race/Ethnic Minority Concentration

A “racial or ethnic concentration” is any census tract where a racial or ethnic minority group makes up 10% or more of that group’s County-wide percentage. Data was taken from the 2018-2022 ACS 5-Year estimates (DP05). Due to the small sample size, only racial or ethnic groups that make up at least 1% of the County’s population were analyzed.

Black or African American, non-Hispanic: Black persons make up 6.4% of the County population, and a census tract is considered a concentration if 16.4% of the population is part of this racial group. Eight (8) tracts east of Naples have a concentration: 007.00, 104.19, 108.04, 108.07, 111.03, 112.04, 112.05 and 113.03.

Asian, non-Hispanic: Approximately 1.4% of the population identifies as Asian. A census tract is considered a concentration if 11.4% of the population is part of this racial group. There is one tract in unincorporated North Naples with a concentration of this group (104.37).

Hispanic: Hispanics make up 28.6% of the County's population, and a census tract is considered a concentration if 38.6% of the population is part of this ethnic group. The majority of tracts with a concentration are located in the northeast part of the County. These tracts are: 104.08, 104.11, 104.19, 104.20, 104.22, 104.24, 104.25, 104.26, 104.28, 105.13, 105.19, 108.04, 112.04, 112.05, 112.06, 112.08, 112.11, 112.14, 113.03, 113.04, 113.05, 113.06, and 114.00.

Low-Income Households Concentration

A “low-income concentration” is any census tract where the Median Household Income (MHI) for the tract is 80% or less than the median household income for Collier County. According to the 2018-2022 ACS 5-Year Estimates (DP03), the MHI in the County is \$82,011. A tract is considered to have a low-income concentration if the MHI is \$65,609 or less. The majority of tracts with a concentration of low-income households are located in tracts east of Naples and near and around Immokalee.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

This section reports on affordable housing goals under 24 CFR 91.220(g), which may include activities undertaken in the CDBG and HOME programs. The need for affordable rental and homeownership housing was a common theme heard during the Consolidated Plan development process. The greatest need is among renters with very low incomes, large families, immigrant families, and residents with disabilities. Housing for people who are at-risk of homelessness was also identified as a priority need.

To address these needs in PY 2024, the County will utilize HOME funds to support new affordable units through rental development activities and down payment assistance for eligible LMI homebuyers. Goals for the number of households to be supported in PY 2024 are provided below. Please note these are goal estimates.

| One Year Goals for the Number of Households to be Supported | |
|--|----|
| Homeless | 0 |
| Non-Homeless | 87 |
| Special-Needs | 0 |
| Total | 87 |

Table 9 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|--|----|
| Rental Assistance | 5 |
| The Production of New Units | 82 |
| Rehab of Existing Units | 0 |
| Acquisition of Existing Units | 0 |
| Total | 87 |

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

During PY 2024, the County anticipates supporting a total of 87 households, including:

Rental units constructed (National Development/Casa San Juan): 80 Household Housing Unit

Rental units constructed (CHDO): 1 Household Housing Unit

Tenant Based Rental Assistance: 5 Household Housing Unit

Direct Financial Assistance (DPA for Homebuyers): 1 Household Housing Unit

Though the County has not recently funded affordable housing for special needs population using CDBG and HOME, it is anticipated that the funds expended through the County's housing programs will benefit persons with special needs because there is often an overlap between the population needing affordable housing and those who are special needs.

AP-60 Public Housing – 91.220(h)

Introduction

The Collier County Housing Authority (CCHA) is an independent authority established under state law and is separate from the general control of the County. The mission of the CCHA is to offer a choice of decent, safe, and diverse affordable housing, with opportunities for low-income households to achieve economic independence in living environments free from discrimination. The CCHA operates no HUD-funded public housing units and is not required by a Section 504 Voluntary Compliance Agreement to increase the number of accessible units. The CCHA manages Section 8 Housing Choice Vouchers, the low-income and farm labor housing at Farm Worker Village, farm labor housing at Collier Village, a 192-bed dormitory called Horizon Village, and some scattered site housing.

Farm Worker Village is a multi-family low-income and farm labor housing development in Immokalee built under the USDA 514/516 Program. The development includes 176 total acres with 591 housing units, ranging from single-family homes to duplexes and quadraplexes. Farm Worker Village has a main office, convenience store, laundromat, community center, playground, and two daycare centers.

Horizon Village offers 192 beds for unaccompanied migrants and seasonal farmworkers in dormitory-style efficiency units, each with space for eight people, a common kitchen area with appliances, and two bathrooms. A meeting room is available to provide social and educational programs.

The CCHA also administers approximately 440 Section 8 Housing Choice Vouchers.

Actions planned during the next year to address public housing needs

The County does not plan to fund the CCHA in PY 2024. However recently, the County has funded the CCHA to acquire multi-family units in the Naples area to rent to low-income families at affordable rent-rates and to install HVAC systems in Farm Workers Village.

The Farmworker Village project will provide HVAC to 30 units. The installation of efficient HVAC systems in the FWV housing units will not only improve the comfort of the families that currently reside in the units, but it will also extend the property's service life to meet the needs of low-income households that cannot otherwise qualify or have the financial means to live in market rate properties. The Housing Authority proposes to address these issues to ensure that these affordable housing units can maintain a vital role in the community for decades to come.

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

The CCHA sponsors and supports self-sufficiency programs focused at helping their residents improve their economic situation and quality of life. The programs, Resident Opportunities and Self-Sufficiency

(ROSS) and Family Self-Sufficiency (FSS), are voluntary self-sufficiency programs that provide participating families the opportunity to identify needs, improve skill sets, and work towards life goals, economic independence, and housing self-sufficiency programs provide families with:

- A plan specifically tailored to their family or individual goals including the goal for homeownership.
- A link to community organizations geared towards education, job training and placement programs, computer and financial literacy, and increased self-sufficiency.
- An advocate and supporter to help residents work through barriers preventing self-sufficiency.

The CCHA has a Section 8 Advisory Board. Interested voucher holders are encouraged to join, which gives them a formal opportunity to offer input on the voucher program to CCHA. The Board reviews CCHA's PHA plans and the agency's progress toward its goals.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Collier County Housing Authority is not designated as troubled and is considered a high performer.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Collier County has identified increasing housing options for residents who are homeless and at risk of homelessness as a strategic priority. Long-term objectives include supporting emergency housing and supportive services, and the implementation of a coordinated entry system.

Collier County will utilize ESG funding for Emergency Shelter, Homelessness Prevention, Rapid Re-Housing, HMIS administration, and ESG program administration. Funding for these programs is intended to benefit homeless persons and those at risk of homelessness. Projects selected for funding are designed to help shorten the period the client experiences homelessness, improve their ability to secure stable housing and prevent recurrent homeless episodes. Programs are designed to connect clients with the services necessary and rapidly to ensure they move from emergency shelter to transitional or permanent housing.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

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

Collier County participates in and works closely with the SWFL Regional Coalition to End Homelessness, the lead agency of the Continuum of Care (CoC). A primary means by which the County reaches out to homeless persons, identifies individual needs, and understands the landscape of homelessness in the region, is through efficient data collection and analysis through the HMIS system. The CoC manages HMIS data operations, which ensures accurate tracking and reporting of the homeless population in Collier County.

The Community and Human Services Division administers homeless prevention, rapid rehousing activities, and street outreach services under the ESG program. In addition to these services, the County funds the Shelter for Women & Children under the ESG program. The Shelter provides safe shelter, counseling, prevention and community education programs. All services are provided free of charge.

Collier County also participates in the SWFL Regional Coalition to End Homelessness's annual Point-in-Time (PIT) Count Survey. The PIT is a snapshot of the homeless population on any given night, typically in the last week of January each year. The survey results help to show the current state of homelessness in the County and identify which homeless subgroups (chronic, veterans, unaccompanied youth, etc.) are in need of assistance. The County also funds the SWFL Regional Coalition to End Homelessness for HMIS activities, which will ultimately help the CoC better assess the needs of homeless persons in Collier County through efficient data collection. The 2024 PIT Count reported that there were 660 individuals

experiencing homelessness, and 406 were unsheltered,

Addressing the emergency shelter and transitional housing needs of homeless persons

Collier County currently awards a portion of its ESG entitlement funds to a subrecipient for the operation of emergency shelters. The County will provide ESG funding to the Shelter for Abused Women & Children to support operations of the Shelter's emergency shelter and outreach services in Naples and Immokalee. The Shelter's 60-bed emergency shelter addresses Collier County's priority to serve homeless individuals. The Shelter seeks to address this need in the community by providing emergency shelter that is available day and night, 365 days per year for homeless victims of domestic violence and human trafficking. In addition to its emergency shelter in Naples, The Shelter offers vital services that are free of charge to assist survivors in becoming safe and independent including wrap-around outreach services and educational programs. As the only state certified domestic violence center in Collier County, The Shelter offers unduplicated services that are not offered by any other agency in the community. These services are vital to helping survivors attain immediate safety from their abusers. Achieving immediate safety is the first step to moving forward and achieving independence, which eventually benefits the entire community.

In response to the HEARTH Act and 24 CFR part 576, Collier County, in collaboration with its subrecipients is working to prevent homelessness by helping families remain within their communities and retain their current permanent housing or diverting people to permanent housing solutions. The first step in this process was to streamline the intake of homeless families seeking emergency shelter. The improved coordination has resulted in more families being diverted away from homelessness and more families exiting homelessness and being rapidly re-housed in permanent housing. 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.

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

Collier County will continue to administer the ESG grant funds and oversee activities that benefit homeless individuals and families who make the transition from homelessness to permanent housing and an independent living situation. To address this, the County will support rapid re-housing activities that will house individuals and families quickly and provide a stable environment for them to be able to pursue employment and stable education for families with children. SHIP funds also help to increase the supply of affordable housing through activities such as housing rehab and homebuyer assistance. Increasing the

affordable housing stock in Collier County will help to provide permanent housing for homeless individuals and families seeking stable housing.

The County coordinates with the Collier County Veteran's Service Division to provide services to Veterans to assist them in accessing benefits from the Veteran's Administration Department. Local Veterans Affairs Supportive Housing (VASH) vouchers are provided through a regional partnership with the Housing Authority of the City of Fort Myers. The VASH program combines HUD's Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs. Collier County currently has several Veterans receiving rental assistance which helps their homes remain affordable and prevents homelessness.

The County's Social Services/Seniors Section continues to provide prescription and medical assistance and referral services for citizens and seniors. Assistance helps reduce monthly expenditures making housing costs more affordable for individuals and seniors on fixed incomes and helping to reduce homelessness.

Collier County encourages collaboration with organizations to transition as many people as possible into permanent housing as quickly as possible. Some families or individuals may require only limited assistance for a short period of time, such as emergency food and shelter -- until a first paycheck is received or a medical emergency has passed. Others, however, require more comprehensive and long-term assistance, such as transitional housing with supportive services and job training. Due to limited resources, it is important for agencies to eliminate duplication of effort by local agencies, both in intake and assessment procedures and in subsequent housing and supportive services. The Homeless Management Information System (HMIS) is continuously improved with common intake forms, shared data, effective assessment instruments and procedures, and ongoing coordination of assistance among community organizations.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Collier County and the SWFL Regional Coalition to End Homelessness recognize the need to support individuals and families avoid becoming homeless, especially those who are being discharged from publicly funded institutions and systems of care. Helping these individuals and families leaving these systems of care with housing support and prevention services immediately will help to end chronic homelessness.

ESG funds will be allocated to the Shelter for Abused Women and Children for operating costs of the homeless domestic violence shelters to assist adults and children fleeing from domestic violence. A variety of services are offered including the Children's Protection Investigations Program, the Community

Education Program, Collier County Jail Group, youth services and Rapid Rehousing. More details on these programs and others offered by the agency, can be found on their website at: <https://naplesshelter.org/programs/>.

The Collier County Sheriff's Office offers reintegration services through the Collier County Jail. Reintegration Specialists meet with inmates one-on-one to ask them a series of questions to help assess their needs properly. During this interaction, staff get a detailed look at what the inmate's basic needs are and can assist them in meeting those needs by linking them with community partners. This ensures they have the best chance of success after release. Inmates can also be referred to some of the Inmate Programs that might fit their immediate needs while in jail. In addition to the one-on-one assistance, the Collier County Jail also has self-help programs on its Mobile Kiosks that assist inmates in areas of education, recovery, life skills and faith-based material.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The inventory of affordable housing in Collier County is not sufficient to meet the demand for affordable units. One of the primary challenges to creating and preserving affordable housing in Collier County is that household income is failing to keep up with rising housing costs. The local economy is focused on retail, hospitality, services, and agriculture; however, high housing costs have priced out much of the workforce needed for the county to function.

Actions planned 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

Collier County faces a burgeoning issue in trying to identify, quantify and qualify new and existing affordable housing units. With a wider range of housing options, Collier County would be better equipped to tackle the affordable housing problem. The effort requires comprehensive strategies and a variety of tools that can be used alone or in combination to reduce costs and increase availability.

During this consolidated plan period, Collier County will continue to Review and Revise the Land Development Code which, if done well will make it easier to implement necessary changes to encourage housing affordability. The current Land Development Code (LDC) does not consistently support and encourage growth in already existing urbanized areas of the county (those areas generally west of Collier Parkway). Many of the LDC's ordinances are geared toward large-scale, planned-unit developments (PUDs) on greenfield sites. Conversely, smaller-scale redevelopment and infill sites in already developed areas of the County are challenging to consolidate, may need to address adjacent uses and neighborhood concerns, and often require additional density to make them financially feasible. Collier County may also consider reducing parking standards to achieve affordability, permitting guest houses as accessory dwelling rental unit, encouraging smart-site infrastructure, and identify strategic opportunity sites.

As a recipient of State Housing Initiatives Partnership funds, Collier County established an Affordable Housing Advisory Committee (AHAC). The AHAC is responsible for reviewing and evaluating local plans, policies, procedures, land development regulations, the Comprehensive Plan, and other aspects of County housing activities that affect the production of affordable housing. The AHAC is specifically directed by the SHIP Statute to adopt affordable housing incentive strategies under Florida Statutes, Sec. 420.9076 (4)(a)-(k).

Based on a review and evaluation completed on December 4, 2023, the AHAC formulated recommendations to the County Commission that it incorporate into its housing strategy certain changes designed to encourage production of affordable housing. The following recommendations were made:

RECOMMENDATION 1: Complete the Implementation and Adoption of four (4) Regulatory Relief Initiatives previously approved through the Collier County Community Housing Plan. These Initiatives include:

- (a) Permit housing that is affordable by right in Commercial Zoning Districts.
- (b) Increase allowed density in Activity Centers from 16 units per acre (upa) to 25 upa.
- (c) For any properties designated as Strategic Opportunity Sites (SOS) allow a maximum density of 25 upa.
- (d) Establish a policy to encourage higher density along transit corridors.

RECOMMENDATION 2: AHAC encouraged and is working with the staff to create a transparent publicly accessible data base with corresponding GIS map to identify, locate and provide data and long-term monitoring results for all housing that is affordable in Collier County.

RECOMMENDATION 3: AHAC established the development of a work plan matrix to identify actions, timeframes, and outcome goals for its ongoing efforts.

RECOMMENDATION 4: AHAC recommends staff identify challenges and opportunities presented through the State's recent adopting of the Live Local Act (LLA).

The LLA is a comprehensive, statewide housing strategy, which is designed to be attainable and promote the increase in the availability of affordable housing opportunities for Florida's residents. The LLA provides recurring funding for housing very-low to moderate-income households through support for new programs, incentives, and opportunities. This legislation also makes housing more attainable by reducing barrier such as allowing development from commercial to residential without zoning, and more.

RECOMMENDATION 5: Use of Collier County Surtax Funding for Affordable Housing Land Acquisition, including the development and use of evaluation criteria for reviewing parcels and proposed developments.

Discussion:

The County's most recent Analysis of Impediments to Fair Housing (AI) was developed in June 2021. The AI documents a variety of fair housing issues faced by the residents of Collier County, and assesses their underlying causes, and identifies goals and actions to address those issues. It aims to harness data, community input, and policy analysis to craft solutions that will have a real impact for the people of Collier County. Ultimately, this information will advance housing choice and stability, help families break the cycle of poverty and find new opportunities, address segregation, and invest in the communities that need it most. Through this analysis, the County identified impediments to fair housing choice that in turn affects affordable housing in the area. These impediments were:

Impediment 1: Disparity in housing needs and affordable housing throughout Collier County.

- Lack of affordable housing.
- Lack of diverse housing options for family sizes.
- Increased need for accessing housing for the aging population with disabilities and seniors with a focus on senior women.

Impediment 2: Unequal access to opportunity.

- Income inequality between men and women, and racial or ethnic minorities and Whites.
- Lack of access to quality education in Immokalee.
- High percentage of individuals with Limited English Proficiency.
- Limited access to affordable healthcare.

Impediment 3: Segregated living patterns creating R/ECAP concentrated areas of poverty.

- Expand access to areas of opportunity to under-represented groups.
- Support housing and infrastructure projects that result in new affordable housing units.
- Infrequent and limited public transit routes.

Impediment 4: Limited enforcement of civil rights and lack of resources to ensure fair housing compliance.

- Enhance fair housing enforcement.
- Need to increase fair housing training and access to information to residents, staff, and partners.

AP-85 Other Actions – 91.220(k)

Introduction:

In addition to the programs and activities described in the prior sections of this plan, the County and its subrecipients intend to undertake a number of other actions to address housing and community development needs in Collier County. These other actions include plans to address the obstacles in meeting underserved needs; efforts to foster and maintain affordable housing; efforts to reduce the hazards of lead-based paint in housing; efforts to reduce the number of poverty-level households; and improvements to the institutional delivery structure to address any gaps or weaknesses identified in the plan.

Actions planned to address obstacles to meeting underserved needs

The Collier County Community and Human Services Division provides the following services through its Social Services Program:

Medication: This service provides assistance with medications prescribed by a physician to individuals at 150% poverty level or below, and assistance for elders and individuals considered disabled on Social Security who are 150% poverty level and below.

Nutrition Services: this service provides both home delivered and congregate meal services. The County operates 4 meal sites and has placed them strategically in LMI areas and conveniently located on transit lines to allow ease of access. In the previous year Collier County moved one of its locations into a low income senior rental housing complex to increase access to healthy nutrition for low-income seniors.

Temporary Shelter Assistance: This service provides short-term rental assistance for individuals with no income, who are temporarily disabled, where eviction is imminent and have been denied services from other Collier County agencies.

Nursing Home / Hospital Care: Mandated by Florida Statute, this service provides payment for Collier County residents living in skilled nursing homes who are Medicaid recipients as determined by the Department of Children and Families. The payment is \$55 per month. In addition, this service provides payment for Collier County citizens who receive Medicaid benefits and who are hospitalized. This service pays 35% of the per diem rate for the 11th through 45th days of the individual's stay.

Health Care Responsibility Act (HCRA): Mandated by Florida statute, this service provides for payment to hospitals where indigent residents of Collier County who are treated at another hospital in the state. The treating hospital must apply for assistance to determine eligibility.

Burial and Cremation: Mandated by Florida Statute this service is provided to deceased Collier County residents who have no other resources to pay for arrangements. This service includes burial at Lake

Trafford Cemetery.

Child Protection Services: Mandated, by Florida Statute, this service provides payment for the initial examination of children who have been abused or where abuse is suspected. This service is provided by a contract with the Child Protection Team.

Mental Health and Substance Abuse: The County provides General Fund dollars to support the David Lawrence Center and comprehensive substance abuse and mental health agency offering inpatient and outpatient services. In addition funds support the operation of the Collier County National Alliance for the Mentally Ill, this agency offers a drop in center and a wide range of outreach and housing services to those suffering with mental illness.

Continued in Discussion

Actions planned to foster and maintain affordable housing

Collier County will actively work to address the need for more decent and affordable housing by continuing to prioritize the investment of funds into all its housing programs. In the interest of developing and preserving affordable housing, the County will continue to support the use of HOME program funds for activities such as: down-payment assistance, land acquisition, and single/multifamily construction, acquisitions and rehabilitation. For more details on affordable housing activities, see the AP-55 Affordable Housing section.

To promote fair housing choice, the County will encourage and support fair housing rights for all and provide program funds to conduct outreach and education regarding the Fair Housing Law act of 1968.

Actions planned to reduce lead-based paint hazards

Collier County will continue to implement countermeasures to reduce lead-based paint hazards by abating or removing lead-based paint hazards found in existing housing built prior to 1978. Individuals who reside in properties built prior to 1978 and receive assistance through CDBG, ESG, or HOME grant programs are required to be inspected for lead-based paint hazards. These inspections are completed by a HUD Certified Inspector in accordance with HUD and Environmental Protection Agency (EPA) guidelines.

Collier County also educates the public on the hazards of lead-based paint and how to protect children and the elderly. In response to lead-based paint hazards and the limited resources available, the County has planned a steady, long-term response in accordance with Federal lead-based paint standards, other applicable federal regulations, and local property standards. Policies and procedures for abatement of lead hazards have been established in Collier County, which include determining cost effectiveness for abatement and procedures for assessing, contracting, and inspecting post-abatement work. The policies and procedures also include preparing work write-ups and costs estimates for all income eligible persons

in Collier County with identified lead-based paint hazards.

The County's health department is the lead agency responsible for conducting lead screenings and identifying properties in need of rehabilitation to reduce exposure to lead-based paint. The County will continue to comply with Federal regulations related to lead-based paint, including in CCHA units. Much of Collier County's housing stock was built between the 1980s and 2000s, and there are very few properties with lead-based paint, however the County will ensure the age of structures when assistance is provided and take any actions needed in cases where lead-based paint hazards may be present.

Actions planned to reduce the number of poverty-level families

Collier County will continue to increase its efforts to implement anti-poverty strategies for the citizens of Collier. The activities developed in this AAP work directly to reduce the number of poverty level families in the County. The County will strive to increase its efforts in assisting homeowners and renters with housing acquisition and rehabilitation to maintain affordable housing to decrease the financial burden on low-to-moderate-income persons. The County will also make improvements to public facilities and infrastructure, not only to create suitable living areas, but to also attract further public and private investments into low/mod income areas. Finally, the public services supported by the County address specific needs identified by community residents as part of the citizen participation and consultation process. These services will help low-income individuals and families improve their quality of life.

Other actions and strategies planned that the County plans to employ to reduce the number of poverty-level families:

1. Support the collaborative efforts of the service providers in Collier County to attract new business and industry to Collier.
2. Support the efforts of the Chamber of Commerce to target certain segments of the economy for business development/job creation.
3. Encourage nonprofit organizations to expand housing development programs to incorporate job-training opportunities as a part of their operations.
4. Promote the use of referral services for the existing Human Service Centers which involves a partnership with many human service agencies, including job referrals.
5. Work to develop a CHDO to meet the requirements of the designation in order to develop affordable housing for low/moderate income persons.
6. Participate in the development of a regional social service collaborative to coordinate the work of social service organizations, disseminate news and information, eliminate duplication of efforts, and spearhead community-wide solutions to local needs.
7. Use enhanced accomplishment data as a criterion in the evaluation of applications for ESG funding.
8. Support any expansion of local transit service and/or for express transit service.

Through the initiatives described above, and in cooperation with the agencies and nonprofit organizations

noted, the County's Community and Human Services Division will continue to assist low- and moderate-income persons of Collier County through the Consolidated Plan period.

Actions planned to develop institutional structure

The Collier County Community and Human Services Division (CHS) administers, plans, and manages all facets of the HUD grants for Collier County to ensure that all aspects of the grant programs perform in a concerted manner. CHS will work as the housing and community development liaison between the county, local public housing, participating cities, state agencies, and nonprofit and community-based organizations. Collier County recognizes the need to maintain a high level of coordination on projects involving other departments and/or nonprofit organizations. This collaboration guarantees an efficient use of resources with maximum output in the form of accomplishments.

Collier County's Affordable Housing Advisory Committee (AHAC) represents the most substantial partnership designed to develop institutional structure to address affordable housing challenges. AHAC is composed of representatives from the residential home building, banking/ mortgage lending, labor, low-income advocacy, social service, real estate, employer, and local planning industries. These representatives serve as an informed body of experts with unique perspectives on the local landscape of affordable housing needs and market dynamics in Collier County.

Actions planned to enhance coordination between public and private housing and social service agencies

The County will work to foster collaboration through dissemination of services, news, and information across social service organizations, subcontractors, and public and private entities. One way the County will accomplish this is through subrecipient meetings that bring together affordable housing developers and social service agencies.

The County will encourage community-based solutions and regional partnerships and will continue to support and participate in the CoC, whose membership includes both affordable housing and social service agencies.

Discussion:

Actions planned to address obstacles to meeting underserved needs cont.:

Collier County will collaborate with community leaders, stakeholders, and local nonprofit agencies to help remove obstacles to better meet the needs of the underserved population and improve service delivery. Through a coordinated effort with a variety of service providers, the County will be better able to identify needs and reduce any gaps in services. The County relies on nonprofit agencies to provide social services, disseminate news and information, and spearhead community-wide solutions to local

needs.

The County will review and analyze the work of its various departments and divisions to find opportunities for collaboration between similar programs. Program staff will also ensure that all fair housing education materials are current and compliant with the Affirmatively Furthering Fair Housing Final Rule.

As limited funding is also an obstacle to meeting underserved needs, the County is continually looking for additional funding to address these needs. The County has ongoing State SHIP funds to address affordable housing, and has received Criminal Justice, Mental Health, and Substance Abuse grants from the State and Drug Court funding from the Department of Justice. In PY 2024, CHS staff will continue exploring new grant opportunities using grants.gov and other sources and develop partnerships with local agencies as needed to make grant applications.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

This section provides information required by regulations governing the Community Development Block Grant (CDBG) program, the HOME Investment Partnerships (HOME) program, and the Emergency Solutions Grants (ESG) program.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

| | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

| | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Not applicable. Collier County does not anticipate using any other forms of investment beyond those identified in Section 92.205.

2. A description of the guidelines that will be used for the resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The County's Recapture Provisions permit the original homebuyer to sell the property to any willing buyer, at any price the market will bear, during the period of affordability while the County is able to recapture all, or a portion of the HOME assistance provided to the original homebuyer.

Collier County utilizes a recapture policy in compliance of 24 CFR 92.254. The affordability period is determined based upon the amount of HOME Investment Partnerships Program funds invested into an individual project. HOME Regulations set three minimum tiers of affordability periods.

When a homeowner chooses to sell or use the property for non-eligible HOME Program activities during the Period of Affordability, the full amount of the HOME Program Direct Subsidy shall be recaptured and repaid to Collier County provided that net proceeds are sufficient. If net proceeds are insufficient to repay the total HOME investment due, only the actual net proceeds will be recaptured. In the event that net proceeds are zero (as is usually the case with foreclosure), the recapture provision still applies. Recaptured funds shall be returned to Collier County to reinvest in other affordable housing projects for low- to moderate-income persons.

The County's Resale Provisions shall ensure that when a HOME-assisted homebuyer sells or otherwise transfers his or her property, either voluntarily or involuntarily, during the affordability period:

- 1) The property is sold to another low-income homebuyer who will use the property as his or her principal residence.
- 2) The original homebuyer receives a fair return on investment, (i.e., the homebuyer's down payment plus capital improvements made to the house); and
- 3) The property is sold at a price that is "affordable for a reasonable range of low-income buyers."

The County's Recapture and Resale Provisions are included in full in the Appendix.

3. **A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

Development Subsidy – a development subsidy is defined as financial assistance provided by the County to offset the difference between the total cost of producing a housing unit and the fair market value of the unit. When provided independently and absent any additional subsidy that could be classified a direct subsidy, development subsidy triggers resale.

Direct Subsidy – a direct subsidy is defined as financial assistance provided by the County that reduces the purchase price for a homebuyer below market value or otherwise subsidizes the homebuyer [i.e., down-payment loan, purchase financing, assistance to CHDO to develop and sell unit below market or closing cost assistance]. A direct subsidy triggers recapture.

Net Proceeds – the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

The County’s Recapture and Resale Provisions are included in full in the Appendix.

4. **Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

Not applicable. Collier County has no plans to use HOME funds to refinance existing debt secured by multifamily housing rehabilitated with HOME funds.

5. **If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).**

Pursuant to 24 CFR 92.209(c)(2)(i), the County has provided a preference for persons with a special need, which includes the elderly and persons at risk of homelessness. The County will administer HOME TBRA.

6. **If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).**

Collier County has provided a preference for the elderly and persons at risk of homelessness with HOME program funds. HOME funds will provide tenant-based rental assistance for persons who are elderly and those with special needs who are in extremely low and low-income households and who are also experiencing homelessness or are unstably housed. This preference is needed to narrow the gap in benefits for this group as it will prevent homelessness and allow them to be stably housed and

continue living independently in place while working towards self-sustainability.

- 7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**

In accordance with 24 CFR 92.253(d)(3), an owner of the rental housing assisted with HOME funds must comply with the affirmative marketing requirements established by Collier County (PJ) pursuant to 24 CFR 92.351(a). The owner of the rental housing project must adopt and follow written tenant selection policies and criteria, which include that it may give a preference to a particular segment of the population, if permitted in its written agreement with the PJ, such as persons with a disability or other special needs. However; at this time there is no limit to eligibility or preference given to any particular segment of the population with rental housing projects funded by the County's HOME funds. HOME funds however must target low- to moderate-income households. The County does not discriminate and provides equal access to all eligible households in the HOME program.

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

Collier County's ESG Policy and Procedures Manual is attached as an appendix to this Plan.

2. If the Continuum of Care has established a centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Coordinated Entry is a streamlined system designed to efficiently match people experiencing homelessness or those at risk of homelessness to available housing, shelter, and services. It prioritizes those who are most in need of assistance and provides crucial information that helps the Continuum of Care strategically allocate resources. Anyone seeking homelessness or homelessness prevention services in Collier County will complete a coordinated entry assessment which is subsequently evaluated for services.

3. Identify the process for making sub-awards and describe how the ESG allocation is available to private nonprofit organizations (including community and faith-based organizations).

The County provides a competitive process for awarding all entitlement funding. This is widely advertised formally, via email, and at partnership meetings. A review and ranking committee reviews applications for merit and compliance. The CoC is provided an opportunity to support or not support an application. Eventually, the recommended awardees are noted in the Annual Action Plan. All public comment requirements are followed. The Annual Action Plan is presented to the Board of County Commissioners for approval, and then to HUD. The process is as follows:

- a) Identification of community development issues, needs, and concerns through community meetings and citizen input.
- b) Formulation of community development goals and preliminary strategies, i.e., staff and citizens.
- c) Dissemination of Grant Funds information to agencies and individuals.
- d) Submission of Project applications.
- e) Project Selection: Review of project applications by review committee, Present recommendations to the Board of County Commissioners, Public Hearing, and Final Selection sent to HUD.

The County will directly administer the ESG RUSH grant.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services

funded under ESG.

Collier County meets the homeless participation requirement found in 24 CFR 576.405(a) through the Continuum of Care, which is led by the SWFL Regional Coalition to End Homelessness. The CoC comments on funding applications and considers policies regarding homeless facilities and services. Other organizations representing the homeless provided input for the Consolidated Planning process, and a focus group was held at the Shelter for Abused Women and Children to gather input about housing and community development priorities. The County will continue to secure consultation with homeless or formerly homeless individuals, along with local organizations that represent and provide services to the homeless.

5. Describe performance standards for evaluating ESG.

Performance standards provide a measure for Collier County to evaluate the effectiveness of each ESG service provider in the areas of (a) Targeting those who need assistance most; (b) Reducing the number of people living on the streets or in emergency shelters; (c) Reducing the time people spend homeless; and (d) Reducing clients' housing barriers or housing stability risks.

In addition, the County evaluates the success of ESG programs by reviewing Homeless Management Information System (HMIS) data. Sub-recipients are required to submit regular reports which are reviewed by staff. These reports are used to ensure ESG compliance with regulations and local written standards as well as confirming that program goals are being met. ESG programs are also subjected to "on-site monitoring." The County has a Monitoring Group to monitor the ESG programs. This group has participated in over 100 federal grant evaluation designs, evaluation projects, and implementation of evaluation plans. The basis for monitoring is to address findings and provide recommendations for program improvements.

Collier County will also evaluate each ESG service provider's performance based on the following standards:

- a) Subrecipients will develop and adhere to priorities for service delivery by need.
- b) Subrecipients will assist clients in rapid movement to permanent housing from shelters or from the street.
- c) Subrecipients will ensure that clients have easy access to services.
- d) Subrecipients will provide comprehensive case management to address a spectrum of needs for each client.