

COLLIER COUNTY, FLORIDA ONE-YEAR ACTION PLAN HUD FY 2009-2010

Collier County Board of Commissioners

Donna Fiala, Chair, District 1

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Tom Henning, Commissioner, District 3

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County Manager

Jim Mudd

The One-Year Action Plan was prepared by the staff of the
Collier County Housing & Human Services Department
3050 North Horseshoe Drive, Suite 110
Naples, FL 34104
(239) 252-4663

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Fourth Program Year Action Plan FY 2009

The CPMP Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations.

Narrative Responses

GENERAL

Executive Summary

Program Year 4 Action Plan Executive Summary:

Collier County Action Plan FY 2009-2010 Program Year

Background

Collier County receives federal funds from the U. S. Department of Housing and Urban Development for three entitlement programs. These programs are the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and the Emergency Shelter Grant (ESG) program. Collier County utilizes State funding from the State Housing Initiatives Partnership (SHIP) program to leverage and support the federal dollars. SHIP funds, local resources, and private dollars are used as the required HOME and ESG match. The County also receives Neighborhood Stabilization Program (NSP) to address foreclosure issues.

The main priority in utilizing the limited federal, state and local funds is providing housing opportunities for the community's low-income residents. Collier County has successfully administered eight years of HUD entitlement funding and is on target to meet the timeliness test this year. Collier continues to expend nearly 100% of its federal funding on very low and low income beneficiaries.

During the 2009-2010 program year Collier County will receive the following federal grant funds:

Community Development Block Grant (CDBG)	\$2,324,214
HOME	\$ 664,383
American Dream Downpayment Initiative (ADDI)	\$ 5,621
Emergency Shelter Grant (ESG)	\$ 95,197
TOTAL Federal Funds:	\$3,089,415

(Note: The entitlement cities of Naples and Marco Island will receive \$111,802 and \$72,231 respectively in CDBG funding bringing the total county allocation to \$2,324,214)

The County will use these federal funds to implement specific objectives identified in the required Five-Year Consolidated Plan for 2006-2010 which was adopted by the Board of County Commissioners (BCC) on April 25, 2006 by Resolution Number 2006-110.

The primary objective for utilization of available grant funds will continue to be the provision of affordable housing opportunities for the very low and low income residents of Collier County.

Location of Projects

Grant funds are administered on a countywide basis targeted at helping low-income families become homeowners. In addition, funds are provided for housing rehabilitation, foreclosure mitigation and other activities that will provide opportunities for individuals and families to have safe, secure and healthy housing. The County will continue efforts to provide community development improvements in low-income neighborhoods throughout the community with a special emphasis on Immokalee. The County will also continue to provide assistance to the homeless and special needs populations and the organizations that serve them.

Project Selection Process

In the fall of each year, the County prepares a timeline for competitive grant applications and preparation of the annual Action Plan. The timeline released in the fall of 2008 provided important dates including grant application workshops held in Naples and Immokalee, technical assistance, deadline for submitting competitive grant applications, grant scoring and selection deadlines, along with dates for the release of a draft One-Year Action Plan, 30 days public comment period, workshops and public hearings. Two grant application workshops were held in October 2008 and competitive grant applications were due December 12, 2008 for projects to be funded in the 2009-2010 program year. Agencies that were missing minor information were given an opportunity to correct them during a "cure period", and final scoring and ranking occurred in February 2009. The County provides for competitive grant applications at least once a year and the applications are reviewed, ranked and scored using a specific set of written evaluation criteria. Projects recommended for funding were presented to the Affordable Housing Advisory Committee in February 2009 and to the Board of County Commissioners in April 2009.

The following projects are recommended for funding in 2009-2010:

CDBG

Boys and Girls Club-Land Acquisition	\$ 560,740
Habitat for Humanity-Acquisition/Rehab Foreclosed Homes	\$ 460,000
Housing Opportunities Made for Everyone-Foreclosed Hm Acquisition	\$ 250,000
CDBG Planning & Administration	\$ 464,842
City of Naples- Park Creation	\$ 110,000
City of Marco Island- Sidewalks	\$ 75,000
Immokalee Non-Profit Housing-Fencing/Exotic Clearing	\$ 55,000

CDBG-Public Services

David Lawrence Center- Mental Health Counseling Services	\$ 93,000
Shelter for Abused Women and Children- Legal Services	\$ 93,000
Housing Development Corp of Southwest Florida- Foreclosure	\$ 112,632
Collier County Housing and Human Svcs- Utility Payment Assistance	\$ 50,000

HOME

Housing Opportunities Made for Everyone-Rehab of Foreclosed Homes	\$	200,000
Collier County Housing Authority- Interior Improvements	\$	148,000
HOME Administration	\$	66,438
Collier County Housing and Human Services-Single Family Rehab	\$	150,287
CHDO Set Aside	\$	99,658

ADDI

American Dream Downpayment Initiative	\$	5,621
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ESG

Shelter for Abused Woman and Children-Operations	\$	92,817
ESG Administration	\$	2,380

TOTAL Federal Funding **\$3,089,415**

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

1. Geographic Area:

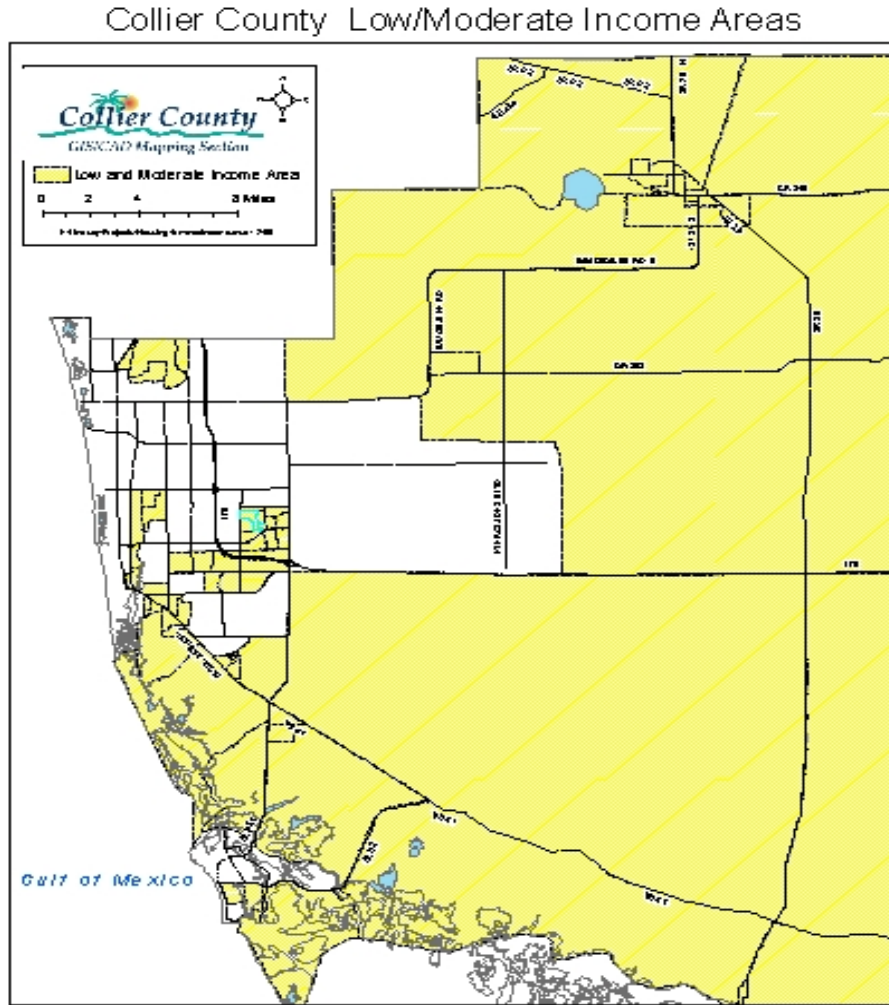
Federal and state funds are provided throughout Collier County. The County and two of its three incorporated cities, Naples and Marco Island, participate in the Urban County qualification process. Everglades City does not currently participate in this program.

Our local community faces many challenges when providing services to families. Located in Southwest Florida, the county is the largest geographically in the state with 2,025 square miles, larger than the states of Delaware and Rhode Island. The rural predominantly migrant community of Immokalee is approximately 45 miles from the coastal City of Naples. Bus transportation is limited within the metropolitan area and even more so in the outlying areas.

From 2007 to 2008, Collier County saw a 67% increase in food stamp recipients. The decline in economic conditions is evident in the large number of foreclosures in Collier County. There have been 6,685 foreclosures in the County from October 2007 to October 2008 compared to the annual foreclosure total of 487 in 2005, 733 in 2006, and 3,267 in 2007. The increase of foreclosures has reached a crisis level and is now affecting a population who rarely needed or accessed assistance programs in the past. The region has been labeled ground zero of the country's economic recession by national media.

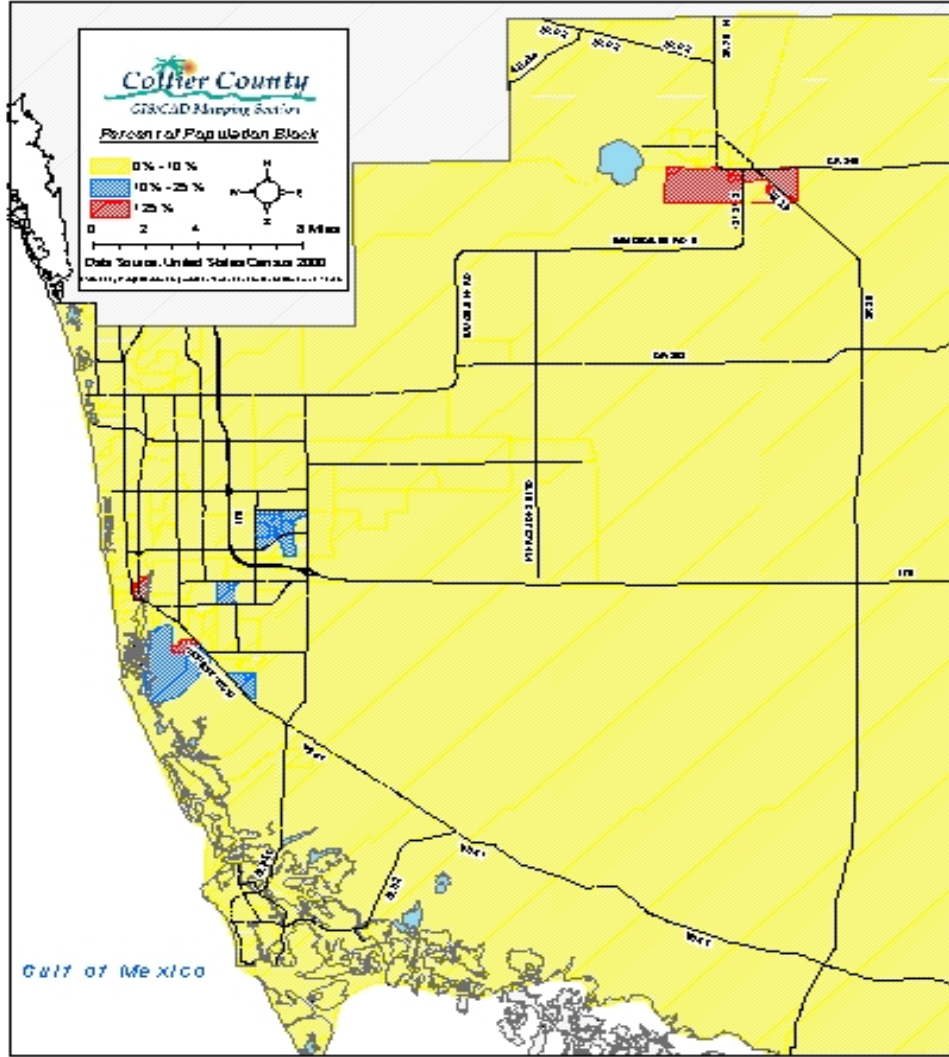
Collier County continues to be challenged by a large population with limited English speaking skills in elementary schools in East Naples and Immokalee.

Map One displays the 2000 Census Block Groups (subdivisions of Census Tracts) where more than 51% of the population has incomes below 80% of the Naples MSA's (Collier County) median family income. Within these areas the County can conduct CDBG activities on an area-wide benefit basis. As this map shows, the County's low-income areas continue to be concentrated to the east and south of I-75.



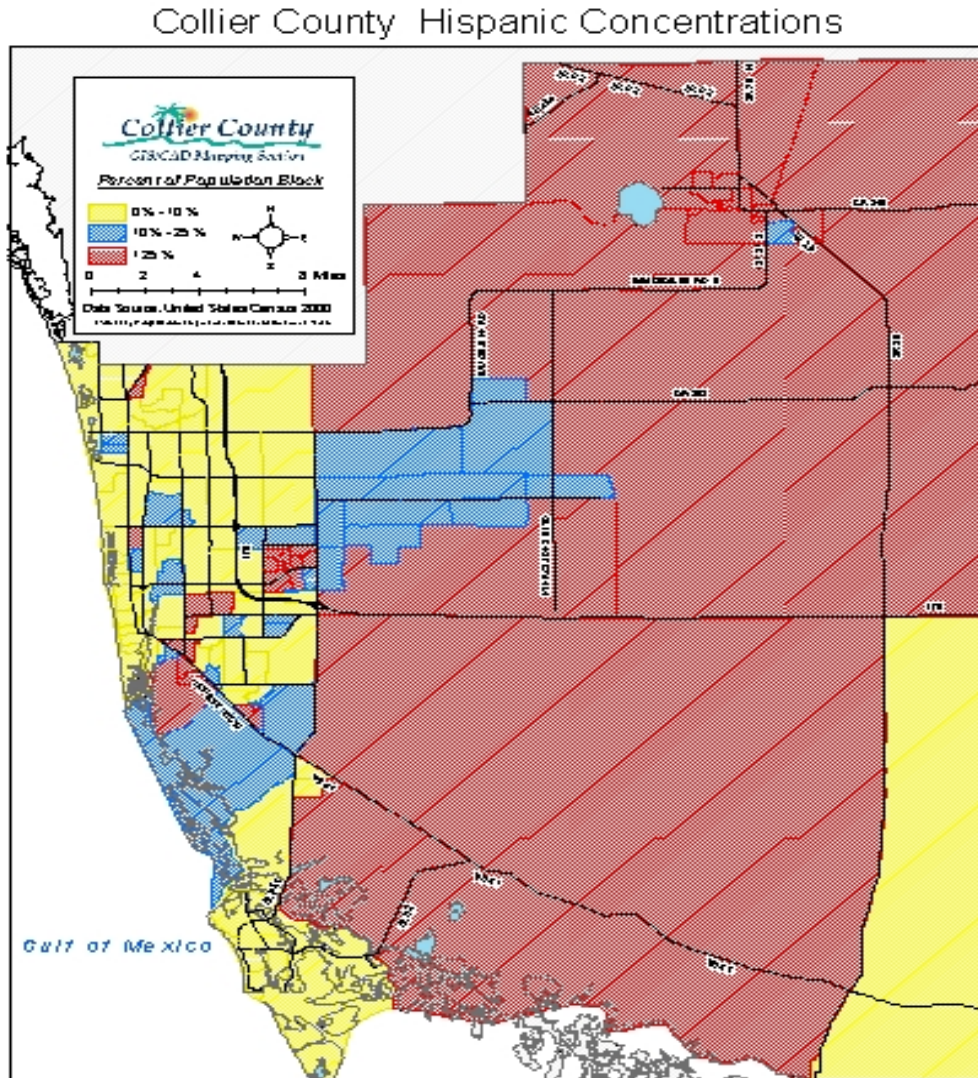
As **Map Two** displays, the County's African-American population is concentrated in long standing communities in the City of Naples and Immokalee. In 2000, the African-American community was 4.5% of the total county population.

Collier County African - American Concentrations



In 2000, Hispanics, who can be of any race, made up 19.6% of the County's population. The Hispanic influx into Collier County has followed the larger statewide influx of Hispanics that occurred during the 1990s throughout Florida. Hispanics now comprise 17% of the state's population.

As **Map Three** displays, Hispanics are clustered to the east and south of U.S. Route 41.



2. Basis for Allocating Investments:

Housing

Based upon the Five-Year Consolidated Plan (2006-2010) housing will continue to be the primary focus of the County's CDBG and HOME programs. Low-income families (earning below 80% of the median income) face challenges in the Collier County's housing market. Due to the current depressed economic environment, the County faces additional housing challenges including foreclosures, surplus of unsold homes, increased demand for affordable rentals, and the reluctance of banks to make home loans. In addition, the County faces mounting job losses, high unemployment, and an overall reduction of its budget. However, the County will continue to focus HUD funds on affordable housing rental, homeownership programs, and foreclosure issues. All housing programs operate countywide.

Homeless

The County's priorities were developed in conjunction with the agencies involved with the Continuum of Care. HUD-required 'Continuum of Care' priorities are homeless prevention, assistance to families with children, reduction of chronic homelessness, development of additional shelter beds and the creation of transitional and permanent housing. The homeless programs operate countywide.

The Collier County Health Department, through the State of Florida, provides HOPWA services for AIDS/HIV residents of Collier County. The County supports this program.

Non-Homeless Special Needs

The County will continue to support the provision of supportive housing for persons with special needs on a countywide basis.

Community Development

The County will continue to support the revitalization of its low-income neighborhoods. Efforts will continue to have Immokalee and other low income areas designated as Neighborhood Revitalization Strategy Areas (NRSA) where appropriate and supported by the community.

3. Obstacles To Meeting Underserved Needs:

As the economy continues into the current recession, the two major obstacles to meeting the County's underserved needs are: Creation of jobs for low income residents, and foreclosure assistance for low income homeowners.

In response to these obstacles, the County will continue to work with agencies like the Economic Development Council (EDC) to encourage job creation. During the Request for Proposal (RFP) process, the County encouraged agencies to submit applications targeted at job creation. To address the other obstacle of foreclosure assistance, the County is offering foreclosure prevention classes throughout the County to at risk recipients. These classes are offered through a sub-recipient of the County.

4. Identify Federal, State, And Local Resources:

Federal resources will include Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Partnership (HOME), Continuum of Care (CoC) and Neighborhood Stabilization Program (NSP). State funds available in 2009-2010 will include the State Housing Initiatives Partnership (SHIP) funds, Challenge Grant, and Disaster Recovery Initiative resources. All nonprofit and for profit partners are encouraged to provide private resources to leverage federal and state dollars. In 2009-2010, agencies receiving CDBG, HOME and ESG funds will be committing match or leverage.

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

1. Lead Agency:

The County's Housing and Human Services Department is the lead agency. The County is submitting its One-Year Action Plan as approved by the Board of County Commissioners on April 28, 2009.

2. Development of the Plan:

The process for developing the plan starts with extensive ongoing consultations and input from participating social service/housing agencies and citizens. Beginning in the fall of 2005, a series of meetings were held throughout the County to report on the County's ongoing programs and to solicit housing and community development needs from public and private agencies and its citizens. This process included sending detailed questionnaires on community development and housing needs to over 130 individuals and nonprofit organizations that operate in Collier County. Responses to the questionnaires were used in the creation of the draft 5-Year Plan.

In developing the fourth year action plan, two grant application workshops were held in October 2008 to encourage participants to apply for funds in area of needs. A total of 20 agencies submitting 26 applications were received requesting over \$10.1 million dollars.

A thirty-day public comment period was held between March 26 and April 27, 2009. During this period the public was invited to make comments on the draft Action Plan. A Public hearing was held on April 3, 2009 to solicit comments, and a formal adoption of the plan occurred on April 28, 2009.

During the 30-day public comment period, the County did not receive written comments.

The following is a list of agencies participated in the application process:

Habitat for Humanity
Shelter for Abused Women and Children
City of Naples
Housing Opportunities Made for Everyone (H.O.M.E.)
David Lawrence Center
Collier County Hunger and Homeless Coalition
Greater Immokalee Front Porch
Collier County Housing Authority
Florida Non-Profit Services
Boys and Girls Club of Collier County
Royal Park Villas
Immokalee Non-Profit Housing
Empowerment Alliance of Southwest Florida
Mark's Path of Naples
Saint Matthews House
Youth Haven
Community Coordinated Care for Children
City of Marco Island
Housing Development Corporation of Southwest Florida

3. Consultations/Coordination between Agencies:

Consultation is an ongoing process for departmental staff; they monitor housing and community development issues and needs through the following means:

- 1) Regular meetings with local housing and CD providers.
- 2) Participation by County staff on boards, committees, and agencies, including the monthly Affordable Housing Advisory Committee.
- 3) Discussions at committees supported by the County including Community Redevelopment Agency (CRA) meetings in Immokalee, East Naples and the City of Naples.
- 4) Technical assistance to agencies and other entities.
- 5) Working with local lenders on Community Reinvestment Act commitments and requirements, including participation in the Collier County Loan Consortium.
- 6) Participation in public forums, including Chamber of Commerce, Economic Development Council (EDC) and others.
- 7) Holding public hearings.
- 8) Preparation of documents, flyers and brochures regarding specific programs.
- 9) Special studies.
- 10) Membership in local and state organizations.

The following public and private agencies and entities were consulted throughout the year concerning ongoing topics of mutual interest, or were consulted in preparation of the Consolidated Plan or through forums for discussion. In some cases, specific reports and plans of the agencies were used.

Public Agencies:

Immokalee Non Profit Housing
Fun Time Early Childhood Academy
David Lawrence Center
Youth Haven
Shelter for Abused Women and Children
Boys and Girls Club of Collier County
Florida Non-Profit Services
City of Naples
City of Marco Island
Grace Place
Collier County Hunger and Homeless Coalition
Habitat for Humanity
Immokalee Multi-Culture Multi-Purpose Community Action Agency
Coalition of Florida Farmworker Organization
Empowerment Alliance of Southwest Florida
Collier County Housing Authority
Immokalee Apartments
Affordable Housing Advisory Committee
Collier County Loan Consortium

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

1. Citizen Participation Process:

The County has adopted a citizen participation plan that meets all HUD regulations. The citizen participation process included holding public hearings early in the Consolidated Plan development process to review the existing programs and to solicit community needs. In preparation for developing the Five-Year Plan, surveys were provided to 130 individuals and agencies to gather input and identify issues. In addition, staff held multiple meetings and workshops, released a Request for Proposal (RFP), provided technical assistance, advertised the availability of funds in the *Naples Daily News*, *Immokalee Bulletin* and on the County website, accepted grant applications and provided a thirty-day public comment period and public hearings on the Draft Five-Year Consolidated Plan and respective One-Year Action Plan. A similar process is followed each year in preparation of the annual Action Plan.

2. Summary Of Comments Received:

The public hearing comments received in the plan preparation phase centered around the need for more affordable/workforce housing and supportive housing for special needs. The County did not received written comments during the 30-day public comment period.

3. Efforts Made To Broaden The Process:

The County, through its ongoing public participation/consultation process, continually seeks to broaden this process by involving new nonprofit organizations in its various programs and by continuing its efforts to provide information to residents. At all public meetings and workshops, staff is available to provide translation as needed. Print advertisement is also provided in English and Spanish.

The County expanded its public notice efforts by posting information on its website, and by placing advertisements in the *Naples Daily News* and *Immokalee Bulletin*. The annual Action Plan is available at county government offices.

4. Comments Not Considered:

There were no public comments received that were not considered.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

1. Institutional Structure:

The County's Housing and Human Services Department coordinates with a wide range of organizations from for profit housing developers to nonprofit service providers. During the coming year the County will continue to work with its existing institutional structure of housing and service providers to make small, continuous improvements to the process. As Collier grows and new entities express interest in the housing and community development needs of the very-low to moderate income residents, these individuals and organizations will be encouraged to participate on a variety of levels. This may include encouraging new Community Housing Development Organizations (CHDOs) to providing increased technical assistance (TA) to grassroots and nonprofits participating in the planning process for the first time.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

1. Monitoring:

All subrecipients receive federal and local regulations relating to their specific activity, along with an explanation as to how they apply to the particular project. Specific performance agreements will be executed with each subrecipient, giving measurable objectives for the eligible activity to be carried out. Each project is monitored on an ongoing basis through a combination of desk and phone monitoring, site visits and monthly reporting. All preconstruction conferences are attended by Housing and Human Services staff. Documentation submitted with reimbursement requests is reviewed for compliance with applicable regulations and measurable objectives prior to issuing funds.

On-site monitoring of subrecipients is scheduled and completed annually by the Project Management staff. A checklist is completed and reviewed to insure all aspects of the activity are carried out in accordance with applicable regulations. A follow-up letter is sent to the subrecipient stating the outcome of the monitoring visit.

In addition to the above, any subrecipient determined to be in need of and/or requesting additional training on how to meet grantee and federal requirements receives technical assistance in the form deemed most appropriate to the circumstances. Additional technical assistance, if needed or requested, is provided by County staff or other resources.

HOME: Monitoring is carried out in accordance with federal regulations to insure compliance with all HOME requirements. Each subrecipient is monitored on-site to verify that:

- The minimum household income percent requirement for HOME assisted units is being met under the contract.
- Eligible tenant occupancy meets the minimum income percentage requirement for HOME assisted units under the guidelines.
- Contractual requirements regarding concentration of HOME units, treatment of HOME tenants, and other contractual matters are being adhered to.
- The waiting list procedures are in compliance with the grant covenants.
- The federal equal housing law provisions of the contract are being adhered to.
- The Minority Business Enterprise (MBE) and Women's Business Enterprise (WBE) provisions of the contract are being adhered to.
- The HOME assisted units meet housing quality standards (HQS), and rental files are reviewed to include: current lease, acceptable identification, monthly rent compliance, tenant income, and annual recertification.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Lead Based Paint Actions:

During the coming year the Collier County Health Department will continue to screen and test school children for lead poisoning. The County Housing staff will inspect/test all housing built before 1978 for lead-based paint in purchase assistance & rehabilitation programs.

Lead-Based Paint Hazard Reduction

The County follows procedures as specified in applicable regulations and, specifically, those detailed in Title X. The Department and its representatives provide all required notifications to owners and occupants and inspect for defective paint surfaces of pre-1978 properties. Any defective paint conditions found are included in the scope of work and treatment provided to the defective areas. No children under 7 years of age have been found to have identified Environmental Intervention Blood Lead Level (EIBLL) condition; however, interior chewable surfaces are treated as necessary. All Department policies and procedures have been revised to conform to Title X. County staff members are HUD certified as Risk Assessors. The County retains EPA certified inspectors to conduct the testing and clearance of suspect properties.

In every program where federal funds are expended on a housing unit, the County incorporates the current procedures for hazard reduction or Lead Based Paint abatement guidelines as defined in 24 CFR Part 35.

HOUSING

Specific Housing Objectives

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

1. Housing Objectives for FY2009/10:

The County will be focusing on the rehabilitation of foreclosed home during the next year. In partnership with agencies, the County will:

- o Purchase and rehabilitate 7 foreclosed houses using CDBG funds. These homes will be sold to owner occupied, low to very low income residents of Collier County. This project is to be completed by Habitat for Humanity.
- o Purchase and rehabilitate 12 foreclosed homes using a combination of CDBG and HOME funds. These homes will be sold to owner occupied, low to very low income residents of Collier County. This project is to be completed by Housing Opportunities Made for Everyone (HOME).
- o Provide direct down payment assistance to 1 low income homebuyer using ADDI funds.
- o Address foreclosure issues within three zip codes: 34112 in East Naples, 34116 in Golden Gate City, and 34120 in Golden Gate Estates. Up to a total of 59 foreclosed homes are to be rehabilitated and sold within the life of the grant. Funding for this program comes from the Neighborhood Stabilization Program.
- o Provide purchase assistance to 120 low and very low income homebuyers. Funding for this program comes from the State Housing Initiative Partnership (SHIP) program.
- o Provide safe and secure living conditions in Timber Ridge at Immokalee Non-Profit Housing.
- o Provide rehabilitation assistance to 25 low and very low income homeowners. Funding for this program come from the State Housing Initiative Partnership (SHIP) program and HOME funds.
- o Provide interior renovation for 22 farm worker units through Collier County Housing Authority. Renovations will include replacing the heating and air conditioner system, renovating the kitchen, flooring, tubs, bath cabinets, doors, and painting of the interior walls.

2. Federal, State, And Local Public And Private Sector Resources:

Federal resources will include CDBG, HOME, ADDI, and NSP. State funds available in 2009-2010 will include the State Housing Initiatives Partnership (SHIP) funds and Disaster Recovery Initiative (DRI) resources. All nonprofit and for profit partners are encouraged to provide private resources to leverage federal and state dollars.

NSP and CDBG funds will be use to purchase and rehabilitate homes which will be sold to qualified buyers. Homes purchased using NSP funds will be kept affordable per HOME standards. SHIP funds will be used to rehabilitate owner occupied homes, as well as provide purchasing assistance to facilitate home ownership. HOME funds will be used to assist qualified residents of Collier County with rehabilitation assistance.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

1. Needs Of Public Housing:

The Collier County Housing Authority (CCHA) does not have any units funded by HUD. The Authority's units were built through USDA Rural Development programs. The Authority has in place a resident management and maintenance program.

In addition, the County works with the Housing Authority on Family Self Sufficiency and to encourage residents to become homeowners through various housing programs. The County's ADDI funds are available to help qualified residents obtain home ownership.

2. Housing Authority Performance:

The County's Public Housing Authority is not listed as "troubled" by HUD.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Barriers to Affordable Housing:

The County has completed its state-mandated Regulatory Reduction Review. The County's Affordable Housing Advisory Committee is available to review proposed regulations for their impact on affordable housing, and provide guidance on a range of incentives for the provision of affordable housing. The Affordable Housing Advisory Committee (AHAC) also provides oversight of the state-mandated Growth Management Plan's Housing Element. The monthly AHAC meetings include discussions on the barriers/solutions including the high cost of land, community land trusts, inventory of excess County-owned property, expedited permit processing and other issues that affect the ability to produce affordable workforce housing in Collier County.

The County will continue to evaluate concepts like linkage fees, inclusionary zoning and other incentive packages.

Barriers to affordable housing includes tighter lending standards, curtailed lending, and banks requiring a larger down payment. Also, the current economy has further strained household incomes due to a rising unemployment. In order to mitigate these issues, the County will be providing purchase incentives to qualified residents, as well as purchasing foreclosed homes to be rehabilitated and sold at a discount to qualified buyers.

HOME/American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e) (2) or a Federally designated Empowerment Zone or Enterprise Community.

- f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

1. Other Forms Of Investment:

Collier County is a recipient of State affordable housing funds through the SHIP program. In FY2009 the County will receive approximately \$2,900,000. These funds are used in concert with the HOME rehabilitation program as the required local match. The non-profit recipient of the County's ESG funds provides the local match as a condition of receiving the grant.

2. Resale/Recapture Provisions:

The County has in place resale and recapture provisions that meet the requirements of Section 92.254 of the HOME rule. The HOME loans are offered at 0% interest and will be forgiven at the end of 5 or 10 years, depending on loan amount. No payments are required unless the owner no longer resides the property. This can be in the form of title transfer, sale of property, refinance, or loss of homestead exemption. These provisions are included in all contractual agreements with owners, developers and/or sponsors.

3. Multi-Family Housing:

The County will not use HOME funds to refinance existing debt of multi-family housing.

4. American Dream Down-Payment Initiative:

a) Target

With the ADDI funding decreasing to less than \$5,621 in 2009-2010, this down payment assistance can only be provided to one (1) household. The County will undertake specific outreach of its ADDI down-payment assistance program to:

1. Persons assisted by the Collier County Housing Authority,
2. Residents of mobile homes, and
3. Low income, first time homebuyers.

b) Outreach

Outreach to publicly assisted tenants will be provided by working with the local housing authority to provide homeownership workshops. The housing authorities' staff will be asked to identify viable homeownership candidates (income level, rent payment record, etc.) for special workshops. County staff will also review and discuss the CCHA's initiatives under the Housing Choice Voucher Program to identify opportunities for program and benefit coordination including Habitat for Humanity and other alternatives. The Housing Authority currently refers potential homeowners to the local Habitat for Humanity.

c) Provisions to Ensure Suitability for Homeownership

It is a challenge to attempt to ensure the success of homeownership programs. In order to help ensure the suitability of families to undertaken and maintain homeownership, counseling is provided to all households that are approved for County purchase assistance. The County will continue to improve and upgrade its housing counseling programs in conjunction with local CHDOs and nonprofits as well as housing developers.

For homeownership retention, the County coordinates with local resources including the Legal Aid Services of Collier County foreclosure task force and nonprofit organizations to assist low-income owners remain in their homes.

Collier County Housing and Human Services Department has a Housing Outreach Coordinator on staff who works to prequalify and counsel individuals and families for our homeownership program. The Coordinator can help families develop an action plan to prepare for homeownership and connect households who are ready to purchase to participating lenders with the Collier County Loan Consortium.

COLLIER COUNTY HOUSING PROGRAMS

AFFORDABLE HOUSING PROGRAMS

CDBG, HOME, NSP and State SHIP resources provide Collier County with the means to assist low income residents with the purchase of housing and the rehabilitation of substandard housing for homeowners with incomes of 80% or less than the county median income. The Housing and Human Services Department uses SHIP funds to match applicable federal dollars for its general housing rehabilitation program and homeownership programs. All of Collier County's affordable housing programs are based on a *first-come, first-served* basis, with preference given to residents of targeted neighborhoods, the elderly and disabled residents and those with emergency/life-threatening situations. All affordable housing programs conform to specific CDBG, HOME and SHIP regulations. CDBG funds are also spent on infrastructure support (water & sewer line installation, sidewalks, entry roads & site preparations) for affordable housing developments.

Foreclosure Programs

CDBG and NSP funds will be used to address foreclosure issues within the County. Collier County received over \$7.3 million in NSP funds. This program will have five activities: Acquisition and rehabilitation of foreclosed properties for resale, acquisition and rehabilitation of foreclosed properties for rental, direct homebuyer assistance to acquire foreclosed properties, demolition of acquired foreclosed properties and land banking of acquired properties.

Housing Rehabilitation Assistance

CDBG, HOME and SHIP funds will be used to maintain affordable housing by assisting up to 15 low-income homeowners with the rehabilitation of their home. The average amount of rehabilitation assistance is \$30,000 per residence. Assistance of this program is secured by a 15 year, amortizing, forgivable deferred mortgage for the SHIP program. Under the HOME program, there is a 5 year, amortizing, forgivable deferred mortgage if the loan is less than \$15,000, and a 10 year, amortizing, forgivable deferred mortgage for a loan between \$15,000 and \$40,000. The loans are in compliance as long as the original owner continues to occupy the rehabilitated units for the full term of the forgivable deferred mortgage. No interest shall accrue and no monthly payments are required. Upon a sale, refinancing, or transfer of title occurs during the mortgage period, the amortized amount of assistance is due without interest. Homes receiving rehab assistance through the HOME program will be subject to the recapture provisions.

Down Payment Assistance

ADDI and SHIP funds will be used for affordable housing by assisting up to 49 low and moderate-income first-time homebuyer families with downpayment/closing cost assistance. The maximum ADDI assistance is a grant of \$10,000. Sales price of a home cannot exceed \$300,000 (SHIP cap).

Under the SHIP program, the assistance is the lesser of 4% of the purchase price of the home, or a 3 to 1 match, for every dollar the homeowner contributes as downpayment, the SHIP program contributes three dollars, up to a maximum of \$12,000.

A mortgage and promissory note secures this program. Neither interest nor payments are required as long as the property is homesteaded and used as the original purchaser's primary residence. If a sale, refinancing, or transfer of title occurs; or the property is not used as the homebuyer's permanent residence during the County's mortgage term, the mortgage becomes immediately due and payable.

Community Housing Development Organization (CHDO)

HOME funds will be used to support the affordable housing activities of CHDOs serving Collier County. The County, as a participating jurisdiction (PJ), must invest or set aside at least 15 percent (15%) of its total HOME allocation to projects that are owned, developed or sponsored by Community Housing Development Organizations (CHDOs), and which result in the development of homeownership or rental units. Additionally, the County may allocate up to five percent (5%) of its total allocation as CHDO operating funds, and may provide these funds to CHDOs to help them pay operating costs and build their capacity to develop successful affordable housing projects and programs.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Community Development Block Grant (CDBG) funds are utilized countywide for a variety of housing and community development activities. Collier County's CDBG activities will generate program income. Part of the program income will be in the form of a revolving loan, with the remaining program income reprogrammed into other projects. As program income is received, it will be reported and expended in compliance with HUD regulations.

The County does not have urban renewal funds and has not returned any CDBG funds to its line of credit. In addition, there are no float funded activities or income.

There are no activities designed to meet "urgent needs" at the present time. The Citizen Participation Plan will address the need for the Board of County Commissioners to declare an urgent need or disaster in the event that conditions would occur that pose a serious threat to the health, safety and welfare of the community.

HOME

Collier County intends to provide HOME funds on a community wide basis. However, the County may also elect to target HOME resources to specific geographic areas, concentrations of low-income residents, NRSAs or other appropriate locations. HOME funds that are provided as a direct subsidy to a homebuyer, such as downpayment and closing cost assistance, will be recaptured upon sale, refinance or loss of homestead exemption. This policy exists for housing assisted with State SHIP funds and federal HOME resources. The recapture provisions are outlined in contractual agreements with the recipient of SHIP and HOME funds. The HOME recapture provisions comply with 92.254 (5) (ii).

When HOME funds are used as a developer subsidy, as in the construction of multiple housing units or acquisition and rehab, the resale provisions will apply in accordance with 92.254 (5) (i). The period of affordability, resale, recertification, match and other HOME requirements are outlined in the contractual agreement with the developer requesting financial assistance from Collier County.

The County does not intend to refinance existing debt secured by multifamily housing that may be rehabilitated with HOME funds. Collier County will not use HOME funds to refinance multifamily loans made or insured by any Federal program, including CDBG in accordance with 91.220(g) (2) (F).

ADDI (91.220 (g) (2) (iv))

Collier County will use ADDI funds to assist very low to low income and minority households become homeowners. ADDI will be utilized for downpayment and closing cost assistance. ADDI funds will be utilized community wide. The County may also determine that ADDI can be used in targeted areas including the rural communities of Copeland/Lee Cypress and Immokalee.

A plan for conducting targeted outreach will be developed and include coordination with local churches, the minority community including organizations such as the NAACP and the Southwest Florida Hispanic Chamber of Commerce, the Collier County Housing Authority.

As with other downpayment programs, the County will coordinate with the Collier County Loan Consortium, the Housing Development Corporation of Southwest Florida, Consumer Credit Counseling, Empowerment Alliance of Southwest Florida, and other groups to assist potential first-time homebuyers prepare, undertake and maintain homeownership. This may take the form of debt reduction, budgeting and financial counseling, homebuyer education workshops, after purchase education on home maintenance, and other important issues to help ensure homeownership stability.

When ADDI funds are used for downpayment and closing cost assistance, a recapture provision upon sale, refinance or loss of homestead exemption will be instituted in conjunction with the HOME and State SHIP guidelines. The recapture provisions are outlined in contractual agreements with recipients of SHIP, HOME and ADDI funds.

HOMELESS

Specific Homeless Prevention Elements

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

1. Source Of Funds:

The County receives Emergency Shelter Grant (ESG) funds from HUD. The required match for these funds is provided by the subrecipient.

The County has two emergency shelters that qualify for ESG funds and the funds have been earmarked for each agency to receive on a rotating basis. In 2009-2010, ESG funds will be provided to the Shelter for Abused Women and Children. As part of the American Recovery and Reinvestment Act, the County will be receiving additional ESG funds in the amount of \$888,851. This money will go towards homeless individuals and families, assisting them with essential services and other homeless prevention activities. It will also assist homeless providers with shelter renovation and operating costs.

As the Lead Agency, the county submits an application for Continuum of Care (CoC) funding on behalf of the CoC. In 2009, three (3) agencies will receive funding. A total of \$330,763 will be available as follows:

Shelter for Abused Women & Children Transitional Renewal	\$113,000
Homeless Management Information Systems Renewal	\$104,646
St Matt's Wolf Apartment Supportive Housing Program	\$113,117

The County will also continue to apply for the State Challenge Grant to assist with homeless needs and support.

2. Homeless Accomplishments:

Collier County is a member of the Hunger & Homeless Coalition and is the Lead Agency for the Continuum of Care. The County supports the homeless priorities established in the Continuum.

In 2009, Collier County will carry out the following specific activities:

- Provide general operating expenses to the Shelter for Abused Women and Children. This facility operates a domestic violence program with a 60 bed emergency shelter and a 20 bed transitional housing program. The Shelter is open 365 days per year, and operates a 24 hour crisis line, serving almost 3,000 clients annually (ESG funds).
- Provide transitional housing through the Shelter for Abused Women and Children to assist the participants for independent living (CoC/TH funds).
- Continue Homeless Management Information System (HMIS) expansion. This HUD mandated system is currently maintained by the Collier County Hunger and Homeless Coalition. (CoC/various funds).
- Provide general operating expense to permanent rental housing at St Matthew's Wolf Apartment to individuals who are homeless and disabled. This program also uses a comprehensive range of supportive services to assist their clients achieve stability and maximize their self sufficiency.

Collier County listed transitional housing, emergency shelters, and permanent housing as a priority need. The Shelter for Abused Women and Children, and St Matthew's Wolf apartment provide these shelters and housing. These programs will also address homeless prevention as outlined in the Homeless Strategic Plan. Continuing and maintaining the HMIS system will assist the County and program providers a tool to track progress of the homeless population, and also a means to consolidate and provide services to the County's homeless clients.

Barriers to accomplishing these goals include a lack of federal, state and local funds, as well as administrative funds to carry out the program.

3. Eliminating Chronic Homelessness:

The County will continue to work with members of the Continuum of Care to expand the number of emergency, transitional and permanent supportive housing beds. In addition, the Collier County Continuum of Care is pursuing a 10-year plan to end chronic homelessness. Preparation for the development of a 10-year plan is underway.

Barriers to accomplishing this goal includes a lack of administrative funding as more of the County's budget is being cut and staff reduced, as well as, limited administrative funds from Continuum of Care and ESG grants. Another barrier is the lack of political will and the overwhelming local need to address the increasing homeless family population.

4. Homeless Prevention:

The County's Department of Housing & Human Services provides financial assistance and coordination with a variety of agencies to families and individuals at risk of becoming homeless. The Housing & Human Services office encourages local agencies to refer families to the State of Florida Emergency Financial Assistance for Housing Program (EFAHP) which provides up to \$400 in emergency housing assistance for families with children who are at risk of homelessness. Youth Haven continues to provide rent assistance, counseling, case management, and supportive services to families imminent of becoming homeless. Proposed projects for this year will focus on preventing and assisting families from becoming homeless.

The County and the homeless providers have outline several actions steps to address homeless prevention:

Additional permanent housing beds: Create a strategic plan to create more permanent housing beds with support services provided by the National Alliance on Mental Illness (NAMI) and other agencies.

Increase the percentage of homeless persons staying in permanent housing: Provide case management and referrals to the homeless, collaborate with different professional services to find permanent housing, and provide education on retaining permanent housing.

Increase the number of persons moving from transitional housing to permanent housing: Provide interim financial assistance and other resources to secure housing through Fresh Start or TBRA, continue provision of case management and support services like financial education, child care, medical assistance, and other economic empowerment services to ensure effective linkage and coordination with the ultimate goal of securing permanent housing.

Increase the number of persons employed: Continue provision of case management services including job search, resume assistance, employment referrals, and child care.

Decrease the number of homeless households: Collaborate with community liaisons for homeless children, Collier Public Schools to provide assistance, continue to explore funding for the Caring of Family program and other preventive service as provide by Youth Haven, and provide case management and referral services to families.

5. Discharge Coordination Strategy:

The Hunger & Homeless Coalition works with local law enforcement officials, as well as area hospitals, to reintegrate persons leaving public institutions. This year, the Hunger & Homeless Coalition will be working with a local university to develop a Discharge Planning process.

Additional beds need to be identified for persons who need additional medical care who are being discharged from a hospital.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Not applicable to Collier County

COMMUNITY DEVELOPMENT

Community Development

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

1. Community Development Needs:

The County has identified special housing needs, community facilities and public services initiatives within its low-income neighborhoods as a priority.

The County plans to undertake the following Community Development activities this program year using CDBG funds:

- Provide Legal Services to low income Emergency Shelter residents who need help in securing, modifying, and enforcing protection orders, handling immigration issues, obtaining a divorce or separation, obtaining spousal and child support, and resolving custody and visitation issues with their abusers. This program will be provided by the Shelter for Abused Women and Children.
- Creation of a neighborhood park through the City of Naples in an area occupied by the Fun Time Early Childhood Academy. CDBG funds will create this community park directly adjacent to the Carver Apartments within the River Park Community.
- Provide psychiatric evaluations through the David Lawrence Center to 258 low income Collier County clients who are in need of mental health services. Clients will be determined appropriate for psychiatric services after the completion of a triage and /or clinical assessment. Clients will also be required to complete a financial assessment with the intake staff, and to provide proof of household income within the established income limits of the CDBG program.
- Provide interior renovation for 22 farm worker units through Collier County Housing Authority. Renovations will include replacing the heating and air conditioner system, renovating the kitchen, flooring, tubs, bath cabinets, doors, and painting of the interior walls.

- Provide the Boys and Girls Club of Collier County with funds to purchase land in Immokalee for the future construction of a facility that will serve up to 500 youths from low income families.
- Provide funds to Immokalee Non-Profit for fence repair and land clearing under the Fencing and Exotic Clearing Program.
- Install up to 2,470 feet of concrete sidewalk at Marco Island through the City of Marco Island. The sidewalks will be installed within the Marco Highlands Subdivision to provide safe pedestrian access to approximately 27 homes in a low income neighborhood.
- Provide funds to the Housing Development Corp of Southwest Florida to assist in foreclosure prevention and assistance. The Housing Development Corporation will partner with Legal Aid Services of Collier County to provide comprehensive foreclosure intervention and prevention, and to provide counseling services to homeowners in Collier County at risk of foreclosure. The program will target low income homeowners, and will be limited to those trying to save homesteaded properties.
- Provide utility assistance to eligible residents through Collier County Housing and Human Services.

2. Community Development Goals

The short term goals are to assist low income residents of Collier County with foreclosure mitigation. Currently, foreclosure issues have dominated the County in terms of contributing to blight and housing issues.

The long term goals are still to provide land/infrastructure for affordable housing, housing rehabilitation, special housing needs, public facilities and services.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

1. Antipoverty Strategy:

Most activities undertaken by Collier County with its entitlement funds are efforts to improve the quality of life for those living at or near poverty. Collier County has three (3) initiatives designed to reduce unemployment and increase economic opportunities for its poverty level residents.

First, through its partnership with the Economic Development Council, the County has an ongoing economic development program. This plan is designed to both attract new businesses to the County and to help existing businesses expand. One of the goals of this public/private partnership is to increase the number of high wage paying new jobs.

Second, as an important component of this economic development effort, is the County and EDC's partnership with Florida Gulf Coast University's Small Business Development Center (SBDC) which teaches potential business owners how to successfully start a new company. An additional partnership includes the customized job training programs provided by Collier County Public School's Lorenzo Walker Institute of Technology (LWIT) that train low income residents (most of whom are unemployed or underemployed) to take specific jobs at new or expanding programs.

Third, the County has two community redevelopment areas (CRA), the Gateway/Bayshore CRA and the Immokalee CRA, where it is actively seeking to redevelop these older communities. A third CRA is located within the City of Naples.

Collectively, these efforts represent a realistic countywide antipoverty strategy.

2. Extant Strategy Will Reduce Poverty:

Collier County's economy is centered on tourism, construction, services, retail and agriculture. The local economy has historically focused on tourism and services to benefit affluent residents and visitors. The County's current strategy is designed to increase the number of better paying jobs and prepare the County's workforce to be qualified to fill higher wage paying jobs. The Economic Development Council has launched a program called Innovation. This program is gathering community leaders and citizens together, along with key practitioners from around the county, to discuss and plan how to diversify the economy of Collier County and therefore, the types of employment available. Job training/education and a more diverse employment base will help reduce the poverty level.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

1. Specific Activities:

The County does coordinate on a regular basis with organizations that address the non-homeless special needs population including Sunrise Community (TECH), NAMI, PACE Center for Girls, Shelter for Abused Women & Children, Youth Haven and other organizations that assist this population. In addition, Eden Gardens in Immokalee has a 4 unit housing in Eden Gardens that is reserved for special needs. The County will continue efforts to assist this population by identifying a variety of funding sources, accepting grant applications, providing technical assistance, referrals and support. Local agencies assisting the non-homeless special needs populations will be encouraged to develop long range plans to provide for beds, supportive services and other needs.

In addition, the County's existing housing and community and economic development programs are available to all income qualified individuals.

2. How Resources Will Be Utilized:

Applications for entitlement funding for this population will be considered on an annual basis. In addition, information on alternative funding sources will be provided to interested organizations. The County will utilize its Department of Housing & Human Services resources and competitive grants to leverage existing community resources.

Housing Opportunities for People with AIDS

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.

4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

The Collier County Health Department accesses funds through the State of Florida to assist HIV/AIDS clients. Collier County is not a HOPWA entitlement but the County Housing and Human Services Department supports these activities and shares information with organizations that serve this population.

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Not applicable as HOPWA administered by the State of Florida.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.