



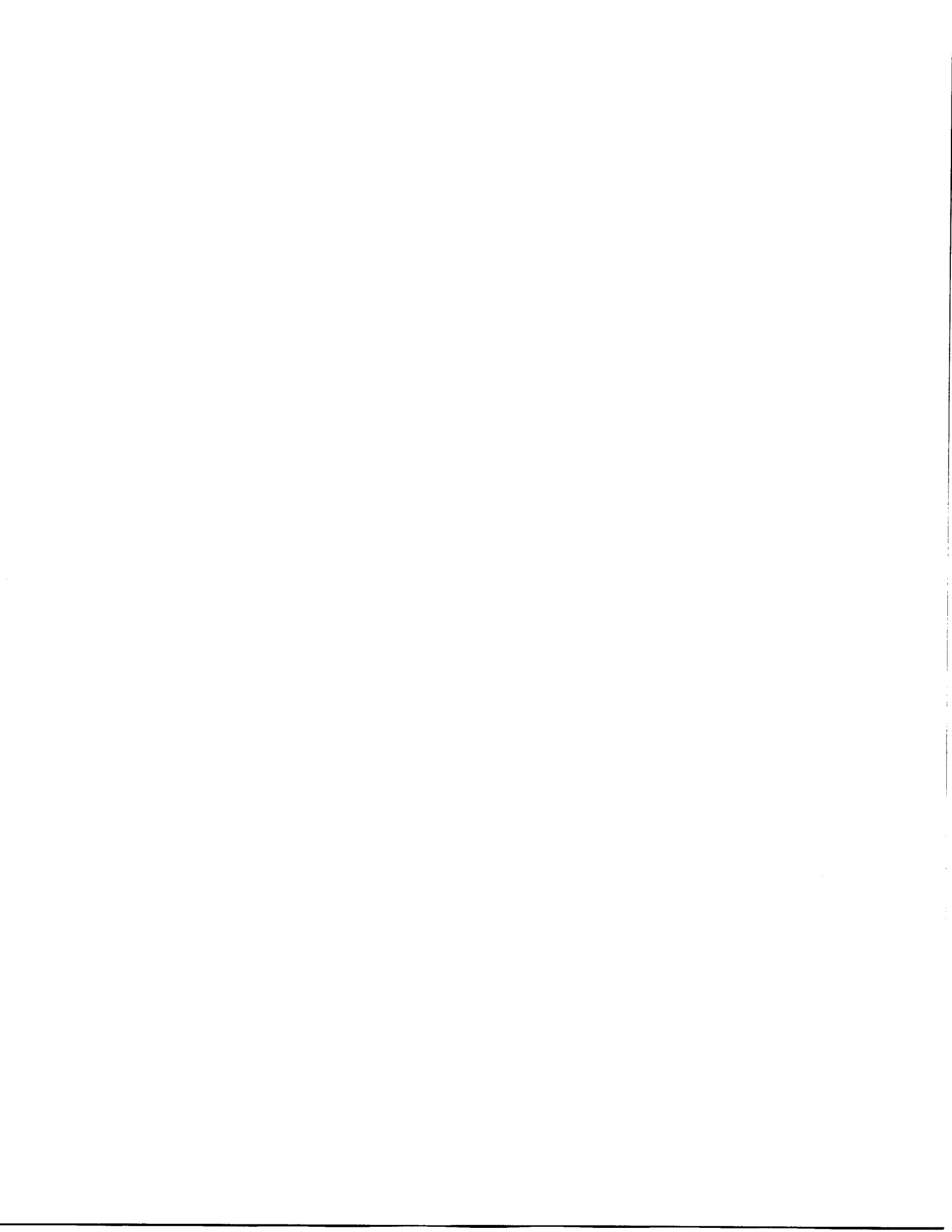
# FY2011 to FY2015 Consolidated Plan

Community Development Block Grant Program  
HOME Investment Partnerships Program  
Emergency Shelter Grant Program

Prepared by:  
Collier County, Florida

Submitted to:  
The Community Planning and Development Division  
Miami Field Office  
U.S. Department of Housing and Urban Development





**Collier County  
5-Year Consolidated Plan**

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# 5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

## GENERAL

### Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

### 3-5 Year Strategic Plan Executive Summary:

#### INTRODUCTION

Collier County receives funds from the Department of Housing and Urban Development (HUD) through three (3) federal programs that are addressed in this Plan: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Shelter Grant (ESG).

In addition to the aforementioned programs, Collier County uses other federal and state sources to leverage and supplement funding to provide a comprehensive housing and community development program to benefit low to moderate income persons and households. Other federal and state sources include:

- Neighborhood Stabilization Program (NSP)
  - NSP1
  - NSP3
- Disaster Recovery Initiative (DRI)
- Disaster Recovery Enhancement Funding (DREF)
- State of Challenge Grants
- American Recovery and Reinvestment Act (ARRA)
  - Homeless Prevention and Rapid Re-Housing Program (HPRP)
  - Community Development Block Grant – Recovery (CDBG-R)
- Human Services Grant Programs
  - Services for Seniors
  - Senior Nutrition Program
  - Retired and Senior Volunteer Program (RSVP)
  - Health Care Access to the Uninsured Program
  - Safe Havens Visitation Program
  - Adult Drug Court Discretionary Enhancement Program
  - Criminal Justice, Mental Health and Substance Abuse Reinvestment Grant (CJMHSR)

Historically, Collier County has also used a state grant program referred to as the State Housing Initiatives Partnership Program (SHIP) as additional support to the above programs. However, beginning in state fiscal year 2009 and continuing through 2011, the

Florida legislature has suspended funding for this program and its future is uncertain. Collier County continues to adhere to the Florida Statutes' requirements relating to SHIP funds, such as but not limited to, completing outstanding projects, monitoring program recipients, and operating the Collier County Affordable Housing Advisory Committee (AHAC).

Pursuant to federal regulations and as a condition of funding, Collier County must prepare a Five-Year Consolidated Plan and annual Action Plans. These documents detail information such as the use of funds, local economic conditions, impediments and obstacles, and strategic plan.

### **FORMAT**

Collier County's Five-Year Consolidated Plan employs a question-and-answer format as dictated by HUD. The purpose of this format is to produce a document that is understandable and provides an assessment of the County's affordable housing and community development needs. The assessment of needs is then analyzed and local priorities are established. Finally, the resulting priorities are formulated into measureable, objective five-year funding objectives.

### **LEAD AGENCY**

The Collier County Housing, Human and Veteran Services (HHVS) department is the lead agency implementing and administering the Consolidated Plan objectives contain herein. On behalf of Collier County, HHVS has prepared and the Board of County Commissioners has approved this Five-Year Consolidated Plan and One-Year Action Plan and authorized such plans for submission to HUD.

Collier County supports three entities with the funding described herein. HHVS leads efforts in the Collier Urban County Program, as well as efforts within the City of Naples and the City of Marco Island. Although Collier County supports the City of Naples and the City of Marco Island, they are separate entitlement cities and, as such, complete and submit their own Five-Year Consolidated Plans.

### **CITIZEN PARTICIPATION PROCESS**

Collier County has adopted and implemented a Citizen Participation Plan and Anti-Displacement Plan in accordance with all applicable HUD requirements. The County's citizen participation process includes extensive consultation with participating social service agencies, providers of affordable housing, and affected citizens. In preparing this Five-Year Consolidated Plan and One-Year Action Plan, public meetings were held, information on programs was disseminated, and public comment on housing and community development needs was solicited. Furthermore, a thirty (30) day public comment period was provided to allow citizens to comment on a draft of the aforementioned plans. All public comments received have been made a part of this document.

### **CONSULTATIONS**

HHVS consults with persons and agencies that support efforts in the arenas of affordable housing, public service, economic development and community development. With years of experience, HHVS remains informed of the community's needs and challenges through consultations and communications such as, but not limited to, the following:

- Local providers of housing and community development services
- Boards, committees, agencies, organizations, and focus groups, including the Collier County Affordable Housing Advisory Committee
- Discussions and presentations at publicly advertised meetings and events
- Technical assistance to community partners
- Local lenders in support of the Community Reinvestment Act
- The Bayshore-Gateway Triangle and Immokalee Community Redevelopment Agencies
- Dissemination of documents, flyers, brochures, and pamphlets regarding specific programs
- Special studies and investigations
- Membership in local, state, and national organizations

## **BASIS FOR ALLOCATING INVESTMENTS**

### **Housing**

With the highest housing prices in Florida, affordable housing has become a critical issue for the County. Even with the highest median (half above/half below) family income in the state (\$71,800 as of June 2011), the County's middle-income families still struggle to obtain housing due to a lack of bank lending, job stability and overall tightening of the credit markets.

Based on the incidence of Cost Burden (monthly amount required to meet all housing needs) nearly one quarter of the households in Collier County have a problem affording their housing. Those units (owned and rented) with severe Cost Burden (over 50% of Household Income is required for housing costs) total 12.0% of the units in Collier County. Units with moderate Cost Burden (between 30% and 50% of Household Income is for housing costs) is another 14.6% of the housing stock.

Low-income families (making below 80% of the median income) continue to experience the most trouble in the housing market. They will continue to be the County's main focus for affordable housing rental and owner programs. The County's housing programs operate countywide.

### **Homeless**

Collier County, through the HHVS, is the Lead Agency for the Continuum of Care (CoC) efforts in the community. The County's homeless priorities were developed with input from the CoC and are directed toward implementing the County's 10-Year Plan to Eliminate Homelessness. The priorities will continue to be homelessness prevention, families with children, chronic homeless and the development of transitional and permanent supportive housing.

### **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 affordable rental housing; rehabilitation of existing homes; creating economic opportunities; expanding social services; and revitalizing its low income neighborhoods.

## **Socioeconomic**

- While County's population has continued its growth, up 32.7% from 2000 to 2010 (88,100 new residents); this number is deceptive in that it does not reflect that the bulk of new residents arrived between 2004-2007 and the rate of increase has slowed dramatically in the last years of the decade. The County is expected to add another 32,600 people through the year 2015.
- During the winter season, the County's population increases by 25%, as wealthy residents visit their winter homes.
- The County is radically diversifying the characteristics of the heads of households: 79.4% are white, 3.6% African-American and 15.6% are now Hispanic.
- The County continues to have an older age structure: 41.5% of all households are headed by someone over 65. This figure represents an increase of 1.5% in senior heads of households from 2006.
- The County's median family income (half above/half below) in 2011 is \$71,800, the highest in the State, however it is down from \$72,300 in 2010.
- Almost half of the County's total personal income is received through investment income, twice the statewide rate. Affluent retirees/visitors are the County's economic base.
- Collectively the County's residents are highly affluent: 48% of all households had incomes above \$50,000 a year in 2000 and 60% in 2010.
- The Claritas Inc. proprietary demographic information found 24% of the County's households were upper-middle income or higher, 50% were middle-class and 26% were working class. This compares to 2006 figures which showed 33% of the County's households were upper-middle income or higher, 35% were middle-class and 32% were working class.
- Reflecting the County's unique economy, employment is higher than average in agriculture, construction, retail sales, entertainment, accommodation and food service.
- Collectively, the County's adult educational attainment levels are above the statewide rate; but minority education attainment levels lag well behind even their statewide rates.
- In 2010, 6.7% of the County's residents have household incomes below the poverty line.

## **Housing**

- Reflecting its location on the Gulf of Mexico, and older age structure the County has a high level of multifamily condominium units,
- The vast majority of the housing stock is new, built after 1980.
- Reflecting the County's strong second-home market, 24% of all units were "held for seasonal use" in 2010.
- The latest public data (Source: City-data.com) estimated the median house or condo value in 2009 to be \$292,100 (it was \$149,000 in 2000). In Florida, the estimated house or condo median value in 2009 was \$182,400 which is significantly lower than in the 2004-2007 boom period.
- In 2010, 76.6% of the County's households were homeowners, well above Florida's 70% rate. However, minority ownership rates lag behind statewide minority rates.



- The County's Fair Market Rent, established by HUD for 2011 is as follows:

|            |         |
|------------|---------|
| Efficiency | \$909   |
| 1 Bedroom  | \$1,042 |
| 2 Bedroom  | \$1,173 |
| 3 Bedroom  | \$1,458 |
| 4 Bedroom  | \$1,518 |

These levels reflect an approximate 1% decrease in fair market rents from 2010.
- A total of 34.4% percent of the County's renters paid over 30% of their incomes for housing, 15.8% paid over 50%.
- The County's working poor families (making below 50% of the median income) continue to have the trouble in the marketplace.

### **How These Forces Shaped County Priorities**

The most serious problem facing the County is the lack of financing for home mortgages and the unwillingness of the financial institutions to address the issue. Higher unemployment has also generated a condition where families can no longer afford housing, at any price. A shift has occurred toward rental housing since home ownership is less affordable. Older homeowners have also seen a return of adult children who cannot afford housing of their own.

Foreclosures have resulted in many units coming onto the real estate market. However, the intricacies of the sale of these units have left many unavailable for purchase. The average time that a foreclosed/short sale unit remains on the open market now exceeds 1.5 years.

The obvious shift in strategy is toward increasing rental housing and single family home rehabilitation programs. In addition the NSP program is a main element in rehabilitating and reselling foreclosed single family units.

### **OBSTACLES TO MEETING UNDERSERVED NEEDS**

The major obstacle to meeting the County's underserved needs will continue to be the declining levels of federal/state financial support for these programs.

In response to this obstacle, the County has enacted a number of local programs to increase the supply of affordable housing. A shift in demand has occurred toward rental housing due to the real estate issues. Concentration on affordable multifamily rental units as a housing strategy appears to be more realistic.

Another significant obstacle is the high foreclosure rate that exists in the county. This condition impacts affordability in several ways. First, is the loss of housing by a family that can no longer meet their mortgage requirements. A second issue exists with the falling property values that reduce the ability of local government to address problems due to the lack of tax revenue. The last issue is that many rental properties are now requiring a credit history when renting units. The impact of the foreclosure on the credit history now makes some potential renters ineligible even for rental units.

### **IMPACT ON EXISTING STRATEGY**

The County's existing strategy has met with some success in addressing the issues that continue to face the County. Five years ago, affordable housing was the key problem; and

this problem remains a significant challenge. However, due to the impacts of the recession on the real estate market, it is now required that the County make adjustments to existing programs for the next five year program cycle.

Focus CDBG on:

- Infrastructure
- Community/Public Facilities
- Public Service Initiatives
- Economic Development
- Special Needs Housing
- Housing Rehabilitation

Focus HOME on:

- Single Family housing unit rehabilitation
- Multi-family rental units rehabilitation
- Tenant Based Rental Assistance
- CHDO Set Aside Activities
- CHDO Operating funds
- Homebuyer Education

Continue ESG activities:

- Essential services to homeless families and individuals
- Shelter and transitional housing operational costs
- Homeless prevention activities
- Emergency Shelter rehabilitation, renovation or conversion

The *proposed* One Year Action Plan for fiscal year 2011-2012 includes the following activities and the approximate funding amounts. Please note, funding is based on actual funds received from HUD:

|   |                    |
|---|--------------------|
| David Lawrence-Crossroads Expansion Project                           | \$ 208,223         |
| City of Naples-Park Improvements                                      | \$ 100,954         |
| Immokalee CRA-Main Street Crosswalk Project                           | \$ 140,000         |
| Collier County HHVS Senior Meals Expansion                            | \$ 95,000          |
| Collier County Housing Authority-Tenant Based Rental Assistance       | \$ 300,000         |
| Housing Authority-Tenant Based Rental Assistance, Administration      | \$ 30,000          |
| Guadalupe Center-Job Creation Program                                 | \$ 25,000          |
| CDBG-Planning & Administration (HHVS)                                 | \$ 404,298         |
| Shelter for Abused Women & Children-Emergency Shelter Grant           | \$ 128,166         |
| ESG-Administration (HHVS)   | \$ 3,286           |
| Housing Development Corp of SW FL-Homebuyer Education Program-CDBG    | \$ 30,000          |
| Housing Development Corp of SW FL-Homebuyer Education Program-HOME    | \$ 47,844          |
| CHDO Set-Aside-Florida Non-Profit                                     | \$ 74,538          |
| CHDO Operating-Empowerment Alliance of SW FL                          | \$ 24,846          |
| Empowerment Alliance of SW FL-Homebuyer Education Program (Immokalee) | \$ 38,000          |
| Parks & Recreation Department- Eagle Lakes Community Center/VPK       | \$ 775,016         |
| David Lawrence Center-Emergency Back-up Generator                     | \$ 175,000         |
| HOME-Administration (HHVS)  | \$ 49,692          |
| <b>TOTAL</b>  | <b>\$2,649,863</b> |

## **Strategic Plan**

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

### **Mission:**

The County's Mission is to utilize its Community Development Block Grant funds to help its residents achieve self-sufficiency and an improved quality of life through decent housing; a suitable living environment; and expanded economic opportunities. Collier County has elected to complete the Consolidated Plan on the five year cycle.

### **OVERALL GOALS**

The following goals show how Collier County will carry out its Mission:

#### **Specific Goals: Housing and Homeless**

- Provide high quality affordable housing.
- Provide housing assistance.
- Revitalize older housing and demolish unsafe structures.
- Services/housing for the homeless

#### **Specific Goals: Community Development**

- Infrastructure
- Community self-investment in low-income neighborhoods.
- Expanded economic opportunities.
- Facilities/services to address critical social service needs.
- Facilities/services for seniors, children and persons with special needs.

#### **Specific Goals: Emergencies**

- Governmental response to emergency/life threatening situations.

### **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.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

### **3-5 Year Strategic Plan General Questions Response:**

## **1. GEOGRAPHIC AREA**

Collier County and two of its three incorporated cities, Naples and Marco Island, participate in these Urban County programs.

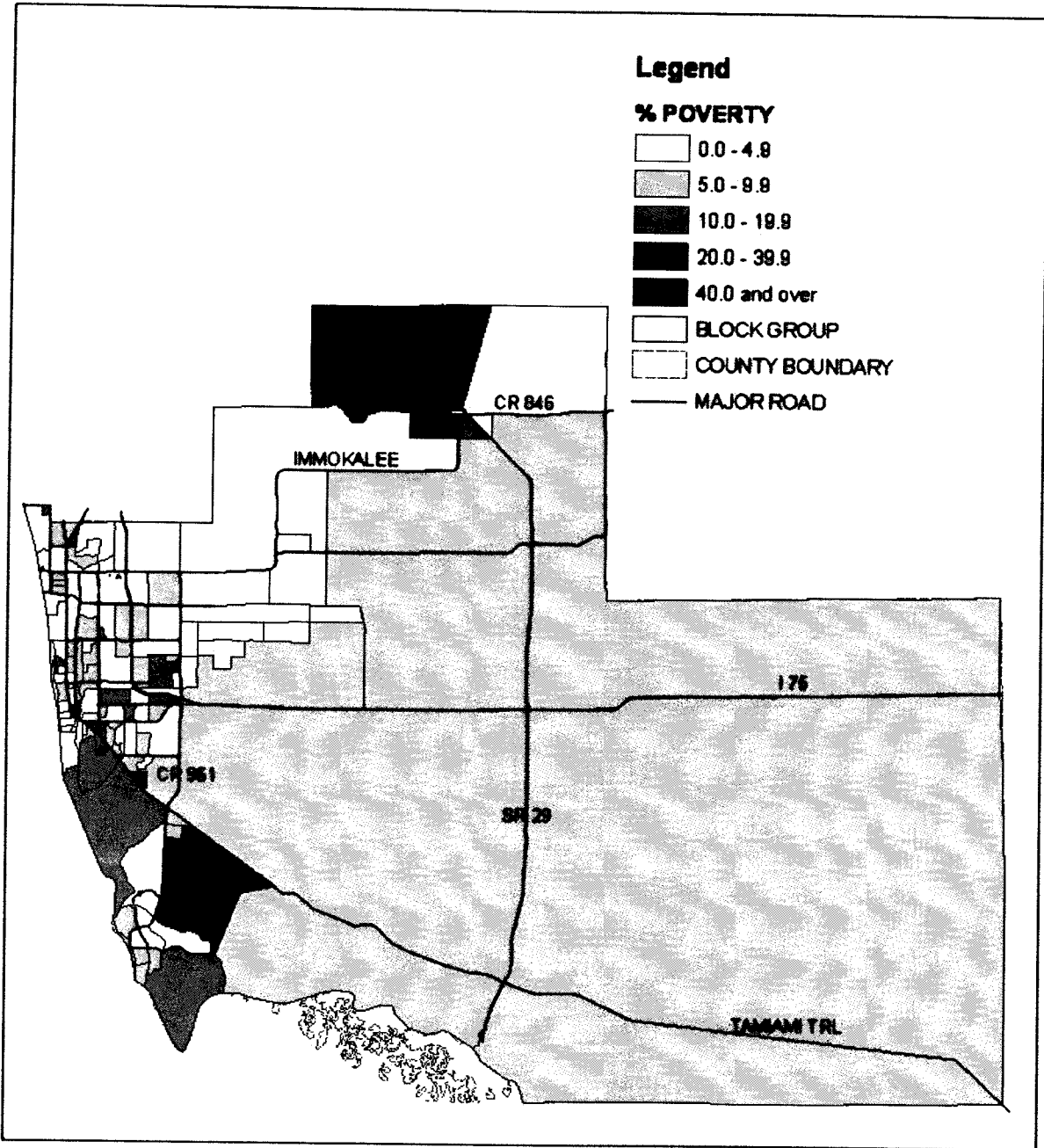
The maps included with this report illustrate the concentrations of those groups that typically have the most severe housing issues. The data used to generate these maps was drawn from Block Group information from the 2000 Census. Data at this level is not currently available from the 2010 Census.

The maps depicting the special population groups are as follows:

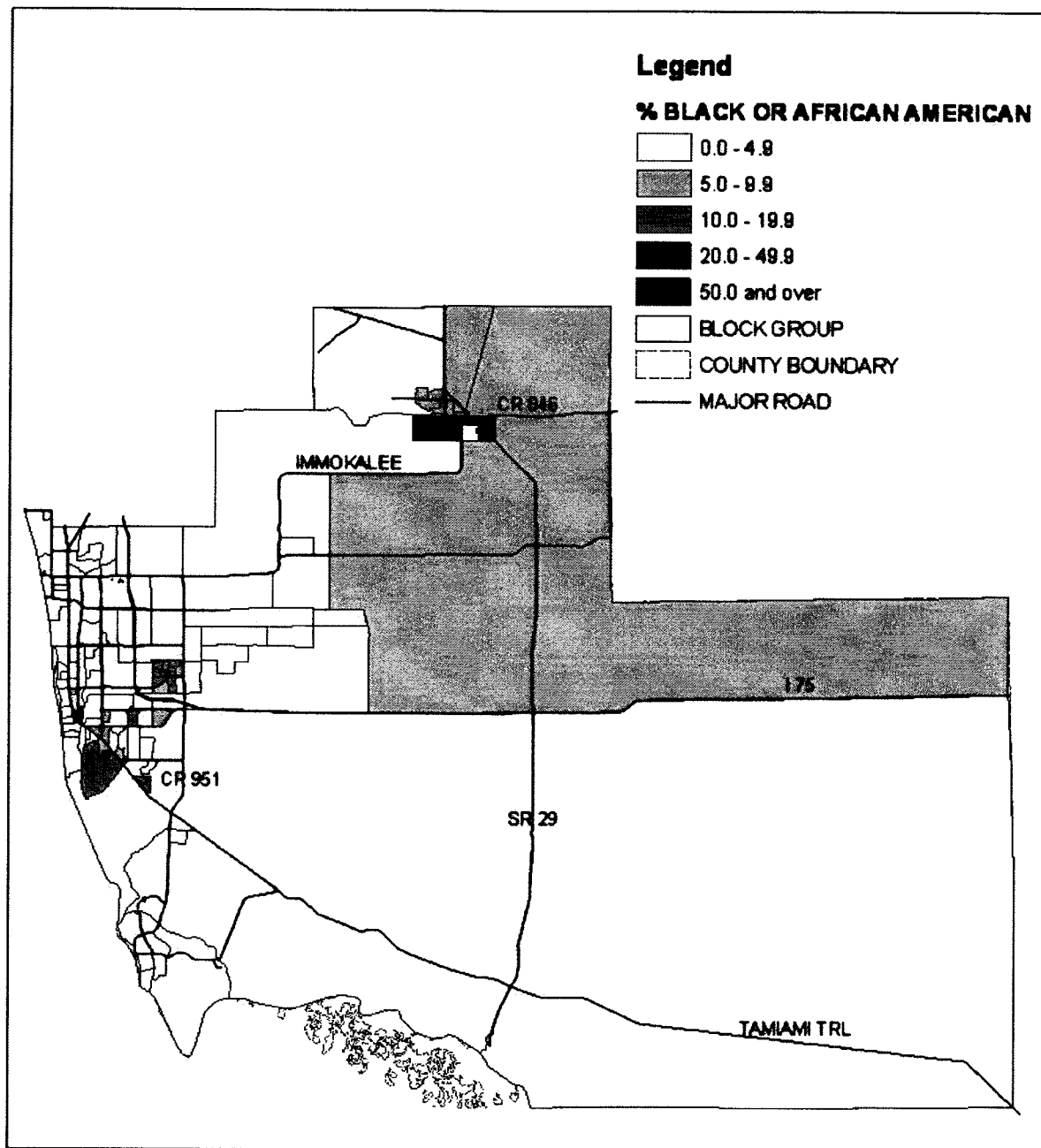
- Exhibit 1 – Location Map of Population Below Poverty Line
  - The areas of the County with the highest percentages of households below the Poverty Line
- Exhibit 2 – Location Map of Black or African-American Population
  - The areas of the County with the highest percentages of Black or African American households
- Exhibit 3 – Location Map of Hispanic or Latino Population
  - The areas of the County with the highest percentages of Hispanic or Latino households
- Exhibit 4 – Location Map of Elderly Population
  - The areas of the County with the highest percentages of Elderly households

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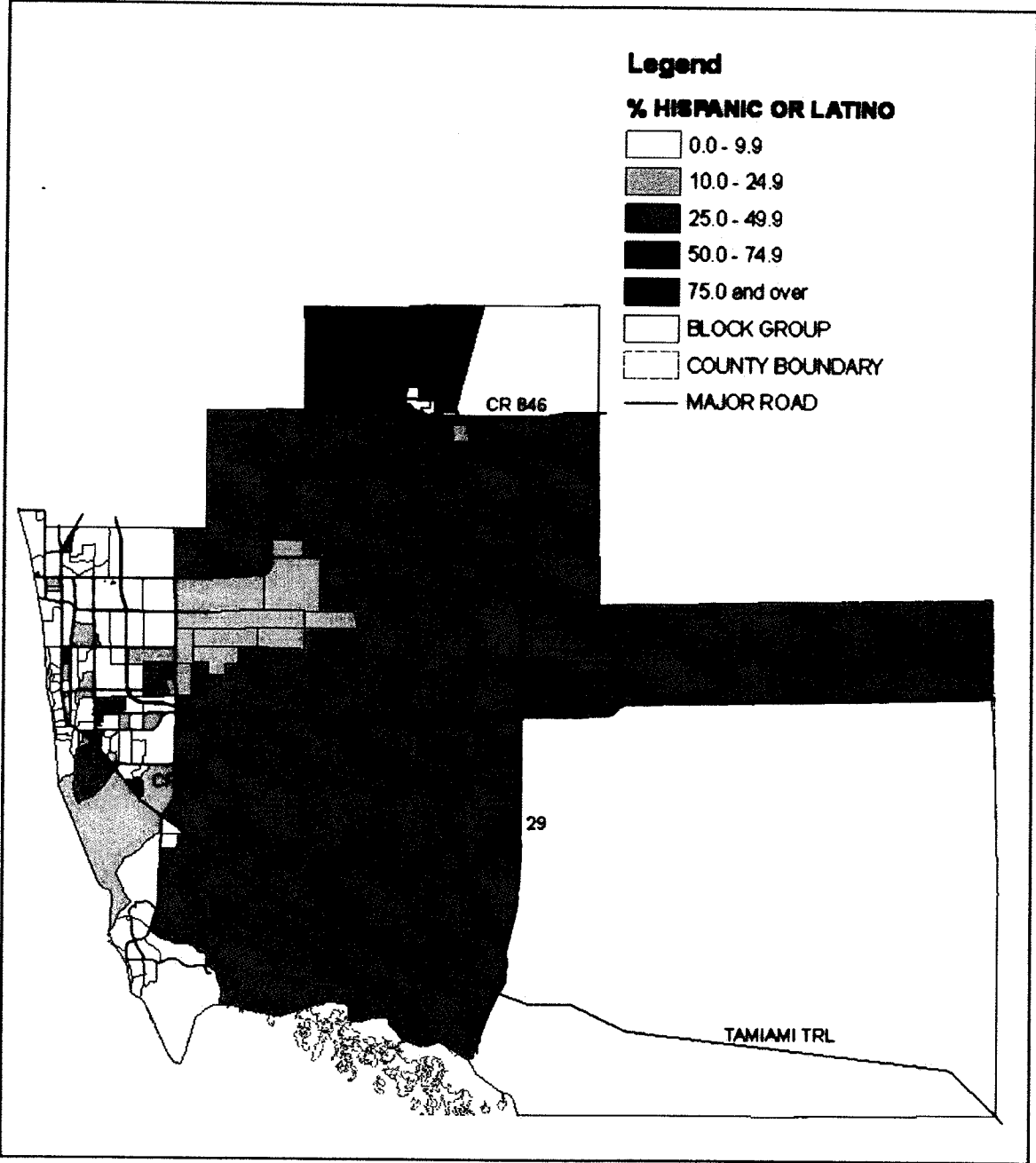
**Exhibit 1 - Location Map of Population Below Poverty Line**



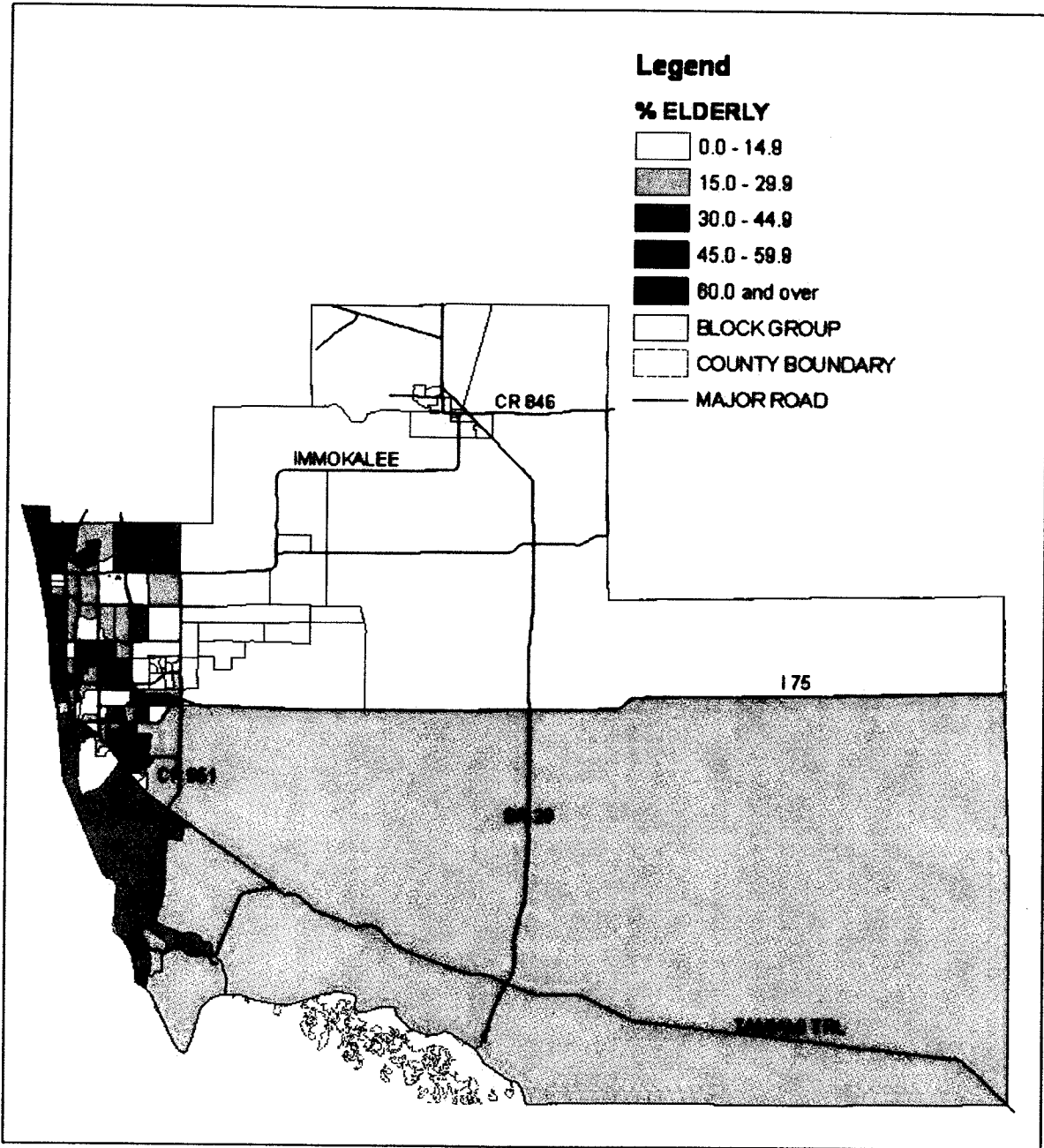
**Exhibit 2 – Location Map of Black or African-American Population**



**Exhibit 3 – Location Map of Hispanic or Latino Population**



**Exhibit 4 – Location Map of Elderly Population**





## **2. BASIS FOR ALLOCATING INVESTMENTS**

### **Housing**

Low-income families (earning below 80% of the median income) continue to have the most trouble in the housing market. They will continue to receive priority from the County's affordable housing rental/owner programs. These programs operate countywide.

### **Homeless**

The County's priorities are: homelessness prevention, families with children, development of more permanent supportive housing for individuals, and transitional housing for families. The County continues to work toward completion of its 10-year plan to end homelessness. The County's homeless initiatives operate countywide.

The City of Fort Myers no longer serves as the regional HOPWA agency. The State of Florida now provides HOPWA service for the region through the Collier County Health Department. The County supports their 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 through the provision of infrastructure, housing and economic opportunities.

## **4. OBSTACLES TO MEETING UNDERSERVED NEEDS**

The major obstacle to meeting the County's underserved needs will continue to be the declining levels in federal/state support for these areas.

In response to this obstacle, the County has enacted a number of local programs to increase the supply of affordable housing including density bonus, impact fee deferrals and expedited permitting. The County is also exploring efforts to raise funds locally to support the production of affordable housing. In addition, the County is researching alternatives including Community Land Trust, surplus government property and other resources to address these needs.

## **Managing the Process (91.200 (b))**

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private 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 the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

\*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

### **3-5 Year Strategic Plan Managing the Process Response:**

#### **1. LEAD AGENCY**

The County's Housing, Human and Veteran Services Department is the lead agency. The County is submitting its Five-Year Consolidated Strategic Plan and One-Year Action Plan as approved by the Board of County Commissioners on **July 26, 2011**.

#### **2. CITIZEN PARTICIPATION PROCESS**

The County has adopted a Citizen Participation Plan and Anti-Displacement Plan that meet all HUD requirements. The Citizen Participation Plan is included in the Appendix.

The participation process includes extensive ongoing consultations with participating social service/housing agencies and citizens. 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. A thirty-day public comment period was established to take public comment on the draft Consolidated Plan and First-Year Action Plan. Public hearings were held in 2011.

The County **did/did not** receive written comments during the 30 day public comment period. Written comments are provided in the Appendix.

#### **3. CONSULTATIONS**

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

- Local providers of housing and community development services
- Boards, committees, agencies, organizations, and focus groups, including the Collier County Affordable Housing Advisory Committee
- Discussions and presentations at publicly advertised meetings and events
- Technical assistance to community partners
- Local lenders in support of the Community Reinvestment Act
- The Bayshore-Gateway Triangle and Immokalee Community Redevelopment Agencies
- Dissemination of documents, flyers, brochures, and pamphlets regarding specific programs
- Special studies and investigations
- Membership in local, state, and national 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**

Collier County Department of Housing, Human and Veteran Services – Seniors, Veteran and Social Services, and RSVP Programs.

Cities (2) participating in the County's CDBG Program.

Health Department:

- Lead based paint poisoning cases; efforts to remove and reduce LBP hazards and promote screening, communitywide poisoning prevention education and HIV screening, education and treatment.

County and City Planning/Community Development Departments:

- Coordination with the Comprehensive Plan – Housing Element; barriers to affordable housing, development issues, and population projections.

Sheriff's Office:

- Crime prevention programs; homeless; runaway youth; coordination of resources and programs.

Economic Development Council of Collier County;

- Antipoverty strategy.

Collier County Code Enforcement

Collier County Housing Authority

Community Redevelopment Agencies

- Immokalee
- Bayshore-Gateway Triangle

Southwest Florida Regional Planning Council;

- Coordination on regional issues regarding housing and community development.

Area Agency on Aging:

- Priority needs of the elderly

Workforce Development Board:

- Antipoverty strategies.

State of Florida Department of Community Affairs

## **Non-Profit**

Collier County Hunger and Homeless Coalition:

- Homeless needs

In addition, the County conducted a survey regarding community development and housing needs with 130 individuals and nonprofit organizations that operate in Collier County. These surveys were completed as part of the three public input meetings conducted to gather input into the Plan.

## **Citizen Participation (91.200 (b))**

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.

### **3-5 Year Strategic Plan Citizen Participation Response:**

#### **1. SUMMARY OF THE PROCESS**

The Citizens Participation Plan (CPP) is one of the most important of the sections of the Consolidated Plan. Collier County adopted a citizen participation plan which includes the holding of public meeting and hearings. These public hearings are early in the development of the Consolidated Plan so that review of existing programs can take place and also to solicit community needs. This Citizen Participation Plan included three public meetings in different locales that were chosen for easy of access and overall demographics of the surrounding area and also were attended by representatives of various agencies and entities that the Department works with throughout the year. In order for persons of low to moderate-income, that have heavy Cost Burdens for housing, the County held meetings in those areas and made sure public notices were posted and visible. At every meeting the County had available translators in case persons who only spoke one language were able to attend. The meeting places were all accessible to persons with disabilities.

Also completed during the development of this five-year plan were other workshops and meetings regarding the acceptance of grant proposals regarding the availability of funds. These meetings were advertised in the local and County media and on the County website.

The draft of this Five-Year Consolidated Plan and the one year action plan were advertised in the local media and on County website for the 30 day comment period. Copies of the Consolidated Plan were open for public review and inspection at sites throughout the County. Those sites were:

- HHVS website
- HHVS Front Desk
- Libraries
  - East Naples
  - Estates
  - Golden Gate
  - Immokalee
  - Marco Island
  - Naples Regional
  - Vanderbilt
  - South Regional

Comments on the plan were able to be received in the following ways; via e-mail, regular mail, telephone or in person.

#### **2. SUMMARY OF CITIZEN'S COMMENTS**

Collier County distributed 130 surveys to agencies and individuals while developing the Five Year Plan. These surveys were used to identify and gather input on community issues, efforts and needs. The results of the surveys indicated that the primary concern centered on the need for more affordable housing or workforce housing. Supportive housing for special needs citizens was also mentioned. Additional concerns included job creation and economic development.

### **3. EFFORTS MADE TO BROADEN PUBLIC PARTICIPATION**

The efforts made in outreach to minorities, the disabled and non-English speaking citizens were as follows. Through the ongoing public outreach and participation the County continues to strive for more involvement in the community. The County seeks out new non-profit agencies and involves them in the discussion, planning and goal setting for the future. On-going efforts are made by the continuous updating of e-mail and mailing lists and phone lists.

### **4. COMMENTS NOT ACCEPTED**

There were no comments received that were not accepted.

### **Institutional Structure (91.215 (i))**

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

### **3-5 Year Strategic Plan Institutional Structure Response:**

#### **1. INSTITUTIONAL STRUCTURE**

##### **Collier County**

The Consolidated Plan is prepared and implemented by the County's Housing, Human and Veteran Services Department. This office is responsible for the implementation of the CDBG, HOME, ESG, and NSP programs. Staff includes experienced personnel who contract with vendors to implement projects directly and work with sub recipients on other projects. The County's HHVS staff also prepares competitive grant applications including Continuum of Care Supportive Housing Program and Challenge grants. Collier County is the Lead Agency for homeless grant administration.

##### **Housing and Community Development Providers**

Institutional capacity to carry out the County's housing and community development programs includes developers, lending institutions, real estate professionals, local governments, community based service organizations and community housing development organizations (CHDO), nonprofit organizations and providers of professional services.

### **Public Institutions**

The Collier County Housing Authority (CCHA) is an independent authority established by the State of Florida and is the principal public sector provider of public housing. Unlike other housing authorities, CCHA has no HUD units. The Housing Authority owns and manages 641 units, which are dedicated to Farmworker housing due to its funding from the United States Department of Agriculture. CCHA also administers the Section 8 Housing Choice Voucher Program. In addition, the Authority also administers educational programs to benefit their residents.

CCHA also operates the TBRA program for the County providing services to meet needs of renters.

### **Private Industry**

The housing delivery system in Collier County has traditionally been the domain of the private sector. Historically, a robust residential market, especially for luxury construction, has spurred growth of the development community. However, in the past several years, the recession has resulted in a significant loss in the real estate market. Prices of units for sale have declined sharply and foreclosures have risen. The ability to obtain mortgages for the new units has also declined due to the financial issues related to the recession. The reduction of prices should have resulted in more sales. However, the higher unemployment and financing issues has combined to keep sales of units down.

Many lending institutions provide financing to support development projects and several have established mutually beneficial partnerships with public and nonprofit providers, particularly for single-family construction. In this regard, local lenders participated in various homebuyers programs to assist low income residents become first-time homebuyers. Local lenders participate in the Collier County Loan Consortium and other lenders purchase Habitat for Humanity mortgages.

### **Nonprofit Organizations**

A small number of nonprofit agencies operating in Collier County exist for the express purpose of providing housing and/or housing and community development services. The types of services offered include home buyer counseling/classes, housing development programs including acquisition and rehabilitation of housing for resale and construction of new housing.

Several nonprofit corporations provide housing and/or support services for special needs population, such as the chronically mentally ill, persons suffering from chemical dependency, the physically and developmentally disabled. Nonprofits also operate in low-income neighborhoods to provide a forum for resident participation in community planning, to gather and articulate community concerns and to offer needed services and facilities.

## **2. STRENGTHS AND GAPS IN THE DELIVERY SYSTEM**

### **Strengths**

The County's biggest strength is cooperation between local governments, nonprofits providing housing and housing services, support by its local governments for housing and

community development activities and a strong relationship between the public sector and private lender and developers. Local lenders participate in affordable housing programs, and are referring applicants to nonprofits and government programs for assistance.

Strong relationships are also maintained with the Continuum of Care (CoC) and those nonprofits serving the homeless and populations with special needs. A cooperative relationship has been established and nurtured by both public and private sectors over the years. The County and cities have supported nonprofits' efforts in service delivery. The County provides very limited direct services. County staff continues to work with local agencies to build capacity to professionally manage their operations and implement successful programs. In early 2010, Collier County began to provide a valuable grant locating service available to nonprofit agencies at no charge.

Strong cooperation with other public agencies and neighborhood-based nonprofits has enhanced local jurisdictions' ability to provide comprehensive neighborhood revitalization programs. HUD resources, combined with nonprofits' expertise and assistance, and local government's ability to address physical problems using local, state and federal resources has enabled a holistic approach, with residents' cooperation on neighborhood problems.

### **Gaps**

Gaps in the delivery system include the following:

- Lack of inexpensive transportation especially for low to moderate income workers to their job site
- Affordability of housing due to low wages and high unemployment
- Lack of loan opportunities for mortgages
- No Public Housing Authority for low to moderate income households. The Collier County Housing Authority is limited to farmworkers in their housing options.

### **Strategy to Overcome Gaps**

The County will:

- Encourage the expansion of the private transportation options for low paid workers in the east part of Collier to their places of work in the western areas of the County.
- Continue to seek individuals or groups with specific housing interests that address priority concerns and encourage them to become active nonprofit providers, and encourage developers to apply for federal housing subsidies.
- Encourage very low-income families, unable to locate affordable housing, to use Section 8 vouchers while gaining the skills and/or education to transition to economic independence.
- Another option is affordable multifamily rental development through the NSP program to rehabilitate multi-family rental units. Rehabilitation of existing rental housing will be emphasized since the cost of development makes it difficult to construct new affordable units.
- Continue rental assistance programs
- Encourage CCHA to expand its programs to more effectively use the resources at hand for low to moderate income households.

### **3. PUBLIC HOUSING DELIVERY SYSTEM STRENGTHS AND GAPS**

#### **Public Housing Resident Initiatives**

The Collier County Housing Authority (CCHA) has the flexibility to provide a Homeownership Program using housing assistance payments from the Section 8 Voucher Program to facilitate transition to homeownership. However, a formal Homeownership Program, in conjunction with Section 8 vouchers, does not currently exist in Collier County. The CCHA does refer its residents to Habitat for Humanity and other homeownership programs whenever possible.

Funding from the State of Florida and USDA was utilized by CCHA to build Horizon Village and Collier Village, farmworker housing projects, which are managed by the Authority.

The Housing Authority also administers the County's Tenant Based Rental Assistance (TBRA) program.

#### **Monitoring (91.230)**

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

#### **3-5 Year Strategic Plan Monitoring Response:**

##### **1. STANDARDS AND PROCEDURES FOR MONITORING**

Sub-recipients will 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 within each subrecipient agreement, giving measurable objectives for the eligible activity to be carried out. Each project is monitored on an ongoing monthly basis and all preconstruction conferences are attended by department staff. Documentation submitted with reimbursement requests is reviewed for compliance with applicable regulations and measurable objectives prior to issuing funds.

On-site monitoring of selected subrecipients is scheduled and completed at least annually by the County. 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 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.

The County has developed written policies and procedures for the federal programs.

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 percent of household income requirement for HOME assisted units is being met under the contract requirements.



- Eligible tenant occupancy meets the minimum percent of household income requirement for HOME assisted units under the guidelines.
- Contractual requirements regarding concentration of HOME units, proper treatment of HOME tenants, and other contractual matters are being met.
- The waiting list procedures meet grant requirements.
- The equal housing provisions of the contract are being met.
- The Minority Business Enterprise (MBE), Disadvantaged Business Enterprise (DBE) and Woman Business Enterprise (WBE) provisions of the contract are being met.
- The HOME assisted units meet housing quality standards (HQS), and rental files are reviewed: current lease, acceptable identification, monthly rent compliance, tenant income, and annual recertification.
- Section 3 policies and procedures are in place.

### **Priority Needs Analysis and Strategies (91.215 (a))**

1. Describe the basis for assigning the priority given to each category of priority needs.
2. Identify any obstacles to meeting underserved needs.

#### **3-5 Year Strategic Plan Priority Needs Analysis and Strategies Response:**

##### **1. BASIS FOR ASSIGNING PRIORITIES**

###### **Affordable Housing**

The County has given top priority to rental programs to enable low to moderate income households the opportunity to obtain decent housing. The real estate market has experienced significant changes in recent years with a sharp rise in prices with the boom of 2004 through 2007. This period was followed by a more significant decrease in values due to the recessionary factors. The decline in prices has not resulted in the attainability of housing that might have been expected by such a drop. Instead, the constricting of the financial markets has made home mortgages difficult to obtain. A corresponding increase in unemployment/underemployment has also resulted in a reduced ability to afford housing at any price.

Because many home owners cannot sell their current units and must continue to support their houses even if they are up-side-down on the mortgages, the County has made owner-occupied rehabilitation programs a housing priority. This program assists in conserving the existing housing stock within the community.

The County will encourage the development of affordable rental housing low to moderate income population increases. Rental subsidies may be required to assist in making rental units more affordable.

###### **Homeless**

Collier County's Housing, Human and Veteran Services Department is the lead agency for the region's Continuum of Care (CoC) organization. The County supports the goals of the Continuum of Care.

The Continuum's highest priority is housing families with children, victims of domestic violence, and providing transitional housing for families and permanent supportive housing

for individuals. Federal funds provide for shelter renovations and service delivery, emergency and transitional beds and homeless prevention.

### **Non-Homeless Special Needs Populations**

The County has given the non-homeless special needs populations (who require supportive services/housing) a medium priority and intends to continue to support activities in this area.

### **Community Development**

The County has several low-income neighborhoods where it has provided community development improvements. These include Immokalee, Copeland, Golden Gate and the Carver/River Park neighborhood in the City of Naples.

Both the Immokalee community and the Carver/River Park neighborhood have completed visioning and master planning processes. Recommendations from those processes may include housing construction, rehabilitation, public facility improvements and other HUD eligible projects. The County will work with neighborhood organizations to encourage the implementation of these master plans and potentially include HUD eligible project in future County one-year action plans.

## **2. OBSTACLES TO MEETING UNDERSERVED NEEDS**

The major obstacle to meeting the County's underserved needs will continue to be the lack of federal and state resources, as both of these traditional revenue sources have been substantially reducing their funding commitments.

### **Lead-based Paint (91.215 (g))**

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

### **3-5 Year Strategic Plan Lead-based Paint Response:**

#### **1. ESTIMATE NUMBER OF UNITS WITH LEAD BASED PAINT**

Using the number of units constructed prior to 1980, the following percentages were suggested as a basis for estimating the number of units within the County that might contain lead based paint:

| Year Built  | Percent With Lead-based Paint |
|-------------|-------------------------------|
| Before 1940 | 90%                           |
| 1940-1959   | 80%                           |
| 1960-1979   | 62.5                          |
| After 1980  | N.A.                          |

In Collier County the following housing units were built prior to 1980:

|              |              |         |              |
|--------------|--------------|---------|--------------|
| Pre-1940:    | 630 units    | x 90% = | 567 units    |
| 1940 to 1959 | 3,939 units  | x 80% = | 3,151 units  |
| 1960 to 1979 | 37,779 units | x 62% = | 23,423 units |
| Total        |              |         | 27,141       |

Thus, an estimated total of 27,141 units within the County may have used lead-based paint in their construction. Lead based paint has not been permitted since 1978. All HHVS rehab programs require elimination of any older lead based paint previously used.

## 2. LEAD BASED PAINT ACTIVITIES

The County's Health Department has established a lead screening process to screen school children for and treat high levels of exposure to lead. The number of lead-based paint occurrences within the County continues to decline. Each year, the Health Department screens approximately 1,500 children for evidence of lead poisoning. In 2005, there were 10 confirmed cases of lead-based paint poisoning. The most recent data for 2010 reveals that there was 1 confirmed case of lead poisoning which is less than 1% of the population screened.

| Year | Confirmed Cases |
|------|-----------------|
| 2005 | 10              |
| 2006 | 1               |
| 2007 | 1               |
| 2008 | 4               |
| 2009 | 1               |
| 2010 | 1               |

Source: Collier County Health Department

As can be seen, the number of confirmed cases children with confirmed cases of lead poisoning has decreased significantly from the years of 2007-2010.

The overall goal of the County is to reduce to eliminate lead-based paint hazards and prevent childhood lead poisoning. This will be accomplished through a coordinated effort of public and private sectors.

All housing proposed for rehabilitation is screened by the year built to determine possible LBP hazard. The owner is given the EPA Fact Sheet – *Identifying Lead Hazards in Your Home* and the EPA publication – *Protect Your Family From Lead In Your Home*. During the feasibility inspection, if the inspector identifies a potential LBP problem, he notifies the owner and may test the suspect area with a swab, take a sample to be processed or have LBP testing performed by a certified contractor.

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

## HOUSING

### Housing Needs (91.205)

\*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).

2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

#### 3-5 Year Strategic Plan Housing Needs Response:

##### 1. ESTIMATED HOUSING NEEDS PROJECTED FOR NEXT FIVE YEARS

Data for the Housing Needs Analysis was obtained for the entirety of Collier County (including the cities of Naples and Marco Island, which are entitlement cities). The needs for housing for the various population groups are based on the expected growth in the community and the characteristics of the population. The needs of the community for the various groups are based on the data from the Shimberg Center and the analyses conducted over the years. The demands for the various groups are identified as follows:

##### Elderly:

For those households with at least one member 65 years or older, the number of units that have severe Cost Burden (50% or more) and have low to moderate incomes (80% of AMI or less) the total number is 3,672 which is expected to grow to 4,365 within the next five years. This amount of households represents 25.8% of the total number of elderly households of 14,207. Within the next five years, the percentage of elderly households that fall into the category of having severe Cost Burden issues decreases slightly to 25.6%.

After examining the housing tenure of the households, it is determined that the renters have a higher percentage of the units with severe Cost Burden issues (37.2%) than owner occupied units (23.4%). This condition will improve slightly in the future, based on the projections of elderly housing units.

**Population in Collier County 65 and Older Households  
Households with incomes less than 30% AMI**

| Cost Burden  | Type of Tenure, by Year and Percent of Total |                  |             |                  |              |                  |              |                  |
|--------------|--|------------------|-------------|------------------|--------------|------------------|--------------|------------------|
|              | Owner 2010                                   | Percent of Total | Renter 2010 | Percent of Total | Owner 2015   | Percent of Total | Renter 2015  | Percent of Total |
| >30%         | 557  | 19.7             | 190         | 13.8             | 652          | 19.7             | 222          | 13.8             |
| >50%         | 1,351  | 47.7             | 468         | 34.1             | 1,584        | 47.7             | 548          | 34.0             |
| <30%         | 924  | 32.6             | 716         | 52.1             | 1,082        | 32.6             | 840          | 52.2             |
| <b>Total</b> | <b>2832</b>                                  | <b>100.0</b>     | <b>1374</b> | <b>100.0</b>     | <b>3,318</b> | <b>100.0</b>     | <b>1,610</b> | <b>100.0</b>     |

Source: Florida Housing Data Clearinghouse; Shimberg Center, University of Florida - 2010

**Population in Collier County 65 and Older Households  
Households with incomes from 30% to 50% AMI**

| Cost Burden  | Type of Tenure, by Year and Percent of Total |                  |             |                  |              |                  |             |                  |
|--------------|--|------------------|-------------|------------------|--------------|------------------|-------------|------------------|
|              | Owner 2010                                   | Percent of Total | Renter 2010 | Percent of Total | Owner 2015   | Percent of Total | Renter 2015 | Percent of Total |
| >30%         | 934  | 23.4             | 156         | 20.0             | 1,095        | 23.5             | 182         | 19.9             |
| >50%         | 1,164  | 29.2             | 428         | 54.7             | 1,364        | 29.2             | 501         | 54.8             |
| <30%         | 1,886  | 47.4             | 198         | 25.3             | 2,209        | 47.3             | 231         | 25.3             |
| <b>Total</b> | <b>3,984</b>                                 | <b>100.0</b>     | <b>782</b>  | <b>100.0</b>     | <b>4,668</b> | <b>100.0</b>     | <b>974</b>  | <b>100.0</b>     |

Source: Florida Housing Data Clearinghouse; Shimberg Center, University of Florida - 2010

**Population in Collier County 65 and Older Households  
Households with incomes from 50% to 80% AMI**

| Cost Burden  | Type of Tenure, by Year and Percent of Total |                  |              |                  |              |                  |              |                  |
|--------------|--|------------------|--------------|------------------|--------------|------------------|--------------|------------------|
|              | Owner 2010                                   | Percent of Total | Renter 2010  | Percent of Total | Owner 2015   | Percent of Total | Renter 2015  | Percent of Total |
| >30%         | 1,683  | 20.9             | 380          | 34.8             | 1,973        | 20.9             | 447          | 34.8             |
| >50%         | 970  | 12.0             | 238          | 21.8             | 1,137        | 12.1             | 280          | 21.8             |
| <30%         | 5,397  | 67.1             | 474          | 43.4             | 6,324        | 67.0             | 557          | 43.4             |
| <b>Total</b> | <b>8,050</b>                                 | <b>100.0</b>     | <b>1,092</b> | <b>100.0</b>     | <b>9,734</b> | <b>100.0</b>     | <b>1,284</b> | <b>100.0</b>     |

Source: Florida Housing Data Clearinghouse; Shimberg Center, University of Florida - 2010

**Population in Collier County 65 and Older Households  
Households with incomes from 80% to 120% AMI**

| Cost Burden  | Type of Tenure, by Year and Percent of Total |                  |             |                  |               |                  |             |                  |
|--------------|--|------------------|-------------|------------------|---------------|------------------|-------------|------------------|
|              | Owner 2010                                   | Percent of Total | Renter 2010 | Percent of Total | Owner 2015    | Percent of Total | Renter 2015 | Percent of Total |
| >30%         | 1,316  | 14.0             | 29          | 4.0              | 1,542         | 14.0             | 34          | 4.0              |
| >50%         | 384  | 4.1              | 210         | 28.8             | 451           | 4.1              | 345         | 28.7             |
| <30%         | 7,685  | 49.9             | 491         | 67.2             | 9,007         | 81.9             | 575         | 67.3             |
| <b>Total</b> | <b>9,385</b>                                 | <b>100.0</b>     | <b>730</b>  | <b>100.0</b>     | <b>11,000</b> | <b>100.0</b>     | <b>854</b>  | <b>100.0</b>     |

Source: Florida Housing Data Clearinghouse; Shimberg Center, University of Florida - 2010

**Population in Collier County 65 and Older Households  
Households with incomes greater than 120% AMI**

|                    | <b>Type of Tenure, by Year and Percent of Total</b> |                         |                    |                         |                   |                         |                    |                         |
|--------------------|---|-------------------------|--------------------|-------------------------|-------------------|-------------------------|--------------------|-------------------------|
| <b>Cost Burden</b> | <b>Owner 2010</b>                                   | <b>Percent of Total</b> | <b>Renter 2010</b> | <b>Percent of Total</b> | <b>Owner 2015</b> | <b>Percent of Total</b> | <b>Renter 2015</b> | <b>Percent of Total</b> |
| >30%               | 819   | 4.1                     | 293                | 19.5                    | 960               | 4.1                     | 343                | 19.5                    |
| >50%               | 361   | 1.8                     | 137                | 9.1                     | 422               | 9.1                     | 160                | 9.1                     |
| <30%               | 18,822  | 94.1                    | 1,072              | 71.4                    | 22,059            | 71.1                    | 1,257              | 71.4                    |
| <b>Total</b>       | <b>20,002</b>                                       | <b>100.0</b>            | <b>1,502</b>       | <b>100.0</b>            | <b>23,441</b>     | <b>100.0</b>            | <b>1,760</b>       | <b>100.0</b>            |

Source: Florida Housing Data Clearinghouse; Shimberg Center, University of Florida - 2010

**Extremely Low Income**

For those households with income levels considered Extremely Low (30% of AMI or less), a significant percentage experience severe Cost Burden. A total of 5,907 households out of the 10,831 in this category (54.5%) have severe Cost Burden. The numbers are less significant for Renters with 50.4% with severe Cost Burden problems. The percentages are expected to remain constant for the next five years.

**Population in Collier County  
Households with incomes less than 30% AMI**

|                    | <b>Type of Tenure, by Year and Percent of Total</b> |                         |                    |                         |                   |                         |                    |                         |
|--------------------|---|-------------------------|--------------------|-------------------------|-------------------|-------------------------|--------------------|-------------------------|
| <b>Cost Burden</b> | <b>Owner 2010</b>                                   | <b>Percent of Total</b> | <b>Renter 2010</b> | <b>Percent of Total</b> | <b>Owner 2015</b> | <b>Percent of Total</b> | <b>Renter 2015</b> | <b>Percent of Total</b> |
| >30%               | 1,851   | 28.4                    | 648                | 10.9                    | 1,004             | 13.8                    | 713                | 10.9                    |
| >50%               | 3,789   | 58.1                    | 2,968              | 49.7                    | 4,186             | 57.6                    | 3,225              | 49.4                    |
| <30%               | 887   | 13.5                    | 2,356              | 39.4                    | 2,072             | 28.6                    | 2,595              | 39.7                    |
| <b>Total</b>       | <b>6,527</b>  | <b>100.0</b>            | <b>5,972</b>       | <b>100.0</b>            | <b>7,262</b>      | <b>100.0</b>            | <b>6,533</b>       | <b>100.0</b>            |

Source: Florida Housing Data Clearinghouse; Shimberg Center, University of Florida - 2010

**Low Income**

For those households with income levels considered Low (between 30% and 50% of AMI), a significant percentage experience severe Cost Burden. A total of 3,150 households out of the 9,536 in this category (33.0%) have severe Cost Burden. The numbers are less significant for Renters with 30.9% with severe Cost Burden problems. The percentages are expected to remain constant for the next five years.

**Population in Collier County  
Households with incomes from 30% to 50% AMI**

|                    | <b>Type of Tenure, by Year and Percent of Total</b> |                         |                    |                         |                   |                         |                    |                         |
|--------------------|---|-------------------------|--------------------|-------------------------|-------------------|-------------------------|--------------------|-------------------------|
| <b>Cost Burden</b> | <b>Owner 2010</b>                                   | <b>Percent of Total</b> | <b>Renter 2010</b> | <b>Percent of Total</b> | <b>Owner 2015</b> | <b>Percent of Total</b> | <b>Renter 2015</b> | <b>Percent of Total</b> |
| >30%               | 2,036   | 27.4                    | 1,639              | 38.4                    | 2,272             | 27.2                    | 1,771              | 38.1                    |
| >50%               | 2,347   | 31.5                    | 1,341              | 31.4                    | 2,627             | 31.4                    | 1,485              | 31.9                    |
| <30%               | 3,055   | 41.1                    | 1,288              | 30.2                    | 3,457             | 41.4                    | 1,398              | 30.0                    |
| <b>Total</b>       | <b>7,438</b>  | <b>100.0</b>            | <b>4,268</b>       | <b>100.0</b>            | <b>8,356</b>      | <b>100.0</b>            | <b>4,654</b>       | <b>100.0</b>            |

Source: Florida Housing Data Clearinghouse; Shimberg Center, University of Florida - 2010

**Moderate Income**

For those households with income levels considered Moderate (between 50% and 80% of AMI), a small percentage experience severe Cost Burden. A total of 2,945 households out of the 21,790 in this category (12.1%) have severe Cost Burden. The percentages are expected to remain constant for the next five years.

**Population in Collier County  
Households with incomes from 50% to 80% AMI**

| Cost Burden  | Type of Tenure, by Year and Percent of Total |                  |              |                  |               |                  |              |                  |
|--------------|--|------------------|--------------|------------------|---------------|------------------|--------------|------------------|
|              | Owner 2010                                   | Percent of Total | Renter 2010  | Percent of Total | Owner 2015    | Percent of Total | Renter 2015  | Percent of Total |
| >30%         | 4,535  | 26.6             | 2,957        | 35.9             | 5,018         | 26.4             | 3,207        | 35.9             |
| >50%         | 2,579  | 15.1             | 526          | 6.4              | 2,856         | 15.0             | 588          | 6.6              |
| <30%         | 9,923  | 58.3             | 4,757        | 57.7             | 11,156        | 58.6             | 5,143        | 57.5             |
| <b>Total</b> | <b>17,037</b>                                | <b>100.0</b>     | <b>8,240</b> | <b>100.0</b>     | <b>19,030</b> | <b>100.0</b>     | <b>8,938</b> | <b>100.0</b>     |

Source: Florida Housing Data Clearinghouse; Shimberg Center, University of Florida - 2010

**Other Categories**

The definition of household income places those categories above 80% in the Medium (80% to 120% of AMI) or High (over 120% of AMI) classifications. The numbers for these categories are found in the tables that follow. A total of 2,108 units with household income over 80% of AMI fall into the severe Cost Burden category. This figure is approximately 2.9% of the total.

**Population in Collier County  
Households with incomes from 80% to 120% AMI**

| Cost Burden  | Type of Tenure, by Year and Percent of Total |                  |              |                  |               |                  |             |                  |
|--------------|--|------------------|--------------|------------------|---------------|------------------|-------------|------------------|
|              | Owner 2010                                   | Percent of Total | Renter 2010  | Percent of Total | Owner 2015    | Percent of Total | Renter 2015 | Percent of Total |
| >30%         | 4,068  | 18.6             | 466          | 7.7              | 4,481         | 18.4             | 502         | 7.7              |
| >50%         | 1,063  | 4.8              | 255          | 4.2              | 1,176         | 4.8              | 294         | 4.5              |
| <30%         | 16,785                                       | 76.6             | 5,337        | 88.1             | 18,718        | 76.8             | 5,749       | 87.8             |
| <b>Total</b> | <b>21,916</b>                                | <b>100.0</b>     | <b>6,058</b> | <b>100.0</b>     | <b>24,375</b> | <b>100.0</b>     | <b>6545</b> | <b>100.0</b>     |

Source: Florida Housing Data Clearinghouse; Shimberg Center, University of Florida - 2010

**Population in Collier County  
Households with incomes greater than 120% AMI**

| Cost Burden  | Type of Tenure, by Year and Percent of Total |                  |              |                  |               |                  |             |                  |
|--------------|--|------------------|--------------|------------------|---------------|------------------|-------------|------------------|
|              | Owner 2010                                   | Percent of Total | Renter 2010  | Percent of Total | Owner 2015    | Percent of Total | Renter 2015 | Percent of Total |
| >30%         | 2,416  | 4.9              | 429          | 5.1              | 2,664         | 4.8              | 489         | 5.4              |
| >50%         | 1,008  | 2.0              | 171          | 2.3              | 1,284         | 2.3              | 196         | 2.1              |
| <30%         | 46,089                                       | 93.1             | 7,835        | 93.9             | 51,158        | 92.9             | 8,495       | 92.5             |
| <b>Total</b> | <b>49,513</b>                                | <b>100.0</b>     | <b>8,435</b> | <b>100.0</b>     | <b>55,106</b> | <b>100.0</b>     | <b>9180</b> | <b>100.0</b>     |

Source: Florida Housing Data Clearinghouse; Shimberg Center, University of Florida - 2010

**Units by Household Size**

Overall, the household size for Collier County is 2.4 persons per household. The distribution of the housing units by household size, tenure and household income is found in the tables that follow.

**Population in Collier County by Household Size, Income and Cost Burden  
Households with incomes < 30% AMI**

| Household Size | Owner 2010   | Percent of Total | Renter 2010  | Percent of Total | Owner 2015   | Percent of Total | Renter 2015  | Percent of Total |
|----------------|--------------|------------------|--------------|------------------|--------------|------------------|--------------|------------------|
| Small, 1-2     | 5509         | 79.6             | 3,926        | 61.7             | 6,423        | 79.9             | 4,501        | 61.7             |
| Large, 5+      | 578          | 8.3              | 947          | 14.9             | 672          | 8.4              | 1,089        | 14.9             |
| Other, 3-4     | 835          | 12.1             | 1,492        | 23.4             | 942          | 11.7             | 1,706        | 23.4             |
| <b>Total</b>   | <b>6,922</b> | <b>100.0</b>     | <b>6,365</b> | <b>100.0</b>     | <b>8,037</b> | <b>100.0</b>     | <b>7,296</b> | <b>100.0</b>     |

Source: Florida Housing Data Clearinghouse; Shimberg Center, University of Florida - 2010

**Population in Collier County by Household Size, Income and Cost Burden  
Households with incomes 30% to 50% AMI**

| Household Size | Owner 2010   | Percent of Total | Renter 2010  | Percent of Total | Owner 2015   | Percent of Total | Renter 2015  | Percent of Total |
|----------------|--------------|------------------|--------------|------------------|--------------|------------------|--------------|------------------|
| Small, 1-2     | 6,020        | 74.9             | 2,601        | 57.1             | 7,080        | 76.4             | 2,976        | 57.2             |
| Large, 5+      | 560          | 7.0              | 760          | 16.7             | 826          | 8.9              | 866          | 16.6             |
| Other, 3-4     | 1,461        | 18.1             | 1,195        | 26.2             | 1,363        | 14.7             | 1,362        | 26.2             |
| <b>Total</b>   | <b>8,041</b> | <b>100.0</b>     | <b>4,556</b> | <b>100.0</b>     | <b>9,269</b> | <b>100.0</b>     | <b>5,204</b> | <b>100.0</b>     |

Source: Florida Housing Data Clearinghouse; Shimberg Center, University of Florida - 2010

**Population in Collier County by Household Size, Income and Cost Burden  
Households with incomes 50% to 80% AMI**

| Household Size | Owner 2010    | Percent of Total | Renter 2010  | Percent of Total | Owner 2015    | Percent of Total | Renter 2015  | Percent of Total |
|----------------|---------------|------------------|--------------|------------------|---------------|------------------|--------------|------------------|
| Small, 1-2     | 13,245        | 73.3             | 4,611        | 52.5             | 12,298        | 68.6             | 5,251        | 52.5             |
| Large, 5+      | 1,678         | 9.2              | 1,358        | 15.4             | 1,964         | 11.0             | 1,541        | 15.4             |
| Other, 3-4     | 3,134         | 17.5             | 2,821        | 32.1             | 3,661         | 20.4             | 3,201        | 32.1             |
| <b>Total</b>   | <b>18,057</b> | <b>100.0</b>     | <b>8,790</b> | <b>100.0</b>     | <b>17,923</b> | <b>100.0</b>     | <b>9,993</b> | <b>100.0</b>     |

Source: Florida Housing Data Clearinghouse; Shimberg Center, University of Florida - 2010

**Population in Collier County by Household Size, Income and Cost Burden  
Households with incomes 80% to 120% AMI**

| Household Size | Owner 2010    | Percent of Total | Renter 2010  | Percent of Total | Owner 2015    | Percent of Total | Renter 2015  | Percent of Total |
|----------------|---------------|------------------|--------------|------------------|---------------|------------------|--------------|------------------|
| Small, 1-2     | 15,656        | 72.0             | 3,808        | 59.0             | 13,298        | 60.1             | 4,328        | 59.0             |
| Large, 5+      | 714           | 3.3              | 714          | 11.0             | 2,584         | 11.7             | 808          | 11.1             |
| Other, 3-4     | 5,368         | 24.7             | 1,938        | 30.0             | 6,256         | 28.2             | 2,193        | 29.9             |
| <b>Total</b>   | <b>21,738</b> | <b>100.0</b>     | <b>6,460</b> | <b>100.0</b>     | <b>22,138</b> | <b>100.0</b>     | <b>7,329</b> | <b>100.0</b>     |

Source: Florida Housing Data Clearinghouse; Shimberg Center, University of Florida - 2010



**Population in Collier County by Household Size, Income and Cost Burden  
Households with incomes Over 120% AMI**

| Household Size | Owner 2010    | Percent of Total | Renter 2010  | Percent of Total | Owner 2015    | Percent of Total | Renter 2015   | Percent of Total |
|----------------|---------------|------------------|--------------|------------------|---------------|------------------|---------------|------------------|
| Small, 1-2     | 39,562        | 75.3             | 5,738        | 63.8             | 45,937        | 75.2             | 6,562         | 63.9             |
| Large, 5+      | 2,586         | 4.9              | 1,048        | 11.7             | 3,009         | 5.0              | 1,192         | 11.6             |
| Other, 3-4     | 10,411        | 19.8             | 2,206        | 24.5             | 12,101        | 19.8             | 2,511         | 24.5             |
| <b>Total</b>   | <b>52,552</b> | <b>100.0</b>     | <b>8,992</b> | <b>100.0</b>     | <b>61,047</b> | <b>100.0</b>     | <b>10,265</b> | <b>100.0</b>     |

Source: Florida Housing Data Clearinghouse; Shimberg Center, University of Florida - 2010

**2. EXTENT THAT ANY RACIAL OR ETHNIC GROUP HAS A DISPROPORTIONAL GREATER NEED FOR ANY INCOME CATEGORY**

The following table identifies the Cost Burden based on ethnic distribution. In all categories, Renters have a more significant Cost Burden than Owners. Most non-white categories have a more severe Cost Burden than the average for the County. The HUD definition of disproportional need is when any ethnic group has Cost Burden rate that is 10% higher than the average for the area. Based on this criteria, there is no disproportionate need in Collier County.

| Ethnic Group     | Owner (75.7%)        |                    | Renter (24.3%)       |                    |
|------------------|----------------------|--------------------|----------------------|--------------------|
|                  | Moderate Cost Burden | Severe Cost Burden | Moderate Cost Burden | Severe Cost Burden |
| White (79.4%)    | 17.9%                | 15.9%              | 24.2%                | 21.4%              |
| Black (3.6%)     | 28.1%                | 22.5%              | 25.0%                | 37.6%              |
| Hispanic (15.6%) | 26.8%                | 30.8%              | 29.7%                | 25.6%              |
| Other (1.4%)     | 19.9%                | 13.7%              | 4.6%                 | 25.6%              |

Sources: Census Bureau CHAS

**Sub Standard Units**

**Units with Sub-Standard Housing with Cost Burden less than 30%**

| Household Income    | Number | % of Total Units with CB less than 30% | Percent of All Substandard Units |
|---------------------|--------|--|----------------------------------|
| Less than 30%       | 0      | 0.0                                    | 0.0                              |
| Between 30% and 50% | 0      | 0.0                                    | 0.0                              |
| Between 50% and 80% | 40     | 0.1                                    | 5.9                              |
| 80% and Over        | 300    | 3.1                                    | 44.4                             |

Sources: Census Bureau CHAS

**Units with Sub-Standard Housing with Cost Burden between 30% and 50%**

| Household Income    | Number | % of Total Units with CB between 30% and 50% | Percent of All Substandard Units |
|---------------------|--------|--|----------------------------------|
| Less than 30%       | 0      | 0.05   | 0.0                              |
| Between 30% and 50% | 40     | 1.9  | 5.9                              |
| Between 50% and 80% | 110    | 0.5  | 16.3                             |
| 80% and Over        | 105    | 0.5  | 15.6                             |

Sources: Census Bureau CHAS

Units with Sub-Standard Housing with Cost Burden over 50%

| Household Income    | Number | % of Total Units with CB more than 50% | Percent of All Substandard Units |
|---------------------|--------|--|----------------------------------|
| Less than 30%       | 0      | 0.0                                    | 0.0                              |
| Between 30% and 50% | 20     | 0.1                                    | 3.0                              |
| Between 50% and 80% | 45     | 0.3                                    | 6.7                              |
| 80% and Over        | 15     | 0.3                                    | 2.2                              |

Sources: Census Bureau CHAS

**Units with Persons with Disabilities and Housing Problems**

Housing Problems are defined as having either substandard housing units or Cost Burden. Some units have both characteristics, but are counted once in this table.

| Household Income    | Number with Housing Problems | Number Disabled with Housing Problems | Percent of Total Units with Housing Problems | Percent of All Disabled Units with Housing Problems |
|---------------------|------------------------------|---------------------------------------|--|---|
| Less than 30%       | 9,490                        | 1,270                                 | 75.9   | 80.4  |
| Between 30% and 50% | 9,825                        | 1,105                                 | 83.9   | 70.6  |
| Between 50% and 80% | 13,045                       | 960                                   | 51.6   | 54.7  |
| 80% and Over        | 18,090                       | 1,090                                 | 21.1   | 23.1  |

Sources: Census Bureau CHAS

**Farmworkers**

Collier County has a need farmworker housing to support its large agricultural economy. Farm workers who are typically low paid and transient. Currently Collier County has 641 housing units for farm worker families and 192 dorm beds for single workers.

**Priority Housing Needs (91.215 (b))**

1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.

**3-5 Year Strategic Plan Priority Housing Needs Response:**

### **Low-Income Renters**

The data illustrated that of the 5,325 poverty level (<30% AMI) renter households, 67% had housing problems (3,594 households), and 55% paid over 50% of their income for housing (2,686 households), which is considered severely cost-burdened.

Among low-income (31-50% AMI) renters, this survey found that of the 3,841 very low-income renter households, 71% had housing problems (2,738 households), and 31% paid over 50% of their income for housing (1,118 households), which is considered severely cost-burdened.

Among moderate income (51-80% AMI) renters, this survey found that of the 7,488 other low-income renter households, 45% had housing problems (3,333 households), but only 6% paid over 50% of their income for housing (458 households), which is considered severely cost-burdened.

### **Low Income Elderly Renter-Households**

Among the elderly renter households in 2010: 48% of poverty level (1,112 households), 100% of low-income (473 households), and 57% of moderate-income (885 households) reported having some housing problems.

Among elderly renter households: 34% of poverty level (379 households), 93% of very low-income (347 households) and 22% of low-income (197 households) paid over 50% of their incomes for housing, which is considered severely Cost-Burdened.

### **Assessment – Renters**

In 2010, 35% of all renters, 11,400 renter households, were paying over 30% of their income for housing. Of these 5,261 renter households (16%) paid over fifty percent.

### **Low Income Owner Households - 2010**

Among the 6,527 extremely low-income (less than 30% AMI) owners, 86% had housing problems (5,640 households) and 58% paid over 50% of their income on housing (3,789 households), which is considered severely Cost-Burdened.

Among the 7,438 low-income (31-50% AMI) owners, 58% had housing problems (4,383 households) and 32% paid over 50% of their income on housing (2,347 households), which is considered severely Cost-Burdened.

Among the 17,037 moderate-income (51-80% AMI) owners, 42% had housing problems (7,164 households) and 15% paid over 50% of their income on housing (1,677 households), which is considered severely Cost-Burdened.

### **Low income Elderly Owner Households**

51% of poverty level (1,458 households), 53% of very low-income (2,098 households) and 33% of low-income (2,653 households) reported having housing problems. 48% of poverty level (1,351 households), 29% of very low-income (1,164 households) and 12% of low-income (970 households) reported they paid over 50% for housing, which is considered severely Cost-Burdened.

### **Assessment – Owners**

In 2010, 25% of all owners, 25,692 households, were paying over 30% of their income for housing. Of these 10,786 owner households (11%) paid over fifty percent.

### **Cost Burdened**

HUD's term "Cost Burden" refers to the housing cost to income ratio. HUD defines a Cost-Burdened household as one that pays more than 30% of its income for housing costs. A household that pays more than 50% of its income for housing costs is considered by HUD to be "severely Cost-Burdened".

### **Housing Market Analysis (91.210)**

\*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.
2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).
3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

### **3-5 Year Strategic Plan Housing Market Analysis Responses:**

#### **1. CHARACTERISTICS OF THE HOUSING**

The estimate of the housing needs for Collier County is derived from research into demographic topics from a variety of sources. The 2000 Census has been established as a base point for data, due to the acceptance by HUD. However, there have been some significant updates of the data that provide a more accurate review. Updates of the 2000 Census are available from the American Community Survey (2008) which is a program of the overall Department of the Census designed to provide more timely data. In addition, the American Community Survey uses research conducted by the Shimberg Center at the University of Florida. The Shimberg Center has been designated by the Florida Department of Community Affairs as the official source for methodology and data for affordable housing needs assessments. The Census Bureau has just released updated data through the CHAS system that further defines the housing market.

The first order of evaluation is determination of the number of households in Collier County that fall into the income categories as defined by HUD. The definition of household income focuses on three principal levels in the analysis of housing needs. The categories are:

| <b>Income Categories</b> | <b>Income Range<br/>(as percent of Median Family Income)</b> |
|--------------------------|--|
| Extremely Low Income     | 0% to 30%  |
| Low Income               | 31% to 50%   |
| Moderate Income          | 51% to 80%   |

Source: HUD

**Number of People in Households by Income Limit Category  
Collier County**

| Income Level                  | Less Than 30%<br>Household Income<br>(Extremely Low) | 30% to 50%<br>Household Income<br>(Very Low) | 50% to 80%<br>Household Income<br>(Low) |
|-------------------------------|--|--|---|
| Number of People in Household |  |  |   |
| 1 Person                      | \$ 15,200  | \$ 25,350                                    | \$ 40,500                               |
| 2 Persons                     | \$ 17,400  | \$ 28,950                                    | \$ 46,300                               |
| 3 Persons                     | \$ 19,550  | \$ 32,550                                    | \$ 52,100                               |
| 4 Persons                     | \$ 21,700  | \$ 36,150                                    | \$ 57,850                               |
| 5 Persons                     | \$ 23,450  | \$ 39,050                                    | \$ 65,500                               |
| 6 Persons                     | \$ 25,200  | \$ 41,950                                    | \$ 67,150                               |
| 7 Persons                     | \$ 26,950  | \$ 44,850                                    | \$ 71,750                               |
| 8 Persons                     | \$ 28,650  | \$ 47,750                                    | \$ 76,400                               |

Source: HUD

Data from the 2000 Census and the 2010 American Community Survey illustrates the changes in Collier County over time.

The economic crisis beginning in 2008 has also generated significant changes in Collier County and its housing market. Some of these changes are;

- The reduction in mortgages being offered to potential home owners
- Loss of employment throughout the area
- Foreclosures of housing units
- Collapse of the construction industry

**Population Projections**

One of the first steps in the overall analysis of the housing needs is to determine the projected population of the area.

**Change in Population by Age Group – Collier County**

| <b>Age Range</b> | <b>2000</b>    | <b>2010</b>    | <b>% Change</b> |
|------------------|----------------|----------------|-----------------|
| 0-4              | 13,441         | 19,408         | 44.4%           |
| 5-17             | 36,146         | 54,639         | 51.2%           |
| 18-34            | 45,271         | 50,609         | 11.8%           |
| 35-54            | 62,962         | 80,632         | 28.1%           |
| 55-64            | 31,977         | 47,458         | 48.4%           |
| 65-74            | 35,088         | 40,167         | 14.5%           |
| 75 and Older     | 26,425         | 40,543         | 53.4%           |
| <b>Total</b>     | <b>251,310</b> | <b>333,456</b> | <b>32.7%</b>    |

Source: Shimberg Center (2010)

All age groups have experienced a sharp increase (with an overall increase of 32.5% in the County), except for the 35 to 44 and 65 to 74 groups. The most significant change in the population of Collier County is in the elderly groups with 24.1% of the total population aged 65 and over. The largest rate of increase for any age group in Collier County is for those 75 and older with a growth rate of nearly 58%. This data reflects the historic trend in Collier County and the change in the distribution by age. Projections for the future are available from the University of Florida, Bureau of Economic and Business Research. Unfortunately, detailed data from the 2010 Census is not available, at this time.

**Future Projections**

**Population by Age Distribution: 2010 and 2015  
Collier County**

| <b>Age Range</b> | <b>2010</b>    | <b>2015</b>    | <b>% Change</b> |
|------------------|----------------|----------------|-----------------|
| 0-4              | 19,408         | 20,457         | 5.4%            |
| 5-17             | 54,639         | 58,845         | 7.7%            |
| 18-34            | 50,609         | 54,895         | 8.5%            |
| 35-54            | 80,632         | 81,932         | 1.6%            |
| 55-64            | 47,458         | 54,798         | 15.5%           |
| 65-74            | 40,167         | 49,130         | 22.3%           |
| 75 and Older     | 40,543         | 45,505         | 12.2%           |
| <b>Total</b>     | <b>333,456</b> | <b>365,562</b> | <b>9.6%</b>     |

Source: Shimberg Center (2010)

Through examination of the data, it is clear that the elderly population (age 65 and Over) is growing at the fastest rate of any age group in Collier County. The result is a continued aging of the population in Collier County. A condition that is true throughout the State of Florida.

**Housing Prices**

**FAIR MARKET RENTS BY BEDROOM UNIT  
2000 – 2011**

| <b>Year</b> | <b>Efficiency</b> | <b>Percentage change from previous year</b> |
|-------------|-------------------|---|
| 2000        | \$434             | ---   |
| 2001        | \$441             | 1.6%  |
| 2002        | \$454             | 2.9%  |
| 2003        | \$465             | 2.4%  |
| 2004        | \$467             | 0.4%  |
| 2005        | \$649             | 39.0%                                       |
| 2006        | \$667             | 2.8%  |
| 2007        | \$694             | 4.0%  |
| 2008        | \$818             | 17.9%                                       |
| 2009        | \$868             | 6.1%  |
| 2010        | \$918             | 6.1%  |
| 2011        | \$909             | -1.0%                                       |

Source: HUD

| <b>Year</b> | <b>1 Bedroom</b> | <b>Percentage change from previous year</b> |
|-------------|------------------|---|
| 2000        | \$612            | ---   |
| 2001        | \$622            | 1.6%  |
| 2002        | \$640            | 2.9%  |
| 2003        | \$656            | 2.5%  |
| 2004        | \$658            | 0.3%  |
| 2005        | \$743            | 12.9%                                       |
| 2006        | \$765            | 3.0%  |
| 2007        | \$796            | 4.0%  |
| 2008        | \$938            | 17.8%                                       |
| 2009        | \$995            | 6.0%  |
| 2010        | \$1,052          | 5.8%  |
| 2011        | \$1,042          | -1.0%                                       |

Source: HUD

| <b>Year</b> | <b>2 Bedroom</b> | <b>Percentage change from previous year</b> |
|-------------|------------------|---|
| 2000        | \$736            | ---   |
| 2001        | \$749            | 1.8%  |
| 2002        | \$771            | 2.9%  |
| 2003        | \$790            | 2.5%  |
| 2004        | \$793            | 0.4%  |
| 2005        | \$837            | 5.5%  |
| 2006        | \$861            | 2.9%  |
| 2007        | \$896            | 4.1%  |
| 2008        | \$1,056          | 17.8%                                       |
| 2009        | \$1,120          | 6.0%  |
| 2010        | \$1,185          | 5.8%  |
| 2011        | \$1,173          | -1.0%                                       |

Source: HUD

| <b>Year</b> | <b>3 Bedroom</b> | <b>Percentage change from previous year</b> |
|-------------|------------------|---|
| 2000        | \$1,024          | ---   |
| 2001        | \$1,041          | 1.7%  |
| 2002        | \$1,071          | 2.9%  |
| 2003        | \$1,098          | 2.5%  |
| 2004        | \$1,102          | 0.4%  |
| 2005        | \$1,040          | -5.6%                                       |
| 2006        | \$1,070          | 2.9%  |
| 2007        | \$1,114          | 4.1%  |
| 2008        | \$1,313          | 17.9%                                       |
| 2009        | \$1,392          | 6.0%  |
| 2010        | \$1,473          | 5.8%  |
| 2011        | \$1,458          | -1.0%                                       |

Source: HUD

| <b>Year</b> | <b>4 Bedroom</b> | <b>Percentage change from previous year</b> |
|-------------|------------------|---|
| 2000        | \$1,141          | ---   |
| 2001        | \$1,160          | 1.8%  |
| 2002        | \$1,194          | 2.9%  |
| 2003        | \$1,223          | 2.4%  |
| 2004        | \$1,227          | 0.3%  |
| 2005        | \$1,083          | -11.7%                                      |
| 2006        | \$1,114          | 2.9%  |
| 2007        | \$1,159          | 4.0%  |
| 2008        | \$1,366          | 17.9%                                       |
| 2009        | \$1,449          | 6.1%  |
| 2010        | \$1,533          | 6.1%  |
| 2011        | \$1,518          | -1.0%                                       |

Source: HUD

The trend in Fair Market Rents for Collier County, as established by HUD, has shown a steady climb in the rate of increase throughout each of the bedroom counts. The rate of annual increase ranged from 1.7% to 4.0% for most years between 2000 and 2007 except for the year 2005. For 2005, the conditions for the smaller rental units reflected a sharp increase in Fair Market Rents. This was likely due to the real estate boom, which made renting in the larger rental units unattractive compared to home ownership.

In 2008 a significant increase in the Fair Market Rents occurred, likely due to the fact that ownership became more difficult with households forced into the renter market. The approximately 18% increase in 2008 surpassed the increments in all of the previous seven years combined.

In 2009 and 2010, the rate of increase began to drop significantly reflecting a correction in the market. A further correction occurred in 2011 with a 1% decline in the Fair Market Rents in Collier County.



**Foreclosures**

Collier County has experienced a significant level of foreclosures in the market due to the economic conditions. Data available indicates that over one-half of all sales are foreclosures, while short sales make up another large component of the inventory.

From July 2009 to June 2010, there were 7,335 foreclosure starts in Collier County. In that same time period, there were 2,181 completed foreclosures. Source: NSP3 Data

Unfortunately, the public records department in Collier County doesn't specifically identify foreclosure as a searchable document type. However, in YTD 2011 there have been 948 listed/recorded as pending.

According to RealtyTrac.com, from January 1, 2011 through May 31, 2011, there are 613 defaults (properties in pre-foreclosure status), 227 auctions, and 251 bank owned properties.

The foreclosures impact all household income levels and are not limited to any one group. The vast majority of the foreclosures are for those households where the primary wage earners are unemployed or underemployed.

**2. UNITS OF FEDERALLY FUNDED PROGRAMS**

Collier County has one Public Housing Agency, the Collier County Housing Authority (CCHA), which serves the Immokalee area. The CCHA manages 641 units which were constructed using United States Department of Agriculture funding. Because of this funding source, the units are restricted to a single industry with farmworkers, packing house employees and other agricultural support services. The regular population of low to moderate income households is not eligible for these units.

There has been a surge in the Haitian population within Collier County in recent years, due to natural disasters in Haiti. Haitians who had ties to the existing Collier Haitian community have caused an increase in this population. However recent arrival cannot be housed in the units maintained by CCHA because their immigration status does not allow them to obtain work permits. These populations is in the country under special rules and therefore are not eligible for federally assisted housing under Federal law.

**Farm Worker Village**

| Unit         | Total      | Open      | 1974       | 1978       | 1983       | 1991       | 1999/2001 |
|--------------|------------|-----------|------------|------------|------------|------------|-----------|
| A            | 150        | 60        | 44         | 23         | 23         | 82         | 1974      |
| B            | 126        |           | 30         | 51         | 45         | 111        | 1978      |
| C            | 215        |           | 80         | 68         | 67         | 175        | 1983      |
| D            | 50         |           | 20         | 30         |            | 40         | 1991      |
| E            | 70         |           | 54         | 15         | 1          | 43         | 1999/2001 |
| <b>TOTAL</b> | <b>611</b> | <b>60</b> | <b>228</b> | <b>187</b> | <b>136</b> | <b>451</b> |           |

| Collier Village |           |          |           |          |          |           |      |  |
|-----------------|-----------|----------|-----------|----------|----------|-----------|------|--|
|                 | 30        | 6        | 24        |          |          | 15        | 1991 |  |
| <b>TOTAL</b>    | <b>30</b> | <b>6</b> | <b>24</b> | <b>0</b> | <b>0</b> | <b>15</b> |      |  |

Over the past several years, three properties have been lost in the inventory of assisted housing totaling 384 units.

The following is a listing of all of the subsidized housing projects in Collier County.

Assisted Housing Inventory - Immokalee

| Development Name                         | Location  | Total Units | Assisted Units | Population Served  |
|--|-----------|-------------|----------------|--------------------|
| Cypress Run                              | Immokalee | 40          | 40             | Elderly            |
| Farmworker Village Phase Vi              | Immokalee | 641         | 641            | Farmworker         |
| Garden Lake Apts Dimension One Mgmt.     | Immokalee | 66          | 66             | Family             |
| Her Villas Immokalee Dimension One Mgmt. | Immokalee | 41          | 41             | Family             |
| Immokalee Apts                           | Immokalee | 100         | 100            | Family             |
| Jackson Apartments                       | Immokalee | 10          | 10             | Family             |
| So Villas Immokalee                      | Immokalee | 35          | 35             | Family             |
| Willowbrook Place                        | Immokalee | 42          | 42             | Family             |
| Crestview Park                           | Immokalee | 208         | 208            | Family             |
| Crestview Park II                        | Immokalee | 96          | 96             | Family             |
| Eden Gardens                             | Immokalee | 51          | 51             | Family; Farmworker |
| Eden Gardens II                          | Immokalee | 37          | 26             | Farmworker         |
| Eden Gardens Supportive Housing          | Immokalee | 4           | 4              | Homeless           |
| Esperanza Place Rental                   | Immokalee | 45          | 45             | Farmworker         |
| Immokalee Senior I                       | Immokalee | 30          | 30             | Elderly            |
| Main Street Village                      | Immokalee | 79          | 79             | Family; Farmworker |
| Oakhaven                                 | Immokalee | 160         | 160            | Farmworker         |
| Sanders Pines                            | Immokalee | 40          | 40             | Farmworker         |
| Summer Glen                              | Immokalee | 45          | 45             | Elderly; Family    |
| Timber Ridge of Immokalee                | Immokalee | 34          | 34             | Farmworker         |

Assisted Housing Inventory - Naples

| Development Name                   | Location | Total Units | Assisted Units | Population Served |
|------------------------------------|----------|-------------|----------------|-------------------|
| Bear Creek - Naples                | Naples   | 120         | 120            | Family            |
| Belvedere Apartments               | Naples   | 162         | 32             | Family            |
| Brittany Bay                       | Naples   | 184         | 184            | Family            |
| Brittany Bay II                    | Naples   | 208         | 208            | Family            |
| College Park                       | Naples   | 210         | 210            | Family            |
| Collier Housing Alternatives       | Naples   | 10          | 10             | Disabled          |
| George Washington Carver           | Naples   | 70          | 70             | Family            |
| Goodlette Arms                     | Naples   | 250         | 242            | Elderly;Family    |
| Heritage                           | Naples   | 320         | 320            | Family            |
| Heron Park                         | Naples   | 248         | 248            | Family            |
| Housing Alternatives Of Sw Florida | Naples   | 12          | 12             | Disabled          |
| Jasmine Cay                        | Naples   | 72          | 72             | Family            |
| Laurel Ridge                       | Naples   | 78          | 78             | Family            |
| Noah's Landing                     | Naples   | 264         | 264            | Family            |
| Ospreys Landing                    | Naples   | 176         | 176            | Elderly           |
| Saddlebrook Village Apartments     | Naples   | 140         | 140            | Family            |
| Saxon Manor Isles Apartments       | Naples   | 128         | 128            | Family            |
| Saxon Manor Isles Apartments II    | Naples   | 124         | 124            | Family            |
| Summer Lakes Apartments            | Naples   | 140         | 140            | Family            |
| Summer Lakes II                    | Naples   | 276         | 276            | Family            |
| Turtle Creek                       | Naples   | 268         | 268            | Family            |
| Tuscan Isle                        | Naples   | 298         | 298            | Family            |
| Villas of Capri                    | Naples   | 235         | 235            | Family            |
| Whistler's Cove                    | Naples   | 240         | 240            | Family            |
| Whistler's Green                   | Naples   | 168         | 168            | Family;Farmworker |
| Wild Pines of Naples II            | Naples   | 104         | 104            | Family            |
| Windsong Club                      | Naples   | 120         | 120            | Family            |

**3. HOW CHARACTERISTICS OF THE POPULATION AFFECT THE USE OF FUNDS**

A significant demand exists primarily for renters in the community. The very low and low income population, as well as the elderly, make up the majority of the demand for housing assistance. Collier County's priorities for housing programs are directed toward these groups.

## **Specific Housing Objectives (91.215 (b))**

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
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 the strategic plan.

### **3-5 Year Strategic Plan Specific Housing Objectives Response:**

#### **1. PRIORTIES AND SPECIFC OBJECTIVES**

The County has placed its highest priority on help “working poor” renter households find affordable housing and assisting low-income households achieve homeownership.

County’s Specific Housing Objectives for FY2011 through FY2015 are:

- Provide tenant-based rental assistance to 40 households (over the five year period) that participate in a “Welfare-to-Wages” program or attend job/skills training programs for up to two years.
  - Federal Funds: HOME
- Provide credit counseling and homeownership training assistance to approximately 1,000 perspective low-income homebuyers (over the five year period).
  - Federal Funds: HOME/CDBG.

#### **2. RESOURCES TO BE USED**

In addition to the CDBG, HOME and ESG funding the following sources will also be employed to leverage the overall resources for housing.

- Neighborhood Stabilization Program (NSP)
  - NSP1
  - NSP3
- Disaster Recovery Initiative (DRI)
- Disaster Recovery Enhancement Funding (DREF)
- State of Florida Challenge Grant

## **Needs of Public Housing (91.210 (b))**

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

### **3-5 Year Strategic Plan Needs of Public Housing Response:**

The Collier County Housing Authority (CCHA) is an independent authority established under state laws. CCHA is not under the general control of the County. Unlike most housing authorities the Collier County Housing Authority has no HUD financed units. The Housing Authority's units were constructed through USDA Rural Development funding. The source of the funding limits use of the units to those in the agricultural industry such as farmworkers and employees of the packing house.

Due to the age of some phases of Farmworker Village, the Housing Authority continue to need assistance from USDA, HUD or other funding sources to provide upgrades and improvements.

The Authority does administer the County's Section 8/Housing Choice Voucher program. CCHA also implements the HOME TBRA program for Collier County.

### **Public Housing Strategy (91.210)**

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. 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. (NAHA Sec. 105 (g))

### **3-5 Year Strategic Plan Public Housing Strategy Response:**

#### **1. PUBLIC HOUSING AUTHORITY STRATEGY**

The Collier County Housing Authority's units are in a good condition. The Authority has in place a management and maintenance program designed to maintain its property.

The Housing Authority has a family self-sufficiency program that combines education/job training and social services with rental subsidy vouchers. It does not participate in a formal "Welfare-to-Work" program, but does provide educational programs and referrals to other services that can assist families in becoming self-sufficient.

CCHA also implements the Tenant Based Rental Assistance Program (TBRA). Collier County provides the HOME funding to support the TBRA program.

## **2. JURISDICTION'S PLAN TO MEET RESIDENTS NEEDS**

The County coordinates its activities with the Housing Authority to ensure residents have knowledge of available governmental employment training, education, social services and affordable housing programs.

The County's CDBG, HOME and HPRP programs are available to qualified CCHA residents. Outreach efforts are coordinated by Collier County to tenants of CCHA and other very low and low income households.

## **3. HUD "TROUBLED" DESIGNATION**

The County's Housing Authority has not been designated as "troubled" by HUD.

### **Barriers to Affordable Housing (91.210 (e) and 91.215 (f))**

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

### **3-5 Year Strategic Plan Barriers to Affordable Housing Response:**

#### **1. HOUSING COSTS IMPACTED BY PUBLIC POLICIES**

The cost of housing is affected by public policies including those related to land use controls, zoning ordinances and associated fees. Other barriers to affordable housing include outside influences such as current economic conditions, available funding at the local, state and federal level for housing, and transportation. A description of these issues is as follows.

The Collier County Comprehensive Plan is a document required by State law that provides for a Land Use Planning for the community including:

- Characteristics of Land Use (location of types of Land Uses and allowable development within these areas)
- Demographics
- Public Service Requirements
- Infrastructure Requirements
- Environmental Concerns
- Capital Improvement Plans
- Transportation
- Other Elements, as Required

Barriers posed by land use controls, zoning regulations and fees include:

- The Comprehensive Plan language requires increases in residential density for affordable housing through the rezoning process; this policy results in a lengthy rezoning process.
- The Comprehensive Plan requires the Board of County Commissioners to make the determination for permitted density for the Density Rating System. This centralization increases the process timeframe.
- Current Comprehensive Plan policies restrict bonus density and other incentives to specific geographic areas. Current policies limit where affordable housing incentives can be applied as well as enforcing traffic concurrency rules.

Land Development Regulations are a more specific set of rules that impact the method in which development can occur.

- The Land Development Regulations require a costly and time consuming process for securing bonus densities. This process includes approval by the Board of County Commissioners.
- The Land Development Regulations require a costly and time consuming process to approve site plans process required for farm labor housing and group homes;
- The Land Development Regulations provide a program (enabled by the Comprehensive Plan) of impact fee deferrals. The County might consider waiving impact fees for affordable housing projects.
- The process required under the Land Development Regulations for compliance with environmental standards adds cost to the development of affordable housing;
- Generally, the process for securing approval of affordable-workforce housing permits is costly, time consuming, and unpredictable.

Other barriers relating to funding levels, economic conditions and/or local housing markets include:

The LHAP provides a list of strategies for funding along with incentives to encourage private sector development; however the strategies are not always responsive to a rapidly changing housing market/lending climate. The LHAP is currently under revision and improvements are expected with the new plan.

**2. STRATEGIES TO REMOVE OR AMELIORATE NEGATIVE EFFECTS OF PUBLIC POLICIES, LAND USE CONTROLS, ZONING AND BUILDING REGULATIONS, AND MARKET CONDITION INCLUDE THE FOLLOWING.**

Strategies to address barriers posed by land use controls, zoning regulations and fees include:

- Amend the Comprehensive Plan to allow for more flexibility to obtain density bonuses.
- Amend the Comprehensive Plan to allow impact fee waivers rather than just deferrals;

- Amend the Comprehensive Plan to allow waiver of such things as native vegetation preservation requirements for which there is currently flexibility allowed under Policy 6.1.1 of the Conservation Element. Adopt associated regulations in the land development code;
- Amend the Land Development Regulations to streamline the process for density bonuses and create a higher level of predictability.
- Amend the Land Development Regulations to streamline the process for approving of farm labor housing and group homes;
- Establish an affordable housing support resource to help navigate through the approval process in the County. This responsibility should be assigned to an existing position within the county government that is of authority and knowledgeable of the county development, permitting and code enforcement for an affordable housing assistance program;
- Explore grant and public/private partnerships to leverage the use of state and federal funds more efficiently;
- Formulate quantifiable measures of effectiveness for incentive strategies such as expedited permitting, impact fee deferrals and bonus densities to evaluating how well each mechanisms functions. Also, regularly evaluate each mechanism and modify them as needed to adjust to circumstances;

The adequacy of affordable and workforce housing is a critical social and economic development issue in Collier County and throughout Florida. Collier County is in a unique position to have a significant positive impact on the provision of such housing. The minimal investment in amendments to the Comprehensive Plan and Land Development Regulations by the County, as recommended above, could leverage private investment and result in a substantial return for the community. If coupled with adequately funded housing programs including local, state and federal resources, Collier County could realize significant positive impact.

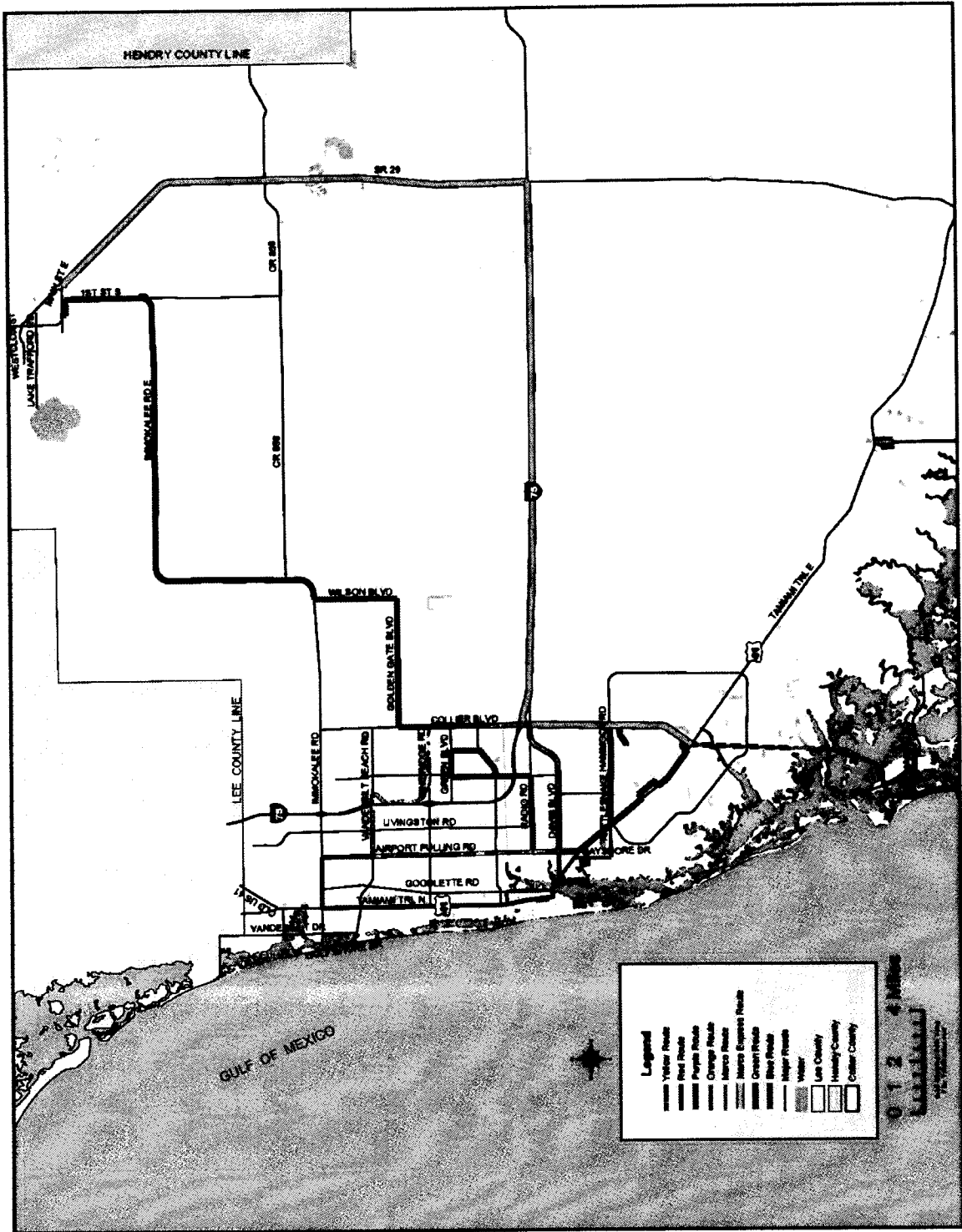
### **Transportation Issuers Related to Housing**

Workforce Housing is a major issue in Collier County, as is the case in many other areas of the country. The ability of low to moderate income persons to travel to work is essential to assisting these persons to overcome their financial constraints and improve their potential to afford better housing. For the lower income persons, public transportation may be the only opportunity to keep employment.

The Collier Area Transit (CAT) system does serve the lower income communities of Collier County. The system continually looks to expand service based on need and availability of funding. A system map follows.



# COLLIER AREA TRANSIT ROUTES



# HOMELESS

## Homeless Needs (91.205 (b) and 91.215 (c))

\*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

### 3-5 Year Strategic Plan Homeless Needs Response:

#### 2011 Homeless Point-In-Time Report Collier County

##### Persons in Households with at least one Adult and one Child

|                                       | Sheltered |              | Unsheltered | Total |
|---------------------------------------|-----------|--------------|-------------|-------|
|                                       | Emergency | Transitional |             |       |
| Number of Households                  | 19        | 10           | 0           | 29    |
| Number of persons (Adults & Children) | 52        | 27           | 0           | 79    |

##### Persons in Households without Children

|                                 | Sheltered |              | Unsheltered | Total |
|---------------------------------|-----------|--------------|-------------|-------|
|                                 | Emergency | Transitional |             |       |
| Number of persons (Adults Only) | 156       | 50           | 105         | 311   |

##### Chronically Homeless Individuals

|                                 | Sheltered |             | Unsheltered | Total |
|---------------------------------|-----------|-------------|-------------|-------|
|                                 | Emergency | Safe Havens |             |       |
| Number of persons (Adults Only) | 14        | 0           | 13          | 27    |

|                              | Homeless Subpopulations                |             |       |
|------------------------------|--|-------------|-------|
|                              | Sheltered                              | Unsheltered | Total |
|                              | Emergency, Transitional and Safe Haven |             |       |
| Severely Mentally Ill        | 45                                     | 9           | 54    |
| Chronic Substance Abuse      | 151                                    | 2           | 153   |
| Veterans                     | 26                                     | 0           | 26    |
| Persons with HIV/AIDS        | 5                                      | 4           | 9     |
| Victims of Domestic Violence | 55                                     | 0           | 55    |

### Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

### 3-5 Year Strategic Plan Priority Homeless Needs Response:

#### 1. HOMELESS PRIORITIES

Collier County and its participating agencies had previously established goals to provide transitional housing for families with children, especially victims of domestic violence. These goals have been met over the past several years. Based on the current homeless count, the priorities must shift to the need for permanent supportive housing beds.

**Continuum of Care Member Organizations**

| <b>Organization Name</b>                                 | <b>Membership Type</b> | <b>Organization Type</b> | <b>Role</b>                         |
|--|------------------------|--------------------------|-------------------------------------|
| Collier County Housing, Human and Veteran Services Dept. | Public Sector          | Local Government         | Primary decision maker, Lead agency |
| Collier County Housing Authority                         | Public Sector          | Public Agency            | Committee/Sub-committee/Work Group  |
| David Lawrence Community Health Center                   | Private Sector         | Non-Profit               | None                                |
| Shelter for Abused Women and Children                    | Private Sector         | Non-Profit               | None                                |
| Youth Haven  | Private Sector         | Non-Profit               | Committee/Sub-committee/Work Group  |
| Saint Matthews House                                     | Private Sector         | Non-Profit               | Committee/Sub-committee/Work Group  |
| National Alliance on Mental Illness                      | Private Sector         | Non-Profit               | None                                |
| Collier County Hunger and Homeless Coalition             | Private Sector         | Non-Profit               | Committee/Sub-committee/Work Group  |
| Michele Boose  | Individual             | Former Participant       | Committee/Sub-committee/Work Group  |
| Coalition of Florida Farmworkers                         | Private Sector         | Non-Profit               | None                                |
| Housing Development Corporation                          | Private Sector         | Non-Profit               | None                                |
| Grace Place  | Private Sector         | Faith based              | None                                |
| Catholic Charities                                       | Private Sector         | Faith based              | None                                |
| Cancer Alliance of Naples                                | Private Sector         | Non-Profit               | None                                |
| Immokalee Non-Profit Housing                             | Private Sector         | Non-Profit               | None                                |
| Legal Aid Service of Collier County                      | Private Sector         | Non-Profit               | None                                |
| Career and Service Center                                | Private Sector         | Non-Profit               | None                                |
| Salvation Army   | Private Sector         | Non-Profit               | None                                |
| Providence House   | Private Sector         | Faith based              | None                                |
| Immokalee Multicultural Multipurpose Community Center    | Private Sector         | Non-Profit               | None                                |
| Big Cypress Housing Corporation                          | Private Sector         | Business                 | Planning Meetings                   |
| School Board Of Collier County                           | Private Sector         | School                   | Planning Meetings                   |
| Florida Gulf Coast University                            | Private Sector         | School                   | Planning Meetings                   |

**Master Invitation List for the 10-Year Plan to End Homelessness in Collier County**

| <b>Name</b>      | <b>Company/Organization</b>                       | <b>e-Mail</b>                    | <b>Phone</b> |
|------------------|---|----------------------------------|--------------|
| Armando Galella  | Eden Services/Catholic Charities                  | Armando.galella@edenservices.org | 239-992-4680 |
| Bill Barnett     | City of Naples                                    | Mayor@naplesgov.com              | 239-213-1000 |
| David Schimmel   | David Lawrence Center                             | Dave@dcmhc.com                   | 239-643-6101 |
| Dawn Montecalvo  | Naples Wine Festival/Children and Edu. Foundation | Dawn@napleswinefestival.com      | 239-514-2239 |
| Dennis Thompson  | CC School District                                | Thompsd1@collier.k12.fl.us       | 239-377-0212 |
| Dr. Allen Weiss  | NCH Healthcare                                    | Allen.weiss@Nchmd.org            | 239-436-5252 |
| Dr. Joan Colfer  | Collier Health Department                         | Cchd_gen_info@doh.state.fl.us    | 239-252-8200 |
| Ernie Bretzmann  | United Way of Collier County                      | Uwofcc1@aol.com                  | 239-261-7112 |
| Essie Serrata    | Collier Housing Authority                         | Eserrata@Cchafl.org              | 239-434-2397 |
| Heidi Ruster     | Red Cross Lee County                              | pr@arclcc.org                    | 239-278-3401 |
| Jim Bloom        | Collier Sheriff Department                        | jimbloom@colliersherriff.net     | 239-530-9636 |
| Jim Coletta      | Collier County BCC                                | Jimcoletta@colliergov.net        | 239-252-8097 |
| Jo Anna Bradshaw | Chapin Food Bank                                  | jbradshaw@fgcu.edu               | 239-590-1051 |
| Joe Pinion       | Physicians Reg. Healthcare Syst.                  | Sharon.grechny@Pmc.hma.org       | 239-354-6349 |
| Mary George      | Com. Foundation of CC                             | mgeorge@cfcollier.org            | 239-649-5000 |
| Mike Ellis       | Collier Health Care                               | mellis@collier.org               | 239-591-1755 |
| Mike Regan       | Naples Chamber of Commerce                        | mike@napleschamber.org           | 239-403-2901 |
| Nan Geobel       | Coldwell Banker                                   | na                               | 239-595-3920 |
| Richard Akin     | Collier Health Care                               | rbakin@collier.org               | 239-591-1755 |
| Ronald McSwiney  | Youth Haven                                       | Ron.mcswiney@Youthhaven.net      | 239-774-2904 |
| Sam Durso        | Habitat for Humanity CC                           | sdurso@hfhcollier.com            | 239-657-4466 |
| Vann Ellison     | Saint Matthews                                    | vann@stmatthewshouse.org         | 239-774-0500 |

**2. STRATEGY TO END CHRONIC HOMELESSNESS**

Collier County intends to address chronic homelessness and to reduce the number of chronic homeless by 50% over the next ten years. The CoC and the County have initiated the preparation of a 10-year plan to end chronic homelessness in Collier County. This plan is expected to be completed shortly and will serve to enhance the community’s ability to link, refer, advocate, assess, and coordinate service deliveries in a cohesive, collaborative effort.

Important steps in the next ten years include;

- Continue to improve the overall delivery system within the community through more effective coordination, linkage and utilization of services and resources.
- Continue preparation and implementation of the 10-year Plan.
- Shift the use of Emergency Shelter and Transitional Housing (where a surplus exists) to Permanent Supportive Housing (where more need exists).

**Strategies to Reduce Chronic Homelessness include:**

- Continue to conduct a Gap Analysis utilizing input from stakeholders and recipients of services to ascertain deficiencies in services and assist in the CoC strategic planning.
- Continue implementation of the HMIS system and add agencies to assist with demand.
- Continue coordination with Projects for Assistance in Transitioning from Homelessness (PATH) which is operated by the David Lawrence Mental Health Center, an HMIS participant. This street outreach program is designed to engage and link individuals with chronic, severe and persistent mental illness of those who suffer from co-occurring and substance abuse disorders.
- Encourage the Florida Assertive Community Treatment Team (FACT) to track and link their services including intensive mental health, substance abuse treatment and co-occurring outreach services to the chronic homeless. The work of PATH and FACT will provide a baseline for the Continuum of Care.
- Coordinate with Collier County Sheriff's office deputy assigned to work with the chronic homeless population to improve access to care, ascertain baseline of population and to educate the population on existing resources.
- Initiate discussion, education and implementation of a State Housing Assistance Grant (HAG) application to increase available housing targeted for the chronic homeless population.
- Finish preparation of the 10-year plan to end chronic homelessness.
- Further expand the HMIS program which links clients with services throughout the County.
- Continue programs such as Safe Haven and HPRP to assist the homeless population.

**Steps in Continuum of Care System:**

- First there must be an emergency shelter/assessment effort which provides immediate shelter and can identify an individual's or family's needs.
- The second component offers transitional housing and necessary social services. Such services include; substance abuse treatment, short-term mental health services, job training, independent living skills, etc.
- The final component and one which every homeless individual and family need is permanent housing or permanent supportive housing arrangements.

While not all homeless individuals and families in a community will need to access all three components, unless all three components are coordinated within a community, none will be successful. A strong homeless prevention strategy is also vital to the success of the Continuum of Care.

"Continuum of Care" is a relatively straightforward management concept that to effectively address the needs of the homeless requires that a combination of needed service (often provided by different agencies) must be brought together in a coordinated manner to help move a family from homelessness back to self sufficiency.

When the underlying problem is often economic, a more comprehensive governmental response that includes social services, job training, and affordable housing is required to transition people and households from homelessness and governmental dependence to self sufficiency.

Effectively addressing self sufficiency requires a countywide public/private partnership that brings together into a coordinated effort all of the groups that traditionally deal with these problems on a separate basis.

As part of such a “self sufficiency” program, Collier County should continue to increase its economic and business development efforts to provide more jobs for its communities. Affordable housing also helps in these efforts because its availability is now an important criterion in business location decisions.

### **Lead Agency – Continuum of Care**

Collier County staff actively participates in the Continuum of Care (CoC); HHVS serves as the Lead Agency and supports the priorities established by the CoC.

The City of Fort Myers is no longer the regional HOPWA. The State of Florida has assumed this responsibility. The Collier County Health Department accesses HOWPA funds from the State and this plan supports their efforts.

### **Homeless Inventory (91.210 (c))**

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

### **3-5 Year Strategic Plan Homeless Inventory Response:**

Collier County maintains a total of 435 beds for homeless population. This number represents 112% of the homeless count from January 2011. A surplus exists particularly for Emergency Shelters and Transitional Housing for individuals.

The table on the following page provides a summary of emergency shelter, transitional and permanent supportive housing within the Collier County Continuum of Care.

### HOMELESS HOUSING INVENTORY

| Prog. Type | Organization Name                   | Program Name  | Bed Type            | Target Pop A | Target Pop B | Year-Round Beds | Overflow Beds | PIT Count | Total Beds | Utilization Rate |
|------------|-------------------------------------|---|---------------------|--------------|--------------|-----------------|---------------|-----------|------------|------------------|
| PSH        | David Lawrence Center               | Collier Housing Alternatives Inc & Alternatives of SW Fla Inc |                     | SMF          | NA           | 22              |               | 0         | 22         | 0%               |
| TH         | First Assembly Ministries           | Campus of Care  |                     | SMF          | NA           | 16              |               | 16        | 16         | 100%             |
| TH         | First Assembly Ministries           | Campus of Care  |                     | SFHC         | NA           | 4               |               | 4         | 4          | 100%             |
| HPRP       | Housing Authority                   | HPRP  |                     | SMF+HC       | NA           | 22              |               | 60        | 22         | 273%             |
| TH         | Providence Housing                  | Transitional Housing  |                     | SFHC         | NA           | 18              |               | 5         | 18         | 28%              |
| ES         | Shelter for Abused Women & Children | Beau Venturi Home   | Facility-based beds | SFHC         | DV           | 60              |               | 36        | 60         | 60%              |
| TH         | Shelter for Abused Women & Children | Shelter Peace Village   |                     | SFHC         | DV           | 24              |               | 9         | 24         | 38%              |
| ES         | SMH-Immokalee Friendship House      | Immokalee Friendship House                                    | Facility-based beds | SMF+HC       | NA           | 44              | 15            | 53        | 59         | 90%              |
| TH         | St. Matthew's House Inc.            | Wolfe Apartments  |                     | SMF+HC       | NA           | 16              |               | 19        | 16         | 119%             |
| TH         | St. Matthew's House Inc.            | Old Firehouse   |                     | SM           | NA           | 16              |               | 11        | 16         | 69%              |
| ES         | St. Matthew's House Inc.            | St. Matthew's House   | Facility-based beds | SMF+HC       | NA           | 140             |               | 119       | 140        | 85%              |
| PSH        | St. Matthew's House Inc.            | Wolfe Apartments  |                     | SMF+HC       | NA           | 38              |               | 44        | 38         | 116%             |
| Total      |                                     |   |                     |              |              | 420             | 15            | 376       | 435        | 86%              |



## **Persons Threatened with Homelessness**

HUD believes that poverty level rental households paying over 50% of their income for rent (severely Cost Burdened) are the most likely to be threatened with homelessness. In 2010, there were 2,968 poverty level renter households in Collier County that met this criteria.

## **Homeless Strategic Plan (91.215 (c))**

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.
2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.
3. Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.
5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons." The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

### **3-5 Year Homeless Strategic Plan Response:**

## **1. HOMELESS STRATEGY**

Under the leadership of the Collier County Housing, Human and Veteran Services Department (HHVS), Collier County has forged a successful countywide Continuum of Care for the County's homeless and those threatened with homelessness. The CoC includes 22 agencies. One of the members of the CoC, The Hunger and Homeless Coalition of Collier County in conjunction with HHVS, conducts a census of the homeless annually. The most recent point-in-time count was held in January 2011. Collier County HHVS is currently implementing its Homeless Management Information System (HMIS) with 18 agencies participating. The HMIS system is expected to expand to additional agencies in the near future. HHVS and the CoC has initiated the preparation of a Ten-Year Plan to end chronic homelessness and should complete the project this year.

### **HOPWA**

The City of Fort Myers is no longer the regional HOPWA. This responsibility has been assumed by the State of Florida. The Collier County Health Department utilizes HOPWA resources through the State. The County will continue to support HOPWA efforts within the County.

### **Priorities**

The Collier County Continuum of Care continues to address the issues of chronic homelessness and homeless families with children. These areas will be the primary focus.

## **2. STRATEGY TO END CHRONIC HOMELESSNESS**

The Continuum is discussing issues/needs related to the chronic homeless and completing a plan to end chronic homelessness within 10 years. The CoC is considering efforts to:

1. Increase efforts to reach the homeless and bring them into the Continuum of Care process.
2. Continue to evaluate the need for additional supportive housing.
3. Focus on mental health/substance abuse services in order to decrease homelessness in this segment of the population.
4. Increase access to supportive services, job training & employment opportunities.
5. Continue to pursue discharge planning efforts with CCSO officials.

In the coming year the CoC and its member organizations will begin to finalize a ten-year plan for formal adoption by the Board of County Commissioners.

## **3. HOMELESS PREVENTION STRATEGY**

In 2010, there were 2,968 poverty level renter households within Collier County paying over 50% of their income in rent. HUD believes this group has the highest potential for becoming homeless. The Continuum members provide direct financial aid and counseling services through a variety of agencies to families and individuals in danger of becoming homeless. There is a need to increase homeless prevention services.

#### **4. INSTITUTIONAL STRUCTURE**

The HHVS is the lead agency for the Collier Continuum of Care. Twenty-two nonprofit agencies participate in the CoC. Collectively they provide a comprehensive approach to addressing the County's homeless and those persons at-risk of homelessness.

#### **5. DISCHARGE COORDINATION POLICY**

The CoC works with local law enforcement agencies and with its local medical community to reintegrate persons leaving public institutions. These services include state programs for ex-inmates to receive substance abuse treatment, and the state's Inmate Participation and Accountability Program for Community Transitional (IMPACT). The CoC also includes these individuals in its Outreach programs. Collectively, these agencies also participate in pre-booking intervention programs with mental health or substance abuse and with juvenile offenders.

#### **Obstacles to Meeting Underserved Needs**

The major obstacle to meeting underserved needs is the continued cutback in federal and state funds for these programs, especially mental health/substance abuse programs. This is especially important since the majority of the chronic homeless may be mentally ill, chronic substance abusers and/or dually diagnosed.

Collier County's Specific Homeless Objectives for FY 2011 through FY 2015 are:

1) Provide housing solutions for seniors, disabled, veterans, families with children, etc. through:

- rapid re-housing services
- affordable housing options
- homelessness prevention programs
- rental assistance

2) Increase services to the homeless and at risk populations to include: wrap around services with case management and treatment teams for those with mental health, domestic abuse, or substance abuse issues and families to include:

- child care
- medical and dental care options
- employment training and placement
- discharge planning from institutions
- meals assistance
- other services as required

3) Increase awareness among service providers of best practices in the area of homelessness prevention and increase collaboration for greater efficiency.

### **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.

#### **3-5 Year Strategic Plan ESG response:**

**Not Applicable**

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## COMMUNITY DEVELOPMENT

### Community Development (91.215 (e))

\*Please also refer to the Community Development Table in the Needs.xls workbook

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), – i.e., public facilities, public improvements, public services and economic development.
2. Describe the basis for assigning the priority given to each category of priority needs.
3. Identify any obstacles to meeting underserved needs.
4. 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.

### 3-5 Year Strategic Plan Community Development Response:

#### 1. COMMUNITY DEVELOPMENT PRIORITIES

Collier County's Community Development Priorities for the FY 2011 to FY 2015 Program Years are:

- Community Infrastructure
- Community Facilities
- Public Service Initiatives
- Economic Development
- Energy Efficiency Improvements

#### 2. BASIS FOR ASSIGNING PRIORITIES:

Two of the County's targeted low income areas have been declared Community Redevelopment Areas, which provides opportunities to partner with CRA Tax Increment Financing (TIF) funds. These areas are dedicated to job creation and improvement of the communities.

Additional priorities are based upon the need for new or improved community facilities and public improvements ranging from streetlights to community centers and child care facilities; increased need for public service activities to benefit very low income and economic development initiatives to create new job opportunities.

### 3. OBSTACLES

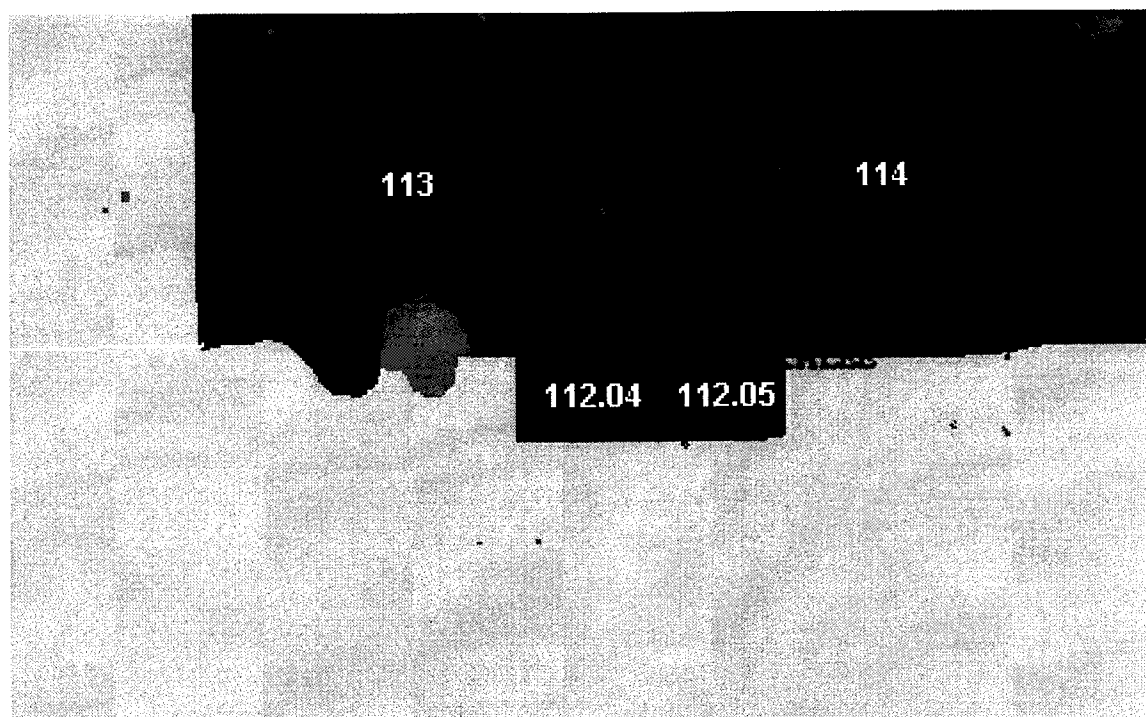
The major obstacles to meet the identified priorities will continue to be the lack of federal/state funds, both entities of which continue to reduce their funding commitments to address these problems.

An additional obstacle is the definition of two of the areas within Collier County as “Difficult to Develop”. This designation by HUD refers to the factors that exist in the area that make development more costly and limit the ability of the residents to achieve economic stabilization. The two areas are defined as Census Tract #7 and the Immokalee area of eastern Collier County.

#### Location Map of Census Tract #7



### Location Map of Immokalee Area



Not Qualified    Qualified    Indian Country    BRAC Former Military Base    Difficult Development Area

#### 4. SPECIFIC OBJECTIVES

Collier County has identified the following Community Development Objectives for FY 2011 to FY2015:

- Community Infrastructure
- Community Facilities
- Public Service Initiatives
- Economic Development
- Energy Efficiency Improvements

#### Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.

2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

### **3-5 Year Strategic Plan Antipoverty Strategy Response:**

#### **1. ANTIPOVERTY STRATEGY**

Collier County has four (4) major initiatives designed to reduce unemployment and increase economic opportunities for its poverty level residents.

First, 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 reduce unemployment and to increase the number of high paying new jobs. As part of this strategy the County established a trust fund to provide incentives to companies that locate in the County.

Second, as an important component of this economic development effort, the County's community college funds a Small Business Development Center (BDC) which teaches potential business people how to successfully start a new company. The Community college also provides customized job training programs that train local residents (most of whom are unemployed or underemployed) to take specific jobs at new or expanding programs.

Third, the County, through its CDBG program funded a micro-enterprise economic development program (business incubator) in Immokalee designed to create jobs and/or business opportunities for the County's low-income residents.

Fourth, the County, through Community Colleges provides both life skills and customized job training for the County's low-income residents. These courses are designed to help under-skilled workers obtain jobs in the private sector.

In addition, the County has two redevelopment areas, the Bayshore-Gateway Triangle CRA and the Immokalee CRA where it is actively seeking to redevelopment older areas.

Collectively, these efforts represent a realistic county-level antipoverty strategy.

#### **2. EXTENT STRATEGY WILL REDUCE POVERTY**

Collier County's economy is grounded around wealthy retirees (and snow birds) and to some extent agriculture. As such, its economy is geared to providing services to this wealthy clientele. Secondary strongholds within the community include tourism, agriculture and construction. The County's strategy is designed both to increase the number of better paying jobs; and make the County's workforce qualified to fill those jobs. Increasing the breadth and depth of available jobs as well as increased job training will help reduce poverty levels.



**Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))**

1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

**3-5 Year Strategic Plan LIHTC Coordination Response:**

**Not Applicable**

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## **NON-HOMELESS SPECIAL NEEDS**

### **Specific Special Needs Objectives (91.215)**

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
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 the strategic plan.

### **3-5 Year Non-homeless Special Needs Analysis Response:**

#### **1. PRIORITIES AND SPECIFIC OBJECTIVES**

While the County has given the Non-Homeless Persons with Special Needs a medium priority, the County will continue to support projects and services to benefit these problems.

Specific Objectives for Non-Homeless Persons with Special Needs for FY 2011 through FY 2015:

- New or expanded facilities for persons with special needs: 25 beds
  - Federal Funds: HOME/CDBG, State/Local: private
- Supportive services to serve eligible persons with special needs: 200 persons
  - Federal Funds: CDBG, State/Local: State/private

#### **2. HOW RESOURCES WILL BE USED**

The agencies that provide services to these special needs populations have their own sources of private and governmental funding. The County will continue to support these agencies through its CDBG/HOME program and other resources as they become available.

### **Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)**

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.

\*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

2. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

**3-5 Year Non-homeless Special Needs Analysis Response:**

**1. ESTIMATE OF NON-HOMELESS SPECIAL NEEDS POPULATIONS**

The following table represents estimates of non-homeless special need populations within Collier County. Note these estimates are best available; and people in these populations may not qualify for these programs.

| <b>Category</b>  | <b>Amount</b> |
|--|---------------|
| Elderly less than 80% of AMI with 30%+ Cost Burden                               | 8,519         |
| Disabled with Housing Problem  | 4,425         |
| Substandard Housing  | 675           |
| Extremely Low Income (Less than 30% of AMI), and Cost Burden of 30%+ of income   | 9,256         |
| Low Income, (between 30% and 50% of AMI), and Cost Burden of 30%+ of income      | 7,363         |
| Moderate Income, (between 50% and 80% of AMI), and Cost Burden of 30%+ of income | 10,597        |

**2. PRIORITY HOUSING AND SUPPORTIVE SERVICE NEEDS**

Low-income elderly are often in need of services that will help them maintain their independence. The Area Agency on Aging has found transportation and medical services to be the largest request. This is followed by in-home meals, cleaning and yard services. The availability of these services can help the elderly remain independent and living in their own homes.

Households with residents over 75 years of age are most likely to have frail members who have severe limits on their mobility. These frail elderly persons have the same supportive service needs of younger seniors, however they may also require increased supportive services and assisted living housing.

Persons suffering from severe mental health illness are most likely to need psychiatric care, medications and life-skills counseling along with case management and supportive services to enable them to live independently.

The developmentally disabled tend to need life-skills and employment training. The State of Florida has found that the majority of this special needs population lives with their families. However, as their parents/caregivers age, the developmentally disabled need opportunities for supportive housing.

It is extremely difficult to estimate the number of physically disabled persons, especially in a county with such a high percentage of elderly residents. The truly disabled need handicapped accessible housing and transportation, as well as medical and life-skills services.

The State of Florida estimates that 1% of the adult population suffers from an Alcohol/and Other Drug Addictions. Of this number, 1% will need supportive housing. Supportive services would include medical treatment and counseling.

The State of Florida reports that the HIV/AIDS incidence rate in Collier County is 277 per 100,000 people, which is well below the statewide incidence rate of 542 per 100,000 people.

### **3. BASIS FOR PRIORITIES**

Because the County's collective needs far outweigh the available resources, the County has given this area a medium priority. The County does encourage organizations providing for these special needs population to seek funding and collaboration from federal, state, local and private resources.

### **4. OBSTACLES**

The major obstacles to meeting the needs of this group include continued ongoing cutbacks in federal/state funding for programs to serve these groups.

### **5. EXISTING FACILITIES AND SERVICES**

In 2010, there were 49 Assisted Living Facilities (ALF) within Collier County with a combined capacity of 3,051 beds. There were also 11 nursing homes with the combined capacity of 908 beds. (Source: Florida Agency for Health Care Administration)

There are a limited number of supportive housing facilities currently available for some of the special needs groups listed above. David Lawrence Mental Health Center does provide beds for 22 individuals with mental illness. St. Matthew's House Wolfe Apartments provides beds for 44 individuals with disabilities.

## **6. USE OF TBRA**

The County currently provides HOME funds for Tenant Based Rental Assistance (TBRA) to the low and very low income households only. Income eligible applicants with special needs are addressed per 24 CFR 92.209. There are no funds provided for non-homeless special needs population (elderly, disabled, etc) from this source. If opportunities exist to expand the current TBRA program, some special needs individuals may participate.

## **Housing Opportunities for People with AIDS (HOPWA)**

\*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.
2. The Plan must establish annual HOPWA output goals for the planned number of households to be 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. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).
4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.

6. The Plan includes the certifications relevant to the HOPWA Program.

**3-5 Year Strategic Plan HOPWA Response:**

Fort Myers no longer serves as the Regional HOPWA. This program has been assumed by the State of Florida. The Collier County Health Department coordinates with the State on HOPWA resources for the HIV/AIDS population.

No other response is applicable in this document.

**Specific HOPWA Objectives**

1. 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 strategic plan.

**3-5 Year Specific HOPWA Objectives Response:**

**Not Applicable**

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## OTHER NARRATIVE

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

### **COLLIER COUNTY RESALE/RECAPTURE POLICY:**

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.

### **COLLIER COUNTY SECTION 3 POLICY:**

It is the policy of Collier County's Housing, Human and Veteran Services to require its grant sub recipients and their contractors to provide equal employment opportunity to all employees and applicants for employment without regard to race, color, religion, sex, national origin, disability, veteran's or marital status, or economic status. The Department will require incorporation of Section 3 in all procurements generated for use with HUD funding and follow goal requirements set forth in 24 CFR Part 135 for awarding contracts to Section 3 Business Concerns.

The policy shall result in a reasonable level of success in the recruitment, employment and utilization of low-moderate income residents and other eligible persons and business by contractors working on contracts partially or wholly funded with the United States Department of Housing and Urban Development (HUD) monies.

## APPENDICES

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| Citizen Participation Plan .....                    | A |
| Housing Needs Tables.....                           | B |
| Analysis of Impediments to Fair Housing Choice..... | C |
| Annual Action Plan- Collier County.....             | D |