

# Collier County 2016-2020 Consolidated Plan and 2016-2017 Annual Action Plan



August 2016

Prepared for  
Collier County, Florida  
by



# Table of Contents

Executive Summary ..... 4  
 ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) ..... 4

The Process ..... 9  
 PR-05 Lead & Responsible Agencies 24 CFR 91.200(b) ..... 9  
 PR-10 Consultation - 91.100, 91.200(b), 91.215(l) ..... 10  
 PR-15 Citizen Participation..... 19

Needs Assessment..... 24  
 NA-05 Overview ..... 24  
 NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c) ..... 25  
 NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2) ..... 35  
 NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2) ..... 39  
 NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2) ..... 43  
 NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2) ..... 45  
 NA-35 Public Housing – 91.205(b)..... 48  
 NA-40 Homeless Needs Assessment – 91.205(c) ..... 52  
 NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d) ..... 55  
 NA-50 Non-Housing Community Development Needs – 91.215 (f) ..... 57

Housing Market Analysis ..... 59  
 MA-05 Overview..... 59  
 MA-10 Number of Housing Units – 91.210(a)&(b)(2) ..... 60  
 MA-15 Housing Market Analysis: Cost of Housing - 91.210(a) ..... 62  
 MA-20 Housing Market Analysis: Condition of Housing – 91.210(a) ..... 64  
 MA-25 Public and Assisted Housing – 91.210(b)..... 67  
 MA-30 Homeless Facilities and Services – 91.210(c)..... 72  
 MA-35 Special Needs Facilities and Services – 91.210(d)..... 75  
 MA-40 Barriers to Affordable Housing – 91.210(e)..... 77

MA-45 Non-Housing Community Development Assets – 91.215 (f) .....	78
MA-50 Needs and Market Analysis Discussion .....	83
Strategic Plan .....	88
SP-05 Overview .....	88
SP-10 Geographic Priorities – 91.215 (a)(1) .....	89
SP-25 Priority Needs - 91.215(a)(2) .....	92
SP-30 Influence of Market Conditions – 91.215 (b) .....	96
SP-50 Public Housing Accessibility and Involvement – 91.215(c) .....	106
SP-55 Barriers to affordable housing – 91.215(h) .....	107
SP-60 Homelessness Strategy – 91.215(d).....	109
SP-65 Lead based paint Hazards – 91.215(i) .....	111
SP-70 Anti-Poverty Strategy – 91.215(j) .....	113
SP-80 Monitoring – 91.230 .....	114
Expected Resources.....	116
AP-15 Expected Resources – 91.220(c)(1,2) .....	116
Annual Goals and Objectives .....	119
Projects .....	122
AP-35 Projects – 91.220(d) .....	122
AP-38 Project Summary .....	123
AP-50 Geographic Distribution – 91.220(f).....	131
Affordable Housing.....	134
AP-55 Affordable Housing – 91.220(g) .....	134
AP-60 Public Housing – 91.220(h) .....	136
AP-65 Homeless and Other Special Needs Activities – 91.220(i) .....	138
AP-75 Barriers to affordable housing – 91.220(j).....	140
AP-85 Other Actions .....	142
Program Specific Requirements.....	145

## Executive Summary

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

#### 1. Introduction

Collier County’s 2016-2020 Consolidated Plan is a comprehensive planning document promoting a coordinated approach to housing and community development needs, and fostering the coordination of all programs funded by the U.S. Department of Housing and Urban Development (HUD). It provides guidance on the investment of HUD dollars, as well as other federal, state, and local funding sources. This Plan outlines the priorities by which the County’s Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) Program funds will be invested over the next five years. Every year the County will produce an Annual Action Plan to detail specific activities to carry out the Plan’s priorities and goals.

#### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

<b>1</b>	<b>Priority Need Name</b>	<b>HOUSING AFFORDABILITY</b>
	<b>Priority Level</b>	High
	<b>Population Served</b>	Extremely Low-Income Low-Income Moderate-Income
	<b>Associated Goals</b>	Provide Assistance and Education to Homebuyers Support New Construction, Rehabilitation, or Acquisition of Affordable Housing for Homeownership Support New Construction, Rehabilitation, or Acquisition of Affordable Rental Housing CHDO Set-Aside
	<b>Description</b>	<ul style="list-style-type: none"> <li>• Subsidize the cost of rental housing through a tenant-based rental assistance program.</li> <li>• Support the development of affordable rental and owned housing, including projects located near job centers that will be affordable to service employees and other low-wage members of the workforce.</li> <li>• Support homeownership opportunities for households through downpayment or closing cost assistance.</li> <li>• Extend the useful life of existing affordable housing through weatherization, repair, and rehabilitation programs.</li> </ul>
	<b>Basis for Priority</b>	Interviews with key community stakeholders, public meeting input, survey data, CHAS and other data

2	<b>Priority Need Name</b>	<b>PUBLIC SERVICES</b>
	<b>Priority Level</b>	High
	<b>Population Served</b>	Extremely Low-Income Low-Income Moderate-Income Disabled (Physical, Mental, Behavioral Health) Elderly and Frail Elderly Children and Youth Homeless and At-Risk Populations
	<b>Associated Goals</b>	Provide Public Services
	<b>Description</b>	<ul style="list-style-type: none"> <li>• Fund projects that provide supportive services to low and moderate income households as well as persons with special needs, specifically including but not limited to medical and dental services, mental health and substance abuse, persons with disabilities, senior services, youth services, housing counseling, legal services, services for victims of domestic violence, employment training, and other allowable public services not listed here.</li> </ul>
	<b>Basis for Priority</b>	Interviews with key community stakeholders, public meeting input, survey data
3	<b>Priority Need Name</b>	<b>INFRASTRUCTURE IMPROVEMENTS</b>
	<b>Priority Level</b>	High
	<b>Population Served</b>	Extremely Low-Income Low-Income Moderate-Income Disabled (Physical, Mental, Behavioral Health) Elderly and Frail Elderly Children and Youth Homeless and At-Risk Populations
	<b>Associated Goals</b>	Improve Public Infrastructure
	<b>Description</b>	<ul style="list-style-type: none"> <li>• Fund non-housing community development proposals that eliminate blight, improve safety, and provide new affordable housing to include demolition and redevelopment, sidewalk construction and repair, street improvements, streetscaping, street lighting, crosswalks and pedestrian signaling systems, and other allowable infrastructure improvements not listed here.</li> </ul>
	<b>Basis for Priority</b>	Interviews with key community stakeholders, consultation with County staff, survey data, prior studies conducted by the Collier Metropolitan Planning Organization

4	<b>Priority Need Name</b>	<b>ECONOMIC DEVELOPMENT</b>
	<b>Priority Level</b>	Low
	<b>Population Served</b>	Extremely Low-Income Low-Income Moderate-Income Disabled (Physical, Mental, Behavioral Health) Elderly and Frail Elderly Children and Youth Homeless and At-Risk Populations
	<b>Associated Goals</b>	Provide Public Services
	<b>Description</b>	<ul style="list-style-type: none"> <li>• Provide job training assistance to help residents access employment opportunities, especially those who are disabled or speak English as a second language.</li> <li>• Support entrepreneurs and business development to create new employment opportunities.</li> </ul>
	<b>Basis for Priority</b>	Interviews with key community stakeholders, public meeting comments, survey data
5	<b>Priority Need Name</b>	<b>HOMELESSNESS &amp; HOMELESSNESS PREVENTION</b>
	<b>Priority Level</b>	High
	<b>Population Served</b>	Extremely Low-Income Low-Income Moderate-Income Disabled (Physical, Mental, Behavioral Health) Elderly and Frail Elderly Children and Youth Homeless and At-Risk Populations
	<b>Associated Goals</b>	Support Emergency Housing and Services for the Homeless Provide Rapid Re-Housing and Homelessness Prevention HMIS Support
	<b>Description</b>	<ul style="list-style-type: none"> <li>• Assist persons who are homeless through emergency, transitional, and permanent housing and supportive services.</li> <li>• Assist households at risk of homelessness with short-term rental payment and other assistance.</li> </ul>
	<b>Basis for Priority</b>	Interviews with key community stakeholders, public meeting comments, survey data

6	<b>Priority Need Name</b>	<b>PUBLIC FACILITIES</b>
	<b>Priority Level</b>	High
	<b>Population Served</b>	Extremely Low-Income Low-Income Moderate-Income Disabled (Physical, Mental, Behavioral Health) Elderly and Frail Elderly Children and Youth Homeless and At-Risk Populations
	<b>Associated Goals</b>	Improve Public and Other Facilities
	<b>Description</b>	<ul style="list-style-type: none"> <li>• Fund public facility improvements that benefit low/moderate income households and persons, and persons with special needs to include community centers, health care facilities, parks, and public safety stations/offices, as well as other allowable public facility projects.</li> </ul>
	<b>Basis for Priority</b>	Interviews with key community stakeholders, public meeting comments, survey data
7	<b>Priority Need Name</b>	<b>AFFIRMATIVELY FURTHER FAIR HOUSING CHOICE</b>
	<b>Priority Level</b>	High
	<b>Population Served</b>	All
	<b>Associated Goals</b>	Program Administration
	<b>Description</b>	<ul style="list-style-type: none"> <li>• Fund targeted fair housing activities such as fair housing education, complaint handling services, and enforcement.</li> </ul>
	<b>Basis for Priority</b>	Impediment identified in AI
8	<b>Priority Need Name</b>	<b>PROGRAM ADMINISTRATION AND PLANNING</b>
	<b>Priority Level</b>	High
	<b>Population Served</b>	All
	<b>Associated Goals</b>	Program Administration
	<b>Description</b>	<ul style="list-style-type: none"> <li>• Funding for performance of administrative and planning requirements of CDBG, HOME, and ESG programs.</li> </ul>
	<b>Basis for Priority</b>	Consultation with County staff

### **3. Evaluation of past performance**

Each year, Collier County reports its progress in meeting its five-year and annual goals by preparing a Consolidated Annual Performance Evaluation Report (CAPER). The CAPER is submitted to HUD within 90 days of the start of the new program year. Copies of recent CAPERs are available for review at the Collier County Community and Human Services Division or online at <http://www.colliergov.net/your-government/divisions-a-e/community-and-human-services>.

### **4. Summary of citizen participation process and consultation process**

The County conducted significant consultation with citizens, county staff, non-profit agencies, the Collier County Housing Authority, and Continuum of Care members in preparing this Plan. The County hosted four community meetings and two focus groups to identify housing and community development needs in preparation of this Plan. These meetings are summarized in the Citizen Participation section of this document and a separate Needs Assessment report. The findings of a Community Needs Survey, in which 91 persons participated, were also used to determine needs and priorities.

Public comments on the draft Consolidated Plan and Annual Action Plan were received throughout a 30-day comment period from May 20, 2016 to June 20, 2016. A public hearing to receive comments was held on June 2, 2016 at the Golden Gate Library. The Plan was adopted by the Board of County Commissioners on June 28, 2016.

### **5. Summary of public comments**

Comments received through the public meetings, focus groups, community surveys, and one-on-one interviews are summarized in the Citizen Participation section of this Plan, with additional detail available in a separate Needs Assessment report.

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

All comments were taken into consideration in preparing the Consolidated Plan. The County has reviewed all comments for common and recurring themes to help establish priorities and goals.

### **7. Summary**

This five-year plan identifies the community's affordable housing, homeless, community development, and economic development needs, as well as outlines a comprehensive and coordinated strategy for implementation of programs. The County will use CDBG, HOME, and ESG funds to leverage other public and private investment in order to address the goals and priorities.



# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The Collier County Community & Human Services Division is the lead agency responsible for the development, administration, and review of the 2016-2020 Consolidated Plan, 2016-2017 Annual Action Plan, and subsequent action plans covered under the Consolidated Plan. The Division administers Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) funds received from the U.S. Department of Housing and Urban Development (HUD), and coordinates execution of projects related to the priorities and goals identified in the Consolidated Plan.

Collier County’s 2016-2020 Consolidated Plan and 2016-2017 Annual Action Plan were developed through collaborative efforts of County staff and local agencies, with assistance from Mosaic Community Planning, LLC.

Agency Role	Name	Department/Agency
Lead Agency	Collier County	Community & Human Services Division
CDBG Administrator	Collier County	Community & Human Services Division
HOME Administrator	Collier County	Community & Human Services Division
ESG Administrator	Collier County	Community & Human Services Division

Table 1 – Responsible Agencies

### Consolidated Plan Public Contact Information

Kimberley Grant, Director  
Community and Human Services Division  
3339 East Tamiami Trail  
Health and Public Services Building H, Room 211  
Naples, Florida 34112  
Phone: (239) 252-6287  
Fax: (239) 252-2638  
Email: [KimberleyGrant@colliergov.net](mailto:KimberleyGrant@colliergov.net)  
Website: <http://www.colliergov.net/your-government/divisions-a-e/community-and-human-services>

## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

Collier County conducted significant public outreach to garner input from county staff, government agencies, nonprofit agencies, affordable housing developers and managers, local service providers, the Collier County Housing Authority (CCHA), and others in preparing this plan. The County held four community meetings open to the general public, conducted focus groups for low and moderate income individuals, and interviewed key stakeholders in person and by phone. Additionally, 91 local residents and/or employees completed surveys regarding community development and housing priorities. These outreach efforts are summarized in the Citizen Participation section of this plan.

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

In developing this plan, the County's needs assessment process involved outreach to housing providers such as the Collier County Housing Authority, Habitat for Humanity, Foundation for the Developmentally Disabled, and Immokalee Housing and Family Services, as well as many health, mental health, and other service agencies. A common theme heard from these and other stakeholders was the need for a continued and enhanced relationship between housing and services. Under their previous Consolidated Plan, Collier County provided funds for several projects designed to strengthen the housing-services link, including the use of Neighborhood Stabilization Program (NSP) funds to purchase homes for the Foundation for the Developmentally Disabled and CDBG funding for Youth Haven shelter facility improvements, services and facility improvements at the Shelter for Abused Women and Children, building acquisition and rehabilitation for housing for persons with disabilities by Community Assistance and Supportive Living, and computer kiosks at various David Lawrence Center locations. Additionally, through the State of Florida Department of Children and Families, Collier County received a grant to support its Forensic Intensive Reintegration Support Team (FIRST), which works with persons with mental illnesses re-entering the community from jail. Between 2011 and 2014, the County worked with 162 participants, of whom 89% were not re-arrested. The grant was renewed for the 2014 to 2017 period.

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

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

Members of Collier County's Continuum of Care who participated in individual interviews and/or attended community meetings to share input on homeless needs included the Collier County Hunger & Homeless Coalition, AVOW Hospice, Collier County Housing Authority, Collier County Sheriff's Office, David Lawrence Center, Goodwill of Southwest Florida, Harry Chapin Food Bank of Southwest Florida, Immokalee Housing & Family Services, Legal Aid, St. Matthew's House, Immokalee Friendship House, and Shelter for Abused Women and Children. Member organizations were also invited to participate in the community-wide needs assessment survey. Interviewees discussed the needs of chronically homeless individuals and families, families with children, veterans, unaccompanied youth, and persons at risk of becoming homeless.

Recent activities by the County to address and/or prevent homelessness have included improvements at the Youth Haven youth shelter and the Shelter for Abused Women and Children; legal services to victims of domestic abuse, sexual assault, and child abuse through Legal Aid; operating assistance to the Shelter for Abused Women and Children; short term rental assistance for homelessness prevention and rapid re-housing; tenant-based rental assistance through CCHA; and upgrades to electrical systems at CCHA properties.

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

The Collier County Hunger and Homeless Coalition (CCHHC) serves as the lead agency for Collier County's Continuum of Care. To provide input regarding priority homeless needs, the Hunger and Homeless Coalition's executive director participated in an interview during the needs assessment process. Representatives of other Hunger and Homeless Coalition member organizations also participated in interviews, community meetings, and the survey. Reports by the CoC including the 2014 Needs & Gap Survey, the 2014 Subpopulation Needs Survey, the 2015 Point in Time Homeless County, and *20/20 Vision: A Clear View of Housing for All Members of Collier County* were also used in determining priority homeless needs for ESG funding. To determine funding allocations and performance standards, the CoC reviews ESG applications and anticipated outcomes and provides funding recommendations to Collier County.

As of May 2015, the Hunger & Homeless Coalition was named as the HMIS Lead for the County, replacing Catholic Charities of Collier County. In this role, CCHHC works with Collier County and local organizations to ensure that service usage by client is tracked over time, and that data is shared between agencies to provide a complete look at service delivery in Collier County. HMIS

data is also used by the County and the CoC to identify local homeless needs, resource gaps, and funding priorities.

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

Collier County invited more than 50 local and regional agencies to provide input for the Consolidated Plan via focus groups, public meetings, in-person or telephone interviews, and/or participation in a survey regarding housing and community development needs. The County also advertised the planning process and ways to get involved through ads in the *Naples Daily News*, on the Community and Human Services division website, on a website designed specifically for the project, and through flyers in English, Spanish, and Creole. Twenty-eight groups participated, and are listed in the table below, along with areas of the plan for which they provided input.

Agency/Group/Organization Name	Type	Relevant Plan Sections
<b>Interview Participants</b>		
Able Academy	Children Services	Non-Homeless Special Needs
AVOW Hospice	Special Needs Services	Non-Homeless Special Needs
Collier County Court Administration	County Government	Housing Needs Assessment, Homelessness Needs and Strategy, Non-Homeless Special Needs
Collier County Housing Authority	PHA	Housing Needs Assessment, Market Analysis, Other (Fair Housing)
Collier County Hunger and Homeless Coalition	Homeless Services	Housing Needs Assessment, Homelessness Needs and Strategy, Other (Community Development Needs)
Collier County Mental Health/Drug Court	County Government	Non-Homeless Special Needs, Other (Community Development Needs)
Collier County Office of Hearing Examiner	County Government	Housing Needs Assessment, Market Analysis
Collier County Sheriff's Office	County Government	Housing Needs Assessment, Non-Homeless Special Needs
Corizon	Special Needs Services	Housing Needs Assessment, Homelessness Needs and Strategy, Non-Homeless Special Needs
David Lawrence Center	Special Needs Services	Non-Homeless Special Needs
Drug Free Collier	Special Needs Services	Non-Homeless Special Needs
Foundation for the Developmentally Disabled	Special Needs Services	Non-Homeless Special Needs
Goodwill	Community Services	Other (Community Development Needs)

Agency/Group/Organization Name	Type	Relevant Plan Sections
Habitat for Humanity of Collier County	Housing	Housing Needs Assessment, Market Analysis, Anti-Poverty Strategy
Harry Chapin Food Bank	Community Services	Other (Community Development Needs)
Immokalee Housing & Family Services	Housing	Housing Needs Assessment, Market Analysis, Non-Homeless Special Needs, Other (Community Development Needs)
Legal Aid	Legal Services, Fair Housing	Non-Homeless Special Needs, Other (Fair Housing)
Lighthouse of Collier	Special Needs Services	Non-Homeless Special Needs
Rural Neighborhoods	Housing	Housing Needs Assessment, Market Analysis, Non-Homeless Special Needs, Anti-Poverty Strategy
St. Matthews House	Homeless Services	Homelessness Needs and Strategy
Shelter for Abused Women and Children	Homeless Services, Victims of Domestic Violence	Homelessness Needs and Strategy, Non-Homeless Special Needs, Anti-Poverty Strategy
United Cerebral Palsy	Special Needs Services	Housing Needs Assessment, Non-Homeless Special Needs
<b>Community Meeting Participants</b>		
Collier Senior Resources	Senior Services	Non-Homeless Special Needs, Other (Senior Service Needs)
Community Assisted & Supported Living	Housing	Housing Needs Assessment, Non-Homeless Special Needs Assessment
Immokalee CRA	Neighborhood Organization	Housing Needs Assessment, Economic Development, Anti-Poverty Strategy, Other (Community Development Needs)

Agency/Group/Organization Name	Type	Relevant Plan Sections
Immokalee Chamber of Commerce	Business and Civic Leaders	Housing Needs Assessment, Economic Development, Anti-Poverty Strategy
Golden Gate Civic Association	Neighborhood Organization	Housing Needs Assessment, Economic Development
Residential Options of Florida	Housing	Housing Needs Assessment, Non-Homeless Special Needs

**Table 2 – Agencies, groups, organizations who participated**

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

Efforts were made to consult as broad a group of community stakeholders as possible. Invitations to participated in the planning process were extended to housing developers/providers, homeless and other service providers, community organizations, neighborhood associations, real estate agencies, City of Naples staff, and other Collier County departments. Organizations choosing not to participate in an interview or community meeting had the option of completing an anonymous survey of local community development and housing needs. No agency types were excluded from participation.



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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
<i>20/20 Vision: A Clear View of Housing for All Members of Collier County</i> , December 2011 (prepared by the Hunger & Homeless Coalition of Collier County)	Hunger and Homeless Coalition of Collier County	Goals for <i>20/20 Vision</i> that overlap with the Strategic Plan include homelessness prevention, affordable housing, rapid re-housing, emergency shelter, transitional housing and services for youth, and employment assistance services.
<i>Collier County Housing Authority 2014-2019 Five Year PHA Plan</i>	Collier County Housing Authority	Goals described in the <i>PHA Plan</i> include expanding the supply of assisted housing, improving the quality of assisted housing, increasing assisted housing choices, providing an improved living environment, promoting self-sufficiency and personal development of assisted households, and affirmatively furthering fair housing.
<i>Immokalee Walkable Community Study</i> , December 2011 (prepared RWA, Inc.)	Collier Metropolitan Planning Organization	Findings from the <i>Walkable Community Study</i> indicate a need for improvements in pedestrian and bicycle facilities in Immokalee.
<i>Naples Manor Walkable Community Study</i> , February 2010 (prepared by Collier County Transportation Planning)	Collier Metropolitan Planning Organization	Findings from the <i>Walkable Community Study</i> indicate a lack of pedestrian network in Naples Manor. The highest priority need for bicycle and pedestrian facilities are on Broward Street and Carolina Avenue.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

As Collier County implements its 2016-2020 Consolidated Plan, it will continue to work with local public and private entities, the City of Naples, public and private organizations working in the southwest Florida region, and state entities.

Collier County will foster coordination and collaboration with public and private entities by making grants to organizations to achieve Consolidated Plan goals. Among the local, regional, and state organizations the County has worked with to implement their previous Consolidated Plan include the City of Naples, Habitat for Humanity of Collier County, Collier County Housing Authority, the State of Florida State Housing Initiative Partnership (SHIP), United Cerebral Palsy of Southwest Florida, and many others.

Over the upcoming Consolidated Plan cycle, Collier County will continue collaboration with the Collier County Sherriff Office and the David Lawrence Center for the Forensic Intensive Reintegration Support Team (FIRST) grant received through the Florida Department of Children and Families. This program provides persons with substance abuse or mental health issues leaving the judicial system with assistance to prevent homelessness or re-incarceration. The County will also continue to offer purchase assistance funds for first time homebuyers available through the State of Florida SHIP program. Additionally, the CCHA has received a \$9.25 million grant from USDA to fund renovation of 315 of its farmworker housing units. The 18-month renovation program is expected to be completed in 2017.

## PR-15 Citizen Participation

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

Collier County residents were invited to attend four community meetings held in the evenings at a variety of locations throughout the county. The County also held two focus groups designed to gather input from low income and special needs populations. A community needs survey in English and Spanish was available to residents, housing service providers, and other community development practitioners via a weblink and in hard copy. The survey ran from October 19, 2015 through December 7, 2015, and was advertised along with the community meetings through a newspaper advertisement and English, Spanish, and Creole flyers. Dates, times, and locations for the community meetings and focus groups are shown below:

#### **Community Meeting #1**

Estates Branch Library  
1266 Golden Gate Boulevard  
West Naples, Florida 34120  
Tuesday, November 3, 2015  
5:00 PM to 7:00 PM

#### **Community Meeting #3**

Immokalee Branch Library  
417 North First Street  
Immokalee, Florida 34142  
Thursday, November 5, 2015  
5:00 PM to 7:00 PM

#### **Community Meeting #2**

Naples Regional Library, Rees Meeting Room  
650 Central Avenue  
Naples, Florida 34102  
Wednesday, November 4, 2015  
6:00 PM to 7:00 PM

#### **Community Meeting #4**

East Naples Branch Library  
8787 Tamiami Trail East  
Naples, Florida 34113  
Tuesday, November 10, 2015  
5:00 PM to 7:00 PM

#### **Focus Group #1**

Shelter for Abused Women & Children  
Naples, Florida  
Tuesday, November 3, 2015  
5:45 PM to 7:30 PM

#### **Focus Group #2**

Immokalee Housing & Family Services  
2449 Sanders Pine Circle  
Immokalee, Florida 34142  
Thursday, November 5, 2015  
2:30 PM to 4:00 PM

Following development of the draft 2016-2020 Consolidated Plan and 2016-2017 Annual Action Plan, Collier County held a 30-day public comment period from May 20, 2016 to June 20, 2016. During this time, copies of the draft reports were available at all County public libraries, at the Public Information Desk in the Harmon Turner Building on the Collier County Government Main Campus, in the Community and Human Services Division office, and on the Division website at <http://www.colliergov.net/your-government/divisions-a-e/community-and-human-services/housing-programs/consolidated-plan>. Comments were received by Community and Human

Services Division staff by mail, email, telephone, and in person. A public hearing was held on June 2, 2016 at the Golden Gate Library to review findings, priorities, and projects, and to receive comments. One written comment was received from Habitat for Humanity of Collier County and is included in the Appendix. No comments were received at the public hearing. The Consolidated Plan and Annual Action Plan were adopted by the Collier County Board of County Commissioners on June 28, 2016.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received: Top Needs	Summary of comments not accepted and reasons	URL (if applicable)
1	Community Needs Survey	Residents, Housing and service providers, Community development practitioners	91 respondents	Financial assistance to community organizations, Medical/dental services, Permanent and transitional housing for homeless persons, Homelessness prevention, New affordable rental housing, Tenant based rental assistance, First time homebuyer assistance, Housing for people with disabilities	None	Not Applicable
2	Website	Residents, Housing and service providers, Community development practitioners	750 visitors	None	None	<a href="http://www.colliercountyconplan.com">www.colliercountyconplan.com</a>
3	Focus Groups	Low income households, Persons with limited English proficiency, Domestic violence survivors	13 attendees	Transit/paratransit assistance, affordable childcare/after school care, Fair housing education and enforcement especially for persons with limited English proficiency, Healthcare, Affordable housing, Assistance with rent/utility deposits	None	Not Applicable

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/ attendance</b>	<b>Summary of comments received: Top Needs</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
4	Community Meetings	Residents	55 attendees	Affordable and workforce housing, Rental assistance, First time homebuyer assistance, Senior housing and services, Supportive housing, Transitional housing, Transit assistance, Infrastructure and public facility improvements in CRAs	None	Not Applicable
5	Stakeholder Interviews	Housing and service providers, Community development practitioners	36 interviewees	Affordable rental housing (including housing affordable to service industry employees), Accessible housing, Tenant based rental assistance and homelessness prevention, Address substandard housing in Immokalee, Senior housing, Transportation assistance, Healthcare access, Affordable childcare, Financial literacy /job training, Help navigating social assistance network, Fair housing resources	None	Not Applicable
6	Public Hearing	Residents, Housing and service providers, Community development practitioners	0 attendees	None	None	Not Applicable

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received: Top Needs	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Comment Period	Residents, Housing and service providers, Community development practitioners	1 comment received	Habitat for Humanity is continuing to address the growing need for affordable homeownership opportunities, and encourages the County to provide incentives and other support to those addressing the need for safe, secure housing	None	Not Applicable

**Table 4 – Citizen Participation Outreach**

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

Based on HUD provided figures, the following data indicates the number and percentage of renters and homeowners who may be subject to housing problems, based on income level. The current economic recession has substantially increased the number of households experiencing housing problems and cost burdens.

HUD receives a “special tabulation” of data from the U.S. Census Bureau’s American Community Survey (ACS) that is largely not available through standard Census products. These “special tabulation” data provide counts of the numbers of households that fit certain combinations of HUD-specified criteria such as housing needs, HUD-defined income limits (primarily 30, 50, and 80 percent of area median income) and household types of particular interest to planners and policy-makers. This data, known as the Comprehensive Housing Affordability Strategy (CHAS) data, is used by local governments for housing planning and as part of the Consolidated Planning process.

Assessing the specific housing needs of Collier County is critical to creating a realistic and responsive affordable housing strategy. As such, an assessment of the County’s affordable rental and single family homes was conducted based on available demographic, economic and housing data for Collier County utilizing HUD’s new eCon Planning Suite downloaded in the Integrated Disbursement and Information System (IDIS). The eCon Planning Suite pre-populates the most up-to-date housing and economic data available to assist jurisdictions identify funding priorities in the Consolidated Plan and Annual Action Plan. Highlights of this assessment are provided in this section.



## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

According to the 2010-2014 5-Year American Community Survey, Collier County is home to 334,474 residents living in 126,331 households, as shown in Table 5. Since the 2000 Census, the population grew by 33%, while the number of households expanded at a lower rate of 23%. The County's population growth rate well outpaced that of both the state of Florida (21%) and the U.S. (26%) during that time period. Median household income increased by 16% from \$48,289 in 2000 to \$56,250 in the 2010-2014 ACS. Compared to state and national figures of \$47,212 and \$53,482, respectively, Collier County has a higher median income.

Demographics	Base Year: 2000	Most Recent Year: 2014	% Change
Population	251,377	334,474	33%
Households	102,973	126,331	23%
Median Income	\$48,289	\$56,250	16%

**Table 5 - Housing Needs Assessment Demographics**

Data Source: 2000 Census (Base Year), 2010-2014 ACS (Most Recent Year)

### Number of Households Table

Table 6 identifies income levels for a variety of household types, including small families (2-4 members) large families (5 or more members), households with young children, and households with seniors. As shown, 45,010 households in Collier County have low or moderate incomes (under 80% of HUD Area Median Family Income (HAMFI)), and together they comprise 37% of the County's households. Looking at income level by household type shows that over half of large family households are low or moderate income (57% or 4,430 households), as are over half of households with one or more children under 6 (55% or 7,215 households). Of households with someone age 75 or over, 41% (or 10,311 households) are low or moderate income. Small families have the lowest share with low and moderate incomes at 29% (21,100 households).

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	12,000	12,785	20,225	12,120	63,805
Small Family Households *	4,655	5,755	10,690	7,090	45,555
Large Family Households *	1,130	1,560	1,740	805	2,565
Household contains at least one person 62-74 years of age	2,705	2,982	5,455	3,345	22,250
Household contains at least one person age 75 or older	2,656	3,135	4,520	2,385	12,675

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Households with one or more children 6 years old or younger *	1,895	2,390	2,930	1,439	4,475
* the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

Data 2008-2012 CHAS Tables 5, 7, and 13  
Source:

### Housing Needs Summary Tables

Housing needs by tenure and household income are provided in tables 7 through 12, with a discussion following. HUD defines four housing needs that are quantified in the proceeding tables:

1. Housing units lacking complete kitchen facilities;
2. Housing units lacking completed plumbing facilities;
3. Overcrowded households (households with more than one person per room); and
4. Cost burdened households (households spending more than 30% of their monthly income on monthly housing costs, including utilities).

Additionally, HUD identifies the following four severe housing needs:

1. Housing units lacking complete kitchen facilities;
2. Housing units lacking complete plumbing facilities;
3. Severely overcrowded households (households with more than 1.5 persons per room);  
and
4. Severe cost burdened households (households spending more than 50% of their monthly income on monthly housing costs, including utilities).

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	165	110	40	85	400	105	35	130	35	305
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	300	135	70	30	535	110	120	80	30	340
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	470	495	360	75	1,400	180	325	260	165	930
Housing cost burden greater than 50% of income (and none of the above problems)	3,225	1,630	990	275	6,120	4,055	3,410	3,635	1,670	12,770

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	335	1,815	3,600	865	6,615	515	1,800	3,440	1,985	7,740
Zero/negative Income (and none of the above problems)	620	0	0	0	620	970	0	0	0	970

**Table 7 – Housing Problems Table**

Data 2008-2012 CHAS Table 3  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	4,160	2,370	1,460	465	8,455	4,450	3,890	4,105	1,900	14,345
Having none of four housing problems	840	2,655	5,535	2,915	11,945	965	3,870	9,125	6,840	20,800
Household has negative income, but none of the other housing problems	620	0	0	0	620	970	0	0	0	970

**Table 8 – Housing Problems 2**

Data 2008-2012 CHAS Table 2  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,770	1,870	1,960	5,600	995	1,140	2,295	4,430
Large Related	545	500	325	1,370	415	645	530	1,590
Elderly	930	550	885	2,365	2,620	3,165	3,715	9,500
Other	1,060	1,005	1,505	3,570	895	630	770	2,295
Total need by income	4,305	3,925	4,675	12,905	4,925	5,580	7,310	17,815

Table 9 – Cost Burden > 30%

Data 2008-2012 CHAS Table 7  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,645	600	410	2,655	930	860	1,355	3,145
Large Related	405	125	20	550	250	335	135	720
Elderly	705	450	345	1,500	2,280	1,845	1,705	5,830
Other	1,030	580	215	1,825	815	475	475	1,765
Total need by income	3,785	1,755	990	6,530	4,275	3,515	3,670	11,460

Table 10 – Cost Burden > 50%

Data 2008-2012 CHAS Table 7  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	680	485	380	85	1,630	280	300	265	115	960
Multiple, unrelated family households	85	115	50	25	275	15	165	100	90	370

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	10	35	0	0	45	0	0	0	0	0
Total need by income	775	635	430	110	1,950	295	465	365	205	1,330

**Table 11 – Crowding Information – 1/2**

Data Source: 2008-2012 CHAS Table 10

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

**Table 12 – Crowding Information – 2/2**

**Describe the number and type of single person households in need of housing assistance.**

Estimates of the number of single person households in need of housing assistance are not available for Collier County. In Tables 9 and 10 above, non-elderly single person households are included in the “other” households category, along with non-family households, such as roommates or non-married partner households. Table 9 shows that there are an estimated 3,570 “other” renter households and 2,295 “other” owner households with low or moderate incomes who spend more than 30% of their income on housing. Of these, 51% of renter households and 77% of owner households are also severely cost burdened, meaning that they spend over 50% of their income on housing.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

According to the 2010-2014 5-Year American Community Survey, there are an estimated 37,892 disabled persons in Collier County, comprising about 11% of its population. While housing need is not estimated for the disabled population, the ACS does provide poverty rates by disability status, which can serve as an indicator of potential need, given that households with lower incomes are more likely to have a housing problem. For persons age 18 to 64, 25% of the disabled population (3,319 persons) is impoverished, compared to 13% of the non-disabled population. For seniors, the poverty rate of disabled persons is 9% (1,983 persons) compared to 6% for those

without a disability. Thus, poverty rates suggest that disabled adults in Collier County would be more likely to have difficulty affording housing than their non-disabled counterparts. Additionally, a limited supply of accessible housing, the cost of making needed modifications, and the limited availability of supportive housing for persons with developmental or substance abuse disabilities represent housing needs for the County's disabled population.

The County does not have data available to estimate the number of persons or households who are victims of domestic violence, dating violence, sexual assault, or stalking who are in need of housing assistance. Input from housing and homeless services providers, however, indicates a continued need for housing for domestic violence victims in Collier County. As evidence of this need, in its last fiscal year, the Shelter for Abused Women and Children in Naples answered more than 2,400 Crisis Hotline calls, sheltered 481 adults and children, provided over 30,000 hours of counseling, and provided education regarding domestic abuse to more than 20,000 professionals and community members.

### **What are the most common housing problems?**

As shown in Table 7, a total of 15,070 renter households and 22,085 owner households with incomes at or below the area median experience one or more housing problems. Comparing these numbers with the total households at that income level (as provided in Table 6) indicates that 65% have one or more housing needs. At low and moderate incomes (at or below 80% AMI), there are 31,940 households with needs, which represents 71% of total low and moderate income households.

By far the most common housing problems in Collier County for both owners and renters are cost burdening and severe cost burdening. Table 9 reveals that 12,905 low and moderate income renter households spend more than 30% of their income on housing, as do 17,815 low and moderate income owner households. Taken together, there are 30,720 cost burdened households with incomes below 80% AMI, constituting 68% of that income group. Of these, 17,990 households have a severe cost burden (6,530 renters and 11,460 owners), comprising 40% of total low and moderate income households, as Table 10 displays.

Crowding (more than one person per room) affects 1,840 renters and 1,125 owners with low and moderate incomes, or 7% of all households in that income group (Table 11), a considerably lower share than are affected by cost burdens or severe cost burdens.

Substandard housing (lacking complete plumbing or kitchen facilities) affects the smallest number of low and moderate income households in Collier County: 315 renters and 270 owners, or 1% of all households with incomes under 80% AMI, according to Table 7.

### **Are any populations/household types more affected than others by these problems?**

Overall, owners make up a larger share of the low and moderate income population with housing problems than renters (57% versus 43%), not surprising considering that the large majority of households in Collier County own their homes. Renters, however, are more likely than owners to be affected by housing needs – of low and moderate income groups, 78% of renter households have a housing problem, compared to 67% of owners.

Looking at specific housing needs shows that the number of low and moderate income renters living in substandard housing (315) is 1.2 times the number of owners doing so (270). Likewise, at low and moderate incomes, the number of crowded renters (1,840) is 1.6 times the number of overcrowded owners (1,125). In contrast, for affordability problems, owners make up larger proportions of low and moderate income households with needs. The number of cost burdened owners (17,815) is 1.4 times that of renters (12,905), and the number of severely cost burdened owners (11,460) is 1.8 times that of renters (6,530).

For owners, households in the 50-80% AMI income bracket make up the largest share of cost burdened households at 41%. Just under one third of (31%) are in the 30-50% AMI group, and 28% have incomes under 30% AMI. In contrast, cost burdened renters are relatively evenly distributed by income: 33% have incomes below 30% AMI, 30% have incomes from 30-50% AMI, and 36% have incomes from 50-80% AMI. Looking at severe cost burdens only, need is much more concentrated in the lowest income group. More than half (58%) of severely cost burdened renters have extremely low incomes, as do 37% of severely cost burdened owners.

Looking at needs by household types, small families (2 to 4 persons) make up the largest share of low and moderate income renters with a cost burden at 43%, although they constitute only one-quarter (25%) of cost burdened owners. Comparing data in Table 9 with total households by type in Table 6 shows that 48% of low and moderate income small families are cost burdened. While they make up relatively small shares of the needs population, 67% of large families (5 or more persons) are cost burdened.

For owners with a cost burden, the largest share are elderly households (53%), likely reflecting the difficulty many seniors face in continuing to pay housing costs such as utilities and taxes following retirement, even if they no longer have mortgages.

Finally, overcrowded renter and owner households are more likely to be single family households than multiple, unrelated families. The former make up 84% of overcrowded low and moderate income renter households and 75% of similar owner households. Multiple, unrelated family households constitute 14% of overcrowded renters and 25% of overcrowded owners. However, given that the vast majority of Collier County households are single families, overcrowding is



much more likely to affect unrelated families sharing a home (i.e., “doubling up”), particularly for owners.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Individuals with an imminent risk of residing in shelter or becoming unsheltered typically have a combination of financial factors present in their lives: lack of living wage jobs, rent that is more than 30 or 50 percent of their income, and high childcare, medical, or transportation costs. In addition to these factors, individuals living at risk of homelessness often have additional issues present such as family conflicts, domestic violence, doubling up with family members or friends, housing with code or safety violations, household members with a disability, criminal history, history of mental health issues or substance abuse, difficulty navigating systems to access public benefits or community based services, and prior experience with homelessness.

For formerly homeless families and individuals receiving rapid re-housing assistance but nearing the termination of that assistance, key needs include access to Social Security disability and other benefits; stable employment or access to mainstream job training, employment, and education programs; linkages to health and mental health services; convenient access to affordable childcare and transportation; and continued case management and supportive services.

**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:**

Collier County does not prepare estimates of its at-risk population. The Collier County Hunger and Homeless Coalition’s 2014 Point-in-Time Count of homeless persons identified 251 persons at risk of homelessness. This included people staying temporarily with family or friends, in a hotel or motel, or sharing a home on a more or less permanent basis with another family, often living in crowded or inadequate conditions.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Low incomes and high housing cost burdens are two housing characteristic linked with instability and an increased risk of homelessness. Renters with incomes under 30% AMI and housing costs burdens over 50% are at risk of homelessness, especially if they experience a destabilizing event such as a job loss, reduction in hours, or medical emergency/condition. Additionally, families or

individuals doubling up with other, unrelated households are at an increased risk of homelessness. In Collier County, there are 3,785 extremely low income renter households (under 30% AMI) spending more than 50% of their income on housing. Collier County also has 645 households comprised of multiple, unrelated families living together in overcrowded conditions.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

According to HUD, a disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Tables 13 through 16 identify the number of households experiencing one or more of the four housing problems by householder race and ethnicity and income level. The four housing problems include: (1) cost burden (paying more than 30% of income for housing and utilities); (2) overcrowding (more than one person per room); (3) lacking complete kitchen facilities; and (4) lacking complete plumbing facilities. Income classifications include extremely low income (under 30% of Area Median Income (AMI)); low income (30-50% AMI); moderate income (50-80% AMI); and middle income (80-100% AMI).

### 0%-30% of Area Median Income

At extremely low incomes, 79% of households in Collier County have one or more housing problems (9,420, as shown in Table 13). Whites are somewhat less likely to experience a housing need (74%), while African Americans, Asians, and Hispanics are more so (85-87%). No group has a disproportionately greater need than the jurisdiction as a whole.

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,420	954	1,589
White	5,525	690	1,230
Black / African American	1,155	55	145
Asian	65	10	0
American Indian, Alaska Native	15	4	4
Pacific Islander	0	0	0
Hispanic	2,660	195	210

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2008-2012 CHAS Table 1  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Over three-quarters of households with incomes from 30 to 50% AMI have one or more housing problems (77% or 9,800 households). Whites face housing problems at a somewhat lower rate (72%), while other racial/ethnic groups face needs at a higher rate than the jurisdiction as a whole. Three groups have a disproportionately greater rate of housing problems: 88% of African American households have one or more housing needs, as do 91% of Asian households and 100% of the 35 American Indians/Alaska Natives.

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,800	2,915	0
White	5,650	2,200	0
Black / African American	965	135	0
Asian	40	4	0
American Indian, Alaska Native	35	0	0
Pacific Islander	0	0	0
Hispanic	3,110	545	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2008-2012 CHAS Table 1  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Of the 20,046 Collier County households with moderate incomes, 62% have at least one housing problem. As in other income groups, moderate income Whites face housing needs at a somewhat lower proportion than the county overall (59%), while African Americans and Hispanics have higher rate of housing problems (71% and 69%, respectively). Two groups have a disproportionately higher incidence of housing need – Asians (85% or 235 households) and American Indians/Alaska Natives (100% or 10 households).

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,511	7,535	0
White	8,710	5,960	0
Black / African American	770	310	0
Asian	235	40	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	2,786	1,225	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2008-2012 CHAS Table 1  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Two-fifths (43%) of middle-income households in Collier County have at least one housing problem (5,204 households). One racial group has a disproportionate need – of the 30 middle-income Pacific Islander households, all have one or more housing needs.

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,204	6,829	0
White	3,970	5,085	0
Black / African American	225	315	0
Asian	35	65	0
American Indian, Alaska Native	4	19	0
Pacific Islander	30	0	0
Hispanic	940	1,345	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2008-2012 CHAS Table 1  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## **Discussion**

Overall, CHAS data regarding housing problems by income level and race/ethnicity show that need is more common at low incomes – 79% of extremely low and 77% of low income households face one or more housing problems. At moderate incomes, that rate falls to 62%, and at middle incomes, to 43%.

Six groups experience a disproportionately greater incidence of housing needs than the county as a whole. They include low income (30-50% AMI) African American households (of whom 88% face a housing problem), Asian households (91%), and American Indian/Alaska Native households (100%), compared to 77% of the jurisdiction as a whole. At moderate incomes (50-80% AMI), Asian and American Indians/Alaska Natives face a disproportionate need (85% and 100%, respectively, compared to 62% for the jurisdiction as a whole. Finally, at middle incomes, 100% of Pacific Islander households face needs, well above the countywide rate of 43%.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

This section examines *severe* housing needs by income level and householder race and ethnicity. Like in the preceding analysis, this section uses HUD’s definition of disproportionately greater need, which occurs when members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Tables 17 through 20 identify the number of households experiencing one or more of the severe housing problems include: (1) severe cost burden (paying more than 50% of income for housing and utilities); (2) severe overcrowding (more than 1.5 persons per room); (3) lacking complete kitchen facilities; and (4) lacking complete plumbing facilities. Income classification include extremely low income (under 30% of Area Median Income); low income (30-50% AMI); moderate income (50-80% AMI); and middle income (80-100% AMI).

### 0%-30% of Area Median Income

At extremely low incomes, 72% of households in Collier County experience a severe housing problem (8,570 households). About two-thirds of Whites have a severe housing need (68%), as do 77% of African Americans and 79% of Hispanics. Asian households face severe housing problems at a disproportionately greater rate (87% or 65 households).

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,570	1,799	1,589
White	5,035	1,185	1,230
Black / African American	1,050	160	145
Asian	65	10	0
American Indian, Alaska Native	15	4	4
Pacific Islander	0	0	0
Hispanic	2,405	440	210

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2008-2012 CHAS Table 2

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 30%-50% of Area Median Income

At low incomes (30-50% AMI), half of all Collier County households have a severe housing problem (49% or 6,290 households). Whites, Hispanics, and African Americans face severe housing problems at rates relatively close to that of the county (48% to 55%). American Indians/ Alaska Natives have a disproportionately high rate of severe housing needs – 100% of the 35 households have one or more severe housing needs.

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,209	6,474	0
White	3,795	4,055	0
Black / African American	605	495	0
Asian	14	29	0
American Indian, Alaska Native	35	0	0
Pacific Islander	0	0	0
Hispanic	1,760	1,895	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2008-2012 CHAS Table 2  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 50%-80% of Area Median Income

About one-quarter (27%) of moderate income households have one or more severe housing needs (5,480 households). At this income level, two racial/ethnic groups have disproportionately high rates of severe housing needs: African Americans (39% or 415 households) and Asians (44% or 120 households).



<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	5,480	14,550	0
White	3,635	11,030	0
Black / African American	415	660	0
Asian	120	150	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	1,310	2,700	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2008-2012 CHAS Table 2

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 80%-100% of Area Median Income

At middle incomes, one-fifth of households have a severe housing problem (20% or 2,370 households). Two groups have a disproportionately high rate of severe housing needs: Asians (30% or 30 households) and Pacific Islanders (100% or 30 households).

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,370	9,680	0
White	1,755	7,300	0
Black / African American	35	505	0
Asian	30	70	0
American Indian, Alaska Native	0	35	0
Pacific Islander	30	0	0
Hispanic	520	1,770	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2008-2012 CHAS Table 2

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## **Discussion**

Overall, severe housing problems are most acute at lower income levels. Nearly three-quarters (72%) of Collier County households with incomes below 30% AMI face a severe need, as do 49% in the 30-50% AMI income range. As incomes increase, rates of severe housing problems lessen, dropping to 27% at the 50-80% AMI income level and 20% at the 80-100% AMI level.

Asian households face disproportionately high rate of severe housing needs at three income levels: extremely low, moderate, and middle incomes. Three other racial/ethnic groups are disproportionately affected by severe housing needs, including low income American Indians/Alaska Natives, moderate income African Americans, and middle income Pacific Islanders.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

While the preceding sections assessed all housing and severe housing problems by race and ethnicity, Table 21 focuses only on what share of their income households spend on housing. Data is broken down into groups spending less than 30% of income on housing costs, those paying between 30 and 50% (i.e., with a cost burden), and those paying over 50% (i.e., with a severe cost burden). The final column, “no/negative income,” identifies households without an income, from whom cost of housing as a share of income was not calculated. Note that no more than three percent of households in any racial or ethnic group has no or negative income.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	70,530	24,859	23,190	1,729
White	59,995	18,370	17,030	1,265
Black / African American	1,830	1,495	1,455	145
Asian	505	200	245	0
American Indian, Alaska Native	135	14	50	4
Pacific Islander	30	0	0	0
Hispanic	8,035	4,780	4,410	315

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data 2008-2012 CHAS Table 9  
Source:

### Discussion:

As Table 21 shows, 21% of households in Collier County spend between 30 and 50% of their income on housing costs. African American and Latino households are more likely to spend within this range when compared to the jurisdiction overall (30% and 27%, respectively). No racial or ethnic group is disproportionately likely to fall within this category.

Countywide, 19% of households spend over 50% of their income on housing costs. Rates of severe cost burdening by race and ethnicity range from 18% for Whites to 30% for African Americans, not including Pacific Islander households, of whom zero face severe cost burdens.

African Americans are the only group to face a disproportionately high rate of severe cost burdening (30% versus 19% for the jurisdiction as a whole).

Combining the 30-50% and over 50% cost ranges shows that there is a total of 48,049 cost burdened households in Collier County, which constitutes 40% of the county's total households. By race and ethnicity, rates of cost burdening range from 32% for American Indians/Alaska Natives to 60% for African Americans. Two groups are disproportionately likely to be cost burdened: African Americans (60% or 2,950 households) and Hispanics (52% or 9,190 households).

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Tables 13 through 21 identify several instances of disproportionately greater need, which are summarized below:

- Of the nine income and need categories examined, Asian households are disproportionately affected by housing needs in five of them. They are disproportionately likely to face a housing need at the 30-50% AMI and the 50-80% AMI income levels. They are disproportionately likely to face a severe housing need at the 0-30% AMI, 50-80% AMI, and 80-100% AMI income levels.
- African American households face disproportionate rates of housing problems in three instances: housing cost burdens at the 30-50% AMI income level, severe cost burdens at the 50-80% AMI income level, and cost burdens/severe cost burdens regardless of income.
- American Indian/Alaska Native households with incomes from 30 to 50% AMI and from 50 to 80% AMI are disproportionately likely to face a housing need; households in the former income category are also disproportionately likely to face a severe housing need.
- Pacific Islander households have a disproportionate rate of housing needs and severe housing needs at middle incomes (80 to 100% AMI).
- Looking at all households regardless of income, Latino households are disproportionately likely to spend more than 30% of their income on housing costs. Over one-half (52%) of Hispanic households pay over 30%, compared to 40% of all households jurisdiction-wide.

### **If they have needs not identified above, what are those needs?**

Stakeholder input shows that, in addition to housing needs, low and moderate income households are also more likely to face difficulties affording transportation and childcare costs. For low incomes households without a car, transit access and hours may impact their ability to obtain and keep employment. Additionally, low and moderate income disabled persons may face difficulty affording paratransit service.

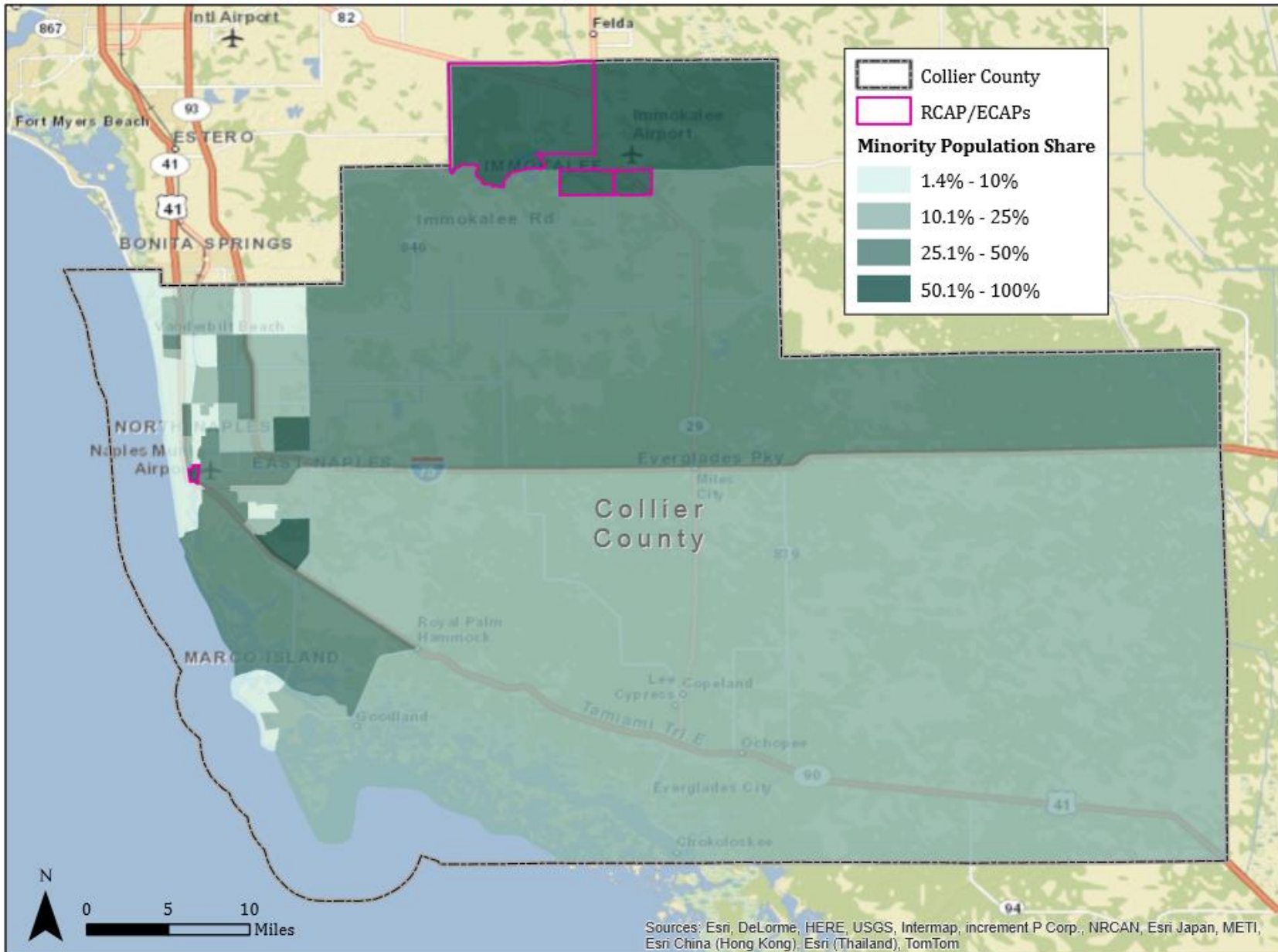
**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

According to the 2010 Census, Collier County's minority population (including African American, Latino, Asian, Pacific Islander, and Native American/Alaska Native residents) is most heavily concentrated in five census tracts in the Immokalee area, where minority residents constitute over 90% of the population. The majority of the residents in these tracts are Latino, and the second largest share are African American.

Six other tracts have minority population shares above 50%. They include four tracts in Golden Gate, one in Naples Manor, and one in Naples near the Gordon River Apartments. In the census tract that includes the Gordon River Apartments, the majority of residents are African American; in the remaining tracts, Latinos make up the largest share.

The map on the following page identifies minority population by census tract for Collier County. It also shows racially and ethnically concentrated areas of poverty (RCAP/ECAPs). HUD defines RCAP/ECAPs as areas with minority population shares above 50% and poverty rates over 40%.

# Minority Share of the Population in Collier County, 2010



Source: 2010 U.S. Census SF1, Table P5

## NA-35 Public Housing – 91.205(b)

### Introduction

The Collier County Housing Authority (CCHA) is an independent authority established under state law and is separate from the general control of the County. The mission of the CCHA is to offer a choice of decent safe and diverse affordable housing, with opportunity for low- income households to achieve economic independence in living environments free from discrimination. The Authority fulfills this mission by offering a variety of subsidized housing options to low-income residents of Collier County. These options include 641 units of farmworker housing funded by the U.S. Department of Agriculture (USDA), the administration of 466 Housing Choice Vouchers, and management of 30 units of senior housing in Immokalee. Unlike most public housing authorities, the CCHA has no HUD-funded public housing units.

In CCHA’s 2014-2019 Five Year PHA Plan, the organization describes these six goals:

1. Expand the Supply of Assisted Housing
2. Improve the Quality of Assisted Housing
3. Increase Assisted Housing Choices
4. Provide an Improved Living Environment
5. Promote Self Sufficiency and Personal Development of Assisted Households
6. Ensure Equal Opportunity and Affirmatively Further Fair Housing

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	440	0	438	1	1	0

**Table 22 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)



## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	12,798	0	12,791	17,509	11,088
Average length of stay	0	0	0	6	0	6	1	8
Average Household size	0	0	0	2	0	2	3	1
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	161	0	160	0	1
# of Disabled Families	0	0	0	105	0	104	1	0
# of Families requesting accessibility features	0	0	0	N/A	N/A	N/A	N/A	N/A
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	276	0	274	1	1	0
Black/African American	0	0	0	162	0	162	0	0	0
Asian	0	0	0	1	0	1	0	0	0
American Indian/Alaska Native	0	0	0	1	0	1	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	176	0	176	0	0	0
Not Hispanic	0	0	0	264	0	262	1	1	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Of the CCHA's 440 Housing Choice Voucher holders, 105 (24%) were disabled and 161 (37%) were over the age of 62 according to the HUD PIC data displayed in the tables above. These resident characteristics indicate a significant need for accessible housing units. When interviewed for input related to this plan, CCHA staff underscored this need, characterizing the existing housing stock in the County as having very few accessible units. Another need of people with disabilities who may be CCHA residents or on the waiting list is transportation. Enhanced paratransit and regular bus service would assist these residents in being better able to access services.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The most immediate needs of CCHA's clients are for more affordable housing options, transportation, and childcare. Despite the Housing Choice Vouchers and farmworker housing available through CCHA, there are approximately 1,000 applicants on the voucher waiting list and the list is closed. Rents in the private market are increasing and vouchers cannot keep pace, causing even those with vouchers to have difficulty finding affordable housing.

Transportation, both paratransit and regular bus service is an additional need. Routes and hours are limited, making it difficult for voucher holders to access or maintain employment.

There are a few programs in the area that provide assistance with the cost of childcare, which is necessary for parents of young children who need to work or look for work. These existing programs work well, but cannot meet the high level of need.

**How do these needs compare to the housing needs of the population at large**

The needs of public housing residents and housing choice voucher holders are largely consistent with the needs of the low- and moderate-income population at large. In the general population, tenants are concerned about the quality and affordability of their existing housing. Without the housing subsidies and other supports provided by CCHA, some of the affordability issues faced by the general population are even more acute.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

This section provides an assessment of Collier County's homeless population and their needs. Data is provided by the Hunger and Homeless Coalition's 2014 and 2015 Point in Time Counts (PITC) of sheltered and unsheltered homeless persons in Collier County.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

The Collier County Hunger and Homeless Coalition conducts an annual Point-in-Time Count of homeless persons in Collier County in January of each year. The most recent count for which data is available was conducted overnight from January 29 to January 30, 2015. Volunteers for the count included members of the civic and business community, homeless and formerly homeless individuals, and CoC member agency staff. Volunteers attended a training session the week prior to the count.

The table that follows provides the results of the Hunger and Homeless Coalition's 2014 and 2015 Point-in-Time Counts. As shown, there were 389 homeless persons counted in 2015, up from 261 persons in 2014. The majority were in emergency shelters (211 persons or 54%) or transitional housing (134 persons or 34%). Forty-four people (11%) were unsheltered.

In 2015, chronically homeless individuals made up 8% of the homeless count (32 individuals). Veterans constituted only 1% (5 persons), down from 6% (23 persons) in 2014. As of 2015, the largest share of homeless persons were either persons with chronic substance abuse issues (31%), adults with disabilities (26%), and/or victims of domestic violence (23%). These numbers echo stakeholder input, which indicated a need for housing with supportive services for both persons with disabilities and persons with substance abuse issues.

Youth made up a significant share of Collier County's homeless population – 29% in 2015. The majority of homeless youth were in families (63 children or 16% of the total homeless population); the remaining 49 were either unaccompanied youth or members of youth-parented households. In addition to the Point-in-Time Counts, homeless youth are also counted by the public schools' liaison for homeless education, who reported serving 592 homeless students from the start of the school year through January 29, 2015. In addition to children who met HUD's definition of homeless, this count also includes children in families doubling-up with another household, unaccompanied youth staying with friends or family, and children awaiting foster care placement.

## Nature and Extent of Homelessness

	2014 Point-in-Time Count		2015 Point-in-Time Count	
	Number	Share of Total	Number	Share of Total
<b>Total</b>	<b>361</b>	<b>100%</b>	<b>389</b>	<b>100%</b>
<b>Homeless Status</b>				
Emergency Shelter	198	55%	211	54%
Transitional Housing	128	35%	134	34%
Unsheltered	35	10%	44	11%
<b>Subpopulations</b>				
Veterans	23	6%	5	1%
Adults with Disabilities	103	29%	103	26%
Chronically Homeless	32	9%	32	8%
Serious Mental Illness	25	7%	33	8%
Chronic Substance Abuse	159	44%	121	31%
HIV/AIDS	0	0%	3	1%
Victims of Domestic Violence	77	21%	90	23%
<b>Children and Youth</b>				
Children in Families			63	16%
Unaccompanied Youth			31	8%
Under age 18			4	1%
Age 18 to 24			27	7%
Parenting Youth			18	5%
Under age 18			1	0%
Age 18 to 24			7	2%
Children with parenting youth			10	3%

**Table 26 – Collier County Point-in-Time Homeless Counts**

**Data Source:** Collier County Hunger and Homeless Coalition, *2015 Point-in-Time Count of Homeless in Collier County* and *2014 Point-in-Time Count*

### Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

While the Point-in-Time Counts did not include the number of families with children in need of housing assistance, the 2015 count did record the number of children living in homeless families. Roughly one-in-six homeless people in Collier County were children living in families, indicating a significant need for housing assistance for homeless families and youth. Also, about one-quarter (23%) of Collier County’s homeless population were victims of domestic violence, which may include families consisting of women and their children.

Veteran homelessness fell from 23 in 2014 to 5 in 2015. Overall, veterans made up a very small share of Collier County's homeless population as of 2015 at only 1%.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

The Point-in-Time Counts for Collier County prepared by the Hunger and Homeless Coalition did not include data regarding the race and ethnicity of persons included in the homeless count.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

As of the 2015 count, the large majority of Collier County's homeless population was sheltered (88%), with 11% unsheltered. Of the sheltered population, most (61%) were in an emergency shelter. This breakdown is roughly unchanged from 2014.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

This section will discuss the characteristics and needs of persons in various subpopulations of Collier County who are not homeless but may require supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental) persons with HIV/AIDS and their families, persons with alcohol or drug addiction, victims of domestic violence, and persons with a criminal record and their families.

### **Describe the characteristics of special needs populations in your community:**

According to the 2014 ACS 5- year estimates, 74,235 (23.1%) Collier County residents were elderly (60+), and 46,430 (14.4%) residents were frail elderly (75+), with 37.5%, or over one-third of the County's population being elderly or frail elderly. There were 37,892 (11.4%) persons with disabilities in Collier County, 24.5 %, approximately a quarter, of which are elderly residents.

HIV/AIDS diagnosis have been high for the state of Florida and minority populations have proven especially vulnerable, with Florida having the 3rd highest rate of Blacks diagnosed and the 4th highest rate for Latinos nationally. The AIDS Network reports that in 2007 there were 1,357 cases of HIV/AIDS in Collier County with 60% of those diagnosed being racial and ethnic minorities and 55% of the diagnosed residing in Naples and 45% residing in Immokalee. According to the National Center for HIV/AIDS, Viral Hepatitis, STD, and TB Prevention in 2015, there were 860 HIV/AIDS cases in Collier County and a prevalence rate of 309.

An annual survey sponsored by the U.S. Substance Abuse and Mental Health Services Administration (SAMHSA) provides the primary source of information on the use of illicit drugs and alcohol among non-institutionalized persons aged 12 years old or older.<sup>1</sup> In 2011, an estimated 20.6 million persons in the U.S. were classified with substance dependence or abuse in the past year (8.0 percent of the population aged 12 or older). Of these, 2.6 million were classified with dependence or abuse of both alcohol and illicit drugs, 3.9 million had dependence or abuse of illicit drugs but not alcohol, and 14.1 million had dependence or abuse of alcohol but not illicit drugs. In 2011, the rate of substance dependence or abuse for persons aged 12 or older in the South was 7.0 percent.

---

<sup>1</sup> Substance Abuse and Mental Health Services Administration, *Results from the 2011 National Survey on Drug Use and Health: Summary of National Findings*, NSDUH Series H-44, HHS Publication No. (SMA) 12-4713. Rockville, MD: Substance Abuse and Mental Health Services Administration, 2012.

The 2013 Florida Behavioral Risk Factor Surveillance System indicates that Collier County adults have a higher rate of heavy or binge drinking (18.1%) compared to the state average (17.6%). Data from Collier County Medical Examiner's Office suggests that adult prescription drug misuse is an issue in the County. In 2013, the Collier County Medical Examiner's Office identified 42 overdose deaths, 40 (95%) of which had prescription or illegal drugs and/or alcohol in their system. Of the 40 substance-related deaths, over half (57%) were between the ages of 30-59, 97% were Caucasian, and 60 % were males. Additionally, 90% of cases involved prescription drugs, while 22% involved a combination of both prescription drugs and alcohol.

According to the Collier County Sheriff's Office in 2006, there were 1,822 reported cases of domestic violence in the County.

Persons with a criminal background and their families also have been identified as a special needs subpopulation in Collier County in terms of requiring assistive services for housing, employment, and other social services. Arrest record data from the County and Drug Free Collier indicates more than 1,340 arrests for drug related offenses in the past two years.

**What are the housing and supportive service needs of these populations and how are these needs determined?**

The primary housing and supportive needs of these subpopulations (the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS and their families, persons with alcohol or drug addiction, victims of domestic violence, and persons with a criminal record and their families) were determined by input from both service providers and the public through the survey, public meetings, and stakeholder interviews. These needs include affordable, safe housing opportunities in areas with access to transportation and paratransit, commercial and job centers, and social services including counseling, case management, and subsidies for childcare, and for education regarding fair housing rights and actions that can be taken in the event those rights are violated. Persons with disabilities often require accessible features and ground floor housing units and use of supportive/therapeutic animals. Victims of domestic violence need safe housing, removal of barriers to relocation, and protection from perpetrators. Persons with criminal records and their families may be disqualified from public housing or Section 8 rental assistance, and accordingly, assistance with housing for low-income members of this subpopulation must be provided by other nongovernmental organizations. Interviews with stakeholders and residents indicated that residents with alcohol and substance abuse histories, as well as, victims of domestic violence may have criminal records.



## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

The top needs for public facilities in Collier County are community centers, health care facilities, and public safety stations/offices. In the course of the engagement with residents and stakeholders relative to this plan, many described a need for more opportunities for social interaction for seniors and activities for youth and children. Presumably, community centers and similar facilities would be necessary in order to provide these types of services. The lack of affordable, accessible healthcare services was also frequently mentioned. Many physicians, doctors, and other health providers serving the county are said to offer concierge-based services in which patients pay premium fees in order to receive a higher level of service and access to their providers. These concierge-based practices do not typically accept Medicare or Medicaid patients. As a result, many low- and moderate-income residents expressed a need for healthcare facilities providing services at lower cost. Public safety facilities, such as fire, police or emergency management facilities were also described by residents as significant public facility needs.

### **How were these needs determined?**

In the public survey conducted as part of this plan development process, respondents were asked to rank public facility needs in the County as high, moderate, or low need. The top three needs ranked as high need were community centers (ranked high by 57.3% of respondents), health care facilities (48.2%), and public safety officers (46.3%).

### **Describe the jurisdiction’s need for Public Improvements:**

Demolition or redevelopment of blighted properties was seen by Collier County residents as an important need. Additionally, the Collier Metropolitan Planning Organization (MPO) has undertaken several subarea studies of bicycle and pedestrian mobility in communities throughout the County. Though only a few individual communities have been studied to date, the MPO reports have indicated significant needs for sidewalks, bike lanes, and pedestrian safety improvements. For example, in Naples Manor, the MPO report graded the community with an overall level of service of D. Of 31 streets in the community, only one had sidewalks on both sides of the road. The proximity of Lely High School and Parkside Elementary School to the area heighten the need for public improvements. Improved street lighting and the addition of street furniture, such as benches and signs, was often a frequent recommendation as well. Similar findings were contained in a separate MPO report on the Immokalee area.

### **How were these needs determined?**

Over 35% of respondents to the public survey rated demolition or redevelopment of blighted properties as a high need. Another 42% of respondents rated this a moderate need. Needs for sidewalk, street lighting, and street furniture were determined based on a review of prior studies conducted by the Collier Metropolitan Planning Organization. County staff in the Growth Management Department confirmed these as needs.

### **Describe the jurisdiction's need for Public Services:**

One-half or more of survey respondents identified the following public services as high needs: medical and dental services, senior services, youth services, housing counseling, and employment training. In addition to these, a need for a great variety of other public services has been articulated by residents and stakeholders throughout the county who participated in interviews, public meetings, or focus groups with the planning team. These include the following:

- Legal assistance
- Fair housing education & enforcement
- Supportive services for housing stability
- Memory care for people with dementia
- Transportation assistance
- Accessible transportation for people with disabilities
- Substance abuse counseling
- Financial literacy
- English language classes (ESL)
- Childcare subsidies
- Child abuse prevention
- Domestic violence prevention
- Food banks and community meals

### **How were these needs determined?**

These public service needs were determined through analysis of public survey responses, through numerous consultations with key community stakeholders, and public comments at meetings and focus groups.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

While housing choices can be fundamentally limited by household income and purchasing power, the lack of affordable housing can be a significant hardship for low-income households preventing them from meeting their other basic needs. Stakeholders and residents reported housing affordability for low-income and moderate-income to be an issue throughout the County with areas of East Naples being in need of increased affordability housing opportunities. According to 2010-2014 ACS estimates housing costs have increased for both owners and renters in the past twelve years.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

This section explores the number and types of housing units in Collier County and whether or not the number of available units is sufficient to meet housing demand for the County.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	81,292	41%
1-unit, attached structure	10,565	5%
2-4 units	21,186	11%
5-19 units	40,898	20%
20 or more units	35,169	18%
Mobile Home, boat, RV, van, etc	10,708	5%
<b>Total</b>	<b>199,818</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

Data Source: 2010-2014 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	144	0%	989	3%
1 bedroom	1,717	2%	5,007	15%
2 bedrooms	30,897	34%	16,254	47%
3 or more bedrooms	59,300	64%	12,023	35%
<b>Total</b>	<b>92,058</b>	<b>100%</b>	<b>34,273</b>	<b>100%</b>

**Table 28 – Unit Size by Tenure**

Data Source: 2010-2014 ACS

### Describe the number and targeting of Units (income and type of family served) of units assisted with federal, state and local programs.

Eligible clients currently assisted under CDBG and HOME Programs by the County's local non-profit agencies must have an annual income that does not exceed 80% of median income.

### Provide an assessment of units expected to be lost from affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Collier County does not anticipate losing any affordable housing units from the public housing inventory during this Consolidated Plan period.

**Does the availability of housing units meet the needs of the population?**

While the County has a large housing supply of nearly 200,000 units, there is a significant disconnect between the supply of the housing units and the location, price, and quality of the housing units. Many of the housing units in Immokalee, and the mobile home units are reported by residents to be of poor or substandard quality.

**Describe the need for specific types of housing**

The County has a specific need for housing units suitable to larger families. Large related households, which are defined as households consisting of 5 or more persons, have a greater percentage of housing need than any other household type. In order to achieve affordability extended families may reside together. The high price and limited supply of larger housing units force many families to either live in overcrowded, smaller units or overpriced, larger homes. Additionally, senior and disabled housing is needed in Collier County as the aging of the population creates an increasing need for housing that is accessible for occupants as well as visitors.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

This section describes housing cost and affordability in Collier County. The median home value in Collier County as increased by 73% in the past 12 years. Rent has increased by 33% in the same time period.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2014	% Change
Median Home Value	\$149,000	\$258,400	73%
Median Contract Rent	\$669	\$889	33%

**Table 29 – Cost of Housing**

Data Source: 2000 Census (Base Year), 2010-2014 ACS (Most Recent Year)

Contract Rent	Number	%
Less than \$500	2,883	8%
\$500-999	17,102	50%
\$1,000-1,499	7,132	21%
\$1,500-1,999	2,463	7%
\$2,000 or more	2,054	6%
No cash rent	2,639	8%
<b>Total</b>	<b>34,273</b>	<b>100%</b>

**Table 30 – Contract Rent**

Data Source: 2010-2014 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	4,250	No Data
50% HAMFI	3,905	14,260
80% HAMFI	17,195	15,590
100% HAMFI	No Data	9,440
<b>Total</b>	<b>25,350</b>	<b>39,290</b>

**Table 31 – Housing Affordability**

Data Source: 2008-2012 CHAS Tables 17A, 17B, 18A, 18B, and 18C

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	691	795	990	1,293	1,592
High HOME Rent	691	795	990	1,196	1,315
Low HOME Rent	637	683	820	946	1,056

**Table 32 – Monthly Rent**

Data Source: 2015 HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

Housing affordability is reported as a key issue in Collier County. Many residents in the workforce including teachers, police officers, nurses, social workers, etc. reported living in nearby counties due to lack of affordable housing. Low-income and moderate-income residents reported doubling up. Over 40% of respondents to the Collier County Community Survey reported exceeding the HUD guideline of 30% on housing costs.

### How is the affordability of housing expected to change considering changes to home values and/or rents?

Many variables influence the demand for affordable housing units such as emerging demographic trends, the incidence of overcrowding, and housing costs. The population growth in Collier County, coupled with an aging population that is likely to be on a fixed-income, also translates into strong demand for new affordable housing units, is expected to increase.

### Rent Comparison

The *Out of Reach* (further cited in the Analysis to Impediments to Fair Housing) report indicates a minimum wage worker must exceed a 40-hour work week to afford the current FMR for a one, two, or three-bedroom apartment.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction:

This section examines the condition of housing in Collier County including the presence of 1 of 4 housing conditions: 1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%. This section also examines the age of housing stock and the risk of lead based paint. According to 2010-2014 ACS estimates, 32% of owner occupied units and 49% of renter occupied units have at least one housing condition.

### Definitions

Collier County's standard condition must meet HUD's Housing Quality Standards (HQS) inspection. The County's definition for substandard condition is a unit which is in poor condition and is both structurally and financially feasible to rehabilitate.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	29,485	32%	16,880	49%
With two selected Conditions	917	1%	2,174	6%
With three selected Conditions	89	0%	19	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	61,567	67%	15,200	44%
<b>Total</b>	<b>92,058</b>	<b>100%</b>	<b>34,273</b>	<b>100%</b>

Table 33 - Condition of Units

Data Source: 2010-2014 ACS Table B25123

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	25,498	28%	8,346	24%
1980-1999	48,197	52%	17,528	51%
1950-1979	17,633	19%	8,054	24%
Before 1950	730	1%	345	1%
<b>Total</b>	<b>92,058</b>	<b>100%</b>	<b>34,273</b>	<b>100%</b>

Table 34 – Year Unit Built

Data Source: 2010-2014 ACS



## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	18,363	20%	8,399	25%
Housing Units build before 1980 with children under 6 present	1,469	2%	1,805	6%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2010-2014 ACS (Total Units) 2008-2012 CHAS Table 13 (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

**Table 36 - Vacant Units**

## Need for Owner and Rental Rehabilitation

The age of the housing stock in Collier County has a significant impact on the housing conditions in the area. Much of the housing stock in Collier County has aged, as evidenced by 19% of owner-occupied housing units and 24% of rental housing units built between 1950 and 1979. As housing ages, maintenance costs increase and can present significant costs for low- and moderate-income homeowners. In addition, older units often need rehabilitation to bring housing up to current code, reduce lead-based paint hazards, and meet current ADA requirements.

## Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Housing conditions can significantly affect public health, and exposure to lead may cause a range of health problems for adults and children. The major source of lead exposure comes from lead-contaminated dust found in deteriorating buildings, including residential properties built before 1978 that contain lead-based paint.

Unfortunately, measuring the exact number of housing units with lead-based paint hazards is difficult. However, risk factors for exposure to lead include housing old enough to have been initially painted with lead-based paint (i.e., pre-1978), households that include young children, and households in poverty. Table 35 identifies the total number of housing units built before 1980, and the total number of renter and owner units built before 1980 that house children under

age 6. As shown, this includes 1,469 owner-occupied units (or 2% of total owner-occupied housing) and 1,805 renter-occupied units (or 6% of total renter-occupied housing) with two risk factors for exposure to lead-based paint.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

This section provides a summary of the public and assisted housing available throughout Collier County. While the HUD-required portion of this section focuses on Public Housing and Housing Choice Vouchers (of which, only vouchers are applicable in Collier County), other types of subsidized/assisted housing, particularly USDA Farmworker Housing and Low-Income Housing Tax Credit (LIHTC) units, are important components of the County's affordable housing stock. The following tables will summarize information only on the number of HUD-funded Housing Choice Vouchers available in the jurisdiction.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available				457			0	0	0
# of accessible units									

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

Public housing options in Collier County include 641 units of farmworker housing funded by the U.S. Department of Agriculture (USDA), 466 Housing Choice Vouchers, and 30 units of senior housing in Immokalee, all managed by the Collier County Housing Authority (CCHA). The CCHA has observed a decreased need for farmworker housing and a portion of that stock (276 units) has been converted to more generally-available low-income housing. The USDA-funded public housing is primarily in duplex form and is concentrated in Immokalee.

HUD's LIHTC Database lists 5,103 income-restricted tax credit units in Collier County, 4,511 of them in Naples and the balance in Immokalee. Though the LIHTC Database is current only through 2013, it shows no new LIHTC units placed in service since 2009.

## Public Housing Condition

Low-Income Housing Tax Credit (LIHTC) Inventory				
Project Name	City	Total Units	Low Income Units	Year Placed in Service
Garden Lake Of Immokalee	Immokalee	65	65	--
Immokalee Rrh	Immokalee	41	41	--
Sanders Pines	Immokalee	40	40	1992
Oakhaven Apts (Highland)	Immokalee	160	160	1993
Summer Glen	Immokalee	45	45	1993
Windsong Club	Naples	120	120	1993
Cypress Point	Naples	78	78	1994
Laurel Ridge	Naples	78	78	1994
Bear Creek - Naples	Naples	120	120	1995
100 Ospreys Lndg	Naples	176	176	1995
Jasmine Cay	Naples	72	72	1995
Timber Ridge Of Immokalee	Immokalee	34	34	1996
Saxon Manor Isles Apts	Naples	128	127	1997
Villas Of Capri	Naples	235	235	1997
Turtle Creek Apts	Naples	269	268	1997
Meadow Lakes, Phase I	Naples	128	128	1997
Heron Park	Naples	248	248	1998
College Park	Naples	210	210	1999
Saxon Manor Isles Apts, Phase II	Naples	124	124	1999
Meadow Lakes, Phase II	Naples	124	124	1999
Saddlebrook Village	Naples	140	140	2000
Whistler's Cove	Naples	240	237	2000
Whistler's Green	Naples	168	168	2000
Wild Pines Of Naples, Phase II	Naples	104	104	2001
Brittany Bay	Naples	182	182	2002
Heritage	Naples	320	320	2002
Summer Lakes	Naples	140	140	2004
Tuscan Isle	Naples	298	298	2004
Brittany Bay, Phase II	Naples	208	206	2003
Noah's Landing	Naples	264	262	2003
George Washington Carver	Naples	70	70	2006
Immokalee Senior, Phase I	Immokalee	30	30	2007
Summer Lakes, Phase II	Naples	276	276	2007
Bromelia Place	Immokalee	30	30	2007
Crestview Park	Immokalee	208		2008
Crestview Park, Phase II	Immokalee	96	96	2008
Eden Gardens	Immokalee	51	51	2009

**Table 38 – LIHTC Properties**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

HUD's Real Estate Assessment Center conducts physical inspections of properties that are owned, insured or subsidized by HUD, including public housing and multifamily assisted housing. However, because the public housing units in Collier County are funded by USDA and not HUD, they are neither inspected by the Real Estate Assessment Center nor are they covered by a Public Housing Agency Plan. This makes it difficult to objectively assess the physical condition of the public housing units in the County. Because Housing Choice Vouchers are tenant-based, the properties at which the vouchers are used vary significantly in physical condition.

**Public Housing Condition**

Public Housing Development	Average Inspection Score
n/a	n/a

Table 39 - Public Housing Condition

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

The CCHA has received a \$9.25 million grant from USDA to fund renovation of 315 of its farmworker housing units. The 18-month renovation program is expected to be completed in 2017. In addition, CCHA adheres to a routine maintenance program for its farmworker and other physical housing units and conducts regular maintenance as needed.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

The housing authority collaborates with partners to ensure services are offered to its residents that improve their living environment. For example, the Florida Housing Coalition administers the SHIP (State Housing Initiatives Partnership) Program which provides homeownership opportunities for income-qualified beneficiaries. CCHA also has a history of partnering with Goodwill Industries and Collier County Adult Education Services. These partnerships have resulted in several public housing residents graduating from the family self-sufficiency program and no longer relying upon public housing assistance.

Additionally, the CCHA will employ the following strategies to address the housing needs of Collier County families:

- Assist as many extremely low-income, very low-income, and low-income individuals and households as possible with the federal resources that have been awarded to CCHA.

- Increase the number of affordable housing units by applying for additional Section 8 vouchers should they become available.
- Leveraging affordable housing resources in the community through the creation of mixed-financed housing.
- Pursuing housing resources other than Section 8 tenant-based assistance.
- Target available assistance to families at or below 30% of AMI, homeless, and the elderly by continuing to do outreach to community partners that serve the low-income, homeless, and the elderly.
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

This section provides an overview of homeless facilities and services available in Collier County. Three organizations in the County are dedicated to providing shelter for homeless persons, including Youth Haven, the Shelter for Abused Women and Children, and St. Matthews House. Each is described in more detail below.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	86		48		
Households with Only Adults	118		209		
Chronically Homeless Households					
Veterans					
Unaccompanied Youth	23	18			

**Table 40 - Facilities and Housing Targeted to Homeless Households**



**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Under its previous Consolidated Plan, Collier County provided funds for several projects designed to strengthen the housing-services link, including the use of CDBG funding for Youth Haven shelter facility improvements, services and facility improvements at the Shelter for Abused Women and Children, building acquisition and rehabilitation for housing for persons with disabilities by Community Assistance and Supportive Living, and computer kiosks at various David Lawrence Center locations. Additionally, through the State of Florida Department of Children and Families, Collier County received a grant to support its Forensic Intensive Reintegration Support Team (FIRST), which works with persons with mental illnesses re-entering the community from jail. The County also assists in providing legal services to victims of domestic abuse, sexual assault, and child abuse (many of whom may be homeless or at-risk of homelessness) through Legal Aid.

Collier County encourages dialogue and collaboration between housing and service agencies through the Collier County Hunger & Homeless Coalition, which serves as the lead agency for the County's Continuum of Care. The Hunger & Homeless Coalition holds regular meetings in Naples, and members include more than 60 public and private agencies within the region.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Three organizations in Collier County are dedicated to providing shelter and services for homeless persons. Youth Haven is a 24-hour residential shelter for children removed from their homes due to abuse, neglect, or abandonment. In addition to a 23-bed emergency shelter, Youth Haven offers a child and family counseling center, in-home parenting classes, case management, and a teen drop-in center with showers, laundry facilities, and meals. Typical length of stays range from 45 to 60 days until children are placed in foster care or with a relative.

The Shelter for Abused Women and Children in Naples is the only domestic violence center in Naples. It includes emergency shelter (where stays average 29 days) and a transitional housing program (where residents can live for up to 2 years). Other services include a confidential hotline, safety planning, counseling and support groups in English and Spanish, court advocacy and assistance with daily needs such as food, clothing, toiletries, and household items.

St. Matthew's House operates several facilities in Collier County, including emergency and transitional housing in Naples, an emergency shelter in Immokalee (Immokalee Friendship House), and transitional supportive apartments for persons with substance abuse or mental

health needs. Other services include a food pantry, thrift store, counseling and case management, and access to referrals for medical, mental health, and substance abuse needs through partnerships with other organizations in Collier County.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

This section describes the housing and social service needs of Collier County's special populations including the elderly, frail elderly, domestic violence victims, residents with diagnosis of HIV/AIDS, and residents with substance abuse, mental health, or disability diagnosis.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

The primary housing and supportive service needs of Collier County's special needs subpopulations (the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS and their families, persons with alcohol or drug addiction, victims of domestic violence, and persons with a criminal record and their families) include affordable, safe housing opportunities in areas with access to transportation, commercial and job centers, and social and supportive services. These services may include counseling, case management, ADL support, and education regarding fair housing rights and actions that can be taken in the event those rights are violated. Persons with disabilities often require accessible features and ground floor housing units and support animals. Available housing for this subpopulation is limited within Collier County, thus limiting housing choice. Victims of domestic violence need safe housing, removal of barriers to relocation, and protection from perpetrators. Persons with criminal records and their families, including residents with alcohol/substance abuse issues and victims of domestic violence, may be disqualified from public housing or Section 8 rental assistance, and accordingly, assistance with housing for low-income members of this subpopulation must be provided by other nongovernmental organizations.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Information gathered through focus groups and stakeholder interviews indicates that supportive housing is one of the greatest needs for people with mental health and substance abuse disorders after being discharged from inpatient treatment. Housing referrals are often made to the David Lawrence Center a nonprofit that owns and operates treatment programs and supportive housing for people with mental health and substance abuse disorders. Community members reported a need for community-living, group home type housing for those transitioning from inpatient care to more independent living situations.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Collier County will make it a priority to increase the supply of affordable housing with supportive services by giving priority funding to new projects that are in close proximity to grocery stores, public transportation, and job centers; considering the viability of programs that provide rental subsidies to low income households to make existing units affordable; providing down payment assistance to eligible low and moderate-income homebuyers; and supporting community efforts to develop a housing trust fund. Collier County also will focus on increasing the supply of accessible units for persons with disabilities.

Many of the supportive services for the special needs subpopulations are available through existing nongovernmental organizations. However, there is a strong need for greater collaboration and education in order to link persons with special needs to the network of services available more efficiently and comprehensively. Collier County will strengthen collaboration among the network of service providers by: facilitating the development of a social service collaborations across the region to coordinate the work of social service organizations, disseminate news and information, and spearhead community-wide solutions to local needs.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Collier County will make it a priority to increase the supply of affordable rental housing by: giving priority funding to new projects that are in close proximity to grocery stores, public transportation, and job centers; the County also will focus on increasing the supply of accessible units for persons with disabilities. The County will work to strengthen collaboration among the network of service providers by: facilitating the development of a regional social service collaborative to coordinate the work of social service organizations, disseminate news and information, and spearhead community-wide solutions to local needs.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The Collier County Land Development Code, as amended through December 11, 2014, and the Naples Land Development Code, as amended through October 6, 2015, were each reviewed and evaluated against a list of 15 common fair housing issues. In most cases, the zoning regulations are reasonably permissive and allow for flexibility as to the most common fair housing issues. Remarkably, neither jurisdiction received a high risk score on any of the 15 issues evaluated. However, the County and Naples received medium risk scores on certain issues where the zoning regulations still have the potential to negatively impact fair and affordable housing, and where improvements to the rules and policies could be made to more fully protect the fair housing rights of the County's residents.

On paper, the residential zoning criteria for the jurisdictions surveyed are not inherently prohibitive, and yet there is general consensus among residents, planning officials, housing advocates, and other stakeholders that Collier County and Naples suffer from an affordability gap for both affordable and workforce housing. This problem will only grow as rent and home prices are expected to continue to trend upward. Based on 2015 projections provided by the University of Florida's Shimberg Center for Housing Studies, the County's Affordable Housing Advisory Committee estimates that 43% of Collier households pay more than 30% of their income (the limit considered financially healthy) on housing related expenses, and 22% of households spend more than half of their income on housing.

There are some development costs that local governments simply cannot control, such as materials and labor costs. However, there are other costs which government regulations directly impact: for example, raw land costs (via minimum lot size requirements), permitting costs, and impact fees. By reducing these costs, the hope is that there would be a trickle-down effect which would in turn make development of affordable housing more feasible. In the context of the area's already costly rental and housing market, development standards may be a barrier to obtaining workforce and affordable housing for low to moderate income families, and should be evaluated and tailored to the area's estimation of affordability, that is the extent to which enough housing units of different costs can be developed to provide each household with a unit it can afford (based on HUD's 30%-of-income standard).

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

This section examines the community assets aside from housing in Collier County including: business activity, the workforce, economic activities, and educational attainment.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	4,713	4,164	3	4	1
Arts, Entertainment, Accommodations, Food Services	21,165	21,593	16	20	4
Construction	13,446	8,187	10	7	-3
Education and Health Care Services	23,971	24,345	18	22	4
Finance, Insurance, and Real Estate	10,513	5,963	8	5	-3
Information	1,923	1,334	1	1	0
Manufacturing	4,742	2,898	3	3	0
Other Services (except Public Administration)	8,159	5,163	6	5	-1
Professional, Scientific, Management, Administrative Services	17,170	12,974	13	12	-1
Public Administration	3,948	5,121	3	5	2
Retail Trade	18,926	14,248	14	13	-1
Transportation, Warehousing and Utilities	3,935	1,245	3	1	-2
Wholesale Trade	3,261	3,454	2	3	1
<b>Total</b>	<b>135,872</b>	<b>110,689</b>	<b>100</b>	<b>100</b>	<b>--</b>

**Table 41 - Business Activity**

**Data Source:** 2010-2014 ACS Table C24050 (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	149,610
Civilian Employed Population 16 years and over	135,872
Unemployment Rate	9.18
Unemployment Rate for Ages 16-24	17.53
Unemployment Rate for Ages 25-64	8.05

**Table 42 - Labor Force**

Data Source: 2010-2014 ACS Tables B23025 and B23001

Occupations by Sector	Number of People
Management, business, science and arts	40,100
Farming, fisheries and forestry	4,454
Service occupations	33,772
Sales and office	35,359
Construction, extraction, installation, maintenance and repair	12,906
Production, transportation and material moving	9,281

**Table 43 – Occupations by Sector**

Data Source: 2010-2014 ACS Table C240101

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	83,837	68%
30-59 Minutes	33,567	27%
60 or More Minutes	6,493	5%
<b>Total</b>	<b>123,897</b>	<b>100%</b>

**Table 44 - Travel Time**

Data Source: 2010-2014 ACS Table B08303

## Education

### Educational Attainment by Employment Status (Population Age 25 to 64)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	16,274	2,449	7,014

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	30,273	2,848	10,582
Some college or Associate's degree	29,603	2,494	9,350
Bachelor's degree or higher	32,182	1,693	9,481

**Table 45 - Educational Attainment by Employment Status**

Data Source: 2010-2014 ACS Table B23006

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	767	4,344	3,384	6,449	5,033
9th to 12th grade, no diploma	4,356	3,512	3,695	4,353	4,678
High school graduate, GED, or alternative	8,640	9,844	9,864	23,995	23,144
Some college, no degree	7,020	5,393	5,821	16,933	18,943
Associate's degree	1,290	2,764	3,217	7,328	5,211
Bachelor's degree	1,364	5,430	6,322	16,164	20,058
Graduate or professional degree	11	1,875	3,138	10,427	16,721

**Table 46 - Educational Attainment by Age**

Data Source: 2010-2014 ACS Table B15001

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$18,292
High school graduate (includes equivalency)	\$25,291
Some college or Associate's degree	\$30,964
Bachelor's degree	\$42,996
Graduate or professional degree	\$60,751

**Table 47 – Median Earnings in the Past 12 Months**

Data Source: 2010-2014 ACS Table B20004



**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

Collier County's largest employment sectors are educational services, and health care and social assistance (22.0%), arts, entertainment, accommodations and food (19%), and transportation, warehouse, and utilities (13%).

**Describe the workforce and infrastructure needs of the business community:**

With more than one-fifth of the County's workforce employed in the education, health care, and social services sector, the local economy will depend on a strong pool of labor skilled in these particular industries. Based on the lower income levels associated with non-completion of a high-school diploma, the County should continue job training and employment services and seek to increase community college attendance among residents in poorer areas including Immokalee, Bayshore residents, and residents residing in the RCAP/ECAP region.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The County has a strong business climate with many successful CEOs, low property tax rates, wealthier citizens with high median incomes, and the state of Florida has high ranking for a strong business environment. Residents will need skills in business development and management and job training and skills in various service industries including: health care, education, arts, entertainment, tourism, and food services.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Educational attainment is strong for the County, with high schools with strong ratings and community colleges with varying job training programs.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan**

Career Source Southwest Florida provides individuals with career development resources in order to produce a skilled workforce for businesses. Currently, the organization offers various assessments, workshops and services to equip job seekers with the necessary skills to achieve self-sufficient employment. The work of Career Source Southwest Florida can support the

Consolidated Plan by increasing job readiness and job opportunities in priority neighborhoods, encouraging microenterprise, and offering job skills and work programs to youth.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

The Southwest Florida Regional Planning Council prepares a CEDS (the current CEDS is 2012-2017) to document economic development goals and priorities of the Southwest Florida region.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Major program goals for the 2012-2017 goals are divided into six key areas: talent supply and education, innovation and economic development, infrastructure and growth leadership, business climate, and competitiveness, civic and governing systems, and quality of life and quality of places.

CEDS goals include, but are not limited to:

- Provide sufficient funding and encourage flexibility to allow regional stakeholders to address local needs in education, training and workforce development.
- Ensure educational systems and workforce training that support innovation and creativity.
- Provide funding for ongoing economic development activities.
- Encourage alternative energy production and green product industries.
- Develop transportation systems to support a prosperous, globally competitive economy while minimizing impacts to the natural environment.
- Encourage local governments to adopt streamlined development approval procedures. Improve coordination of economic development, land use, infrastructure, water and natural resource decision making.
- Protect natural resources to support quality environment and eco-tourism.
- Provide technical assistance and use new technology to promote job growth.
- Brand the region as a hub to attract and retain entrepreneurs.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

HUD defines four types of housing problems: (1) cost burden – households spending more than 30% of income on housing; (2) overcrowding – more than one person per room; (3) lack of complete kitchen facilities; and (4) lack of complete plumbing facilities. The map on the following page shows the share of households within each census tract that have one or more housing needs. Areas with the highest concentrations of housing problems (defined as more than 55% of households) are shown on the map that follows and include:

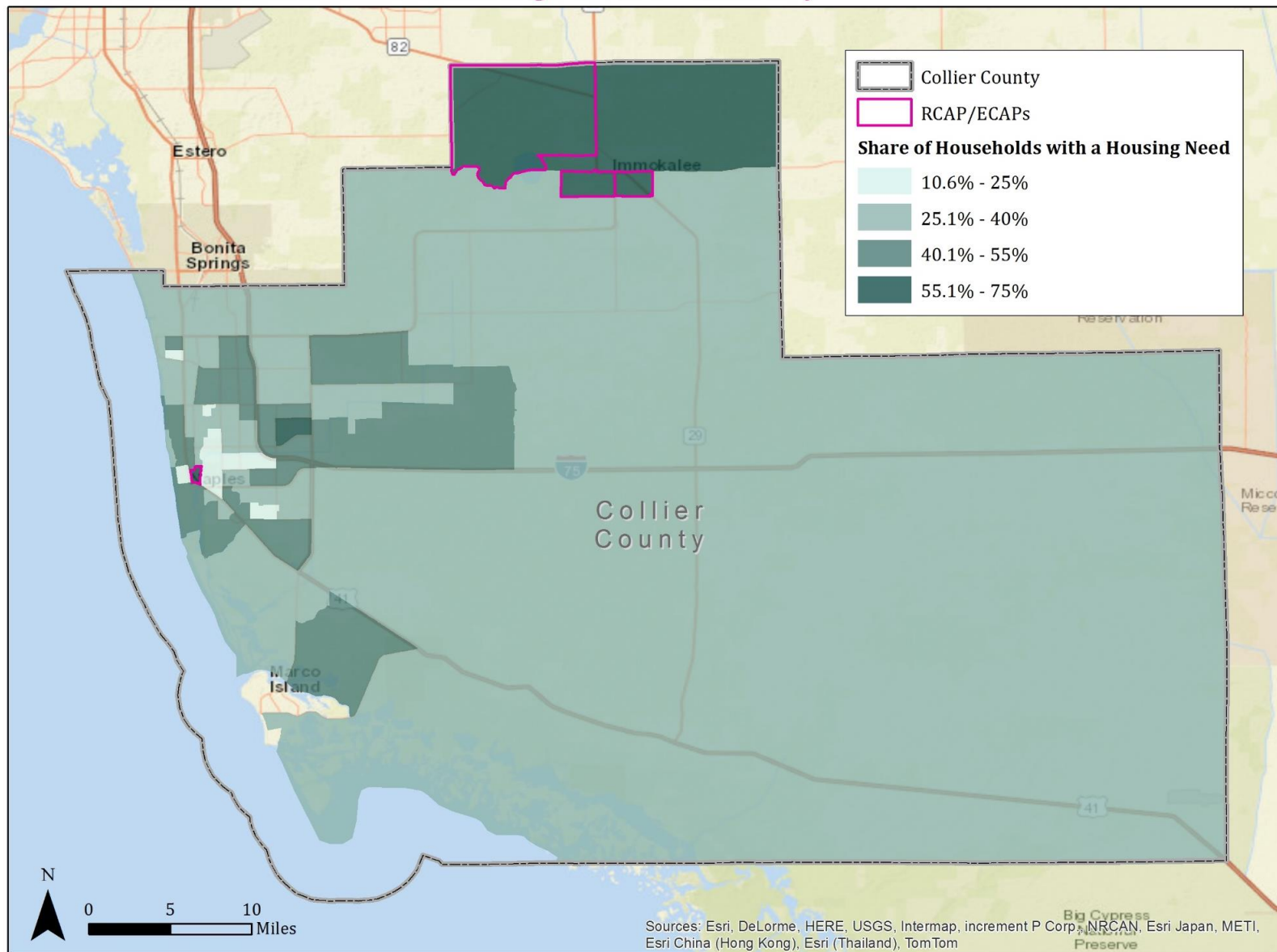
- Five census tracts in Immokalee (tracts 112.04, 112.05, 113.01, 113.02, and 114);
- Three census tracts in Golden Gate (tracts 104.10, 104.19, and 104.20); and
- One tract in Naples (tract 7).

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Geographic patterns for Collier County's racial and ethnic minority populations are shown in the map included in this section. Areas with the highest concentrations of minority residents (defined as more than 50% of the census tract) include Immokalee (tracts 112.04, 112.05, 113.01, 113.02, and 114), Golden Gate (tracts 104.10, 104.11, 104.19, and 104.20), Naples (tract 7), and Lely (tract 108.02). The majority of the County's minority residents are Latino (75%, or 83,177 of Collier County's 110,364 minority residents).

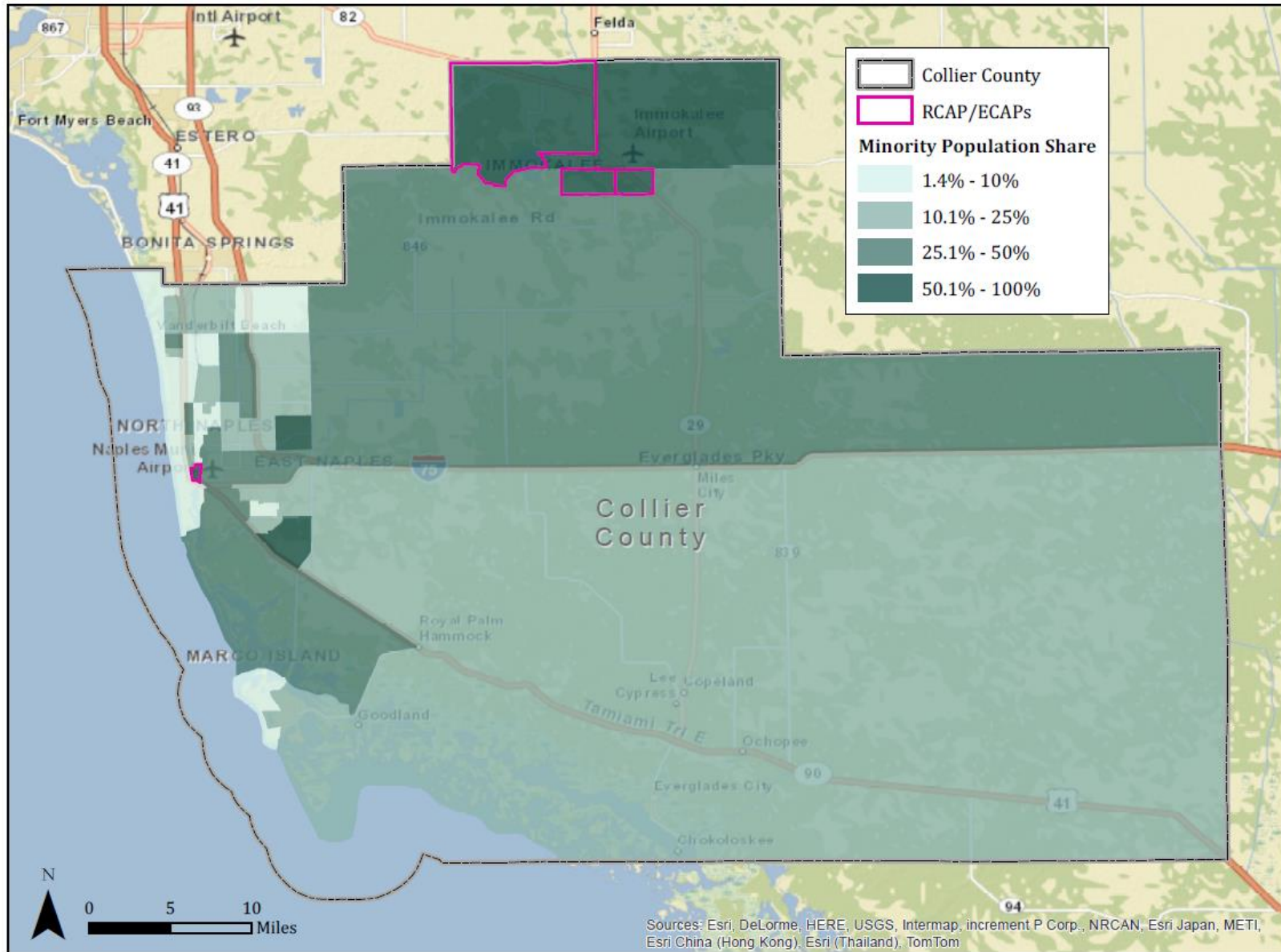
Low and moderate income households (those earning 80% or less of Area Median Income) are also concentrated in several of these areas, as shown on the maps in SP-10 (Geographic Priorities). Of the majority-minority tracts in Immokalee, 13 out of 14 block groups have concentrations of low- or moderate-income families. In the majority-minority area of Golden Gate, 8 out of 10 block groups have concentrations of low- or moderate- income families. In the Lely and Naples majority-minority tracts, all block groups are more than 50% low- or moderate-income households.

## Share of Households with One or More Housing Needs in Collier County



Source: HUD CPD Maps, <https://egis.hud.gov/cpdmaps/>

### Minority Share of the Population in Collier County, 2010



Source: 2010 U.S. Census SF1, Table P5

### **What are the characteristics of the market in these areas/neighborhoods?**

Two area/neighborhoods have concentrations of households with needs, racial or ethnic minorities, and low- or moderate-income households. They include Immokalee (census tracts 112.04, 112.05, 113.01, 113.02, and 114) and Golden Gate (census tracts 104.10, 104.19, and 104.20). Several housing indicators from the 2010-2014 American Community Survey were used to compare the housing market in these neighborhoods with that of Collier County overall.

Both Immokalee (27%) and Golden Gate (11%) have lower housing vacancy rates than Collier County as a whole (37%). These differences likely reflect the high share of second homes or vacation homes in and around Naples, which drive up the vacancy rate for the County. While Immokalee may also experience some seasonal variations in housing occupancy given the higher share of migrant workers living there, Golden Gate has a low vacancy rate, indicating that most homes are not seasonal.

In terms of tenure, the majority of households in Collier County are owners (73%), compared to 50% in Golden Gate and 43% in Immokalee. Households in these low/mod income areas likely face greater difficulty purchasing homes given that they may have lower incomes and less resources available to make downpayments. Looking at housing costs shows that homes in Immokalee and Golden Gate tend to be considerably more affordable than those throughout the County. More than half of Collier County renters (54%) spend over \$1,000 a month on rent, compared to 38% in Golden Gate and 11% in Immokalee. For homeowners with a mortgage, 39% throughout the County spend over \$2,000 per month for housing, compared to 11% in Golden Gate and 6% in Immokalee. In Immokalee, most homeowners (56%) spend under \$1,000 a month, and in Golden Gate the largest share (49%) spend between \$1,000 and \$1,500.

### **Are there any community assets in these areas/neighborhoods?**

There are several community assets in these neighborhoods. The Golden Gate census tracts are home to Golden Gate Middle and Golden Terrace Elementary Schools, and the Golden Gate Community Center and adjacent skate park and library. The Golden Gate Senior center serves lunches daily and houses a food pantry program. A local church, Grace Place, offers educational programs for children and adults, and also provides a food pantry. These tracts also contain several commercial businesses, including retailers, restaurants, and a grocery store at the Golden Gate Shopping Center. Finally, Golden Gate offers a variety of housing types, including several apartment communities.

Community assets in the Immokalee census tracts include the Carl J. Kuehner Community Center, Village Oaks Elementary School, Immokalee Middle and High Schools, the Immokalee Branch Library, and Immokalee Park. The area also includes several businesses and a local chamber of commerce (the Immokalee Chamber of Commerce). Nonprofit organizations including

Immokalee Housing & Family Services, Rural Neighborhoods, and Habitat for Humanity of Collier County, along with the Immokalee Community Redevelopment Agency, operate in the area.

**Are there other strategic opportunities in any of these areas?**

There are several strategic opportunities for improving these areas and building on local assets. In Naples, the County will provide CDBG funds for sidewalk and intersection improvements in census tract 7. In Immokalee, the County will assist with develop of Habitat for Humanity's Faith Landing affordable homeownership project by providing infrastructure needed for the project. Other housing projects in Immokalee which the County will participate in by funding infrastructure improvements include new construction at Hatchers Preserve and rehabilitation at Timber Ridge at Sanders Pine. The County will also provide funding for sidewalk, right of way, and/or other streetscaping to the Immokalee CRA. Other local organizations that the County will have the opportunity to work with over the next Consolidated Plan cycle include the Immokalee Boys and Girls Club and the David Lawrence Center.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan outlined in the following sections addresses market conditions, the resources expected to be available to meet community needs, and the structure in place for delivering services. It identifies the County's five-year goals, barriers to meeting these goals, and how those barriers may be overcome. The Strategic Plan also includes a discussion of plans regarding public housing, homelessness, lead-based paint risks, and monitoring/compliance, and describes the County's anti-poverty initiatives.



## **SP-10 Geographic Priorities – 91.215 (a)(1)**

### **Geographic Area**

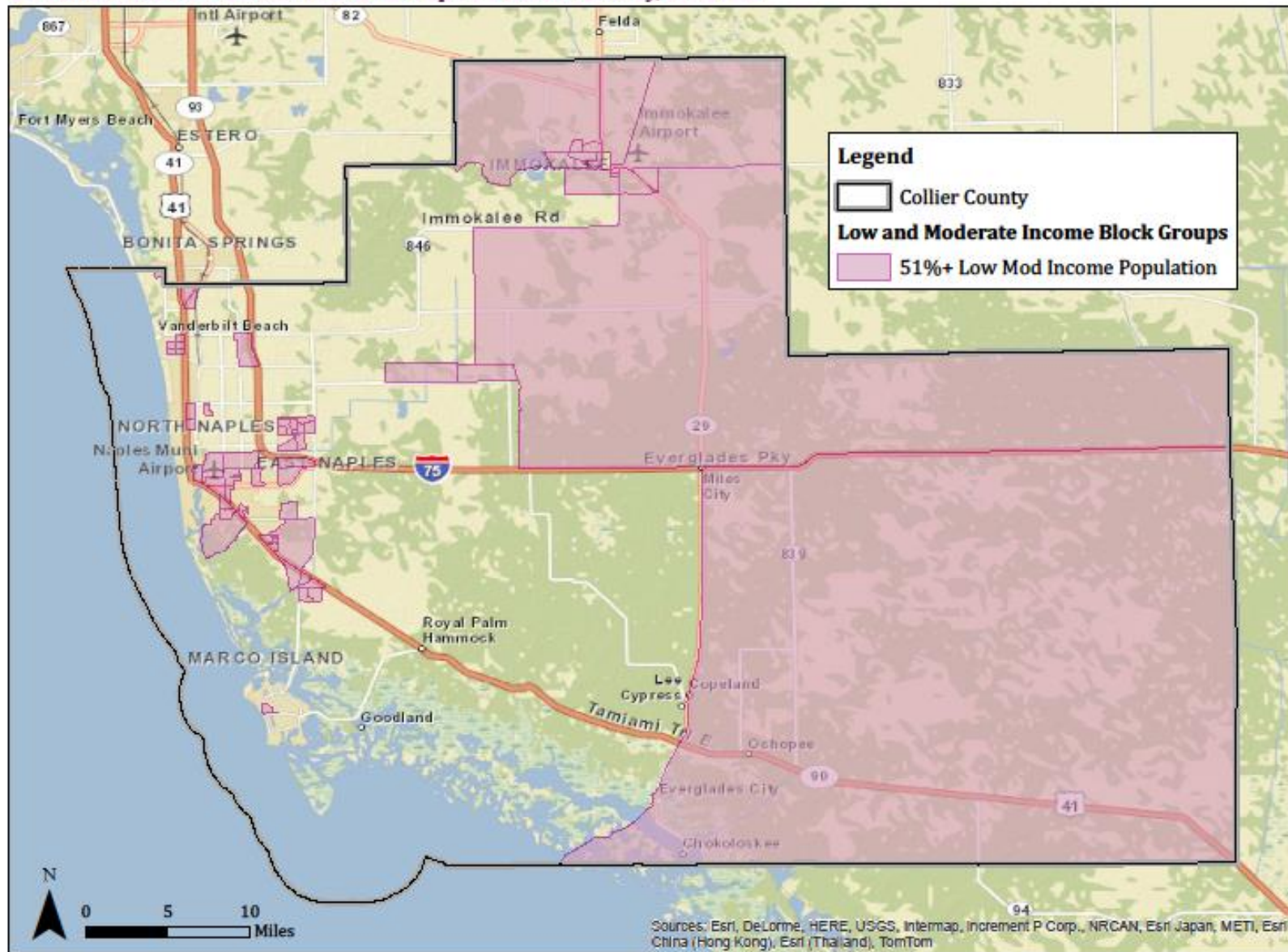
Collier County and the City of Naples participate together in the Urban County CDBG Program. Marco Island, an incorporated city within the County, opted out of participation in 2012.

### **General Allocation Priorities**

#### **Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)**

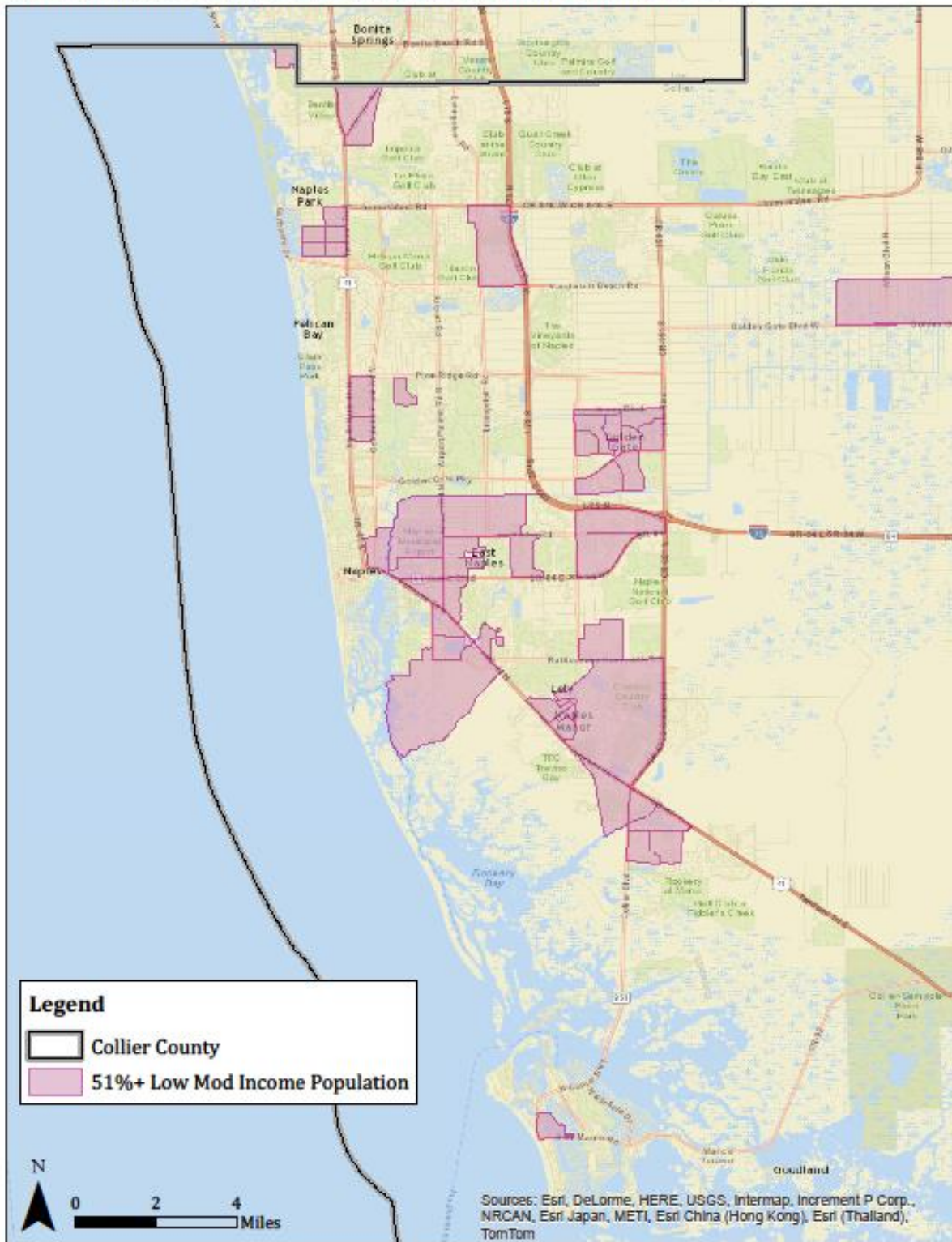
The following two maps depict the low- and moderate-income block groups within Collier County. The areas shaded on the maps will generally be prioritized for allocation of Consolidated Plan resources, however, individual low- and moderate-income persons residing anywhere in Collier County may be eligible beneficiaries of CDBG funds.

### Low and Moderate Income Block Groups in Collier County, FY 2015



Source: HUD's FY 2015 Estimates of Low and Moderate Income Individuals, retrieved from: <https://www.hudexchange.info/manage-a-program/acs-low-mod-summary-data-block-groups-places/>

## Low and Moderate Income Block Groups in Collier County, FY 2015



Source: HUD's FY 2015 Estimates of Low and Moderate Income Individuals, retrieved from: <https://www.hudexchange.info/manage-a-program/acs-low-mod-summary-data-block-groups-places/>

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

During the development of the Consolidated Plan, a number of priority needs were identified. The funding priorities and guidelines for addressing these priority needs are summarized below:

### Funding Priorities and Guidelines

- High priorities are those activities that will be considered for funding with CDBG, HOME, or ESG funding during the five-year consolidated plan period of 2016 through 2021 prior to low priority projects.
- Low priorities are those activities that will be considered for funding with CDBG, HOME, or ESG funding during the five-year consolidated plan period of 2016 through 2021 following the consideration of high priorities.
- Collier County will consider providing certifications of consistency and supporting applications submitted by other entities for non-County funds when those projects are aligned with these priority needs.

<b>1</b>	<b>Priority Need Name</b>	<b>HOUSING AFFORDABILITY</b>
	<b>Priority Level</b>	High
	<b>Population Served</b>	Extremely Low-Income Low-Income Moderate-Income
	<b>Associated Goals</b>	Provide Assistance and Education to Homebuyers Support New Construction, Rehabilitation, or Acquisition of Affordable Housing for Homeownership Support New Construction, Rehabilitation, or Acquisition of Affordable Rental Housing CHDO Set-Aside
	<b>Description</b>	<ul style="list-style-type: none"> <li>• Subsidize the cost of rental housing through a tenant-based rental assistance program.</li> <li>• Support the development of affordable rental and owned housing, including projects located near job centers that will be affordable to service employees and other low-wage members of the workforce.</li> <li>• Support homeownership opportunities for households through downpayment or closing cost assistance.</li> <li>• Extend the useful life of existing affordable housing through weatherization, repair, and rehabilitation programs.</li> </ul>
	<b>Basis for Priority</b>	Interviews with key community stakeholders, public meeting input, survey data, CHAS and other data

2	<b>Priority Need Name</b>	<b>PUBLIC SERVICES</b>
	<b>Priority Level</b>	High
	<b>Population Served</b>	Extremely Low-Income Low-Income Moderate-Income Disabled (Physical, Mental, Behavioral Health) Elderly and Frail Elderly Children and Youth Homeless and At-Risk Populations
	<b>Associated Goals</b>	Provide Public Services
	<b>Description</b>	<ul style="list-style-type: none"> <li>• Fund projects that provide supportive services to low and moderate income households as well as persons with special needs, specifically including but not limited to medical and dental services, mental health and substance abuse services, services to persons with disabilities, senior services, youth services, housing counseling, legal services, services for victims of domestic violence, employment training, and other allowable public services not listed here.</li> </ul>
	<b>Basis for Priority</b>	Interviews with key community stakeholders, public meeting input, survey data
3	<b>Priority Need Name</b>	<b>INFRASTRUCTURE IMPROVEMENTS</b>
	<b>Priority Level</b>	High
	<b>Population Served</b>	Extremely Low-Income Low-Income Moderate-Income Disabled (Physical, Mental, Behavioral Health) Elderly and Frail Elderly Children and Youth Homeless and At-Risk Populations
	<b>Associated Goals</b>	Improve Public Infrastructure
	<b>Description</b>	<ul style="list-style-type: none"> <li>• Fund non-housing community development proposals that eliminate blight, improve safety, and provide new affordable housing to include demolition and redevelopment, sidewalk construction and repair, street improvements, streetscaping, street lighting, crosswalks and pedestrian signaling systems, and other allowable infrastructure improvements not listed here.</li> </ul>
	<b>Basis for Priority</b>	Interviews with key community stakeholders, consultation with County staff, survey data, prior studies conducted by the Collier Metropolitan Planning Organization

4	<b>Priority Need Name</b>	<b>ECONOMIC DEVELOPMENT</b>
	<b>Priority Level</b>	Low
	<b>Population Served</b>	Extremely Low-Income Low-Income Moderate-Income Disabled (Physical, Mental, Behavioral Health) Elderly and Frail Elderly Children and Youth Homeless and At-Risk Populations
	<b>Associated Goals</b>	Provide Public Services
	<b>Description</b>	<ul style="list-style-type: none"> <li>• Provide job training assistance to help residents access employment opportunities, especially those who are disabled or speak English as a second language.</li> <li>• Support entrepreneurs and business development to create new employment opportunities.</li> </ul>
	<b>Basis for Priority</b>	Interviews with key community stakeholders, public meeting comments, survey data
5	<b>Priority Need Name</b>	<b>HOMELESSNESS &amp; HOMELESSNESS PREVENTION</b>
	<b>Priority Level</b>	High
	<b>Population Served</b>	Extremely Low-Income Low-Income Moderate-Income Disabled (Physical, Mental, Behavioral Health) Elderly and Frail Elderly Children and Youth Homeless and At-Risk Populations
	<b>Associated Goals</b>	Support Emergency Housing and Services for the Homeless Provide Rapid Re-Housing and Homelessness Prevention HMIS Support
	<b>Description</b>	<ul style="list-style-type: none"> <li>• Assist persons who are homeless through emergency, transitional, and permanent housing and supportive services.</li> <li>• Assist households at risk of homelessness with short-term rental payment and other assistance.</li> </ul>
	<b>Basis for Priority</b>	Interviews with key community stakeholders, public meeting comments, survey data



6	<b>Priority Need Name</b>	<b>PUBLIC FACILITIES</b>
	<b>Priority Level</b>	High
	<b>Population Served</b>	Extremely Low-Income Low-Income Moderate-Income Disabled (Physical, Mental, Behavioral Health) Elderly and Frail Elderly Children and Youth Homeless and At-Risk Populations
	<b>Associated Goals</b>	Improve Public and Other Facilities
	<b>Description</b>	<ul style="list-style-type: none"> <li>• Fund public facility improvements that benefit low/moderate income households and persons, and persons with special needs to include community centers, health care facilities, parks, and public safety stations/offices, as well as other allowable public facility projects.</li> </ul>
	<b>Basis for Priority</b>	Interviews with key community stakeholders, public meeting input, and survey data
7	<b>Priority Need Name</b>	<b>AFFIRMATIVELY FURTHER FAIR HOUSING CHOICE</b>
	<b>Priority Level</b>	High
	<b>Population Served</b>	All
	<b>Associated Goals</b>	Program Administration
	<b>Description</b>	<ul style="list-style-type: none"> <li>• Fund targeted fair housing activities such as fair housing education, complaint handling services, and enforcement.</li> </ul>
	<b>Basis for Priority</b>	Impediment identified in AI
8	<b>Priority Need Name</b>	<b>PROGRAM ADMINISTRATION AND PLANNING</b>
	<b>Priority Level</b>	High
	<b>Population Served</b>	All
	<b>Associated Goals</b>	Program Administration
	<b>Description</b>	<ul style="list-style-type: none"> <li>• Funding for performance of administrative and planning requirements of CDBG, HOME, and ESG programs.</li> </ul>
	<b>Basis for Priority</b>	Consultation with County staff

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The high level of cost burdens among low-income households; waiting lists for public housing and housing choice vouchers; waiting list closures due to lack of inventory; concentration of poverty in certain areas; and concentrations of public and subsidized housing.
TBRA for Non-Homeless Special Needs	The high level of cost burdens among many low-income households, including non-special needs populations; waiting lists for public housing and housing choice vouchers; concentrations of public and subsidized housing.
New Unit Production (Rental and Owned)	Age and condition of the housing stock in Immokalee; waiting lists at existing public and subsidized housing; High cost of land; Relatively little land not yet developed or owned.
Rehabilitation	Age of housing stock; Need for repairs for seniors and other homeowners.
Acquisition, including preservation	The number of tax delinquent and foreclosed properties. Subsidized housing developments anticipated to age out of their affordability period.

**Table 48 – Influence of Market Conditions**



## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

Entitlement grant resources totaling \$4,379,116 are anticipated for the 2016-2017 fiscal year to meet underserved needs, foster decent affordable housing, develop institutional structure, and enhance coordination between public and private housing and social service agencies. Along with the County’s 2016-2017 annual CDBG, HOME, and ESG allocations, this figure includes \$946,172 in prior year CDBG funds and \$351,592 in prior year HOME funds that will be reprogrammed for use this year. Additionally, this figure includes an estimated \$225,000 in program income, which the County anticipates receiving from its CDBG program for use in 2016-2017. From time to time an activity comes in under budget or is not able to be completed for some reason. It is the County’s intention to allocate up to \$150,000 annually in unused or unallocated CDBG funding for the purposes of purchase assistance without a substantial amendment to the plan. If this alternative is utilized, an activity will be set up in IDIS as required.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>CDBG</b>	Public - Federal	<ul style="list-style-type: none"> <li>- Public services</li> <li>- Infrastructure and facility improvements</li> <li>- Housing</li> <li>- Economic development</li> <li>- Administration</li> <li>- Fair housing</li> </ul>	\$2,192,287	\$225,000	\$946,172	\$3,363,459	\$8,769,148	Anticipated Year 1 funding will include entitlement grant funds, program income, and prior year unallocated funds

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
<b>HOME</b>	Public - Federal	<ul style="list-style-type: none"> <li>- Homebuyer assistance</li> <li>- Rental or homeowner rehab</li> <li>- Rental or homeownership new construction</li> <li>- Tenant-based rental assistance</li> <li>- Administration</li> </ul>	\$479,663	\$0	\$351,592	\$831,255	\$1,918,652	Anticipated Year 1 funding will include entitlement grant funds, prior year resources, and unallocated reprogrammed funds
<b>ESG</b>	Public – Federal	<ul style="list-style-type: none"> <li>- Shelter operations</li> <li>- Rapid re-housing</li> <li>- Homelessness prevention</li> <li>- Administration</li> </ul>	\$184,402	\$0	\$0	\$184,402	\$737,608	Anticipated Year 1 funding will include entitlement grant funds

**Table 49 - Anticipated Resources**

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

Projects selected for funding by Collier County leverage additional community resources, including public and private agency funds. Monies dedicated to infrastructure improvements capitalize on ongoing revitalization efforts by the Bayshore and Immokalee Community Redevelopment Agencies (CRAs). Facility improvements for nonprofit organizations enhance their ability to provide services to their clients or residents. Public service funds are granted to agencies with additional public and/or private funding streams that provide a variety of services in addition to those supported by CDBG funds. For example, CDBG funding for the United Cerebral

Palsy's Ride for Life Transportation Program expands access to UCP's existing Adult Day Education and Training Center for low- and moderate- income residents with developmental disabilities.

Collier County will provide HOME funds to three organizations in the 2016-2017 program year, and each recipient is anticipated to make a 25% match. Big Cypress Housing Corporation will receive funding for site improvements to Hatchers Preserve, a single-family rental project for households at 80% AMI or below. The match requirement will be satisfied by a grant from Rural Neighborhoods (a nonprofit housing agency in Immokalee), donated landscape material, and in-kind labor and equipment. Economic Growth Corporation will provide the match for funds received to conduct homebuyer education and acquisition assistance through in-kind contributions of overhead and salaries associated with implementing and administering the program. Finally, Collier Affordable Rentals will provide the match for funding to construct affordable rental units at Arrowhead Reserve through equity contributions and a real estate secured loan. If a HOME fund subrecipient is unable to make the anticipated match, the County will use State Housing Initiatives Partnership (SHIP) program funds or other eligible sources to make the HUD-required match.

For ESG, the recipient of shelter operations funds provides match via staff time and other eligible activities. The rental assistance program presently operated by the County uses County general fund dollars as match.

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

The County does not anticipate using any publicly owned land or property located to address needs identified in this plan.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Collier County	Government	CDBG, HOME, and ESG program administration	Collier County

**Table 50 - Institutional Delivery Structure**

### Assessment of Strengths and Gaps in the Institutional Delivery System

The County has been a participating jurisdiction for well over 10 years, and has the systems and structure in place to effectively carry out its Consolidated Plan. The institutional delivery system offers multiple services to County low- and moderate-income residents, special needs populations, and the homeless. In addition to working with the local CoC to meet homeless needs, the County has partnerships within its delivery system to meet affordable housing needs for low- and moderate-income families. In 2015, Collier County’s CHS division successfully applied to the National Association for Latino Community Asset Builders (NALCAB) for Rural Capacity Building technical assistance. A study funded through NALCAB identified opportunities for improving Immokalee’s affordable housing delivery system and capacity. Specific recommendations coming out of this study are discussed in SP-55, Barriers to Affordable Housing.

There are no identified systemic weaknesses in the delivery system at this time and the County will continue collaborative efforts with local non-profits and social service organizations.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services		X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X		X
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X		
<b>Other</b>			
Other			

**Table 51 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Collier County’s Community and Human Services Division serves as the lead agency for planning and coordinating the implementation of the Consolidated Plan. During the preparation of the Consolidated Plan, Collier County consulted with public and private agencies that provide services to homeless persons in all subcategories to include chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. Many of the services proposed in the strategic plan will be conducted by subrecipients, contractors, and other non-profits under the direction of Collier County, including Legal Aid, the David Lawrence Center, and the Shelter for Abused Women and Children.

Collier County is also part of and coordinates with the local CoC, whose members provide varying services to homeless individuals/families and persons at risk of experiencing homelessness, including: transitional and rapid rehousing; services for basic needs such as food, clothing, and utility assistance; and case management and counseling services.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The County has been successful at partnering with several agencies serving persons with special needs via entitlement funding, and also has provided services and programs to persons with special needs via the SHIP program, which aids in the production and preservation of affordable homeownership and multifamily housing for very low-, low-, and moderate-income households. Although the County has been successful at working with many of the non-profit organizations in the community, gaps in service delivery include supportive services for homeless individuals, persons with special needs, and supportive housing and transitional housing for residents with substance and alcohol abuse issues.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The service delivery system is in working order to carry out a strategy to address priority needs. The biggest gap is sufficient funding to meet the needs identified. Collier County typically receives requests for four to five times the funding available on an annual basis. Consequently, funding is allocated to as many high priority needs and projects as is practicable. In addition, the County operates as the lead agency for the Area Agency on Aging, which provides case management and other services for seniors and oversees a daily nutritional program for seniors in the community. Also, the County seeks and has been successful in receiving many other awards to address priority needs. These grants include a SHIP award to assist with homeowner and rental opportunities and a state of Florida Criminal Justice, Mental Health and Substance Abuse grant through which the County partners with the Sheriff's office and a local mental health facility to improve outcomes for persons in the criminal justice system who have mental health issues. The development of social service collaborations across the region to coordinate the work of social service organizations, disseminate news and information, and spearhead community-wide solutions to local needs is necessary to assist the community in overcoming gaps in services for the homeless and residents with substance abuse issues.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

The table below identifies the County’s key goals for the 2016-2017 Annual Action Plan period, along with needs addressed, estimated funding levels, and estimated goal outcome indicators. Please note that funding levels and goal outcome indicators are estimates for planning purposes. Recommended activities are eventually finalized in a legal agreement approved by the Board of County Commissioners. The agreement is considered to contain the final activity description including funding levels, scope elements, deliverables and beneficiaries and supersedes any prior information such as the application or this action plan. Further, subrecipient award amounts may not match those in the applications submitted to the County, as not all projects were funded at requested levels. Should the County seek to make any substantial changes to goals or related funding levels, it will amend the annual action plan and provide the public with the opportunity to comment on the proposed amendment, as described and defined in its Citizen Participation Plan. Also note that payments to subrecipients or partners for individual projects and/or activities are not contingent on meeting overall annual or five-year outcome indicators in this plan, because this plan contains estimates, only.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Public Services	2016	2021	Non-Housing Community Development Needs	Countywide	Public Services; Economic Development	CDBG: \$1,740,420	Number of low/moderate income persons served (5-Year Goal: 1,700 persons)
2	Improve Public Infrastructure	2016	2021	Non-Housing Community Development Needs	Countywide	Infrastructure Improvements; Housing Affordability	CDBG: \$6,484,650	Number of persons or households benefitting (5-Year Goal: 50,000 persons)
3	Improve Public and Other Facilities	2016	2021	Non-Housing Community Development Needs	Countywide	Public Facilities	CDBG: \$3,205,500	Number of persons or households benefitting (5-year Goal: 79,400 persons)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Provide Assistance and Education to Homebuyers	2016	2021	Affordable Housing	Countywide	Housing Affordability	HOME: \$925,000	Number of low/moderate income persons served (5-Year Goal: 50 households with acquisition assistance and homebuyer education)
5	Support New Construction, Rehabilitation, or Acquisition of Affordable Housing for Homeownership	2016	2021	Affordable Housing	Countywide	Housing Affordability	CDBG: \$1,000,000	Number of affordable homeownership units constructed, rehabbed, or acquired (5-Year Goal: 15 units)
6	Support New Construction, Rehabilitation, or Acquisition of Affordable Rental Housing	2016	2021	Affordable Housing	Countywide	Housing Affordability	CDBG: \$1,750,000 HOME: \$2,600,000	Number of affordable rental units constructed, rehabbed, or acquired (5-Year Goal: 200 units)
7	CHDO Set-Aside	2016	2021	Affordable Housing	Countywide	Housing Affordability	HOME: \$358,750	Number of affordable housing units constructed, rehabbed, or acquired (5-Year Goal: 20 units)
8	Support Emergency Housing and Services for the Homeless	2016	2021	Homeless	Countywide	Homelessness & Homelessness Prevention	ESG: \$553,200	Number of homeless persons sheltered (5-Year Goal: 500 persons)
9	HMIS Support	2016	2021	Homeless	Countywide	Homelessness & Homelessness Prevention	ESG: \$200,000	Other – organizations assisted (5-Year Goal: 1 organization)
10	Provide Rapid Re-Housing and Homelessness Prevention	2016	2021	Homeless	Countywide	Homelessness & Homelessness Prevention	ESG: \$99,650	Number of persons provided rapid re-housing or homeless prevention assistance (5-Year Goal: 15)



11	Program Administration	2016	2021	Non-Housing Community Development Needs	Countywide	Program Administration; Affirmatively Further Fair Housing	CDBG: \$2,417,285 HOME: \$238,570 ESG: \$69,150	Administration and planning
----	------------------------	------	------	--	------------	--	---	--------------------------------

**Table 52 – Goals Summary**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Over the next five years, Collier County anticipates providing affordable housing for an estimated 90 extremely low-income, low-income, or moderate-income families through first time homebuyer assistance, CHDO activities, and support for new construction, rehabilitation, or acquisition of affordable rental or for-sale housing using HOME funds.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The Collier County Housing Authority (CCHA) is an independent authority established under state law, is separate from the general control of the County, and operates no HUD-funded public housing units. Instead, the CCHA manages farmworker housing funded by the U.S. Department of Agriculture (USDA), Housing Choice Vouchers, and some senior housing units in Immokalee. According to HUD PIC data, of CCHA's 440 Housing Choice Voucher holders, 105 (24%) were disabled and 161 (37%) were over the age of 62. These resident characteristics indicate a significant need for accessible housing units. When interviewed for input related to this plan, CCHA staff underscored this need, characterizing the existing housing stock in the County as having very few accessible units.

### **Activities to Increase Resident Involvements**

The CCHA receives advice and input from its Section 8 Advisory Board, which includes voucher holders. The Board reviews CCHA's PHA plans and the agency's progress toward its goals. The Board recommended the following needs to CCHA regarding its 2014-2019 PHA Plan:

- More Housing Choice Vouchers
- Resources for Educational Opportunities
- Resources to Help Promote Self-Employment
- Opportunities for Homeownership
- Family Self Sufficiency Program

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

The Collier County Housing Authority is not designated as troubled.

### **Plan to remove the 'troubled' designation**

Not applicable.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

The residential zoning provisions for Collier County and Naples are not inherently prohibitive, and yet there is general consensus among residents, planning officials, housing advocates, and other stakeholders that Collier County and Naples suffer from an affordability gap for both affordable and workforce housing. This problem will only grow as rent and home prices are expected to continue to trend upward. Based on 2015 projections provided by the University of Florida's Shimberg Center for Housing Studies, the County's Affordable Housing Advisory Committee estimates that 43% of Collier households pay more than 30% of their income (the limit considered financially healthy) on housing related expenses, and 22% of households spend more than half of their income on housing. The upward pressure on housing prices and rental rates is typical of resort communities, although these pressures tend to exclude low- and moderate-income service workers who are essential to the tourist and resort industries.

Barriers include the availability and price of land for development of affordable housing. Also, at the time of the development of this plan, there is negligible vacancy in rental units and those being constructed are market rate units.

In 2015-2016, the Florida Housing Coalition prepared an affordable housing study for Immokalee for the Community and Human Services Division. *Building Capacity for Affordable Housing in Immokalee* identifies several barriers to housing affordability in the community, including:

- Lack of rental developments with deep subsidies that result in rents affordable to households with incomes under 30% AMI;
- Need for housing rehabilitation to improve energy efficiency, accessibility, exterior maintenance, and interior health and safety; and
- Lack of housing developers serving several demographics, including special needs households, renters and homebuyers with incomes between 60% and 140% AMI, and renters with incomes under 30% AMI.

The report also describes several ways to strengthen land use policies and regulations relative to affordable housing, including:

- Waiving or substantially reducing (rather than deferring) impact fees for affordable housing development for low- and moderate-income households;
- Allowing and encouraging the use of Accessory Dwelling Units;
- Prioritizing capital improvements in Immokalee;
- Providing guidance on suitable types of farmworker housing by zoning district;
- Improving code compliance efforts at mobile home parks in Immokalee;

- Revising the County’s Local Housing Assistance Plan to require 30- or 50-year affordability periods, rather than the current 15-year requirement; and
- Reviewing the use of Affordable Housing Density Bonus provisions, including determining how many units have been created under the provision and whether enforcement actions were taken against developers that neglected to provide the agreed upon units.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

To counter the natural market forces that make housing expensive in the Collier County area, programs that subsidize housing costs for low- and moderate-income residents are needed. These programs may provide tenant-based subsidies to renters (i.e. tenant-based rental assistance; TBRA) to help them afford the cost of existing market rate units. Subsidies to developers to reduce property acquisition and/or construction costs or assistance to homebuyers with down payment or closing costs could all reduce the impact of the region’s high housing costs and make housing more affordable.

An additional strategy would be housing repair or rehabilitation and community improvements in low-opportunity areas where existing housing stock is already relatively affordable to bring housing into standard condition and enhance the quality and availability of neighboring amenities.

The County is embarking on a planning initiative to develop additional incentives and programs to address affordable and workforce housing needs in the community. In March 2016, the Board of County Commissioners directed staff to prepare a community-driven countywide Affordable Housing Plan. The County is currently working to establish a stakeholder committee and charter for the project and will then identify a planning consultant through an RFP process.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

Collier County will conduct outreach to homeless persons through its rental assistance program which offers rapid rehousing, through homeless shelter providers such as the Shelter for Abused Women and Children and Youth Haven, and through other partners providing public services for homeless persons or persons at risk of homelessness. The County anticipates that it will serve 3 homeless or at risk households through its rental assistance program and 600 homeless women and children through the Shelter in 2016-2017. The County will also allocate \$40,000 of its Year 1 funding (with any residual being applied to the rapid rehousing and homelessness prevention rental assistance program) to the Hunger and Homeless Coalition for HMIS activities, which will ultimately help the CoC better assess the needs of homeless persons in Collier County.

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

Collier County addresses emergency and transitional housing needs of homeless persons through collaboration with local shelters, including the Shelter for Abused Women and Children and Youth Haven, a youth shelter. In the past, the County has used CDBG funds for activities related to facility improvements at both shelters. The County has also provided funds for utilities, operation, and partial salaries for a Security Coordinator at the Shelter for Abused Women and Children. St. Matthew's House also provides shelters and transitional housing at locations in Naples and Immokalee.

Over the next program year, Collier County will provide approximately \$110,000 in ESG funds to the Shelter for Abused Women and Children for shelter operations, along with \$124,000 in CDBG funds for security improvements.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

Youth Haven and the Shelter for Abused Women and Children both include supportive services that encourage independent living and self-sufficiency. Examples of their programs include empowerment-based counseling services, financial asset building, a thrift shop, literacy classes, transitional supportive housing, family support services, and family counseling.

The County also operates a rapid re-housing program (coupled with homelessness prevention), which is designed to shorten the period of time that families experience homelessness. For the first program year covered in this Consolidated Plan, the County will allocate approximately \$20,000 to rapid re-housing/homelessness prevention. This program funds up to twelve months of short term rental assistance (including up to 6 months of rental arrearage), rental security deposits and last month's rent, and/or costs such as rental application fees and utilities.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Collier County's rapid re-housing and homelessness prevention program provides up to twelve months of short term rental assistance (including up to 6 months of rental arrearage), rental security deposits and last month's rent, and/or costs such as rental application fees and utilities for families at-risk of homelessness. Approximately \$20,000 in ESG funds will be allocated to the rapid re-housing/homelessness prevention program in 2016-2017. Additionally, Collier currently is serving 6 individuals in the Shelter Plus Care grant program.

Additionally, through the State of Florida Department of Children and Families, Collier County receives a grant for its Forensic Intensive Reintegration Support Team (FIRST), which provides persons with substance abuse or mental health issues leaving the judicial system with assistance to prevent homelessness or re-incarceration.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The incidence of childhood exposure to lead-based paint hazards has steadily decreased in the County, with recent 2010-2014 ACS data indicating that 2% of children under the age of 6 are at risk of lead-based hazards. The County's health department will continue lead screenings and also properties proposed for rehabilitation will be screened for lead-based paint and property owners are provided with educational information.

The County also follows federal requirements related to lead based paint.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Lead poisoning is the leading environmental hazard to children, creating devastating and irreversible health problems. The leading cause of lead-based poisoning is exposure to dust from deteriorating paint in homes constructed before 1978. This is due to the high lead content used in paint during that period, and particularly in homes built before 1950. Pre-1978 housing occupied by lower income households with children offers particularly high risks of lead exposure due to the generally lower levels of home maintenance among lower income households. This is an important factor since it is not the lead paint itself that causes the hazards, but rather the deterioration of the paint that releases lead-contaminated dust and allows children to peel and eat lead-contaminated flakes.

The U.S. Environmental Protection Agency's *Report on the National Survey of Lead-Based Paint in Housing* released in 1995 found that 83% of the nation's privately owned housing units built before 1980 had lead-based paint somewhere in the building.<sup>2</sup> The survey found "no statistically significant differences in the prevalence of lead-based paint by type of housing, market value of the home, amount of rent payment, household income, or geographic region." Applying this percentage to the housing stock in Collier County, 22,212 units in the area are likely to contain lead-based paint.

### **How are the actions listed above integrated into housing policies and procedures?**

Collier County policies and procedures call for full compliance with the lead-based paint regulations at 24 CFR Part 35. Contractors, subrecipients, and other community partners are advised of the lead-based paint regulations and the County works with them to ensure

---

<sup>2</sup> Report on the National Survey of Lead-Based Paint in Housing: Base Report. U.S. EPA/HUD, June 1995. <http://www.epa.gov/lead/pubs/r95-003.pdf>.

inspection, testing, and abatement of lead hazards wherever necessary. Additionally, the County distributes information and literature on lead hazards to households who may be at risk of exposure.



## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs, and Policies for reducing the number of Poverty-Level Families:**

Collier County has a Business and Economic Division that provides help with business relocation and expansion. This Division has partnered with several local economic development agencies, including the Small Business Development Center, which helps with small business start-ups, Career Source of Southwest Florida to help with job training and employment services, and Naples Chamber of Commerce. The local community college provides additional classes and training related to small business development and implementation and job training programs. Life skills, employment, and job training activities are offered in areas with high concentrations of low-income residents including Immokalee, and there are two targeted CRAs in the Bayshore-Gateway Triangle Area and Immokalee.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan:**

Some of the jurisdiction's poverty reduction programs and the affordable housing programs detailed in this plan are managed by Collier County, allowing for strong coordination of program offerings, performance goals, and policies.

## **SP-80 Monitoring – 91.230**

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

Subrecipients will receive information on federal and local regulations relating to their specific activity, along with an explanation as to how they apply to the particular project. Specific performance objectives will be outlined within each subrecipient agreement, giving measurable objectives for the eligible activity to be carried out. Each project is monitored on an ongoing basis and all preconstruction conferences are attended by division staff. Prior to any contracting, CHS staff reviews program requirements with prospective subrecipients, including emphasis on conflict of interest and special requirements for each subrecipient's specific agreement. This process ensures subrecipients are fully aware of program requirements. 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 by the County and conducted by the CHS Grant Monitoring Team using an enhanced monitoring checklist. The Monitoring Team is typically composed of the Compliance Supervisor, the Project Grant Coordinator, the Monitoring Operations Analyst, and a Senior Accountant. This team is charged with providing a progress monitoring visit and evaluation and a second visit at final project closeout (the timing of which are subject to change based on current divisional policies). The specific number of monitoring visits each funded entity receives is based on a risk evaluation, but every project will have a closeout monitoring. Projects still under construction for more than a year are also monitored until the project is complete. Projects are reviewed to ensure all aspects of the activity are carried out in accordance with applicable regulations. After a monitoring visit, CHS sends a follow-up letter to the subrecipient stating the outcome of the monitoring. Where required by the monitoring outcome, Corrective Action Plans are developed and the subrecipient's compliance with the Corrective Action Plan is reviewed until the plan is satisfied. After the Corrective Action Plan is satisfied and all monitoring findings are cleared, CHS closes out the monitoring with a letter to the subrecipient identifying future compliance requirements and reporting responsibilities.

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 (TA) in the form deemed most appropriate to the circumstances.

The County has developed written policies and procedures that are in place for all federal grant programs. CHS continues to monitor and assist subrecipients to become aware of and knowledgeable about all grant requirements. Additionally, CHS provides TA to achieve compliance with all federal requirements, and holds a quarterly partnership meeting with each subrecipient to ensure successful project completion.

## Expected Resources

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

#### Introduction

Entitlement grant resources totaling \$4,379,116 are anticipated for the 2016-2017 fiscal year to meet underserved needs, foster decent affordable housing, develop institutional structure, and enhance coordination between public and private housing and social service agencies. Along with the County's 2016-2017 annual CDBG, HOME, and ESG allocations, this figure includes \$946,172 in prior year CDBG funds and \$351,592 in prior year HOME funds that will be reprogrammed for use this year. Additionally, this figure includes an estimated \$225,000 in program income, which the County anticipates receiving from its CDBG program for use in 2016-2017. From time to time an activity comes in under budget or is not able to be completed for some reason. It is the County's intention to allocate up to \$150,000 in unused or unallocated CDBG funding for the purposes of purchase assistance without a substantial amendment to the plan. If this alternative is utilized, an activity will be set up in IDIS as required.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>CDBG</b>	Public - Federal	<ul style="list-style-type: none"> <li>- Public services</li> <li>- Infrastructure and facility improvements</li> <li>- Housing</li> <li>- Economic development</li> <li>- Administration</li> <li>- Fair housing</li> </ul>	\$2,192,287	\$225,000	\$946,172	\$3,363,459	\$8,769,148	Anticipated Year 1 funding will include entitlement grant funds, program income, and prior year unallocated funds
<b>HOME</b>	Public - Federal	<ul style="list-style-type: none"> <li>- Homebuyer assistance</li> <li>- Rental or homeowner rehab</li> <li>- Rental or homeownership new construction</li> <li>- Tenant-based rental assistance</li> <li>- Administration</li> </ul>	\$479,663	\$0	\$351,592	\$831,255	\$1,918,652	Anticipated Year 1 funding will include entitlement grant funds, prior year resources, and unallocated reprogrammed funds
<b>ESG</b>	Public – Federal	<ul style="list-style-type: none"> <li>- Shelter operations</li> <li>- Rapid re-housing</li> <li>- Homelessness prevention</li> <li>- Administration</li> </ul>	\$184,402	\$0	\$0	\$184,402	\$737,608	Anticipated Year 1 funding will include entitlement grant funds

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

Projects selected for funding by Collier County leverage additional community resources, including public and private agency funds. Monies dedicated to infrastructure improvements capitalize on ongoing revitalization efforts by the Bayshore and Immokalee Community Redevelopment Agencies (CRAs). Facility improvements for nonprofit organizations enhance their ability to provide services to their clients or residents. Public service funds are granted to agencies with additional public and/or private funding streams that provide a variety of services in addition to those supported by CDBG funds. For example, CDBG funding for the United Cerebral Palsy's Ride for Life Transportation Program expands access to UCP's existing Adult Day Education and Training Center for low- and moderate- income residents with developmental disabilities.

Collier County will provide HOME funds to three organizations in the 2016-2017 program year, and each recipient is anticipated to make a 25% match. Big Cypress Housing Corporation will receive funding for site improvements to Hatcher's Preserve, a single-family rental project for households at 80% AMI or below. The match requirement will be satisfied by a grant from Rural Neighborhoods (a nonprofit housing agency in Immokalee), donated landscape material, and in-kind labor and equipment. Economic Growth Corporation will provide the match for funds received to conduct homebuyer education and acquisition assistance through in-kind contributions of overhead and salaries associated with implementing and administering the program. Finally, Collier Affordable Rentals will provide the match for funding to construct affordable rental units at Arrowhead Reserve through equity contributions and a real estate secured loan. If a HOME fund subrecipient is unable to make the anticipated match, the County will use State Housing Initiatives Partnership (SHIP) program funds or other allowable expenditures to make the HUD-required match.

For ESG, the recipient of shelter operations funds provides match via staff time and other eligible activities. The rental assistance program presently operated by the County uses County general fund dollars as match.

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

The County does not anticipate using any publicly owned land or property located to address needs identified in this plan.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

The table below identifies the County’s key goals for the 2016-2017 Annual Action Plan period, along with needs addressed, estimated funding levels, and estimated goal outcome indicators. Please note that funding levels and goal outcome indicators are estimates for planning purposes. Recommended activities are eventually finalized in a legal agreement approved by the Board of County Commissioners. The agreement is considered to contain the final activity description including funding levels, scope elements, deliverables and beneficiaries and supersedes any prior information such as the application or this action plan. Further, subrecipient award amounts may not match those in the applications submitted to the County, as not all projects were funded at requested levels. Should the County seek to make any substantial changes to goals or related funding levels, it will amend the annual action plan and provide the public with the opportunity to comment on the proposed amendment, as described and defined in its Citizen Participation Plan. Also note that payments to subrecipients or partners for individual projects and/or activities are not contingent on meeting overall annual outcome indicators in this plan, because this plan contains estimates, only.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Public Services	2016	2017	Non-Housing Community Development Needs	Countywide	Public Services	CDBG: \$334,804	Number of low/moderate income persons served (1-Year Goal: 370 persons)
2	Improve Public Infrastructure	2016	2017	Non-Housing Community Development Needs	Countywide	Infrastructure Improvements; Housing Affordability	CDBG: \$1,696,930	Number of persons or households benefitted (1-Year Goal: 21,645 persons and 46 households)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Improve Public and Other Facilities	2016	2017	Non-Housing Community Development Needs	Countywide	Public Facilities	CDBG: \$641,100	Number of persons or households benefitted (1-year Goal: 16,880 persons)
4	Provide Assistance and Education to Homebuyers	2016	2017	Affordable Housing	Countywide	Housing Affordability	HOME: \$185,000	Number of low/moderate income persons served (1-Year Goal: 10 households with acquisition assistance and homebuyer education)
5	Support New Construction, Rehabilitation, or Acquisition of Affordable Housing for Homeownership	2016	2017	Affordable Housing	Countywide	Housing Affordability	\$0	Number of affordable homeownership units constructed, rehabbed, or acquired (1-Year Goal: 0 units)
6	Support New Construction, Rehabilitation, or Acquisition of Affordable Rental Housing	2016	2017	Affordable Housing	Countywide	Housing Affordability	CDBG: \$150,000 HOME: \$520,000	Number of affordable rental units constructed, rehabbed, or acquired (1-Year Goal: 78 units units)
7	CHDO Set-Aside	2016	2017	Affordable Housing	Countywide	Housing Affordability	HOME: \$71,570	Number of affordable housing units constructed, rehabbed, or acquired: 18 households assisted
8	Support Emergency Housing and Services for the Homeless	2016	2017	Homeless	Countywide	Homelessness & Homelessness Prevention	ESG: \$110,640	Number of homeless persons sheltered: 100



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	HMIS Support	2016	2017	Homeless	Countywide	Homelessness & Homelessness Prevention	ESG: \$40,000 (with any unused portion available for rapid re-housing and homelessness prevention)	Other – organizations assisted (1-Year Goal: 1 organization)
10	Provide Rapid Re-Housing and Homelessness Prevention	2016	2017	Homeless	Countywide	Homelessness & Homelessness Prevention	ESG: \$19,930	Number of persons provided rapid re-housing or homeless prevention assistance: 3
11	Program Administration	2016	2017	Non-Housing Community Development Needs	Countywide	Program Administration; Affirmatively Further Fair Housing	CDBG: \$483,457 HOME: \$47,714 ESG: \$13,830	Administration and planning

**Table 53 – Goals Summary**

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Projects planned for the 2016-2017 program year are identified below, with additional details provided in Section AP-38. Please note that funding levels and goal outcome indicators are estimates for planning purposes. Payments to subrecipients for individual projects and/or activities are not contingent on meeting annual outcome indicators shown below. Subrecipient award amounts may not match those in the applications submitted to the County, as not all projects were funded at requested levels. Recommended activities are eventually finalized in a legal agreement approved by the Board of County Commissioners. The agreement is considered to contain the final activity description including funding levels, scope elements, deliverables and beneficiaries and supersedes any prior information such as the application or this action plan.

#### Projects

#	Project Name
1	CDBG Administration
2	Homebuyer Education and Acquisition Assistance
3	Public Infrastructure Improvements
4	Public Service
5	Facility Improvements
6	Rehabilitation of Affordable Rental Housing
7	HOME Administration
8	CHDO Set-Aside
9	Development of Affordable Rental Housing
10	ESG Activities – Shelter Operations, Rental Assistance Program, HMIS and ESG Administration

**Table 54 – Project Information**

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

The above projects were selected to meet the housing, homelessness prevention, supportive housing, and community needs of low to moderate-income residents and special needs populations in Collier County. The County does not anticipate obstacles to meeting underserved needs due to strategies towards outreach, education, and collaborative services across the County.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	Program Administration and Planning; Affirmatively Further Fair Housing
	<b>Funding</b>	CDBG: \$483,457
	<b>Description</b>	The management and oversight of the CDBG Program by the Collier County Division of Community and Human Services. Fair housing activities. All allowable and eligible administrative activities.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of persons that will benefit from the proposed activity</b>	Not applicable
	<b>Location Description</b>	Collier County
	<b>Planned Activities</b>	CDBG Program Administration
2	<b>Project Name</b>	Homebuyer Education and Acquisition Assistance
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Provide Assistance and Education to Homebuyers
	<b>Needs Addressed</b>	Housing Affordability
	<b>Funding</b>	HOME: \$185,000

	<b>Description</b>	Education, counseling, and down payment assistance for potential eligible homebuyers
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of persons that will benefit from the proposed activity</b>	Financial assistance to homebuyers: 10 low- and moderate-income households may be assisted through homebuyer education and acquisition assistance
	<b>Location Description</b>	Collier County
	<b>Planned Activities</b>	Activities are anticipated to include home buyer education and down payment assistance
<b>3</b>	<b>Project Name</b>	Public Infrastructure Improvements
	<b>Target Area</b>	City of Naples and Bayshore CRA Immokalee Countywide
	<b>Goals Supported</b>	Improve Public Infrastructure Support New Construction, Rehabilitation, or Acquisition of Affordable Housing for Homeownership
	<b>Needs Addressed</b>	Infrastructure Improvements Housing Affordability
	<b>Funding</b>	CDBG: \$1,696,930
	<b>Description</b>	Provide funding to construct or improve public infrastructure such as sidewalks, streetscapes, right of way, water and sewer lines, fire suppression systems, and systems for handling stormwater.
	<b>Target Date</b>	3/31/2018
	<b>Estimate the number and type of persons that will benefit from the proposed activity</b>	Persons or households benefitted by public infrastructure activities: 21,645 low/moderate income persons 46 low/moderate income households
	<b>Location Description</b>	City of Naples (Census Tract 7)

		Bayshore CRA in Naples (Census Tracts 107.01 and 107.02) Immokalee (Census Tracts 112.04, 112.05, 113.01, 113.02, and 114)
	<b>Planned Activities</b>	Activities are anticipated to include: (1) City of Naples Sidewalk Project, which will make improvements to a sidewalk and intersection in the city; (2) Bayshore CRA Karen Drive Stormwater Improvements, which will make improvements for handling stormwater; (3) Bayshore CRA Fire Suppression System, which will install new and/or make upgrades to existing fire control infrastructure; (4) Habitat for Humanity Faith Landing Phase 4 Infrastructure, which will provide infrastructure for the construction of affordable housing; and (5) Immokalee CRA Sidewalks/Streetscape Project, which will construct and/or improve sidewalks, right of way, and/or streetscape in Immokalee.
<b>4</b>	<b>Project Name</b>	Public Services
	<b>Target Areas</b>	Immokalee Countywide
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$334,084
	<b>Description</b>	Provide subrecipient grants for provision of public services to low- and moderate-income persons, youth, persons with developmental disabilities, mental health or substance abuse, and victims.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of persons that will benefit from the proposed activity</b>	370 low- or moderate-income persons
	<b>Location Description</b>	Various locations in Collier County
	<b>Planned Activities</b>	Activities are anticipated to include: (1) Boys and Girls Club Transportation Program, which will provide bus service; (2) Boys and Girls Club Immokalee Youth Programs, which will provide youth with out-of-school activities; (3) Legal Aid Services to Victims, which will provide legal services; (4) Child Advocacy Center Family Safety Program, which will provide supervised visitation and exchange services; and (5)

		United Cerebral Palsy Ride for Life Transportation Program, which will provide transportation for developmentally disabled residents
5	<b>Project Name</b>	Facility Improvements
	<b>Target Areas</b>	Naples Immokalee Countywide
	<b>Goals Supported</b>	Improve Public and Other Facilities
	<b>Needs Addressed</b>	Public Facilities; Homelessness and Homelessness Prevention
	<b>Funding</b>	CDBG: \$641,100
	<b>Description</b>	Provide funding to renovate facilities and housing that serve low- and moderate-income persons, victims of violence, persons with mental health and/or substance abuse needs, and other special needs populations.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of persons that will benefit from the proposed activity</b>	Persons or households benefitted by facility improvements: 16,880 persons
	<b>Location Description</b>	Naples – 3174 East Tamiami Trail and other locations Immokalee – 525 North First Street
<b>Planned Activities</b>	Activities are anticipated to include: (1) Shelter for Abused Women and Children Security Improvements, which will make security system improvements to provide safety and security to victims of domestic violence on the main campus and in scattered-site transitional housing; (2) Catholic Charities Judy Sullivan Family Resource Center Renovation, which will make building and site renovations to improve provision of programs such as, but not limited to: food pantry, mental health counseling, and direct assistance; and (3) David Lawrence Center Facility Renovations, which will increase capacity to provide outpatient services.	
6	<b>Project Name</b>	Rehabilitation of Affordable Rental Housing
	<b>Target Area</b>	Immokalee

	<b>Goals Supported</b>	Support New Construction, Rehabilitation, or Acquisition of Affordable Rental Housing
	<b>Needs Addressed</b>	Housing Affordability
	<b>Funding</b>	CDBG: \$150,000
	<b>Description</b>	Site improvement and rehabilitation of rental units
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of persons that will benefit from the proposed activity</b>	74 affordable rental units rehabilitated
	<b>Location Description</b>	Immokalee
	<b>Planned Activities</b>	Activities are anticipated to include site improvements and external rehabilitation of affordable rental housing at Timber Ridge at Sanders Pine
<b>7</b>	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	Program Administration and Planning
	<b>Funding</b>	HOME: \$47,714
	<b>Description</b>	Management and oversight of the HOME Program by the Collier County Community and Human Services Division. All eligible and allowable admin activities.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of persons that will benefit from the proposed activity</b>	Not applicable

	<b>Location Description</b>	Collier County
	<b>Planned Activities</b>	HOME Program Administration
<b>8</b>	<b>Project Name</b>	CHDO Set-Aside
	<b>Target Area</b>	Immokalee Countywide
	<b>Goals Supported</b>	Support New Construction, Rehabilitation, or Acquisition of Affordable Rental Housing
	<b>Needs Addressed</b>	Housing Affordability
	<b>Funding</b>	HOME: \$71,570
	<b>Description</b>	To provide site improvements in a newly-developed affordable rental community; Other eligible CHDO set-aside activities
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of persons that will benefit from the proposed activity</b>	Infrastructure activity for low/moderate income housing benefit: 18 low/moderate income households to benefit
	<b>Location Description</b>	Hatchers Preserve, Westclox Street, Immokalee Collier County
	<b>Planned Activities</b>	Activities are anticipated to include site improvements (specifically, a fence) to newly-developed affordable rental units at Hatchers Preserve in Immokalee and other eligible CHDO set-aside activities
<b>9</b>	<b>Project Name</b>	Development of Affordable Rental Housing
	<b>Target Area</b>	Immokalee
	<b>Goals Supported</b>	Support New Construction, Rehabilitation, or Acquisition of Affordable Rental Housing
	<b>Needs Addressed</b>	Housing Affordability
	<b>Funding</b>	HOME: \$520,000



	<b>Description</b>	Construct new affordable single-family rental housing units in Immokalee
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of persons that will benefit from the proposed activity</b>	Affordable rental units constructed: 4 units
	<b>Location Description</b>	Immokalee
	<b>Planned Activities</b>	Anticipated activities include construction of affordable rental housing units
<b>10</b>	<b>Project Name</b>	ESG Activities
	<b>Target Area</b>	Collier County
	<b>Goals Supported</b>	Support Emergency Housing and Services for the Homeless; Provide Rapid Re-Housing and Homelessness Prevention; HMIS; Program Administration
	<b>Needs Addressed</b>	Homelessness & Homelessness Prevention; Program Administration and Planning
	<b>Funding</b>	ESG: \$184,402
	<b>Description</b>	Support shelter operations and services for victims of domestic violence. Provide rapid re-housing and homelessness prevention for homeless households or those at risk of homelessness, including medium-term rental assistance, security and utility deposits, and rental application fees. Support HMIS. Management and oversight of the ESG Program by the Collier County Community and Human Services Division. All allowable/eligible activities for admin.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of persons that will benefit from the proposed activity</b>	Tenant based rental assistance/rapid rehousing: 3 households assisted Homeless person overnight shelter: 600 persons assisted Other – organizations assisted: 1 organization
	<b>Location Description</b>	Collier County

	<b>Planned Activities</b>	Emergency shelter, rapid re-housing, homelessness prevention, HMIS support, ESG program administration
<b>CDBG Total</b>		<b>\$3,305,571</b>
<b>HOME Total</b>		<b>\$824,284</b>
<b>ESG Total</b>		<b>\$184,402</b>

## **AP-50 Geographic Distribution – 91.220(f)**

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

Collier County and the City of Naples participate together in the Urban County CDBG Program. Marco Island, an incorporated city within the County, opted out of participation in 2012. Over the next program year, the County anticipates spending 34% of its CDBG funds in Immokalee and 40% in Naples (including citywide activities and those in the Bayshore CRA). Immokalee activities include youth programs at the Boys and Girls Club, infrastructure improvements in the CRA and at Faith Landing, facility improvements to the David Lawrence Center, and housing rehabilitation at Timber Ridge at Sanders Pines. Activities in Naples include sidewalk improvements, stormwater and fire suppression system improvements in the Bayshore CRA, and facility renovations at Catholic Charities’ Judy Sullivan Family Resource Center. The remaining funds will be allocated to projects with the potential to serve residents throughout the County.

### **Geographic Distribution**

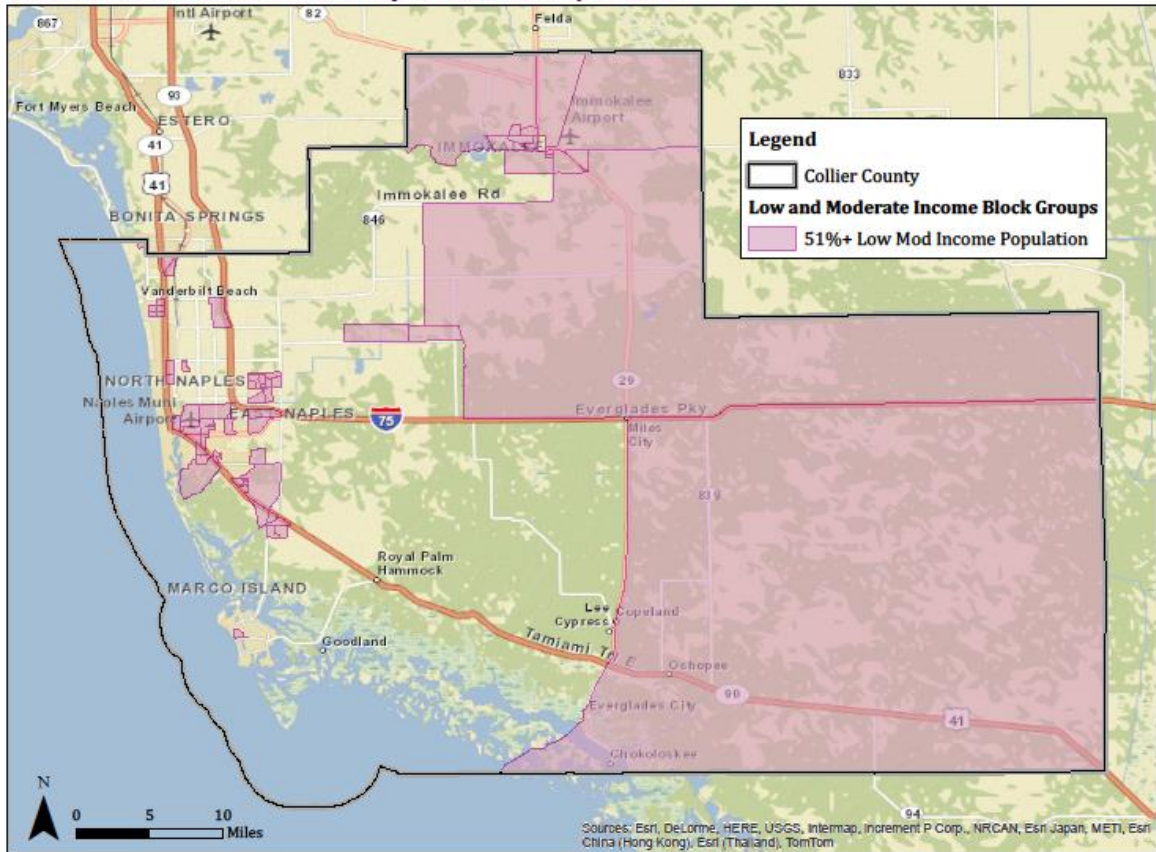
<b>Target Area</b>	<b>Percentage of Funds</b>
Immokalee	34%
Naples	40%

**Table 55 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

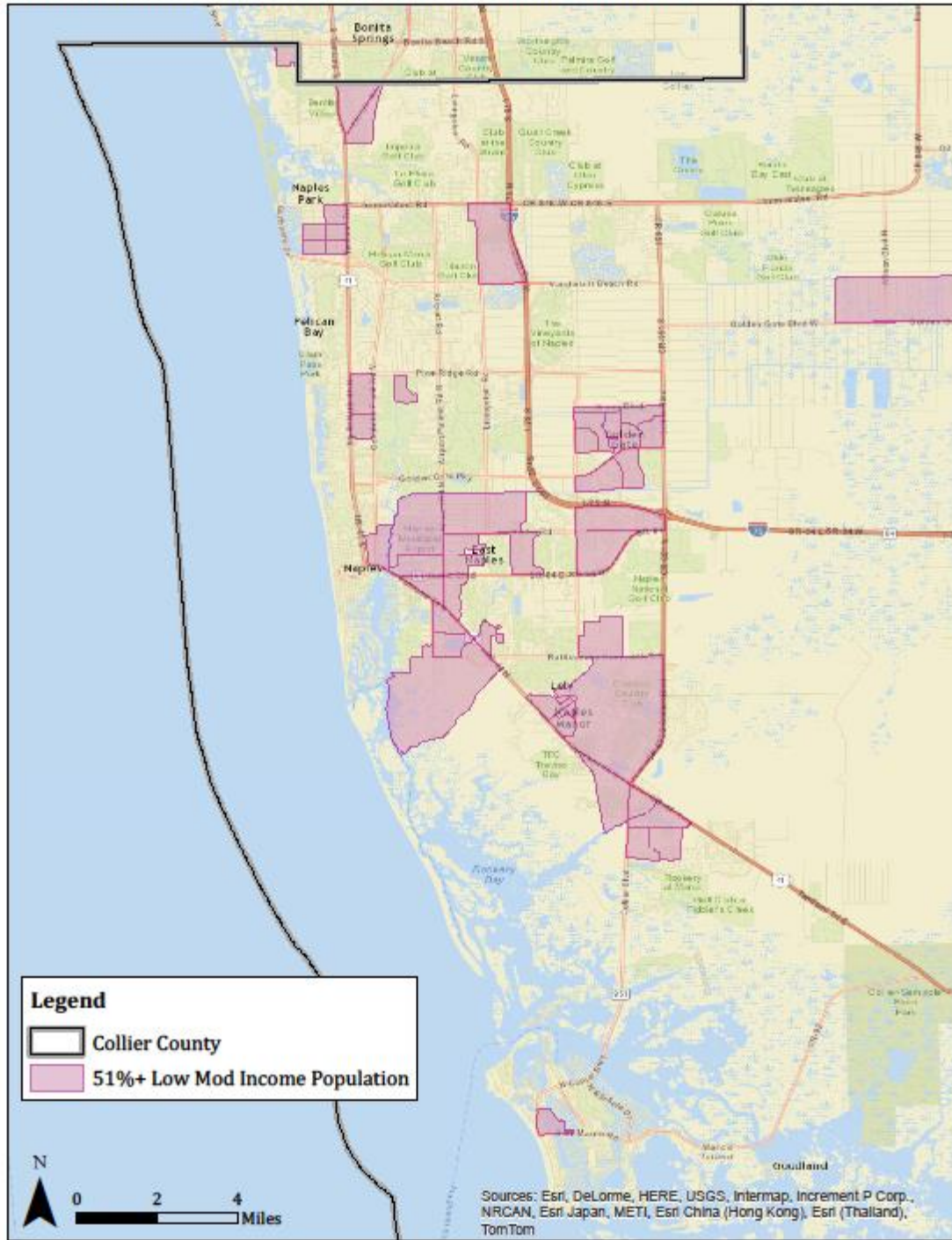
The following two maps depict the low- and moderate-income block groups within Collier County. The areas shaded on the maps will generally be prioritized for allocation of Consolidated Plan resources, however, individual low- and moderate-income persons residing anywhere in Collier County may be eligible beneficiaries of CDBG funds.

**Low and Moderate Income Block Groups in Collier County, FY 2015**



Source: HUD's FY 2015 Estimates of Low and Moderate Income Individuals, retrieved from:  
<https://www.hudexchange.info/manage-a-program/acs-low-mod-summary-data-block-groups-places/>

**Low and Moderate Income Block Groups in Collier County, FY 2015**



Source: HUD's FY 2015 Estimates of Low and Moderate Income Individuals, retrieved from: <https://www.hudexchange.info/manage-a-program/acs-low-mod-summary-data-block-groups-places/>

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The need for affordable rental and homeownership housing was a common theme heard during the Consolidated Plan development process. The greatest need is among renters with very low incomes, large families, immigrant families, and residents with disabilities. To address these needs, the County will use HOME, ESG, and CDBG funds to support the development of new affordable units and the rehabilitation of existing units. In several instances, the County will use grant funds for public infrastructure improvements or other site improvements that will support development or rehabilitation of affordable units. The County will also continue to offer its rapid re-housing and homelessness prevention for homeless families or those at risk of homelessness.

Goals for the number of households to be supported in 2016-2017 are provided below. Please note these are goal estimates. Payments to subrecipients for individual projects and/or activities are not contingent on meeting annual outcome indicators shown below.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	600
Non-Homeless	91
Special-Needs	0
Total	691

**Table 56 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	3
The Production of New Units	4
Rehab of Existing Units	74
Acquisition of Existing Units	0
Total	81

**Table 57 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Over the next year, the County anticipates supporting a total of 91 households, including 4 households through the construction of new units at Arrowhead Reserve, 74 households through external rehabilitation and site improvements at Timber Ridge at Sanders Pines, and 3 through rental assistance. Additionally, 10 non-homeless households are anticipated to be supported with first time homebuyer assistance. The County will also provide funding for the Shelter for

Abused Women and Children, which is estimated to assist 600 homeless persons in 2016-2017.

Although the County will not provide funding for housing for special needs households, CDBG-funded security improvements at the Shelter for Abused Women and Children will improve home safety for domestic violence victims. Also, facility improvements at the David Lawrence Center will allow it to better assist persons with mental health issues. The County will also provide funding for infrastructure improvements associated with the development of 46 affordable owner-occupied units at Faith Landing and site improvements for 18 single-family rental units at Hatchers Preserve, although no CDBG or HOME funds will be used for housing construction at either property.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Collier County Housing Authority (CCHA) is an independent authority established under state law and is separate from the general control of the County. The mission of the CCHA is to offer a choice of decent safe and diverse affordable housing, with opportunity for low- income households to achieve economic independence in living environments free from discrimination. The Authority fulfills this mission by offering a variety of subsidized housing options to low-income residents of Collier County. These options include 641 units of farmworker housing funded by the U.S. Department of Agriculture (USDA), the administration of 466 Housing Choice Vouchers, and management of 30 units of senior housing in Immokalee. Unlike most public housing authorities, the CCHA has no HUD-funded public housing units.

### **Actions planned during the next year to address the needs of public housing**

The CCHA has received a \$9.25 million grant from USDA to fund renovation of 315 of its farmworker housing units. The 18-month renovation program is expected to be completed in 2017. In addition, CCHA adheres to a routine maintenance program for its farmworker and other physical housing units and conducts regular maintenance as needed.

Additionally, the CCHA will employ the following strategies to address the housing needs of Collier County families:

- Assist as many extremely low-income, very low-income, and low-income individuals and households as possible with the federal resources that have been awarded to CCHA.
- Increase the number of affordable housing units by applying for additional Section 8 vouchers should they become available.
- Leveraging affordable housing resources in the community through the creation of mixed-financed housing.
- Pursuing housing resources other than Section 8 tenant-based assistance.
- Target available assistance to families at or below 30% of AMI, homeless, and the elderly by continuing to do outreach to community partners that serve the low-income, homeless, and the elderly.
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.



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

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

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

The Collier County Housing Authority is not designated as troubled.

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

### **Introduction**

The County will use ESG funding to support shelter operations, serving 600 battered women and children, to fund licensing for the HMIS system, and to serve approximately 3 families with rental assistance.

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

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

Collier County will conduct outreach to homeless persons through its rental assistance program which offers rapid rehousing, through homeless shelter providers such as the Shelter for Abused Women and Children and Youth Haven, and through other partners providing public services for homeless persons or persons at risk of homelessness. The County anticipates that it will serve 3 homeless or at risk households through its rental assistance program and 600 homeless women and children through the Shelter. The County will also allocate \$40,000 (with any residual being applied to the rapid rehousing and homelessness prevention rental assistance program) to the Hunger and Homeless Coalition for HMIS activities, which will ultimately help the CoC better assess the needs of homeless persons in Collier County.

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

Through funding to the Shelter for Abused Women and Children, Collier County will provide emergency and transitional housing, along with supportive services, for victims of domestic violence. With anticipated funding of approximately \$110,000, the Shelter estimates it will serve 600 homeless women and children in 2016-2017.

In addition to providing funds for shelter operations, the County will also make a grant to the Shelter for improve security systems at its main campus and in its scattered-site transitional housing units. Also, while not a subrecipient this year, Youth Haven has received CDBG funds through Collier County in the past, and will continue providing emergency housing and supportive services to homeless youth.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were**

### **recently homeless from becoming homeless again**

Over the next year, Collier County will continue to operate its rental assistance program, which provides rapid re-housing program and homelessness prevention. This program is designed to shorten the period of time that homeless families or individuals experience homelessness. The program funds up a year of short term rental assistance (including up to 6 months of rental arrearage), rental security deposits and last month's rent, and/or costs such as rental application fees and utilities. For 2016-2017, the County will allocate approximately \$20,000 to its rental assistance program, which is anticipated to assist 3 households.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

To help families and individuals avoid becoming homeless, Collier County will continue to operate its rental assistance program in 2016-2017. This program seeks to prevent homelessness by providing up to a year of short term rental assistance (including up to 6 months of rental arrearage), rental security deposits and last month's rent, and/or costs such as rental application fees and utilities. Over the next year, the County will allocate approximately \$20,000 to its rental assistance program, which is anticipated to assist approximately 3 households.

Additionally, through funding from the State of Florida Department of Children and Families, Collier County will continue its Forensic Intensive Reintegration Support Team (FIRST), which provides persons with substance abuse or mental health issues leaving the judicial system with assistance to prevent homelessness or re-incarceration.

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

### **Introduction:**

The Collier County Land Development Code, as amended through December 11, 2014, and the Naples Land Development Code, as amended through October 6, 2015, were each reviewed and evaluated against a list of 15 common fair housing issues. In most cases, the zoning regulations are reasonably permissive and allow for flexibility as to the most common fair housing issues. Remarkably, neither jurisdiction received a high risk score on any of the 15 issues evaluated. However, the County and Naples received medium risk scores on certain issues where the zoning regulations still have the potential to negatively impact fair and affordable housing, and where improvements to the rules and policies could be made to more fully protect the fair housing rights of the County's residents.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

### **Discussion:**

On paper, the residential zoning criteria for the jurisdictions surveyed are not inherently prohibitive, and yet there is general consensus among residents, planning officials, housing advocates, and other stakeholders that Collier County and Naples suffer from an affordability gap for both affordable and workforce housing. This problem will only grow as rent and home prices are expected to continue to trend upward. Based on 2015 projections provided by the University of Florida's Shimberg Center for Housing Studies, the County's Affordable Housing Advisory Committee estimates that 43% of Collier households pay more than 30% of their income (the limit considered financially healthy) on housing related expenses, and 22% of households spend more than half of their income on housing.

The County is embarking on a planning initiative to develop additional incentives and programs to address affordable and workforce housing needs in the community. In March 2016, the Board of County Commissioners directed staff to prepare a community-driven countywide Affordable Housing Plan. The County is currently working to establish a stakeholder committee and charter for the project and will then identify a planning consultant through an RFP process.

In *Building Capacity for Affordable Housing in Immokalee*, the Florida Housing Coalition identifies several potential strategies for addressing barriers to affordable housing, which the County may consider including in its Affordable Housing Plan. While not an exhaustive list of the report's recommendations, potential strategies include:

- Waiving or substantially reducing (rather than deferring) impact fees for affordable housing development for low- and moderate-income households;
- Allowing and encouraging the use of Accessory Dwelling Units;
- Prioritizing capital improvements in Immokalee;
- Providing guidance on suitable types of farmworker housing by zoning district;
- Improving code compliance efforts at mobile home parks in Immokalee;
- Revisions to the County's Local Housing Assistance Plan to require 30- or 50-year affordability periods, rather than the current 15-year requirement; and
- Reviewing the use of Affordable Housing Density Bonus provisions, including determining how many units have been created under the provision and whether enforcement actions were taken against developers that neglected to provide the agreed upon units.

## **AP-85 Other Actions**

### **Introduction**

This section details the County's actions planned to ensure safe and affordable housing for its residents, along with plans to meet underserved needs, reduce poverty, develop institutional structure, and enhance coordination between public and private sector housing and community development agencies.

### **Actions planned to address obstacles to meeting underserved needs**

To help remove obstacles to meeting underserved needs and improve service delivery, Collier County will work with local non-profits and other subrecipients to coordinate the work of social service organizations, disseminate news and information, and spearhead community-wide solutions to local needs. Specifically, the County will work on projects to construct and improve public infrastructure and facilities to support the development of affordable housing and benefit low- and moderate-income families; provide public services such as afterschool youth programming, transportation for special needs populations, legal assistance, and family safety programs; and make site improvements and rehabilitation to older rental units.

The County is continually looking for additional funding to address underserved needs, and has procured SHIP and Criminal Justice, Mental Health, and Substance Abuse grants from the State. Over the next year, CHS staff will continue exploring new grant opportunities using grants.gov and other sources, and develop partnerships with local agencies as needed to make grant applications.

### **Actions planned to foster and maintain affordable housing**

During the 2016-2017 program year, Collier County will foster the development of new affordable housing by providing funds for infrastructure and site improvements at Faith Landing (a Habitat for Humanity project that will provide affordable homeownership opportunities) and Hatchers Preserve (to support development of affordable rental units). The County will also provide funding for site improvements to support affordable single- and multifamily housing rehabilitation at Timber Ridge at Sanders Pines Reserve. Using HOME funds, the County will assist with development of affordable single-family rental units at Arrowhead Reserve.

The County is also embarking on a planning initiative to develop additional incentives and programs to address affordable and workforce housing needs in the community. With the assistance of a consultant, the County anticipates beginning work on a countywide Affordable Housing Plan during the next year. Additionally, the County will continue to work with CCHA, which helps foster affordable housing using federal resources it has been awarded. The County will use several strategies including:

- Increase the number of affordable housing units by applying for additional Section 8 vouchers should they become available.
- Leveraging affordable housing resources in the community through the creation of mixed-financed housing.
- Pursuing housing resources other than Section 8 tenant-based assistance.
- Target available assistance to families at or below 30% of AMI, homeless, and the elderly by continuing to do outreach to community partners that serve the low-income, homeless, and the elderly.
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

### **Actions planned to develop institutional structure**

The development of social service collaborations across the region to coordinate the work of social service organizations, disseminate news and information, and spearhead community-wide solutions to local needs is necessary to assist the community in overcoming gaps in services for low- and moderate-income persons, homeless persons, and special needs populations. In their *Building Capacity for Affordable Housing in Immokalee* report, the Florida Housing Coalition identified potential ways to improve coordination and strengthen institutional structure advance affordable housing, including enhanced marketing of first-time homebuyer opportunities by the County through existing organizations such as Rural Neighborhoods, the Immokalee Interagency Council, and other local organizations that work with low-income groups.

This study also identified the need for leadership around affordable housing. While there have been several initiatives dedicated to the issue, action has been limited. The Housing Coalition suggests the need for an ongoing leadership team consisting of government and private sector partners. To that end, the County is currently in the process of establishing a stakeholder committee to lead preparation of a countywide Affordable Housing Plan. Additionally, the County anticipates hiring an additional staff member in 2017 to assist with coordinating leadership around affordable housing.

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

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

countywide Affordable Housing Plan over the next year will require input from and coordination of both housing providers and social service agencies. The County will encourage community-based solutions and regional partnerships, and will continue to support and participate in the CoC, whose membership includes both affordable housing and social service agencies.

#### **Actions planned to reduce lead-based paint hazards**

The incidents of childhood exposure to lead-based paint hazards has steadily decreased in the County, with recent 2010-2014 ACS data indicating that 2% of children under the age of 6 are at risk of lead-based hazards. The County's health department will continue lead screenings and also properties proposed for rehabilitation will be screened for lead-based paint and property owners are provided with educational information. The County will continue to comply with federal regulations related to this hazard.

#### **Actions planned to reduce the number of poverty-level families**

The County will continue development in its two designated CRAs and continue to allocate entitlement funding there. As funding is available, the County will promote job training, employment services, and small business and micro enterprise development through partnerships with local colleges, chambers of commerce, incubators, and business development centers.



## Program Specific Requirements

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

#### Introduction:

In AP-90, Collier County provides information required by regulations governing the Community Development Block Grant (CDBG) program, the HOME Investment Partnership (HOME) program, and the Emergency Solutions Grant (ESG) program.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.	100%

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

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

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

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

Collier County operates a Down Payment Assistance and an Acquisition/Development program, both of which use HOME funds to assist homeowners or homebuyers and therefore require Recapture and Resale Provisions. The County's Recapture and Resale Provisions are included in full in the Appendix.

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

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

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

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

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

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

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

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

The CoC is currently developing a coordinated assessment system, in which Collier County will participate. In the meantime, the HMIS is used widely amongst appropriate agencies.

3. Identify the process for making sub-awards and describe how the ESG allocation available to

private nonprofit organizations (including community and faith-based organizations).

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

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

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

5. Describe performance standards for evaluating ESG.

The County funds the Shelter for Abused Women and Children using ESG funding, and requires that shelter services be provided on a continuous basis throughout the term of the grant and that 100 beneficiaries be served during the grant period.

The County's rapid rehousing program funded using ESG served 7 households in FY2013 and 6 persons in FY2014, with that allocation still being expended.