

Collier County 2018-2019 Annual Action Plan



DRAFT: May 2018

Prepared for
Collier County, Florida
by



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Executive Summary

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

1. Introduction

Collier County is an entitlement jurisdiction eligible to receive community planning and development funding from the U.S. Department of Housing and Urban Development (HUD). As such, HUD requires that the County develop a Five-Year Consolidated Plan to identify its housing and community development priorities and outline a strategy to implement HUD programs. HUD also requires that the County prepare an Annual Action Plan showing the objectives the County plans to achieve each year. Collier County prepared its 2016-2020 Five-Year Consolidated Plan in 2016. This FY 2018-2019 Action Plan outlines goals, objectives, and projects for the third program year covered by the current Consolidated Plan. It also serves as the County's application to HUD, requesting its allocation of Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) funds.

HUD released Collier County's FY 2018-2019 allocations, showing that the County will receive \$2,519,179 in CDBG funds; \$697,393 in HOME funds; and \$191,703 in ESG funds.

The goal of the community planning and development programs covered by this Annual Action Plan is to develop viable communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for people with low and moderate incomes. The County made funding determinations for specific projects during FY 2018-2019 based on input from residents, non-profit and social service agencies that serve low- and moderate-income residents, municipalities including the City of Naples, and other stakeholders. Input was collected during the planning processes for the 2018-2019 Action Plan and the 2016-2020 Consolidated Plan.

2. Summary of the objectives and outcomes identified in the Plan

Goals, projects, and objectives outlined in this 2018-2019 Action Plan are based on the goals developed during the planning process for the 2016-2020 Consolidated Plan. Specific projects and objectives anticipated for the upcoming program year include:

- Acquisition of real property for the development of at least 51 affordable housing units for sale to low- and moderate-income households by Habitat for Humanity Collier County;
- Public infrastructure improvements to construct or improve sidewalks and streetscapes in the Immokalee CRA and install or upgrade fire control infrastructure in the Bayshore CRA.

- Facility improvements to install outdoor exercise stations at Anthony Park and to renovate a Youth Haven cottage which provides emergency and transitional housing to homeless youth.
- Public services to provide legal services to 150 victims of domestic violence, supervised visitation and exchange services to 50 families, and transportation for 12 developmentally disabled residents.
- Construction of affordable housing and tenant based rental assistance for low- and moderate-income households.
- Shelter operations support to provide emergency and transitional housing for 150 victims of domestic abuse.
- Rapid rehousing and homelessness prevention.
- Homeless Management Information System (HMIS) support.
- Administration of CDBG, HOME, and ESG programs by Collier County Community and Human Services Division.

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. According to Collier County's most recent CAPER, the County assisted approximately 1,260 residents through public services, 5,000 residents through public infrastructure improvements, and 2,000 residents through facility improvements using CDBG funds in FY 2016-2017. With ESG funds, the County served nearly 400 residents with emergency shelter services and 16 households with rapid rehousing or homelessness prevention. 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>.

The FY 2017-2018 CAPER will be available in December 2018.

4. Summary of citizen participation process and consultation process

While preparing the FY 2018-2019 Action Plan, Collier County's CHS Division hosted a public meeting on January 24, 2018 at the Golden Gate Community Center to seek input on the Action Plan from residents and stakeholders. The County also provided information on its application process so that eligible applicants might request funding under the CDBG, HOME, and ESG programs. This meeting and the grant application cycle was advertised in the *Naples Daily News*, the *Immokalee Bulletin*, on the County's website, and through direct email to a master list of local organizations.

The funding application period was open from January 10 through February 20, 2018. During this time CHS provided one-on-one technical assistance to different groups representing low- and moderate-income residents. The technical assistance meetings were conducted January 31 through February 2, 2018.

Public comments on the draft Action Plan were received throughout a 30-day comment period from May 24, 2018 through June 24, 2018. A public hearing to receive comments on the Action Plan was held before the Board of County Commissioners on June 26, 2018.

Availability of the draft Action Plan, opening of the comment period, and the public hearing were advertised in the *Naples Daily News* on or about May 24, 2018. The notice included a summary of the proposed projects and the estimated amount of funding anticipated by the County. The notice stated that the draft Action Plan could be viewed on the County's website at www.colliercountyfl.gov and would also be available for review in all County public libraries and at the Community and Human Services Division's office.

5. Summary of public comments

Comments received through the public meetings and submitted during the comment period are summarized in the Citizen Participation section of this Action Plan and attached in Appendix A.

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

All comments were taken into consideration in preparing the Action Plan.

7. Summary

During FY 2018-2019, Collier County anticipates allocating \$3,722,615 (including program income and prior years unallocated resources) in CDBG, HOME, and ESG funding to address the priority needs and goals identified in the 2016-2020 Consolidated Plan. These goals include providing public services; improving public infrastructure and facilities; supporting development of affordable housing for homeownership; supporting rental assistance, emergency housing and services for the homeless; and supporting the Homeless Management Information System (HMIS).

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 2018-2019 Action Plan and 2016-2020 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.

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

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

1. Introduction

Collier County 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), community residents, and others in preparing this plan. The County held a public meeting and technical assistance workshop to solicit input on potential projects for funding, and held one-on-one technical assistance meetings over three days to ensure that all potential applicants for its grant funding application process were fully versed in the requirements and expectations for the funds. The County will also hold a 30-day public comment period from May 24 through June 24, 2018, with a public hearing on June 26, to receive any public comments on the draft document prior to approval by the Board of County Commissioners.

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

Collier County recognizes the importance of public services for people with mental health and substance abuse needs, and the related importance of coordination between public and assisted housing providers and health, mental health, and service agencies.

The County currently contracts with local mental health/substance abuse providers to deliver approximately \$1.6 million in services to these at-risk populations annually. Through a grant from the State of Florida Department of Children and Families, the County receives a Criminal Justice, Mental Health and Substance Abuse grant to support its Forensic Intensive Reintegration Support Team (FIRST), which works with persons with mental illnesses re-entering the community from jail. In 2018, the County received a separate grant from the Federal Bureau of Justice Assistance for its Adult Drug Court program. This program diverts non-violent offenders with substance abuse and drug-related criminal activity from the criminal justice system by offering intensive rehabilitation, including therapy, medical treatment, and case management.

Beyond support for the mental health/substance abuse population specifically, Collier County provides funds for several projects designed to strengthen the housing-services link through its HUD grant monies, including CDBG funding for Youth Haven shelter facility improvements and ESG funding to support operation of the Shelter for Abused Women and Children.

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

Collier County staff coordinates with the local Continuum of Care managed by the Collier County Hunger & Homelessness Coalition (CCHHC). Community & Human Services staff are represented on the CCHHC board, and provide feedback and coordination between the two organizations on an ongoing basis.

During FY 2018-2019, Collier County anticipates several efforts to address the needs of people who are homeless or at risk of homelessness. These include improvements to Youth Haven's youth shelter and operating support for the Shelter for Abused Women and Children. Through Legal Aid and the Child Advocacy Council, the County will also provide legal services and safe exchange services for women and families impacted by domestic abuse, sexual assault, and child abuse. The County also anticipates providing funds for homelessness prevention through short term rental assistance and rapid re-housing.

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

CCHHC's Executive Director was interviewed regarding homeless needs in Collier County to identify priorities for the 2016-2020 Consolidated Plan, which informs the allocation of ESG funds under this Action Plan. Additionally, reports by the CoC including the 2014 Needs & Gap Survey, the 2014 Subpopulation Needs Survey, the Point in Time Homeless Count, and *20/20 Vision: A Clear View of Housing for All Members of Collier County* were also used in prioritizing homeless needs for ESG funding.

As of May 2015, the Hunger & Homeless Coalition was named as the HMIS Lead for the 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. CHS staff participate in HMIS trainings to ensure submission of accurate and timely data. HMIS system maintenance and operating support is a need, and Collier County will allocate ESG funding under this Action Plan to provide HMIS support during the program year.

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 attend the public meeting and technical assistance workshop held on January 24, 2108 to learn more about applying for HUD grant funds. The County also advertised the meeting and the grant application process in the *Naples Daily News*, the *Immokalee Bulletin*, and on the County's website. Approximately 15 groups participated, and are listed in the table below, along with areas of the plan for which they provided input.

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Agency/Group/Organization Name	Type	Relevant Plan Sections
Consulted Community & Human Services Division for Information Regarding Action Plan		
City of Marco Island	Other government – local	Housing need assessment Non-housing community development needs
City of Naples	Other government – local	Housing need assessment Non-housing community development needs
Everglades City	Other government – local	Housing need assessment Non-housing community development needs
Immokalee Disaster Recovery Group	Other – disaster recovery agency	Housing need assessment Non-housing community development needs
Community Meeting or Technical Assistance Meeting Participant		
Bayshore CRA	Community Redevelopment Agency Neighborhood Organization	Non-housing community development needs
Child Advocacy Council	Services – Children Services – Victims of Domestic Violence	Non-housing community development needs
City of Naples	Other government – local	Non-housing community development needs
Collier County Housing Authority	Public Housing Authority	Public housing needs Homelessness strategy
Collier County Parks and Recreation	Other government – local	Non-housing community development needs
Habitat for Humanity	Housing	Affordable housing
Immokalee CRA	Community Redevelopment Agency Neighborhood Organization	Non-housing community development needs
Legal Aid	Services – Victims of Domestic Violence	Non-housing community development needs

NAACP	Civic Organization	Housing need assessment Non-housing community development needs
Residential Options of Florida (ROOF)	Housing Services – Persons with Disabilities	Housing need assessment Non-housing community development needs
Rural Neighborhoods, Inc.	Housing	Housing need assessment Non-housing community development needs
Shelter for Abused Women and Children	Services – Victims of Domestic Violence Services – Homeless	Homelessness needs Homelessness strategy Non-homeless special needs
United Cerebral Palsy of Southwest Florida	Services – Special Needs	Non-housing special needs
Youth Haven	Services – Housing Services – Children Services – Homeless	Homelessness needs – unaccompanied youth Homelessness strategy

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 and interested parties as possible. Invitations requesting input on formulation of the Action Plan 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. No agency types were knowingly 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?
Continuum of Care	Hunger and Homeless Coalition of Collier County	The Continuum of Care outlines strategies for homelessness prevention, rapid re-housing, emergency shelter, transitional housing, and services for youth.
<i>Collier County Community Housing Plan, October 2017</i>	Collier County Affordable Housing Committee	The <i>Community Housing Plan</i> identifies levels of affordable housing need for households making under 140% of Area Median Income and outlines strategies for increasing the production of housing affordable at or below this income level.
<i>20/20 Vision: A Clear View of Housing for All Members of Collier County, December 2011</i>	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, December 2011 (prepared RWA, Inc.)</i>	Collier Metropolitan Planning Organization	Findings from the <i>Walkable Community Study</i> indicate a need for improvements in pedestrian and bicycle facilities in Immokalee.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

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

Collier County considers citizen participation a critical component of its planning processes, and followed the requirements of its Citizen Participation Plan to conduct a robust engagement process during development of this Action Plan. Collier County residents were offered multiple opportunities, as detailed in Table 4, to participate in goal-setting and project selection for the Action Plan. Each meeting was publicly advertised in the *Naples Daily News* and on the County's website. All participant comments were recorded and considered.

Included in Collier County's outreach were one-on-one technical assistance meetings to be sure any organization interested in applying for HUD grant funds understood the process and expectations going forward. In the meetings, staff reviewed the application process, the County's priorities, eligible activities and projects, national objective achievements, contract development, project implementation phases of the projects, and monitoring parameters. Potential applicants were advised not only about the application process, but also about the sequence of events following the award, contract development, and project implementation.

After the technical assistance sessions, Collier County hosted a session so applicants could brief Collier County's Selection Committee on the proposed project and use of funds.

This draft Action Plan was available to the public for a 30-day comment period from May 24 through June 24, 2018, with a public hearing before the Board of County Commissioners on June 26. The public comment period and hearing were advertised in the *Naples Daily News* and on the County's website. Residents and other stakeholders were able to provide comments through e-mail, through postal mail, by telephone, or in person.

Copies of the draft Action Plan are available for public review and inspection at the following sites:

- Collier County Community & Human Services website
- Collier County Community & Human Services front desk
- Collier County public library branches, including East Naples, Golden Gate Estates, Golden Gate Regional, Immokalee, Marco Island, Naples Regional – Orange Blossom, Central, Vanderbilt, and South Regional.

Dates, times, and locations for the public meeting, training sessions, public presentations by grant applicants, and public hearing are shown below.

Public Meeting & Technical Assistance

Golden Gate Community Center
4701 Golden Gate Parkway
Naples, FL 34116
Wednesday, January 24, 2018
3:30 PM to 5:00 PM

Public Presentations by Grant Applicants

CHS Department Offices
3339 Tamiami Trail East
Naples, FL 34112
Friday, March 23, 2018

1:1 Technical Assistance Appointments

CHS Department Offices
3339 Tamiami Trail East
Naples, FL 34112
Wednesday, January 31 through
Friday, February 2, 2018

Public Hearing

County Administration Building
3299 Tamiami Trail East
Naples, FL 34112
Tuesday, June 26, 2018
9:00 AM

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted & reasons
1	Website www.colliercountyfl.gov/your-government/divisions-a-e/community-and-human-services	Non-targeted/broad community; Community development practitioners	Not Applicable	None	None
2	Public Meeting & Technical Assistance	Non-targeted/ broad community; Residents of public and assisted housing; HUD grant applicants; Housing and service providers	4 Agencies Attended	Questions about the public services cap, disaster funding, and required expansion of services	None
3	1:1 Technical Assistance Meetings	HUD grant applicants; Housing and service providers	12 Agencies Attended	Easy application process	None
4	Public Presentations by Grant Applicants	Non-targeted/ broad community; HUD grant applicants; Housing and service providers	10 Applicants	Many competing community needs	None
5	Public Comment Period	Non-targeted/ broad community; Community development practitioners; Housing and service providers	TBD	TBD	TBD
6	Public Hearing	Non-targeted/ broad community; Community development practitioners; Housing and service providers	TBD	TBD	TBD

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Entitlement grant resources totaling \$3,722,615 are anticipated for the 2018-2019 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 2018-2019 annual CDBG, HOME, and ESG allocations, this figure includes \$225,870 in prior year HOME funds that will be reprogrammed for use this year. Additionally, this figure includes an estimated \$13,000 in CDBG program income and \$75,470 in HOME program income, which the County anticipates receiving for use in 2018-2019.

The County expects the level of HUD funding for the remainder of the Consolidated Plan to be approximately the same for the last two years of the planning period (Fiscal Years 2019-2020 and 2020-2021). Based on the annual allocation amounts, the County expects to receive \$6,816,550 in CDBG, HOME, and ESG funds to be available for the remainder of the Five-Year Consolidated Plan period.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	<ul style="list-style-type: none"> - Public services - Infrastructure and facility improvements - Housing - Economic development - Administration - Fair housing 	\$2,519,179	\$13,000	\$0	\$2,532,179	\$5,038,358	Anticipated Year 3 funding will include entitlement grant funds and program income. CDBG does not require a match from non-federal sources.
HOME	Public - Federal	<ul style="list-style-type: none"> - Homebuyer assistance - Rental or homeowner rehab - Rental or homeownership new construction - Tenant-based rental assistance - Administration 	\$697,393	\$75,470	\$225,870	\$998,733	\$1,394,786	Anticipated Year 3 funding will include entitlement grant funds, prior year resources, and unallocated reprogrammed funds. The County will match 25% of the amount disbursed over the fiscal year.
ESG	Public – Federal	<ul style="list-style-type: none"> - Shelter operations - Rapid re-housing - Homelessness prevention - Administration 	\$191,703	\$0	\$0	\$191,703	\$383,406	Anticipated Year 3 funding will include entitlement grant funds. The County will match 100% of the amount disbursed over the fiscal year.

Table 5 – 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. Although the CDBG program does not require a match from non-federal sources, 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, several non-profits receive state funds through the Department of Children and Families to support CDBG-funded programs. In recent years, subrecipients also had large private donors who made cash donations.

Both the HOME and ESG programs have matching funds requirements. The HOME program match will be provided from organizations that receive HOME funding during FY 2018-2019 in-kind contributions and other non-federal sources to fund the operations supporting the HOME funded program. The County may also satisfy the HOME match through the State Housing Initiative Program (SHIP). The ESG program requires the County provide a 1:1 match. The County plans to fund the Shelter for Abused Women and Children and the subrecipient will provide match through payment of costs associated with shelter operations such as utilities and program staff salaries.

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

Florida Statutes Section 125.379, Disposition of County property for affordable housing, requires that counties create an inventory of real property with fee simple title appropriate for affordable housing. Collier County maintains the inventory of County-owned surplus land through its Real Property Division. Locally, the disposition of surplus land is governed by Resolution 2007-172 and Resolution 2010-123, which direct the County to sell the land and use the proceeds to increase financial resources set-aside for affordable housing.

The County has identified two publicly owned parcels suitable for new housing construction and will release an RFP for their sale and development in fall 2018. In addition, the County Board of Commissioners recently adopted Resolution 2018-39, which encourages the co-location of housing and public facilities when the County acquires future property.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

The table below identifies the County’s key goals for the 2018-2019 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	2018	2019	Non-Housing Community Development Needs	Countywide	Public Services	CDBG: \$297,784	Number of low/moderate income persons served (1-Year Goal: 162 people and 50 families)
2	Improve Public Infrastructure	2018	2019	Non-Housing Community Development Needs	Bayshore CRA Immokalee CRA	Infrastructure Improvements	CDBG: \$427,960	Number of persons or households benefitted (1-Year Goal: 2,560 people with low or moderate incomes)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Improve Public and Other Facilities	2018	2019	Non-Housing Community Development Needs	Naples Countywide	Public Facilities	CDBG: \$300,000	Number of persons or households benefitted (1-year Goal: 610 people with low or moderate incomes and 12 shelter/transitional housing beds added)
4	Affordable Housing for Homeownership	2018	2019	Affordable Housing	Countywide	Housing Affordability	CDBG: \$1,000,000 HOME: \$614,163	Number of affordable homeownership units constructed, rehabbed, or acquired (1-Year Goal: 76 units)
5	Affordable Rental Housing	2018	2019	Affordable Housing	Countywide	Housing Affordability	HOME: \$314,831	Number households assisted with Tenant-Based Rental Assistance (1-Year Goal: 15 households)
6	Support Emergency Housing and Services for the Homeless	2018	2019	Homeless	Countywide	Homelessness & Homelessness Prevention	ESG: \$115,022	Number of homeless persons sheltered: 150
7	HMIS Support	2018	2019	Homeless	Countywide	Homelessness & Homelessness Prevention	ESG: \$35,000 (with any unused portion available for rapid re-housing and homelessness prevention)	Other – organizations assisted (1-Year Goal: 1 organization)
8	Provide Rapid Re-Housing and Homelessness Prevention	2018	2019	Homeless	Countywide	Homelessness & Homelessness Prevention	ESG: \$27,304	Number of persons provided rapid re-housing or homeless prevention assistance (1-year goal: 3 households)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Program Administration	2018	2019	Non-Housing Community Development Needs	Countywide	Program Administration; Affirmatively Further Fair Housing	CDBG: \$506,435 HOME: \$69,739 ESG: \$14,377	Administration and planning

Table 6 – Goals Summary

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Projects

AP-35 Projects – 91.220(d)

Introduction

For FY 2018-2019, Collier County will fund a total of 9 projects under the CDBG, HOME, and ESG programs, 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.

CDBG projects include public services, public facility and infrastructure improvements, and acquisition of real property for development of affordable homeownership housing. Under the HOME program, the County will fund construction of affordable housing and a tenant-based rental assistance program. ESG activities include emergency shelter operations support, homelessness prevention and rapid rehousing, HMIS system support, and administration. The administrative costs of the CDBG and HOME projects are also included as projects and represent 20% and 10% of annual allocations, respectively.

In the event that any of the activities identified in the project list and descriptions do not perform as anticipated and grant funds are returned, or in the event that additional funds become available, the County reserves the right to reprogram those funds for use in a Down Payment and Closing Cost Assistance program for low- and moderate-income households.

On October 13, 2017, HUD provided notice regarding the availability of waivers of several Community Planning Grant Program and Consolidated Plan Requirements for grantees in disaster-declared areas as a result of Hurricane Irma. On January 19, 2018, Collier County notified HUD of its intent to use these waiver flexibilities beginning on or after January 23, 2018. Among the waivers claimed by Collier County is flexibility to suspend CHDO set-aside requirements. Thus, no CHDO set-aside is included as a HOME project or goal for FY 2018-2019.

Projects

#	Project Name
1	Acquisition of Real Property
2	Public Infrastructure Improvements
3	Public Service
4	Facility Improvements
5	CDBG Administration
6	Construction of Affordable Housing
7	Tenant Based Rental Assistance
8	HOME Administration
9	ESG Activities

Table 7 – Project Information

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

Allocation priorities for the FY 2018-2019 Action Plan are consistent with those outlined in the Strategic Plan portion of the County’s 2016-2020 Consolidated Plan. The priorities were identified through a review of market conditions as well as a needs assessment that analyzed affordable housing, special need housing, homeless, and non-housing community development needs in Collier County. Substantial participation by residents, local and regional organizations, and other stakeholders also informed these priorities.

The Consolidated Plan and the Needs Assessment conducted as part of the Consolidated Planning process identified affordable for-sale and rental housing as a top need in Collier County. Housing affordability was the most common issue identified by interviewees and community meeting participants throughout the county, including in Naples and Immokalee. Further, according to Comprehensive Housing Affordability Strategy (CHAS) data, about 40% of all households in the county spend more than 30% of their income on housing. For low- and moderate-income households, about 75% of renters and 65% of owners spend over 30% of income on housing. Project #1, Acquisition of Real Property, responds to the County’s priority need for construction of affordable housing. By using CDBG funds to acquire a large tract of property, the County will make the land available for development of about 100 affordable housing units by Habitat for Humanity over the next four to five years. Habitat for Humanity will sell the homes to low- and moderate-income homebuyers.

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

AP-38 Project Summary

Project Summary Information

1	Project Name	Acquisition of Real Property
	Target Area	Countywide
	Goals Supported	Support New Construction, Rehabilitation, or Acquisition of Affordable Housing for Homeownership
	Needs Addressed	Housing Affordability
	Funding	CDBG: \$1,000,000
	Description	Funding for the acquisition of real property for the development of affordable housing for low- and moderate income homebuyers.
	Target Date	9/30/2019
	Estimate the number and type of persons that will benefit from the proposed activity	Construction of at least 51 housing units for-sale to low- and moderate-income homebuyers within 4-5 years of property acquisition
	Location Description	Collier County
Planned Activities	Activities are anticipated to include: (1) Construction of at least 51 affordable housing units by Habitat for Humanity for sale to low- and moderate-income homebuyers.	
2	Project Name	Public Infrastructure Improvements
	Target Area	Bayshore CRA Immokalee CRA
	Goals Supported	Improve Public Infrastructure
	Needs Addressed	Infrastructure Improvements

	Funding	CDBG: \$427,960
	Description	Provide funding to construct or improve public infrastructure such as sidewalks, streetscapes, right of way, and fire suppression systems.
	Target Date	9/30/2019
	Estimate the number and type of persons that will benefit from the proposed activity	Persons or households benefitted by public infrastructure activities: 2,560 low/moderate income persons
	Location Description	Bayshore CRA in Naples (Census Tracts 107.01 and 107.02) Immokalee (Census Tracts 112.04, 112.05, 113.01, 113.02, and 114)
	Planned Activities	Activities are anticipated to include: (1) Bayshore CRA Fire Suppression System, which will install new and/or make upgrades to existing fire control infrastructure; and (2) Immokalee CRA Sidewalks/Streetscape Project, which will construct and/or improve sidewalks, right of way, and/or streetscape in Immokalee.
3	Project Name	Public Services
	Target Areas	Countywide
	Goals Supported	Provide Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$297,784
	Description	Provide subrecipient grants for provision of public services to low- and moderate-income residents, youth, people with developmental disabilities, people with mental health or substance abuse needs, and victims of domestic violence.
	Target Date	9/30/2019

	Estimate the number and type of persons that will benefit from the proposed activity	150 low- or moderate-income persons 50 low- or moderate-income families 12 people with disabilities
	Location Description	Various locations in Collier County
	Planned Activities	Activities are anticipated to include: (1) Legal Aid Services to Victims, which will provide legal services; (2) Child Advocacy Center Family Safety Program, which will provide supervised visitation and exchange services; and (3) United Cerebral Palsy Free to Be Me Transportation Program, which will provide transportation for developmentally disabled residents.
4	Project Name	Facility Improvements
	Target Areas	Naples Countywide
	Goals Supported	Improve Public and Other Facilities
	Needs Addressed	Public Facilities; Homelessness and Homelessness Prevention
	Funding	CDBG: \$300,000
	Description	Provide funding to renovate public facilities and housing that serve low- and moderate-income persons, homeless youth, victims of violence, persons with mental health and/or substance abuse needs, and other special needs populations.
	Target Date	9/30/2019
	Estimate the number and type of persons that will benefit from the proposed activity	Persons or households benefitted by facility improvements: 622 persons
Location Description	Anthony Park, 1500 5 th Avenue N, Naples 5687 Whitaker Road, Naples	

	Planned Activities	Activities are anticipated to include: (1) Anthony Park Exercise Stations, which includes installation of outdoor fitness equipment stations at Anthony Park; and (2) Cottage Renovation at Youth Haven, which will extend the useful life of the building and expand capacity to serve homeless unaccompanied youth.
5	Project Name	CDBG Administration
	Target Area	Countywide
	Goals Supported	Program Administration
	Needs Addressed	Program Administration and Planning; Affirmatively Further Fair Housing
	Funding	CDBG: \$506,435
	Description	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.
	Target Date	9/30/2019
	Estimate the number and type of persons that will benefit from the proposed activity	Not applicable
	Location Description	Collier County
	Planned Activities	CDBG Program Administration
6	Project Name	Construction of Affordable Housing
	Target Area	Countywide
	Goals Supported	Support New Construction, Rehabilitation, and/or Acquisition of Affordable Rental Housing Support New Construction, Rehabilitation, and/or Acquisition of Housing for Homeownership
	Needs Addressed	Housing Affordability

	Funding	HOME: \$614,163
	Description	Construction of affordable rental and for-sale housing for low- and moderate-income households
	Target Date	9/30/2019
	Estimate the number and type of persons that will benefit from the proposed activity	25 affordable housing units constructed
	Location Description	Collier County
	Planned Activities	Activities are anticipated to construction of new affordable rental and for-sale housing for low- and moderate-income households.
7	Project Name	Tenant-Based Rental Assistance
	Target Area	Countywide
	Goals Supported	Support New Construction, Rehabilitation, or Acquisition of Affordable Rental Housing
	Needs Addressed	Housing Affordability
	Funding	HOME: \$314,831
	Description	Provide tenant-based rental assistance for low- and moderate-income rental households
	Target Date	9/30/2019
	Estimate the number and type of persons that will benefit from the proposed activity	Households assisted with TBRA: 15 low/moderate income households to benefit
	Location Description	Various locations in Collier County
	Planned Activities	Provide tenant-based rental assistance for low- and moderate-income rental households

8	Project Name	HOME Administration
	Target Area	Countywide
	Goals Supported	Program Administration
	Needs Addressed	Program Administration and Planning
	Funding	HOME: \$69,739
	Description	Management and oversight of the HOME Program by the Collier County Community and Human Services Division. All eligible and allowable admin activities.
	Target Date	9/30/2019
	Estimate the number and type of persons that will benefit from the proposed activity	Not applicable
	Location Description	Collier County
	Planned Activities	HOME Program Administration
9	Project Name	ESG Activities
	Target Area	Collier County
	Goals Supported	Support Emergency Housing and Services for the Homeless; Provide Rapid Re-Housing and Homelessness Prevention; HMIS; Program Administration
	Needs Addressed	Homelessness & Homelessness Prevention; Program Administration and Planning
	Funding	ESG: \$191,703
	Description	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. All allowable/eligible activities for admin.

	Target Date	9/30/2019
	Estimate the number and type of persons that will benefit from the proposed activity	Tenant based rental assistance/rapid rehousing: 3 households assisted Homeless person overnight shelter: 150 persons assisted Other – organizations assisted: 1 organization
	Location Description	Collier County
	Planned Activities	Emergency shelter, rapid re-housing, homelessness prevention, HMIS support, ESG program administration
	CDBG Total	\$2,532,179
	HOME Total	\$998,733
	ESG Total	\$191,703

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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 for FY 2018-2019. Over the next program year, the County anticipates spending 8% of its CDBG funds in Immokalee and 13% in Naples (including activities in Naples and those in the Bayshore CRA). The majority of funds will be spent countywide (79%), although this may include services and facility improvements in Naples or Immokalee that do not exclusively serve households in those geographies.

A brief description of the activities in each target area is included below:

- Immokalee CRA – CDBG funds will be used to construct or improve sidewalks, streetscapes, and right of ways.
- Bayshore CRA – CDBG funds will be used to install new and/or make upgrades to existing fire control infrastructure.
- City of Naples – CDBG funds will be used to install outdoor exercise stations at Anthony Park.
- Countywide – CDBG public services funds will be used to serve victims of domestic or child abuse with legal services and supervised visitation/safe exchange and to provide transportation for developmentally disabled residents. CDBG funds will also be used for the acquisition of land for development of affordable housing, and facility improvements at a homeless shelter for unaccompanied youth.

Geographic Distribution

Target Area	Percentage of Funds
Immokalee CRA	8%
Bayshore CRA	9%
Naples	4%
Countywide	79%

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Collier County targets resources in low-moderate income census block groups to meet regulatory requirements for CDBG grant funds and to target areas with the highest level of needs. Maps provided in Appendix B show Collier County block groups where 51% or more of the population have incomes at or below 80% of the area median income. These areas are considered “target areas” for use of HUD grant funds for area improvements, such as public infrastructure or facility

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

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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. Housing for people who are homeless and homelessness prevention was also identified as a priority need.

To address these needs, the County will use HOME, ESG, and CDBG funds to support the development of new affordable units, provide rental assistance, and support existing homeless shelters through facility improvements and operations assistance. 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 2018-2019 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.

One Year Goals for the Number of Households to be Supported	
Homeless	165
Non-Homeless	91
Special-Needs	0
Total	256

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	18
The Production of New Units	76
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	94

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

Discussion

During FY 2018-2019, the County anticipates supporting a total of 256 households, including 51 low- and moderate-income households through the acquisition of real property for the development of affordable for-sale housing; 25 through construction of affordable housing using HOME funds; 18 through Tenant-Based Rental Assistance or Rapid Rehousing; 12 homeless youth

through facility improvements at Youth Haven; and 150 families through operations support for the Shelter for Abused Women and Children.

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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 CCHA owns and manages four public housing developments, including low-income and farm labor housing at Farm Worker Village, farm labor housing at Collier Village, and a 192-bed dormitory called Horizon Village.

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

Horizon Village offers 192 beds for unaccompanied migrants and seasonal farmworkers in dormitory-style efficiency units, each with space for 8 people, a common kitchen area with appliances, and two bathrooms. A meeting room is available to provide social and educational programs.

The Housing Authority also administers about 450 Section 8 Housing Choice Vouchers and manages 30 units of senior housing in Immokalee. Unlike most public housing authorities, CCHA has no HUD-funded public housing units.

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

CCHA has identified six goals to carry out annually that will optimize services for its residents and voucher holders, including:

- 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
- Ensuring equal opportunity and affirmatively furthering fair housing.

The CCHA administers Collier County's Tenant Based Rental Assistance (TBRA) program. In FY 2018-2019, CCHA may administer approximately \$314,831 in HOME funding for TBRA activities in Collier County.

CCHA will also continue to manage its farm-worker housing and Housing Choice Vouchers over FY 2018-2019. Rents associated with the federal developments are in accordance with HUD regulations and are set at 30% of a household's total income. Income levels are monitored through yearly verification. Eligible applicants are those whose income is within the limits as determined by HUD.

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

- Assist as many 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.
- Leverage affordable housing resources in the community through the creation of mixed-financed housing.
- Pursue 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 County plan development processes to ensure coordination with broader community strategies.

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

In addition to operating farmworker housing and the Housing Choice Voucher Program, CCHA also offers a Family Self-Sufficiency (FSS) program to promote economic opportunity for HUD-assisted families. Through the FSS program, case managers work with families to identify employment goals and access support services to achieve these goals. As a family's income rises, CCHA deposits the increased rent charges that the family pays in an escrow account. The escrow account may then be used by the family for college or vocational education expenses, work-related expenses, or toward homeownership as they graduate from the program.

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

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

The Collier County Housing Authority is not designated as troubled.

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

Introduction

In FY 2018-2019, Collier County will use ESG funding to support operation of a homeless domestic violence shelter, medium-term rapid rehousing program for homeless or at-risk people, and ongoing HMIS operation.

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

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

Collier County will conduct outreach to homeless persons through its rapid rehousing program, 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 150 homeless women and children through the Shelter using \$115,023.60 in ESG funds. The County will also allocate funds 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 through efficient data collection.

(b) 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 \$115,023.60, the Shelter estimates it will serve 150 homeless women and children in 2018-2019.

In addition to providing funds for shelter operations, the County will also make a grant to Youth Haven for renovations at one of its cottages. Youth Haven provides emergency housing and supportive services to homeless youth. Improvements to the cottage will extend the life of the building, expand the shelter's capacity, and provide enhanced safety for the children living there.

(c) 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 to a year of rental assistance, rental security deposits and last month's rent, and/or costs such as rental application fees and utilities.

(d) 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 2018-2019. This program seeks to prevent homelessness by providing up to a year of rental assistance, rental security deposits and last month's rent, and/or costs such as rental application fees and utilities.

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.

The County will also support low- and moderate-income families avoid becoming homeless by bolstering its supply of income-restricted affordable housing. Through real property acquisition funded by CDBG, the County will support development of at least 51 units of affordable for-sale housing for low- and moderate-income homebuyers.

The County is also actively working to identify other ways to increase the supply of affordable housing through its Affordable Housing Advisory Committee. The Advisory Committee worked with an Urban Land Institute (ULI) panel to develop the *Collier County Community Housing Plan* in 2017. The *Housing Plan* outlines strategies for expanding the supply of affordable housing under six core recommendations, including density and certainty, sustainable funding sources, community land trusts and public land, transportation enhancements, and communication and outreach. The *Housing Plan* is discussed in more detail in the next section.

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

Introduction

In 2016, Collier County's Affordable Housing Advisory Committee (AHAC) and the Board of County Commissioners (BCC) recognized the need for a comprehensive plan to identify housing needs in the county and outline specific strategies to address these needs. Over an 18-month process, AHAC worked with a BCC-appointed Community Housing Stakeholders Group and the Urban Land Institute (ULI) to develop the *Collier County Community Housing Plan* that was finalized in October 2017. The Plan includes an analysis of current housing conditions, a housing vision statement, definitions designed to establish a mutual understanding of affordable housing terminology, housing demand estimates based on projected population growth, and recommendations for addressing Collier County's housing affordability crisis.

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

The Community Housing Stakeholders Group formed subcommittees to identify tools and methods to address housing affordability under five overarching strategies. Based on the Stakeholders' research, they developed recommendations for the Board of County Commissioners. Most of these items have gone or are planned to go before the BCC throughout 2018. Approximately 9 issues have already received approval, with additional items scheduled for approval in June and during the fall of 2018. The recommended tools are listed below by strategy area, with an indication of those that have already been approved by the BCC:

Density and Certainty

- Modify the existing Affordable Housing Density Bonus program (approved by the BCC)
- Expedite the permitting and approval process (approved by the BCC)
- Adjust Collier County's Impact Fee Deferral Program (approved by the BCC)
- Identify strategic opportunity sites for higher densities
- Implement a Mixed Income Housing Ordinance
- Establish or increase administrative approvals
- Explore potential relief from some development regulations

Stable Funding Sources

- Reinststate the Housing Trust Fund with sustainable and predictable revenue sources (BCC has approved the Housing Trust Fund, but revenue sources have not yet been determined)

Community Land Trust & Public Lands

- Establish a Community Land Trust to manage a proposed Mixed Income Housing Program (BCC has approved the Community Land Trust, but a Mixed Income Housing Program has not yet been approved)
- Encourage contribution of suitable surplus land by Collier County to the Land Trust
- Encourage similar initiatives or contributions in Naples and Marco Island
- Develop RFPs for construction of affordable housing on suitable publicly owned land

Transportation Enhancements

- Integrate bus routes with affordable housing locations
- Enhance bike lanes and pedestrian systems
- Enhance mobility through rideshare options
- Establish a revenue source for transit and alternative mobility

Communication & Outreach

- Create an online, up-to-date inventory of available affordable housing units
- Create a housing-focused website
- Develop a marketing, public relations, and communications plan to educate the community about housing affordability
- Consider solutions that don't involve construction

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, including sidewalks, parks, fire control equipment, and emergency housing; provide public services such as transportation for special needs populations, legal assistance, and family safety programs; support development of new affordable housing; and address homeless needs through shelter operations support and homelessness prevention/rapid rehousing activities.

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 2018-2019 program year, Collier County will foster the development of new affordable housing by providing funds for site acquisition for Habitat of Humanity Collier County for the development of at least 51 affordable for-sale housing units. The County will also provide funds to rehabilitate a Youth Haven cottage, to extend the life of the facility and expand its capacity to serve unaccompanied homeless youth.

The County is also working through its Affordable Housing Advisory Committee to implement strategies and recommendations for expanding the supply of affordable housing as outlined in the *Community Housing Plan* accepted in October 2017.

Actions planned to reduce lead-based paint hazards

The County's health department is the lead agency responsible for conducting lead screenings and identifying properties in need of rehabilitation to reduce exposure to lead-based paint. The County will continue to comply with Federal regulations related to lead-based paint, including in CCHA units.

Actions planned to reduce the number of poverty-level families

The County is proud of its work to eliminate cost burdens and target resources in an effective and coordinated manner. The County has two designated CRA areas, and will focus funds for infrastructure improvements in these areas over the next year. By doing so, the County will leverage complementary initiatives aimed at workforce development, business development, public infrastructure and community programming initiatives, and other quality of life features that connect families living in poverty with services and economic opportunities.

Actions planned to develop institutional structure

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

Last year, AHAC was involved in development of the *Community Housing Plan* based on affordable housing strategies and recommendations provided by a ULI panel. The Plan was presented to the Board of County Commissioners in October 2017. In the upcoming year, AHAC will work toward implementing the strategies outlined in the report, and will continue to strengthen its leadership role in guiding affordable housing decisions in the community.

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, implementation of the countywide *Community Housing Plan* 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.

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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	\$13,000

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(I)(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 has operated a Down Payment Assistance and an Acquisition/Development program, both of which used 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 as an appendix to this document.

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 as an appendix to this document.

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(I)(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 Hunger & Homeless Coalition of Collier County serves as the Lead Agency and has been designated by the CoC as the Collaborative Applicant for the HUD CoC grant on behalf of Collier County's Continuum of Care. As the Lead Agency, the Hunger & Homeless Coalition also has operational and planning duties with respect to the CoC. The Hunger & Homeless

Coalition is developing a coordinated assessment system, in which Collier County will participate.

The CoC will establish and operate a coordinated assessment system that provides an initial, comprehensive assessment of the needs of individuals and families for housing and services. The coordinated assessment system will: (1) cover the geographic area of Collier County; (2) be easily accessed by individuals and families seeking housing or services; (3) be well-publicized; and (4) include a comprehensive and standardized tool providing an initial assessment of housing and service needs. In addition, the CoC's coordinated assessment system will incorporate the written standard for providing CoC assistance when evaluating and referring potential program participants. Individuals and families who are fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, or stalking who are seeking shelter or services from non-victim services providers will be directed to The Shelter for Abused Women and Children for assessment of housing and service needs.

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.

Collier County uses its project outcome performance report and progress reports to evaluate ESG. The program outcome performance report is due semi-annually, and quarterly progress reports are submitted by the CHS and each subrecipient, due by the end of the month following the end of the quarter. The CHS report must be signed by the Division Director or Authorized Designee and SSO reporting is governed by the subrecipient agreement.

Reports collect accomplishment data and beneficiary data so Collier County can track subrecipient performance. Data from participants served is entered into HMIS. Domestic violence grantees use an alternative system for reporting, such as ALICE.

Monitoring standards for emergency shelters can also be found in the written policies and procedures manual attached.

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