



## 2023 Annual Action Plan

**DRAFT**

### **Collier County**

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

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# Executive Summary

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

### 1. Introduction

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

This plan represents the PY 2023 Annual Action Plan and 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 Grants (ESG) funds. Collier County's FY 2023 grant allocations are: \$2,574,633 in CDBG funds; \$844,948 in HOME funds; and \$211,534 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 and affordable housing, a suitable living environment, and expanding economic opportunities principally for people with low- and moderate-incomes. The County made funding determinations for specific projects during PY 2023 based on input from residents, non-profit and social service agencies that serve low- and moderate-income residents, municipalities including the City of Naples, and other stakeholders.

### 2. Summarize the objectives and outcomes identified in the Plan

Collier County developed the objectives and outcomes of the 5-Year Strategic Plan based on an analysis of the data presented in the 2021-2025 Consolidated Plan and a citizen participation and stakeholder consultation process. The County identified seven (7) priority needs with associated goals to address those needs. Due to limited funds, not all the needs and goals identified in the Consolidated Plan can be addressed in each annual plan, however the County will work towards achieving each goal during the 5-Year planning period. The activities for this PY 2023 AAP will address the following priorities and goals, which are as follows:

#### Priority Need: Housing Affordability

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

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

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

**Priority Need: Homelessness & Homelessness Prevention**

Goal: Emergency Housing and Services for the Homeless - Funds will be used to provide emergency shelter services and permanent housing for homeless persons. Emergency housing includes rapid rehousing rental assistance activities to help individuals and families avoid returning to homelessness.

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

Goal: HMIS Support - Funds will be used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness.

**Priority Need: Public Facilities**

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

**Priority Need: Public Infrastructure Improvements**

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

**Priority Need: Public Services**

Goal: Provide Public Services - Funds will be used to provide services to low-income persons.

**Priority Need: Program Administration and Planning**

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

**3. Evaluation of past performance**

Collier County with other public and private agencies, local nonprofits and community housing providers, has made significant contributions to provide safe, decent and affordable housing and provide a suitable living environment to residents in the County. There has been considerable progress in addressing the

needs of the LMI and special needs communities. However, improvements to public facilities and infrastructure, affordable housing, homeless services and public services remain important needs for the community as the County strives to improve the quality of life for its residents. These needs are documented in the County's current Consolidated Plan and the most recent Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER provides an assessment of progress towards the 5-Year goals and the one-year goals of HUD entitlement grants CDBG, HOME and ESG. The most recent PY 2021 CAPER reports these following highlights by priority need:

**Public Improvements:** The County made public facility improvements that benefitted 54,267 persons living in low/mod areas. These include facilities improvements at the Golden Gate Senior Center, Legal Aid facility, Esperanza Community Center, the Immokalee Fire Station and security improvements at the Shelter for Abused Women and Children. Public infrastructure improvements were also made that benefitted 8,210 persons living in low/mod areas. These activities included water/sewer improvements with the Bayshore CRA Fire Suppression project, installation of crosswalks and street lighting in the City of Naples, and sidewalk improvements at Peters Ave.

**Public Services:** In PY 2021 the County funded public services that benefitted a total of 630 LMI individuals. Transportation services offered by Sunrise Free to Be Me assisted persons with a disability. Legal services were provided to victims of domestic violence and other abuses. Housing counseling for LMI households was provided by HELP. CDBG-CV funds went to support the ongoing efforts of case management healthcare services to help vulnerable patients with chronic conditions to minimize the severity of COVID-19 or help to prevent contracting the virus. The County also funded the Immokalee Fire Control District to help with COVID protection actions, and this activity had a low/mod benefit for an estimated 36,775 persons.

**Affordable Housing:** For the HOME affordable housing program the County completed 11 affordable rental rehab units at the Oak Marsh Rental Rehab project, which assisted LMI households. HOME activities are reported in the CAPER when they are completed, and there are several housing activities that are still ongoing. There were also 69 LMI renter households assisted at the Collier County Housing Authority's (CCHA) rental housing HVAC rehab activity through the CDBG program. HVAC improvement at rental units owned by the CCHA helped to increase the energy efficiency of these units. Another 2 LMI renter households were assisted through the acquisition of units for the purpose of adding to the affordable housing stock of the CCHA.

**Homeless Prevention:** The County addresses homelessness primarily with the help of its partners, Collier County Hunger & Homeless Coalition (HHC), The Shelter for Abused Women & Children, Youth Haven and NAMI. The County funded HHC to operate HMIS data collection in the region. The Shelter, Youth Haven and NAMI assisted 543 persons in PY 2021 with homeless shelter operations, and another 4 homeless persons were assisted with rapid rehousing.

### **CARES Act Activities**

In response to COVID-19, the County amended its 2019 AAP to include projects/goals that prevent, prepare for and respond to the coronavirus and these activities continued in PY 2021. For CV public services, CDBG-CV funds went to support continuing case management of healthcare services to help vulnerable patients with chronic conditions from contracting the virus. This activity assisted 189 LMI persons. In addition, the County funded the Immokalee Fire Control District to help with COVID protection actions, and this activity had a low/mod benefit for an estimated 36,775 persons. The County also supported legal, financial, and accounting support services for small businesses impacted by COVID-19, and as a result 41 individuals were assisted with this public service.

#### **4. Summary of Citizen Participation Process and consultation process**

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

The citizen participation process follows the County's HUD approved Citizen Participation Plan, which is designed to encourage all citizens, including persons of lower income, non-English speaking residents, and those with disabilities to participate in the County's planning and development of plans and reports. Outreach efforts are provided below for the development of the PY 2023 AAP:

- A public hearing was held on **Thursday, June 1 2023, from 9:00 a.m. to 11:00 a.m.** at Community and Human Services offices at 3339 E. Tamiami Trail, Building H, Suite 213, Naples FL 34112.
- A public comment period began on **May 18, 2023, through June 17, 2023**, regarding the 2023 Annual Action Plan. During this period, the draft AAP was available for review in all County public libraries, at the Public Information Desk in the Harmon Turner Building on the Collier County Government Main Campus, in the Community & Human Services (CHS) Division office located at 3339 E Tamiami Trail, Building H, Suite 213, Naples FL 34112, and the Collier County web site at [www.colliercountyfl.gov](http://www.colliercountyfl.gov). The document was available in a format accessible to persons with disabilities upon request. All comments (received through the CHS office, either written, by telephone, via email, regular mail or in person) from citizens will be considered in preparing the final PY 2023 AAP.
- A final public hearing was held on **July 11, 2023** at a regularly held Board of County Commissioners meeting to review and discuss the draft AAP.

A list of efforts to gather public feedback is displayed in the AP-12 Citizen Participation.

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

A summary of comments will be provided after the conclusion of the public comment period and the public hearing.

For more details see AP-12 Participation.

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

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

For more details see AP-12 Participation.

## **7. Summary**

The PY 2023 AAP is the third year of the 2021-2025 Consolidated Plan. The activities funded in this Annual Action Plan address the needs of the community and further builds on the accomplishments of the goals established in the 5-Year Strategic Plan. Collier County's FY 2023 grant allocations are:

CDBG: \$2,574,633

HOME: \$844,948

ESG: \$211,534

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

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

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

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

**Table 1 – Responsible Agencies**

### Narrative

The Collier County Community & Human Services Division is the lead agency responsible for the development and administration of the PY 2023 Action Plan, which is the third planning year of the 2021-2025 Consolidated Plan. The Division administers Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grants (ESG) funds received from the U.S. Department of Housing and Urban Development (HUD), and coordinates execution of projects related to the priorities and goals identified in the Consolidated Plan.

### Consolidated Plan Public Contact Information

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

### **1. Introduction**

Collier County's PY 2023 AAP is based off the housing and community development needs identified in its 2021-2025 Consolidated Plan, which involved a robust citizen participation and stakeholder consultation process. Collier County conducted significant consultation with citizens, municipal officials, non-profit agencies, public housing agencies, governmental agencies, and the Continuum of Care in preparing this Plan. Further, focus groups and interviews took place with local community stakeholders and online surveys for the community and agencies were conducted to gather feedback to identify priority needs. The Affordable Housing Advisory Committee (AHAC) provided input and feedback during several meetings on current housing and community development conditions, needs, and strategies.

For PY 2023, the County continued to be engaged with local stakeholder organizations in preparing this plan. The County held a public meeting and provided technical assistance to solicit input on potential projects for funding to ensure that all potential applicants for its grant funding application process were fully versed in the requirements and expectations for the funds. All potential applicants helped to describe the needs of the community through their application and at the meetings.

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

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

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

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

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

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

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

CE or to request for assistance through see, please see the CoC's website: <https://collierhomelesscoalition.org/coordinated-entry-screening-intake/>

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

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

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

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

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

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

7	<b>Agency/Group/Organization</b>	Immokalee Fair Housing Alliance
	<b>Agency/Group/Organization Type</b>	Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization applied for a grant and helped to determine the community development needs in the County.
8	<b>Agency/Group/Organization</b>	Collier County Bureau of Emergency Services
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Emergency Management Emergency Services
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Emergency Management
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The County Bureau of Emergency Services was contacted in regards to the plan. The Bureau comprises of all county-managed emergency services departments.
9	<b>Agency/Group/Organization</b>	Collier County Public Library
	<b>Agency/Group/Organization Type</b>	Services - Narrowing the Digital Divide Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Community Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Collier County Public Library was contacted in regards to the plan. The public library provides access to high-speed internet for all residents in the County and helps to narrow the digital divide for LMI residents. This access to free high-speed internet allows for job searches, school homework for students and other online needs.
10	<b>Agency/Group/Organization</b>	PFPI OZ, LLC.
	<b>Agency/Group/Organization Type</b>	Housing Developer

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization applied for a grant and helped to determine the community development needs in the County.
11	<b>Agency/Group/Organization</b>	Naples Therapeutic Riding Center
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Non-Housing Community Development Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization applied for a grant and helped to determine the community development needs in the County.

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

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

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Hunger & Homeless Coalition of Collier County	Affordable housing, services, and economic development
10 Yr. Plan to Prevent Hunger and End Homelessness	Hunger & Homeless Coalition of Collier County	The Strategic Plan goals to address homelessness align with Continuum of Care goals and strategies.
Analysis of Impediments to Fair Housing Choice, 2021	Collier County	Barriers to affordable housing opportunities from the Analysis of Impediments were included in this Consolidated Plan.
Collier County MHSA Strategic Plan 2019	Collier County	The MHSA, adopted in 2019, coordinates assistance for those with mental health and substance abuse in the area.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Urban Land Institute Advisory Services Report	Collier County	The ULI Report defines how the county will expand affordable housing.
Collier County LHAP	Collier County	The County Local Housing Assistance Plan align with the Strategic Plan to meet the needs of LMI households through the expanding production and preservation of affordable housing.
Florida Housing Finance Corporation Annual Report	Florida Housing Finance Corporation	The annual report provides details on program accomplishments and activities throughout the year on rental and homeownership programs. FLHFC is provided an annual report to review development incentives.
SHIP Incentive Strategies Report	Collier County	The SHIP Incentive Strategies Report evaluates the implementation of affordable housing incentives in eleven (11) required areas which are: Expedited Permitting (for housing that is affordable), Modification of Impact Fees, Flexible Densities, Reservation of Infrastructure Capacity, Parking and Setbacks Requirements, Accessory Dwelling Units, Flexible Lot Configurations, Modification of Street Requirements, Process of Ongoing Review (provisions that could impact housing affordability), Public Land Inventory, and Development Near Transportation.

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

**Narrative (optional)**

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

The County Community & Human Services Division also maintains ongoing communication with internal departments and organizations within the County. The Collier County Bureau of Emergency Services comprises of all county-managed emergency services departments and is responsible for the planning of emergency services and responses to natural disasters. The Collier County Public Library is an important provider of services for LMI residents, and also provides access to high-speed internet for all residents in the County and helps to narrow the digital divide for LMI residents.



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

## **AP-12 Participation – 91.105, 91.200(c)**

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

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

Included in Collier County's outreach were technical assistance meetings to be sure any organization interested in applying for HUD grant funds understood the process and expectations going forward. In the meetings, staff reviewed the application process, the County's priorities, eligible activities and projects, national objective achievements, contract development, project implementation phases of the projects, and monitoring parameters. Grant TA Meetings were held between January 23, 2023 to January 27, 2023.

Citizen outreach efforts are provided below for the development of the PY 2023 AAP:

- A public hearing was held on **Thursday, June 1, 2023, from 9:00 a.m. to 11:00 a.m.** at Community and Human Services offices at 3339 E. Tamiami Trail, Building H, Suite 211, Naples FL 34112.
- A public comment period began on **May 18, 2023, through June 17, 2023**, regarding the 2023 Annual Action Plan. Details of the comment period are provided in the table below.
- A final public hearing was held on **July 11, 2023** at a regularly held Board of County Commissioners meeting to review and discuss the draft AAP.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Grant TA Meetings	Non-targeted/broad community HUD Grant Applicants; Housing and Service Providers	Grant TA Meetings were held between January 23, 2023 to January 27, 2023	N/A	N/A	N/A
2	Public Hearing	Non-targeted/broad community HUD Grant Applicants; Housing and Service Providers	The Collier County Community and Human Services Division held a public hearing on January 17, 2023, at 09:00 a.m.-11:00 a.m. The public hearing was held in the Community and Human Services Division's conference room on the third floor of the Health Department Building at 3339 East Tamiami Trail, Naples, FL 34112.	N/A	N/A	N/A
3	Public Hearing	Non-targeted/broad community	A public hearing was held on <b>Thursday, June 1 2023, from 9:00 a.m. to 11:00 a.m.</b> at Community and Human Services offices at 3339 E. Tamiami Trail, Building H, Suite 213, Naples FL 34112.	A summary of comments will be included after the public hearing.	All comments are welcome.	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
4	Public Comment Period	Non-targeted/broad community	A public comment period began on <b>May 18, 2023, through June 17, 2023</b> , regarding the 2023 Annual Action Plan. During this period, the draft AAP was available for review in all County public libraries, at the Public Information Desk in the Harmon Turner Building on the Collier County Government Main Campus, in the Community & Human Services (CHS) Division office located at 3339 E Tamiami Trail, Building H, Suite 213, Naples FL 34112, and the Collier County web site at <a href="http://www.colliercountyfl.gov">www.colliercountyfl.gov</a> . The document is available in a format accessible to persons with disabilities upon request. All comments (received through the CHS office, either written, by telephone, via email, regular mail or in person) from citizens are considered in preparing the final PY 2023 AAP.	A summary of comments will be included after the public comment period.	All comments are welcome.	N/A
5	Public Hearing	Non-targeted/broad community Collier County Board of County Commissioners (BCC)	A public hearing was held on <b>July 11, 2023</b> at a regularly held Board of County Commissioners meeting to review and discuss the draft AAP. The BCC will take action to approve.	A summary of comments will be included after the public hearing.	All comments are welcome.	N/A

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

New entitlement grant resources totaling \$3,631,115 are anticipated for the PY 2023 to meet underserved needs, foster decent affordable housing, develop institutional structure, and enhance coordination between public and private housing and social service agencies. Along with the County's PY 2023 annual CDBG, HOME, and ESG allocations, this figure includes \$595,962 and \$812 in prior year CDBG and HOME funds, respectively, that will be reprogrammed for use this year. Additionally, this figure includes an estimated \$29,000 in CDBG and \$28,414 in HOME program income. The balance of prior year CDBG and HOME resources are from other projects and activities completed under budget.

This PY 2023 AAP is the third year of the Consolidated Plan planning period. On February 28, 2023, HUD released allocations and the County expects the remainder of the Consolidated Planning period CDBG, HOME and ESG allocation funds to remain approximately the same.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,574,633	29,000	595,962	3,199,595	5,207,266	The CDBG program does not require a match from non-federal sources however, the program provides a portion of the funding needed for the activities to be undertaken and will leverage resources from other sources including private, state, and local funds. The expected amount available for the remainder of the ConPlan is 2x more years of the expected grant allocation and program income.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	844,948	28,414	812	874,174	1,746,724	The HOME program will leverage additional resources from private, state, and local funds in fulfillment of the program's requirement for a 25% matching contribution from non-federal sources. The expected amount available for the remainder of the ConPlan is 2x more years of the expected grant allocation and program income.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Homeless Prevention Services Transitional housing	211,534	0	0	211,534	423,068	The ESG program requires a 100% matching contribution that will come from subrecipients through cash or non-cash contributions. The expected amount available for the remainder of the ConPlan is 2x more years of the expected grant allocation.

Table 5 - Expected Resources – Priority Table

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

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

State Housing Initiatives Partnership (SHIP) funding is a major resource leveraged due to the County's entitlement status as a federal CDBG recipient. The County anticipates it will receive an estimated \$4,600,000 in SHIP funds. These funds are provided to eligible local governments to help develop and preserve affordable homeowner and multi-unit housing for LMI residents.

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

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



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

The County has a history of utilizing public property for affordable housing. The County is continually looking at what its inventory for what can be utilized for affordable housing development, as well as land owned by other public agencies, to determine whether certain properties are well suited for affordable housing. Currently one property is under development for low-income affordable housing in the County. The project at the Bembridge (Harmony) property is currently under development with anticipated delivery of available units by late 2023. The Harmony, as it is called by McDowell Housing Partners, LLC, the developer of the project, will provide 82 units of family housing with 100% of the units being rent and income restricted at 80% of the area median income and below.

Another parcel of property currently undergoing redevelopment known as the Golden Gate Golf Course project, will feature two phases of housing with a minimum of 350 units of affordable housing. Similar to the project described above, the County will retain ownership of the land and enter into a long-term ground lease with the developer of the property to ensure affordability for 99 years. Commencement of construction for the first phase is currently estimated for 4th Quarter of 2023.

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

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support New Construction, Rehab/Acquisition Rental	2021	2025	Affordable Housing	Countywide	Housing Affordability	CDBG: \$1,550,000	Rental units rehabilitated: 30 Household Housing Units Rental units acquired: 2 Household Housing Units
2	New Construction, Rehabilitation/Acq Homeownership	2021	2025	Affordable Housing	Countywide	Housing Affordability	HOME: \$662,937	Direct Financial Assistance to Homebuyers: 7 Households Assisted
3	CHDO	2021	2025	Affordable Housing	Countywide	Housing Affordability	HOME: \$126,742	Rental units constructed: TBD Household Housing Unit
4	Emergency Housing and Services for the Homeless	2021	2025	Homeless	Countywide	Homelessness & Homelessness Prevention	ESG: \$195,669	Homeless Person Overnight Shelter: 300 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 5 Households Assisted
5	Improve Public and Other Facilities	2021	2025	Non-Housing Community Development	Countywide	Public Facilities	CDBG: \$574,962	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: TBD Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Provide Public Services	2021	2025	Non-Housing Community Development	Countywide	Public Services	CDBG: \$130,000	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted
7	Administration & Planning	2021	2025	Administration	Countywide	Program Administration and Planning	CDBG: \$520,726 HOME: \$87,652 ESG: \$15,865	Other: 3 Other

**Table 6 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Support New Construction, Rehab/Acquisition Rental
	<b>Goal Description</b>	Funds will be used to support new construction, rehabilitation, or acquisition of affordable housing for rental housing.
2	<b>Goal Name</b>	New Construction, Rehabilitation/Acq Homeownership
	<b>Goal Description</b>	Funds will be used to support new construction, rehabilitation, direct financial assistance, or acquisition of affordable housing for homeownership.
3	<b>Goal Name</b>	CHDO
	<b>Goal Description</b>	Funds will be used to support new construction, rehabilitation, or acquisition of affordable housing for housing developed by a CHDO.
4	<b>Goal Name</b>	Emergency Housing and Services for the Homeless
	<b>Goal Description</b>	Funds will be used to provide emergency shelter services and permanent housing for homeless and at risk of homeless persons.
5	<b>Goal Name</b>	Improve Public and Other Facilities
	<b>Goal Description</b>	Funds will be used to improve public facilities in low-income areas and include improvements to neighborhood facilities, community centers, and parks/recreational facilities.
6	<b>Goal Name</b>	Provide Public Services
	<b>Goal Description</b>	Funds will be used to provide services to low-income persons and special needs groups such as persons with a disability. These activities will target populations with high needs.
7	<b>Goal Name</b>	Administration & Planning
	<b>Goal Description</b>	Administration and Planning for the CDBG, HOME and ESG Programs

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

For PY 2023, Collier County will fund a total of 8 projects under the CDBG, HOME, and ESG programs, identified below with additional details provided in Section AP-38.

CDBG projects include public services, public facility, and public infrastructure improvements. CDBG has a grant cap of 20% for administration and 15% for public services. Under the HOME program, the County will fund housing construction, CHDO operations, acquisition, home buyer and/or rehabilitation of affordable housing and a tenant-based rental assistance program. HOME has a grant cap of 10% for administration and 15% reserved for CHDO activities. ESG activities include emergency shelter operations support, rapid re-housing, HMIS system support, and administration which has a grant cap of 7.5%.

### Projects

#	Project Name
1	CDBG: Administration & Planning
2	CDBG: Public Services
3	CDBG: Rental Acquisition
4	CDBG: Rental Rehab
5	CDBG: Public Facilities & Infrastructure
6	HOME: Administration & Planning
7	HOME: CHDO Set-Aside 15%
8	HOME: Non-CHDO Housing Development
9	ESG23 Collier County Homeless Programs

Table 7 - Project Information

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

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

Allocation priorities for the PY 2023 Action Plan are consistent with those outlined in the Strategic Plan portion of the County's 2021-2025 Consolidated Plan. The priorities were identified through a review of market conditions as well as a needs assessment that analyzed affordable housing, special need housing, homeless, and non-housing community development needs in Collier County. Substantial participation by

residents, local and regional organizations, and other stakeholders also informed these priorities.

The Needs Assessment conducted as part of the Consolidated Planning process identified affordable owner and rental housing as a top need in Collier County as cost burden was the primary housing problem. Housing affordability was also the most common issue identified by interviewees and community meeting participants throughout the county, including in Naples and Immokalee. Further, according to Comprehensive Housing Affordability Strategy (CHAS) data, about 19% of all households in the county spend more than 30% of their income on housing. For LMI households, about 75% of renters and 65% of owners spend over 30% of income on housing.

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

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

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CDBG: Administration & Planning
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Administration & Planning New Construction, Rehab/Acquisition Rental Improve Public and Other Facilities Provide Public Services
	<b>Needs Addressed</b>	Housing Affordability Public Facilities Public Infrastructure Improvements Public Services Program Administration and Planning
	<b>Funding</b>	CDBG: \$520,726
	<b>Description</b>	The Collier County Division of Community and Human Services will provide management and oversight of the CDBG program, conduct fair housing activities, and perform all allowable and eligible administrative activities. The County will also take part in planning for disaster preparedness in the case of natural disasters, pandemics, and other crisis events.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	CDBG Program Administration (21A)
2	<b>Project Name</b>	CDBG: Public Services
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$130,000
	<b>Description</b>	The County will provide funding for public services that benefit LMI persons and special needs groups.

	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities for Low/Moderate Income : 40 Persons Assisted
	<b>Location Description</b>	Countywide, eligible
	<b>Planned Activities</b>	Planned public service activities include: Sunrise Community Southwest Florida (05B): \$130,000
<b>3</b>	<b>Project Name</b>	CDBG: Rental Acquisition
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	New Construction, Rehab/Acquisition Rental
	<b>Needs Addressed</b>	Housing Affordability
	<b>Funding</b>	CDBG: \$1,000,000
	<b>Description</b>	The County will fund the acquisition of affordable multi-family housing units for the Collier County Housing Authority.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Rental units acquired: 2 Household Housing Unit
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Planned public service activities include: Collier County Housing Authority, Acquisition of affordable rental housing units (01): \$1,000,000
<b>4</b>	<b>Project Name</b>	CDBG: Rental Rehab
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	New Construction, Rehab/Acquisition Rental
	<b>Needs Addressed</b>	Housing Affordability
	<b>Funding</b>	CDBG: \$550,000
	<b>Description</b>	The County will provide funding to assist the Collier County Housing Authority with multi-family housing rehabilitation. Specific rehab activities to be made are HVAC improvements.
	<b>Target Date</b>	9/30/2024



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Rental units rehabilitated: 30 Household Housing Unit
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Planned public service activities include: Collier County Housing Authority, HVAC installation (14C): \$550,000
5	<b>Project Name</b>	CDBG: Public Facilities & Infrastructure
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Improve Public and Other Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$998,869
	<b>Description</b>	The County will provide funding to improve public facilities that serve low- and moderate-income persons and the special needs population in low/mod areas.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Facility Activities: TBD Persons Assisted
	<b>Location Description</b>	Countywide, low/mod areas
	<b>Planned Activities</b>	Planned activities include: Public Improvements - funding will be allocated towards eligible projects such as improvements to neighborhood facilities (03E): \$574,962 Unallocated: \$423,907
6	<b>Project Name</b>	HOME: Administration & Planning
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Administration & Planning New Construction, Rehabilitation/Acq Homeownership
	<b>Needs Addressed</b>	Program Administration and Planning Housing Affordability
	<b>Funding</b>	HOME: \$87,652

	<b>Description</b>	The Collier County Community and Human Services Division will provide management and oversight of the HOME Program. This will include all eligible and allowable admin activities.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	HOME Program Administration
<b>7</b>	<b>Project Name</b>	HOME: CHDO Set-Aside 15%
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	CHDO
	<b>Needs Addressed</b>	Housing Affordability
	<b>Funding</b>	HOME: \$126,742
	<b>Description</b>	The county will support CHDO housing development activities.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Rental units constructed: TBD
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	CHDO affordable housing development activities: \$126,742
<b>8</b>	<b>Project Name</b>	HOME: Non-CHDO Housing Development
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	New Construction, Rehabilitation/Acq Homeownership
	<b>Needs Addressed</b>	Housing Affordability
	<b>Funding</b>	HOME: \$662,937
	<b>Description</b>	The County will fund non-CHDO housing development activities that will benefit low- to moderate-income households. This will include new affordable housing development and down-payment assistance for eligible homebuyers.
	<b>Target Date</b>	9/30/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeowner Housing Added: TBD Household Housing Unit Direct Financial Assistance to Homebuyers: 7 Households Assisted
	<b>Location Description</b>	Countywide, eligible.
	<b>Planned Activities</b>	Planned activities include: Non-CHDO HOME affordable housing development activities: \$662,937
9	<b>Project Name</b>	ESG23 Collier County Homeless Programs
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Administration & Planning Services for the Homeless: Rapid Rehousing and Homeless Prevention and Case Management Shelter Operations HMIS Support
	<b>Needs Addressed</b>	Homelessness & Homelessness Prevention Program Administration and Planning
	<b>Funding</b>	ESG: \$211,534
	<b>Description</b>	The County will fund activities that support shelter operations and services for victims of domestic violence and homeless youth, support HMIS data collection with the CoC, and provide rapid re-housing for homeless households or those at risk of homelessness, including medium -term rental assistance, security and utility deposits, and rental application fees. Costs include all allowable/eligible activities for admin. ESG administration has a grant cap 7.5%.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeless Person Overnight Shelter: 300 Persons Assisted Rapid Rehousing and Homeless Prevention: 5 Households Assisted
	<b>Location Description</b>	Countywide

<b>Planned Activities</b>	Planned activities include: ESG Admin (7.5%): \$15,865 The Shelter for Women & Children, Emergency Shelter Operations, 300 persons assisted Collier County Homeless Prevention (RRH) and Homeless Prevention :\$26,584
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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 is an urban county that relies on widely accepted data such as American Community Survey (ACS), HUD low and moderate-income summary data (LMISD), and Federal Financial Institutions Examinations Council (FFIEC) data to determine areas throughout the community with concentrations of low and moderate-income communities. Program resources are allocated County-wide based on low-mod areas which often coincide with areas of minority concentration. Over the next year, the County intends to utilize CDBG, HOME, and ESG funds in unincorporated parts of the County and the City of Naples. Marco Island, an incorporated city within the County, opted out of participation in 2012.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Countywide	100

**Table 8 - Geographic Distribution**

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

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

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

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

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

**Discussion**

N/A

# 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 CDBG and HOME funds to support new affordable units through acquisition, home ownership opportunities and provide rental development and rehab activities. ESG funds will support homeless or at-risk of homeless households with rental assistance. Goals for the number of households to be supported in PY 2023 are provided below. Please note these are goal estimates.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	5
Non-Homeless	37
Special-Needs	0
Total	42

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	5
The Production of New Units	7
Rehab of Existing Units	30
Acquisition of Existing Units	0
Total	42

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

### Discussion

During PY 2023, the County anticipates supporting a total of 42 households, including:

Direct Financial Assistance to Homebuyers: 7 Households Assisted

Homeowner Housing Added: TBD Household Housing Unit (Not included in the table above)

Rental units rehabilitated: 30 Household Housing Unit

Rental units constructed (CHDO): TBD Household Housing Unit (Not included in the table above)

ESG Rapid Rehousing and Homeless Prevention: 5 Households Assisted

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



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

### **Introduction**

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

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

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

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

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

The CCHA has been awarded CDBG funds through the Collier County Community and Human Services Division to acquire multi-family units in the Naples area to rent to low-income families at affordable rent-rates and to install HVAC systems in Farm Workers Village.

By acquiring housing units that can be rented to low-income households, CCHA will be able to address the housing needs of extremely low, very low, low and moderate-income households. The Rental Acquisition Program seeks to further the goal of the 20/20 Vision: A Clear View of Housing for All Members of Collier County, to build on the recommendations of the Emergent Community Solutions study, and fill a community need by providing affordable housing opportunities and connecting clients with supportive services to help improve and stabilize their lives. Other organizations in Collier County offer temporary rental assistance, but it is typically limited to one to three months. For a person or household in crisis who have lost their home or are in danger of losing it, three months of assistance is typically not sufficient to help them get back on track and get their living situation stabilized. Rather, long term help is needed along with connections to other agencies to address other situations such as health problems, mental health,

unemployment, etc.

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

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

The CCHA sponsors and supports self-sufficiency programs focused at helping their residents improve their economic situation and quality of life. The programs, Resident Opportunities and Self-Sufficiency (ROSS) and Family Self-Sufficiency (FSS), are voluntary self-sufficiency programs that provide participating families the opportunity to identify needs, improve skill sets, and work towards life goals, economic independence, and housing self-sufficiency programs provide families with:

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

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

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

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

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

### **Introduction**

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

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

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

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

Collier County participates in and works closely with the Hunger and Homeless Coalition (HHC), the lead agency of the Continuum of Care (CoC). A primary means by which the County reaches out to homeless persons, identifies individual needs, and understands the landscape of homelessness in the region, is through efficient data collection and analysis through the HMIS system. ESG funds support HMIS data operations and ensure accurate tracking and reporting of the homeless population in Collier County.

Collier County funds subrecipients that administer homelessness projects under the ESG program. They work to build trusting relationships with homeless persons living on the streets and in shelters as well as at-risk populations to remain stably housed. The subrecipients perform assessments for homeless persons and those at risk of homelessness to link them to shelter and other supportive services that are appropriate to meet their needs. All subrecipients funded through Collier County ESG will participate in coordinated entry. These organizations provide emergency shelter, rental and utility assistance, food and clothing, and other homeless services to individuals, families with children, veterans, unaccompanied youth, and including persons with HIV.

Collier County also participates in the Hunger & Homeless Coalition's annual Point-in-Time (PIT) Count Survey. The PIT is a snapshot of the homeless population on any given night, typically in the last week of January each year. The survey results help to show the current state of homelessness in the County and identifies which homeless subgroups (chronic, veterans, unaccompanied youth etc.) are in need of assistance. The County also funds the Hunger & 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.

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

Collier County currently awards its ESG entitlement funds to subrecipients for the operation of emergency shelters, financial assistance through rapid re-housing to become stably housed, and homeless prevention programs to serve individuals and families avoid homelessness. Some emergency shelters and homeless prevention programs are designed to focus their services to the needs of specific populations such as families, victims of domestic violence, human trafficking victims, persons being evicted, and persons with severe mental health disorders or substance abuse histories.

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

In response to the HEARTH Act and 24 CFR part 576, Collier County, in collaboration with its subrecipients is working to prevent homelessness by helping families remain within their communities and retain their current permanent housing or diverting people to permanent housing solutions. The first step in this process was to streamline the intake of homeless families seeking emergency shelter. The improved coordination has resulted in more families being diverted away from homelessness and more families exiting homelessness and being rapidly re-housed in permanent housing. Other than the funds available through this process, emergency shelter and transitional housing needs may be addressed through grant funding opportunities, such as the competitive Continuum of Care process, or through other state or local funding streams.

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

Collier County will continue to administer the ESG grant funds and oversee activities that benefit homeless

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

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

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

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

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

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

ESG funds will be allocated to the Shelter for Abused Women and Children for operating costs of the homeless domestic violence shelters to assist adults and children fleeing from domestic violence. A variety of services are offered including the Children's Protection Investigations Program, the Community Education Program, Collier County Jail Group, youth services and Rapid Rehousing. More details on these programs and others offered by the agency, can be found on their website at: <https://naplesshelter.org/programs/>.

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

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

### **Introduction:**

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

### **Actions 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**

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

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

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

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

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

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

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

**Nutrition Services:** this service provides both home delivered and congregate meal services. The County operates 4 meal sites and has placed them strategically in LMI areas and conveniently located on transit lines to allow ease of access. In PY 23 Collier County will be moving one of its locations into a low income senior rental housing complex to increase access to healthy nutrition for low-income seniors.

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

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

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

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



Trafford Cemetery.

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

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

Collier County will also support the expansion of HMIS technology beyond homeless service providers as a way to link the various categories of services provided by our partner nonprofit organizations and standardize performance measures. The County will also review and analyze the work of its various departments and divisions to find opportunities for collaboration between similar programs. Program staff will also ensure that all fair housing education materials are current and compliant with the Affirmatively Furthering Fair Housing Final Rule.

As limited funding is also an obstacle to meeting underserved needs, the County is continually looking for additional funding to address these needs. The County has ongoing State SHIP funds to address affordable housing, and has received Criminal Justice, Mental Health, and Substance Abuse grants from the State and Drug Court funding from the Department of Justice. In PY 2023, 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**

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

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

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

Collier County will continue to implement countermeasures to reduce lead-based paint hazards by abating or removing lead-based paint hazards found in existing housing built prior to 1978. Individuals

who reside in properties built prior to 1978 and receive assistance through CDBG, ESG, or HOME grant programs are required to be inspected for lead-based paint hazards. These inspections are completed by a HUD Certified Inspector in accordance with HUD and Environmental Protection Agency (EPA) guidelines.

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

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

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

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

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

1. Support the collaborative efforts of the service providers in Collier County to attract new business and industry to Collier.
2. Support the efforts of the Chamber of Commerce to target certain segments of the economy for business development/job creation.
3. Encourage nonprofit organizations to expand housing development programs to incorporate job-training opportunities as a part of their operations.

4. Promote the use of referral services for the existing Human Service Centers which involves a partnership with many human service agencies, including job referrals.
5. Work to develop a CHDO to meet the requirements of the designation in order to develop affordable housing for low/moderate income persons.
6. Participate in the development of a regional social service collaborative to coordinate the work of social service organizations, disseminate news and information, eliminate duplication of efforts, and spearhead community-wide solutions to local needs.
7. Use enhanced accomplishment data as a criterion in the evaluation of applications for ESG funding.
8. Support any expansion of local transit service and/or for express transit service.

Through the initiatives described above, and in cooperation with the agencies and nonprofit organizations noted, the County's Community and Human Services Division will continue to assist low- and moderate-income persons of Collier County through the Consolidated Plan period.

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

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

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

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

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

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

## Program Specific Requirements

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

#### Introduction:

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

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	29,000
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
<b>Total Program Income:</b>	<b>29,000</b>

#### Other CDBG Requirements

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

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

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

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

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

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

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

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

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

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

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

**3. A description of the guidelines for resale or recapture that ensures the affordability of units**

**acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

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

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

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

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

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

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

**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.**

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

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

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

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

The County will directly administer the ESG RUSH grant.



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

Collier County meets the homeless participation requirement found in 24 CFR 576.405(a) through the Continuum of Care, which is led by the 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.**

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

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

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

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