



Collier County



HUD Annual Action Plan 2025-2026

What's Inside:

Priority Needs & Goals
Available Resources
Funding Strategies

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Executive Summary

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

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 (AAP) showing the objectives the County plans to achieve each year towards the goals established in the Consolidated Plan.

This plan covers the period starting October 1, 2025, and ending September 30, 2026, and outlines goals, objectives, and projects for the fifth and final program year covered by the current Consolidated Plan (2021-2025). 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. The Annual Action Plan is developed in a manner specified by HUD and the County has followed the prescribed format in completing the plan, which includes conducting public meetings with citizens and stakeholders, consultation with housing and community development organizations and non-profit service providers, and public hearings with the Collier County Board of County Commissioners.

Collier County's PY 2025 grant allocations are: \$2,677,254 in CDBG funds; \$759,078.58 in HOME funds; and \$214,074 in ESG funds. Additional resources available to the County for PY 2025 include \$31,571.43 in program income from the HOME program and reprogrammed prior year funds of \$1,496,173.11 from CDBG.

Per HUD regulation, the County reported the availability of HUD special allocations under the HOME American Rescue Plan (HOME-ARP), Coronavirus Aid, Relief, and Economic Security Act (CARES ACT), CDBG-CV, and ESG Rapid Unsheltered Survivor Housing (ESG RUSH). While CDBG-CV funds have already been allocated, and the amendment process for the HOME-ARP plan is underway, the County will utilize these resources during PY 2025 in accordance with the goals and indicators outlined in their respective Action Plans. Federal HOME-ARP funding was created to assist individuals or households who are experiencing homelessness, at risk of homelessness, and other vulnerable populations, by providing affordable housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability. CDBG-CV was intended to prepare, prevent, or respond to COVID-19. ESG RUSH was created to address the needs of homeless individuals or families as well as those individuals or families at risk of homelessness in areas affected by a major disaster.

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 2025 based on input from residents, non-profit and social service agencies that serve low- and moderate-income (LMI) residents, municipalities including the City of Naples and City of Marco Island, and other stakeholders.

Summarize the objectives and outcomes identified in the Plan

Collier County developed the objectives and outcomes of the 5-Year Strategic Plan based on a comprehensive housing needs assessment and market analysis 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. The priority needs, objectives, and outcomes to be addressed in PY 25 plan include:

1) Priority Need: Housing Affordability

Goals Associated: Support New Construction, Rehabilitation/Acquisition Rental, Tenant Based Rental Assistance, CHDO Set-Aside Reserve.

Objective: Provide Decent Housing

Outcome: Accessibility/Availability

Description: Funds will be used to support the rehabilitation, new construction assistance of rental housing for predevelopment costs, loan closing fees, and design costs, tenant-based rental assistance, and homebuyer assistance.

2) Priority Need: Homelessness & Homelessness Prevention

Goals Associated: Emergency Housing and Services for the Homeless

Objective: Provide Decent Housing

Outcome: Accessibility/Availability

Description: Funds will be used to provide rapid rehousing, homeless prevention rental assistance activities, and street outreach services.

3) Priority Need: Public Services

Goals Associated: Provide Public Services

Objective: Create a Suitable Living Environment

Outcome: Accessibility/Availability

Description: Funds will be provided for public services that benefit low- and moderate-income persons, seniors, and special needs groups.

4) Priority Need: Public Infrastructure Improvements

Goals Associated: Public Infrastructure Improvements

Objective: Create a Suitable Living Environment

Outcome: Accessibility/Availability

Description: Funds will be used to support ADA public infrastructure improvements and for the replacement of heating, ventilation and air conditioning units in a healthcare facility.

5) Priority Need: Program Administration and Planning

Goals Associated: Administration & Planning

Objective: Create a Suitable Living Environment

Outcome: Accessibility/Availability

Description: Funds will be used for the administration of CDBG, HOME and ESG Programs.

Evaluation of past performance

Collier County has demonstrated success in structuring and carrying out its strategies in the 2021-2025 Consolidated Plan. The County included 11 goals and as of the most recent CAPER (PY23) has achieved a 100% completion rate for 8 of the goals. Collier County far exceeded proposed accomplishments under several goals, particularly in the provision of public services and making improvements to public and other facilities. These activities were funded through the County's CDBG and CDBG-CV programs. The County has also met the consolidated plan goal of improvement of public and other facilities at 100%.

Through the Consolidated Annual Performance and Evaluation Report (CAPER) process, Collier County continues to track progress and report on barriers faced in achieving goals. Performance evaluation indicates a need for the County to continue working towards housing objectives including rehabilitation and construction of rental units to meet its goals for the 5-year consolidated planning period. The County is currently at 31% complete for that goal. As a result, the County has focused on this goal in the proposed PY 2025 Annual Action Plan and will be funding several rental rehab projects. The County will also continue to provide public services in PY 2025, as an evaluation of past performance indicates consistent increases in the demand for services.

Below summarizes progress made on each priority need identified in the Consolidated Plan as of publication of the County's most current CAPER (PY 23).

Improve Public Infrastructure – The County did not include this as a goal in the PY23 Action Plan but has benefitted 8,210 people through the third year of the consolidated plan.

- Percent complete program year: N/A (not included in PY23 AAP)
- Percent complete strategic plan: 100%

Improve Public and Other Facilities – During PY23, the County assisted 42 people through this activity and overall has benefitted 91,148 people through the third year of the consolidated plan.

- Percent complete program year: 0.4%
- Percent complete strategic plan: 100%

Support New Construction, Rehab/Acquisition Rental – The County supported the acquisition of 2 rental units in PY23 and has assisted 84 units through construction or rehabilitation activities through the third year of the consolidated plan.

- Percent complete program year: 100%

- Percent complete strategic plan: 31%

Provide Public Services – In PY23, the County assisted 37,800 through various public services and overall has assisted 112,623 people through the third year of the consolidated plan.

- Percent complete program year: 100%
- Percent complete strategic plan: 100%

New Construction, Rehabilitation/Acquisition Homeownership – In support of homeownership during PY23, the County supported the construction of 10 owner units and provided direct financial assistance to 13 households for purchasing a home. Overall, the County has assisted 27 households through construction or purchase assistance activities through the third year of the consolidated plan.

- Percent complete program year: 100%
- Percent complete strategic plan: 100%

Emergency Housing and Services for the Homeless – During PY23, the County assisted 113 households at-risk of becoming homeless through rapid re-housing and 323 persons through shelter operations. Through the third year of the consolidated plan, the County has assisted 113 households and 1,370 persons through rapid re-housing, overnight shelter support, and homelessness prevention activities.

- Percent complete program year: 100%
- Percent complete strategic plan: 100%

HMIS Support – The County did not include this goal in the PY23 Action Plan as it had already been completed at 100%. The County provided support for 1 HMIS system through the third year of the consolidated plan which benefits numerous homelessness organizations with tracking and reporting accurate homelessness data.

- Percent complete program year: N/A (not included in PY23 AAP)
- Percent complete strategic plan: 100%

Provide Homelessness Prevention – During PY23, and through the third year of the consolidated plan, the County assisted 19 persons through homelessness prevention activities.

- Percent complete program year: 100%
- Percent complete strategic plan: 76%

Tenant Based Rental Assistance – During PY23, the County provided tenant-based rental assistance to 18 households and 22 households through the third year of the consolidated plan.

- Percent complete program year: 100%

- Percent complete strategic plan: 100%

CHDO – The County is working with a local non-profit to become a certified HUD CHDO so that the County can meet its housing goals. It is to be noted that during this process the County has been granted a CHDO waiver by HUD.

- Percent complete program year: 0%
- Percent complete strategic plan: 0%

The County continued to assist low-income people/households and vulnerable populations through its HUD special allocations of CDBG-CV, ESG-CV, and ESG RUSH funds. In PY 2023 the County expended \$3,097,723.33 of CDBG-CV funds towards public service, public facilities and housing activities benefitting 36,850 low-and moderate-income persons. In PY 2023, the County provided ESG-CV funds to individuals and families experiencing homelessness or at risk of homelessness to mitigate the impacts of the pandemic. ESG-CV provided emergency shelter, rapid re-housing, homelessness prevention, and essential services. The County assisted 1,392 persons through ESG-CV funds. The ESG-CV project is now complete.

In PY 2023, the ESG RUSH program served 44 households: including 8 elderly head of households, 2 veterans and 12 families with 22 total children. In PY2023, the County had 15 landlords with payment agreements in place and continued to work through the waiting list. Our team continued to reach out to different communities and form relationships with landlords to offer additional options to our community that are still struggling through recovery efforts. The County continued to serve those in need from Hurricane Ian with RUSH funds. Most recently, the County received an additional special allocation of ESG RUSH to address the needs of individuals or families experiencing homelessness or individuals or families at risk of homelessness in areas affected by recent disasters like Hurricane Helene and Milton. This program will be administered by Community and Human Services (CHS) in both PY 2024 and PY 2025.

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 target populations 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.

Community outreach started with the County's publication of PY2025-2026 HUD and SHIP Grant Application Cycle public notice on December 19, 2024, in the Naples Daily News, and continued with the County facilitating technical assistance meetings from January 27 – 31, 2025. The County also held public meetings March 26 – 27, 2025 during which the Review and Ranking Committee was able to discuss

potential action plan activities with applicants and the public. The County provided outreach through newspapers, local media outlets, official governmental websites, and social media. Meetings were conducted to encourage the inclusion of all residents, target areas, beneficiaries of federal resources awarded through the public awards process, and public and private agencies operating in the County. Public meetings and public hearings were held and conducted in accordance with 24 CFR Part 91 and the County's Citizen Participation Plan.

The County also solicited comments on the draft Annual Action Plan through a 30-day public comment period from June 6, 2025, through July 6, 2025, and held public hearings on June 5 and July 8, 2025, to solicit additional comments on the draft plan. At the July 8, 2025 public hearing, the County requested the Board of County Commissioners to adopt the plan.

Summary of public comments

There were no public comments received specific to the preparation of the PY 2025 Annual Action Plan or related proposed activities. During the preparation of the 2021-2025 Consolidated Plan, there was extensive consultation with partner organizations and other stakeholders, as well as broad input from community members. Service providers also shared their insights through an online survey. Input received through the Consolidated Plan community engagement indicated affordable housing is the primary priority need. Other public comments revealed the need for food banks, access to transportation, access to emergency beds and transitional shelters, and access to higher wage jobs.

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

The County recognizes that if received, all comments and responses from the public are accepted, considered, and incorporated into the Annual Action Plan, as applicable. There were no agencies or organization types that were intentionally not consulted.

The County did not receive any public comments on the PY 2025 Annual Action Plan.

Summary

The PY 2025 AAP is the fifth year of the 2021-2025 Consolidated Plan. The activities funded in this Annual Action Plan address the needs of the community and further build on the accomplishments of the goals established in the 5-Year Strategic Plan. The Annual Action Plan is a formal document that details how the County plans on utilizing its CDBG, HOME, and ESG funds to serve the community in the coming program year. The Action Plan is part of the Consolidated Planning process, which is designed to help states and local jurisdictions assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. Through the Consolidated Plan, grantee jurisdictions engage the community, both in the process of developing and reviewing the proposed plan, and as partners and stakeholders in the implementation of Community and Human Services HUD programs. By consulting and collaborating with other public and private entities, the County can better align and coordinate housing and community development programs and resources to achieve

greater impact. This Annual Action Plan describes the County's housing and community development priorities and goals to be carried out in PY 2025.

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

Agency/entity responsible for preparing/administering the Consolidated Plan

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 (optional)

The Collier County Community & Human Services Division is the lead agency responsible for the development and administration of the PY 2025 Action Plan, which is the fifth and final 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)

Introduction

Collier County's PY 2025 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 2025, the County continued to be engaged with local stakeholder organizations in preparing this plan. The County 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. The County also provided opportunities for the public to provide input on community needs, proposed program activities, and the draft plan during the public comment period and at a public hearing. The following section details the organizations and agencies that took part in the development of the plan.

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

During the development of the Consolidated Plan, the County encouraged a high level of public communication and agency consultation 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. These organizations are invited to participate in the consultation process as well as apply for housing and community development grants. The County further consults with housing and service

agencies through a series of technical assistance meetings facilitated by Community and Human Services. Service agencies interested in participating in HUD programs are also given the opportunity to present their applications to the Review and Ranking Committee and further discuss the needs of their clientele.

In addition to enhancing coordination through the use of HUD funds, Collier County encourages dialogue and collaboration between housing and service agencies through the SWFL Regional Coalition to End Homelessness, which serves as the lead agency for the County's Continuum of Care. The SWFL Regional Coalition to End Homelessness holds regular meetings in Naples, and members include more than 70 public and private agencies within the region.

The County coordinates with agencies, business entities and local government departments to bridge the digital divide for LMI households. LMI households are at risk of falling further behind without connectivity, as high-speed internet has become a vital infrastructure providing access to information, opportunities and jobs. As the need for resiliency planning and emergency preparedness increases, the County will also seek consultation from area agencies and government departments on how to mitigate these effects on LMI households.

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 SWFL Regional Coalition to End Homelessness (Coalition) 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, and government agencies. The SWFL Regional Coalition to End Homelessness 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 the coordination of public, private, and nonprofit housing providers, human service agencies, and social service providers through the following actions:

- Continues to work with other municipalities and agencies to include 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 participate 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 or to request assistance through CE, 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 SWFL Regional Coalition to End Homelessness 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 and has 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 is designated by the local CoC to comply with the requirements of the CoC Program interim rule 24 CFR 578. The CoC also works closely with Collier County (ESG recipient) to allocate funds and monitor outcomes.

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

1	Agency/Group/Organization	Collier County Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Public Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The County works closely with the Collier County Housing Authority to determine the affordable housing needs in the County. This partner was directly invited to participate in public meetings for the grant process and invited to comment on the draft plan.
2	Agency/Group/Organization	SWFL Regional Coalition to End Homelessness
	Agency/Group/Organization Type	Services-homeless Continuum of Care
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency is the local CoC lead, and the County is engaged with the Coalition to help determine the homeless needs in the County. This partner was directly invited to participate in public meetings for the grant process and invited to comment on the draft plan. The County also consulted with this partner through participation in the PIT count and through meetings during the program year.
3	Agency/Group/Organization	Sunrise Community of Southwest Florida
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Mental Health Services and Services – Transportation

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-Housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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. This partner was directly invited to participate in technical assistance and public meetings for the grant process and invited to comment on the draft plan. This agency also presented to the Review and Ranking Committee and participated in in-person discussions about the grant application process and their proposed activity.
4	Agency/Group/Organization	Pathways Early Education Center
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency helped to determine the community development needs through the application process. This agency applied for funding. This partner was directly invited to participate in technical assistance.
5	Agency/Group/Organization	The Shelter for Abused Women & Children, Inc
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Housing Community Development Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency is a recipient of ESG funds and helped to determine the homeless needs in the community through the application process. This partner was directly invited to participate in technical assistance and public meetings for the grant process and invited to comment on the draft plan. This agency also presented to the Review and Ranking Committee and participated in in-person discussions about the grant application process and their proposed activity.
6	Agency/Group/Organization	Housing Development Corporation of SW Florida, Inc. dba HELP
	Agency/Group/Organization Type	Services - Housing Services-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization applied for a grant and helped to determine the community development needs in the County. HELP also is engaged and assists the County with fair housing activities. This partner was directly invited to participate in technical assistance and public meetings for the grant process and invited to comment on the draft plan. This agency also presented to the Review and Ranking Committee and participated in in-person discussions about the grant application process and their proposed activity.
7	Agency/Group/Organization	Collier County Public Safety Department
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Emergency Management Emergency Services
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Emergency Management
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The County's Public Safety Department was contacted regarding the plan. This partner was invited to participate in public meetings for the grant process and invited to comment of the draft of the plan.

8	Agency/Group/Organization	Collier County Public Library
	Agency/Group/Organization Type	Services - Narrowing the Digital Divide Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-Housing Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Collier County Public Library was contacted regarding 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. This partner was directly invited to participate in public meetings for the grant process and invited to comment on the draft plan.
9	Agency/Group/Organization	Baker Senior Center Naples
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-Housing Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization applied for a grant and helped to determine the community development needs in the County. This partner was directly invited to participate in technical assistance and public meetings for the grant process and invited to comment on the draft plan. This agency also presented to the Review and Ranking Committee and participated in in-person discussions about the grant application process and their proposed activity.
10	Agency/Group/Organization	Habitat for Humanity of Collier County
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization applied for a grant and helped to determine the housing needs of the County's low-income and vulnerable populations. This partner was directly invited to participate in technical assistance and public meetings for the grant process and invited to comment on the draft plan. This agency also presented to the Review and Ranking Committee and participated in in-person discussions about the grant application process and their proposed activity.
11	Agency/Group/Organization	National Development of America - Casa San Juan Diego
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization applied for a grant and helped to determine the housing needs of the County's low-income and vulnerable populations. This partner was directly invited to participate in technical assistance and public meetings for the grant process and invited to comment on the draft plan. This agency also presented to the Review and Ranking Committee and participated in in-person discussions about the grant application process and their proposed activity.
12	Agency/Group/Organization	Rural Neighborhoods, Inc.
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization applied for a grant and helped to determine the housing needs of the County's low-income and vulnerable populations. This partner was directly invited to participate in technical assistance and public meetings for the grant process and invited to comment on the draft plan. This agency also presented to the Review and Ranking Committee and participated in in-person discussions about the grant application process and their proposed activity.
13	Agency/Group/Organization	Collier Housing Alternatives, Inc
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization applied for a grant and helped to determine the housing needs of the County's low-income and vulnerable populations. This partner was directly invited to participate in technical assistance and public meetings for the grant process and invited to comment on the draft plan. This agency also presented to the Review and Ranking Committee and participated in in-person discussions about the grant application process and their proposed activity.
14	Agency/Group/Organization	Housing Alternatives of Southwest Florida, Inc.
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization applied for a grant and helped to determine the housing needs of the County's low-income and vulnerable populations. This partner was directly invited to participate in technical assistance and public meetings for the grant process and invited to comment on the draft plan. This agency also presented to the Review and Ranking Committee and participated in in-person discussions about the grant application process and their proposed activity.

15	Agency/Group/Organization	Fun Time Early Childhood Academy
	Agency/Group/Organization Type	Services – Youth
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization applied for a grant and helped to determine the developmental needs of the County's youth population. This partner was directly invited to participate in technical assistance and public meetings for the grant process and invited to comment on the draft plan. This agency also presented to the Review and Ranking Committee and participated in in-person discussions about the grant application process and their proposed activity.
16	Agency/Group/Organization	Harry Chapin Food Bank
	Agency/Group/Organization Type	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Services-Persons with Disabilities Services-Mental Health Services
	What section of the Plan was addressed by Consultation?	Homelessness Needs Non-Housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization applied for a grant and helped to determine the needs of those experiencing homelessness or at-risk of becoming homeless and low-income and vulnerable populations. This partner was directly invited to participate in technical assistance and public meetings for the grant process and invited to comment on the draft plan. This agency also participated in discussions about the grant application process and their proposed activity.
17	Agency/Group/Organization	Collier Health Services, Inc. dba Healthcare Network
	Agency/Group/Organization Type	Services – Health
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization applied for a grant and helped to determine the needs of those low-income and vulnerable populations, particularly related to access to services. This partner was directly invited to participate in technical assistance and public meetings for the grant process and invited to comment on the draft plan. This agency also presented to the Review and Ranking Committee and participated in in-person discussions about the grant application process and their proposed activity.
18	Agency/Group/Organization	Immokalee Pioneer Museum
	Agency/Group/Organization Type	Services - Education
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization applied for a grant and helped to determine the needs of the County's low-income and vulnerable populations. This partner was directly invited to participate in technical assistance and public meetings for the grant process and invited to comment on the draft plan. This agency also presented to the Review and Ranking Committee and participated in in-person discussions about the grant application process and their proposed activity.
19	Agency/Group/Organization	Gargiulo Education Center
	Agency/Group/Organization Type	Services - Education
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization applied for a grant and helped to determine the needs of the County's low-income and vulnerable populations. This partner was directly invited to participate in technical assistance and public meetings for the grant process and invited to comment on the draft plan. This agency also presented to the Review and Ranking Committee and participated in in-person discussions about the grant application process and their proposed activity.
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Table 2 – Agencies, groups, organizations who participated

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

To the greatest extent possible, the County makes every effort to consult all agency types that administer programs covered by or are affected by the Annual Action Plan and does not exclude any local agencies from consultation.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	SWFL Regional Coalition to End Homelessness	Affordable housing, services, and economic development
10 Yr. Plan to Prevent Hunger and End Homelessness	SWFL Regional Coalition to End Homelessness	The Strategic Plan goals to address homelessness align with the Continuum of Care goals and strategies.
Analysis of Impediments to Fair Housing Choice, 2021	Collier County	Recommendations from the Analysis of Impediments on reducing fair housing impediments were considered in determining Action Plan activities aligning with the County's housing goals for this plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
5-Year Strategic Plan for Mental Health & Addiction Services 2025 - 2029	Collier Coalition For Healthy Minds	The MHAS coordinates assistance for those with mental health and substance use disorders in the area which aligns with the County's Action Plan goal to provide public services for this population.
Urban Land Institute Advisory Services Report	Collier County	The ULI Report defines how the County will expand affordable housing and was considered in determining Action Plan goals.
Collier County LHAP 2025 - 2028	Collier County	The County Local Housing Assistance Plan aligns with the Action Plan to meet the needs of LMI households through the expanding production and preservation of affordable housing.
Growth Management Plan	Collier County	The County's Housing Element of the Growth Management Plan contains goals and objectives to provide affordable, safe, and decent housing for all residents with a focus on very-low, low, moderate and workforce income households which is consistent with the intent of this Action Plan and the County's HUD programs.
PHA Five-Year Plan	Collier County Housing Authority	The PHA annual plans include increasing access to affordable housing and supporting services to achieve self-sufficiency as goals which align with the County's Action Plan priorities.

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 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 Annual Action Plan, thereby maximizing the benefits of the County's housing and community development activities for the residents being served, in particular, those who are LMI and/or have special needs.

The County's Community & Human Services Division also maintains ongoing communication with internal departments and divisions within the County. The Collier County Public Safety Department is comprised 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 provides access to high-speed internet for all residents in the County and helps to narrow the digital divide for LMI residents. Additionally, the University of Florida's University Extension provides food classes to Immokalee area residents on healthy eating and nutrition.

Coordination with private industry, businesses, developers, and social service agencies included individual consultations conducted with affordable housing developers and the social service agencies. There were also several public advisory committees that were consulted. The input received during these consultations informed recommended strategies.

AP-12 Participation – 91.105, 91.200(c)

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

Citizen participation is a critical component of the planning processes, and the County closely followed the requirements of its HUD approved Citizen Participation Plan to conduct engagement efforts during the 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 participants' comments were welcome, were recorded and considered, and incorporated into his plan as applicable.

Included in Collier County's outreach were technical assistance (TA) 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 in January of 2025.

The County published notice of the grant application process on December 19, 2024, and launched a blast email and social media campaign on the same date, reaching 926 recipients. A second touch email and social media campaign was launched December 30, 2024. Technical assistance meetings followed from January 27-31, 2025. Public meetings were held March 26th and 27th 2025, where applicant presentations were heard in front of the Review and Ranking Committee.

A Notice was published May 22, 2025, announcing the preparation of the Annual Action Plan, disclosing allocations and proposed projects, giving notice of an additional public hearing on June 5, 2025, giving notice of the 30-day public comment period from June 6 – July 6, 2025, and notice of a second public hearing being held in front of the Board of County Commissioners on July 8, 2025.

The following table describes the County's citizen participation outreach efforts.

Citizen Participation Outreach

	Mode of Outreach	Target of Outreach	Summary of response and attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Notice of Funding Availability (NOFA) December 19, 2024	HUD Grant Applicants; Housing and Service Providers	N/A	N/A	N/A	https://www.colliercountyhousing.com/
2	Grant TA Meetings January 27-31, 2025	HUD Grant Applicants; Housing and Service Providers	75 Attended	Refer below to summary of public comments section of this plan.	N/A	N/A
3	Public Meetings March 26-27, 2025	Non-targeted/broad community Minorities Non-English Speaking Persons with disabilities Residents of	59 Attended	Refer below to summary of public comments section of this plan.	All comments were welcomed	N/A

		Public and Assisted Housing				
4	Public Hearing June 5, 2025	Non-targeted/broad community Minorities Non-English Speaking Persons with disabilities Residents of Public and Assisted Housing	3 attended	Refer below to summary of public comments section of this plan.	All comments were welcomed	N/A
5	Public Comment Period June 6 – July 6, 2025	Non-targeted/broad community Minorities Non-English Speaking Persons with disabilities Residents of	No public comments received	Refer below to summary of public comments section of this plan.	All comments were welcomed	N/A

		Public and Assisted Housing				
6	Public Hearing July 8, 2025	Non-targeted/broad community Minorities Non-English Speaking Persons with disabilities Residents of Public and Assisted Housing	Adoption of the PY 2025 Annual Action Plan was scheduled for Tuesday, July 8, 2025 at a regularly scheduled meeting of the Board of County Commissioners	Refer below to summary of public comments section of this plan.	All comments were welcomed	N/A

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Over the one-year period beginning October 1, 2025, and ending September 30, 2026, Collier County anticipates receiving \$3,650,406.58 of Program Year (PY) 2025 HUD Entitlement grant resources to meet underserved needs, foster decent affordable housing, develop institutional structure, and enhance coordination between public and private housing and social service agencies. Available HUD Entitlement funding for PY 2025 is as follows:

- Community Development Block Grant (CDBG) - \$2,677,254
- HOME Investment Partnerships Program (HOME) - \$759,078.58
- Emergency Solutions Grant (ESG) - \$214,074

Along with the County's PY 2025 annual CDBG, HOME, and ESG allocations, the County will have available CDBG reprogrammed prior year funds in the amount of \$ 1,496,173.11 which were initially awarded to the Immokalee CRA, Pathways Early Education Center, and Bayshore CRA as subrecipients in PY 2024 which included a large-scale multi-phase project for the CRA. Planning is still ongoing for the CRA project, but funds will not be expended until 2026. The County will also have available \$31,571.43 of HOME program income. Program income received will be used towards similar activities from which it was produced, and these funds will be allocated on an annual basis in accordance with the Annual Action Plan.

The County will also continue to utilize funds previously allocated under the HOME American Rescue Act (HOME-ARP), CARES Act (CDBG-CV) and ESG RUSH. The County expects to use \$2,733,183 of HOME-ARP funds for projects taking place in PY 2025. HOME-ARP project funds will be included in the PY 2021 Annual Action Plan. During PY 2025, the County will continue to provide funds in the amount of \$225,000 in CDBG-CV funds to Collier Health Services, Inc. d/b/a Healthcare Network, to prepare a Community Health Plan and support outreach efforts to address healthcare access, preventative care, and responsiveness to help mitigate the risk of future public health emergencies. A special allocation of ESG RUSH funds were designated in the PY 2024 Annual Action Plan and will continue to be utilized in PY 2025.

The County will also make efforts to leverage funds to maximize benefit to the community, particularly for the creation of affordable housing.

**The Priority Table below does not accept cents, so the allocation has been rounded down to the nearest dollar. The actual HOME allocation was \$759,078.58. The HOME allocation totals for the AP-20 Goals and AP-35 Projects have also been rounded down to the nearest dollar to reflect these changes in the AP-*

15. However, please note that the actual allocation has been entered into the SF-424 as the grantee certifies that the statements in the SF-424 "are true, complete and accurate to the best of my knowledge."

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; Housing; Public Services; Public Facilities & Infrastructure	\$2,677,254	\$0	\$ 1,496,173.11	\$ 4,173,427.11	\$0	CDBG Entitlement program funds will be used to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. PY25 is the fifth and final year of

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: \$		
								the 2021-2025 Consolidated Plan, therefore no funds will remain available under this Consolidated Plan. Any program income generated during PY25, or funds carried forward from PY21-25 will be available under the new 2025-2029 Consolidated Plan. Reprogrammed prior year funds in the amount of \$

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: \$		
								1,496,173.11 were initially awarded to the Immokalee CRA, Pathways Early Education Center and Bayshore CRA as subrecipients in PY 2024 which included a large-scale multi-phase project. Planning is still ongoing for the project, but funds will not be expended until 2026. CDBG does not require a match.

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: \$		
HOME	public - federal	Multifamily Rental New Construction; Multifamily Rental Rehab; TBRA; CHDO; Homebuyer Assistance	\$759,078	\$31,571	\$0	\$790,649	\$0	HOME Entitlement program funds will be used to exclusively create or preserve affordable housing for Collier County's low-income and vulnerable populations. In PY25, the County will utilize HOME funds to provide housing assistance through the down-payment assistance program,

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: \$		
								tenant-based rental assistance, and for the required CHDO set-aside. PY25 is the fifth and final year of the 2021-2025 Consolidated Plan, therefore no funds will remain available under this Consolidated Plan. Any program income generated during PY25, or funds carried forward from PY21-25 will be available under the new 2025-

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: \$		
								2029 Consolidated Plan. 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.

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: \$		
ESG	public - federal	Overnight Shelter; Rapid Re-Housing; Rental Assistance; Prevention Services; Street Outreach	\$214,074	\$0	\$0	\$214,074	\$0	ESG Entitlement program funds will be used to provide shelter for those experiencing homelessness and to provide housing security for those homeless and at-risk of becoming homeless. PY25 is the fifth and final year of the 2021-2025 Consolidated Plan, therefore no funds will remain available under this Consolidated

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: \$		
								Plan. Any program income generated during PY25, or funds carried forward from PY21-25, will be available under the new 2025-2029 Consolidated Plan. The ESG program requires 100%, dollar for dollar, match. The County also provides match support for the ESG program from the general fund.

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

Leveraging

Collier County will continue to leverage grant funds with other public and private resources to maximize impact for beneficiaries. Leveraging resources aligns goals cross departmentally and supports interagency collaboration for community revitalization. Collier County routinely emphasizes to applicants the need to leverage federal funds with local funds to stretch the benefit of the federal dollars. These efforts have been successful, and projects funded under CDBG, HOME, and ESG have substantially exceeded accomplishments that could not have been achieved by using federal funds alone.

The County requires applicants for entitlement funds to outline any leveraged funds and offers bonus points in the award process for the degree to which this is achieved. Also, in the application process, the County rewards collaborative projects with additional points, which may also constitute leverage. Collier County has further added leverage of funds as a performance indicator for the CHS Division and it is published and tracked in the County budget documents.

Federal funds also leverage state funds received through the State Housing Initiative Partnership (SHIP) program, which is used to meet the housing needs of low- and moderate-income households and expand or preserve the availability of affordable housing. Collier County anticipates having SHIP funds available during the 2025 program year to be used for a wide variety of rental, owner occupied, or homeownership programs. The County was awarded \$3,135,160 for 2025-2026.

CDBG funds awarded to public services providers help to leverage additional public and/or private funding that provide services to the community. An example of leveraging by public services non-profits are state funds received from the Department of Children and Families which support CDBG programs.

HOME Match

The HOME program requires a 25% local match for any HOME funds drawn. In recent years, the County's match liability was reduced in accordance with regulations allowing for match reductions by HUD if the County is distressed or suffered a presidentially declared disaster. Due to hurricane impacts, HUD previously granted the County a 100% match reduction. However, the County continued to contribute to the match liability through various methods and those contributions will be used towards satisfying the County's match requirements for PY 2025.

The County may also use State Housing Initiatives Partnership (SHIP) dollars to satisfy match requirements. SHIP funds, which are provided by the State of Florida to support the production and preservation of affordable housing, can be used as an eligible source of non-federal match when leveraged with HOME dollars. This approach not only maximizes the impact of both funding sources but also helps ensure that the County's affordable housing goals are met more efficiently.

ESG Match

ESG regulations require grant recipients to make matching contributions equivalent to the ESG annual award- or a 100% match. Collier County requires all ESG subrecipients to provide a dollar-for-dollar match. Matching funds may include contributions to any of the County's ESG programs, including funds awarded to a subrecipient. The matching requirements are met per 24 CFR Part 576.201. The County's ESG allocation for 2025 is anticipated to be \$214,074. Community and Human Services requests at the time of application that expenditures are matched by applicant donations, in-kind contributions, other state and local funds, as well as private and foundation donations. ESG subrecipients can also satisfy the match with volunteer hours. 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 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.

The Collier County Surtax Land Acquisition Fund has secured 7.5 acres for the development of affordable housing as part of the upcoming Ekos Creekside project. Located on Collier Blvd in Naples, Florida, Ekos Creekside will feature 82 newly constructed units, addressing the critical need for workforce housing in the area. The project is being developed by McDowell Housing Partners.

Collier County recently approved \$10 million in funding for a new workforce housing project at the former Golden Gate Golf Course, now county owned land. The project will consist of 352 units with 252 units of workforce housing and 100 units of senior housing. Workforce housing is for essential service workers, including government employees, healthcare professionals, and educators. The project is designed to provide affordable housing options in a region where nearly 50,000 households are considered cost-burdened, spending more than 30% of their income on housing.

Collier County previously provided a land donation for the Ekos on Santa Barbara project, an affordable housing project funded by county Affordable Housing fund dollars from the General Fund, multi-family revenue bonds, and 4% LIHTC tax credits. Ekos on Santa Barbara is an 82-unit, new construction project located in Naples, Florida that will provide workforce housing to households making between 30-80% of Area Medium Income. Collier County partnered with McDowell Housing Partners on a 99-year ground lease and provided the land for the project. The eighty-two affordable housing units are now open and 100% occupied.

Florida Statutes Section 166.0451, Disposition of municipal property for affordable housing, requires that the County create an inventory list of real property with fee simple title appropriate for affordable housing. In compliance with the statute, Collier County maintains the inventory of county-owned surplus land that are potential properties for the development of permanent affordable housing. The County may partner with nonprofit organizations that develop affordable housing for low-income households. The disposition of any of these properties for affordable housing is subject to the discretion of the County.

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	Administration & Planning	2021	2025	Administration	Countywide	Program Administration and Planning	CDBG: \$535,450.80 HOME: \$79,065.00 (Determined by allocation plus program income) ESG: \$16,055.55	N/A
2	Support New Construction, Rehab/Acquisition - Rental	2021	2025	Affordable Housing	Countywide	Housing Affordability	CDBG: \$1,677,369.85	Rental Units Rehabilitated: 79 Household Housing Units Other: 100 Households
3	New Construction, Rehab/Acquisition - Homeownership	2021	2025	Affordable Housing	Countywide	Housing Affordability	HOME: \$587,623.23	Homeowner Housing Added: 6 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Provide Public Services	2021	2025	Non-Housing Community Development	Countywide	Public Services	CDBG: \$301,588.10	Public Service Activities Other Than Low/Moderate Income Housing Benefit: 202 Persons Assisted
5	Improve Public Infrastructure	2021	2025	Non-Housing Community Development	Countywide	Public Infrastructure Improvements	CDBG: \$1,659,018.36	Public Facility or Infrastructure Activities Other Than Low/Moderate Income Housing Benefit: 25,624 Persons Assisted
6	Emergency Housing and Services for the Homeless	2021	2025	Homeless	Countywide	Homelessness & Homelessness Prevention	ESG: \$198,018.45	Homelessness Prevention: 197 Persons Assisted (7 TBRA, 190 Shelter)
7	Tenant Based Rental Assistance	2021	2025	Affordable Housing	Countywide	Housing Affordability	HOME: \$10,100	Tenant-Based Rental Assistance/Rapid Rehousing: 1 Household Assisted
8	CHDO	2021	2025	Affordable Housing	Countywide	Housing Affordability	HOME: \$113,861.78	Rental Units Constructed: 2 Household Housing Units

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Administration & Planning
	Goal Description	Administration and Planning for the CDBG, HOME and ESG Programs.
2	Goal Name	Support New Construction, Rehab/Acquisition – Rental
	Goal Description	Funds will be used to support new construction, rehabilitation, or acquisition of affordable housing for rental housing.
3	Goal Name	New Construction, Rehab/Acquisition – Homeownership
	Goal Description	Funds will be used to promote homeownership through the provision of purchase assistance to eligible homebuyers.
4	Goal Name	Provide Public Services
	Goal Description	Funds will be used to provide services to low-income persons and special needs groups such as the elderly and persons with a disability. These activities will target populations with high needs.
5	Goal Name	Improve Public Infrastructure
	Goal Description	Support ADA public infrastructure improvements to increase accessibility and improve safety for individuals with disabilities. Funds will also be used to improve a healthcare facility with the replacement of heating, ventilation and air conditioning units in Immokalee, FL.
6	Goal Name	Emergency Housing and Services for the Homeless
	Goal Description	Funds will be used to provide emergency shelter services, rapid rehousing and homeless prevention activities for homeless and at risk of homeless persons. Funds will also be used for street outreach services, which will connect unsheltered homeless individuals and families to emergency shelter, housing and/or critical health services.
7	Goal Name	Tenant Based Rental Assistance
	Goal Description	Funds will be used to provide rental subsidies for LMI and special needs households such as the elderly, and persons with a disability.

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

Table 7 – Goals Descriptions

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

The County proposes using CDBG, HOME, and ESG funds to directly support affordable housing for a total of 95 extremely low-income, low-income, and moderate-income households through funding the rehabilitation of rental units (79 households), providing rental assistance and funding rapid re-housing for those experiencing or at risk of homelessness (1 TBRA households and 7 RRH household), down-payment/homebuyer assistance (6 households), and partnering with the CHDO to construct new rental housing (2 units). Indirectly, the County will assist 290 extremely low-income, low-income, and moderate-income households or persons through funding pre-development costs for the new construction of rental housing (100 households) and through shelter and street outreach activities (190 persons). Income categories served are dependent on the activity and are determined at the time of eligibility verification. Income categories benefitted will be reported annually in the County's Consolidated Annual Performance and Evaluation Report (CAPER). In addition, the County funds public service activities that promote housing security for those experiencing homelessness or at-risk of homelessness.

Projects

AP-35 Projects – 91.220(d)

Introduction

In PY 2025, Collier County will fund a total of eight (8) projects under HUD CDBG, HOME, and ESG programs.

The County will undertake various projects and activities during PY 2025 focused on providing decent affordable housing, creating a suitable living environment, and expanding economic opportunity for residents. The County will utilize HUD CDBG, HOME, and ESG grant allocations to carry out activities intended to address priority needs in the community and ensure the greatest impact to beneficiaries.

CDBG projects include Affordable Housing, Public Facilities & Infrastructure, Public Services, Administration & Planning. CDBG has a grant cap of 20% for administration and 15% for public services. HOME projects include Non-CHDO Housing Development, CHDO Set-Aside and Administration & Planning. HOME has a grant cap of 10% for administration and 15% must be reserved for CHDO set-aside. ESG activities include emergency shelter operations support, rapid rehousing, homelessness prevention and street outreach activities, and administration which is capped at 7.5% of the annual allocation.

PY 2025 Projects	
CDBG	
1	Administration & Planning
2	Public Services
3	Public Facilities & Infrastructure
4	Affordable Housing
HOME	
5	Administration & Planning
6	CHDO Set-Aside Reserve
7	Tenant-Based Rental Assistance
8	Homebuyer Assistance (DPA) Program
ESG	
9	ESG25 Collier County

In PY 2025, Collier County will fund a total of sixteen (16) activities, including administration and planning activities, through the CDBG, HOME, and ESG programs.

PY 2025 Activities	
CDBG	
1	Administration & Planning
2	Renaissance Hall Senior Living LLLP – New Rental Construction

3	Big Cypress – Main Street Village Rental Rehabilitation
4	Collier Health Services, Inc. – HVAC Replacement
5	Collier County – CHS ADA Improvements
6	Baker Senior Center Naples - Personnel
7	Housing Development Corporations of SW Florida dba HELP – Housing Navigator/Fair Housing
8	Sunrise Community of Southwest Florida, Inc. - Transportation
HOME	
9	Administration & Planning
10	CHDO Set-Aside Reserve
11	Tenant-Based Rental Assistance
12	Homebuyer Assistance (DPA) to include Project Delivery Costs
ESG	
13	Administration & Planning
14	CHS Rapid Re-Housing / Homelessness Prevention
15	CHS Street Outreach
16	The Shelter for Abused Women & Children – Shelter Operations

Note: In the event that any of the HOME activities identified in the project or activity list and descriptions do not perform as anticipated and grant funds are returned, or in the event that additional funds become available, the County reserves the right to reprogram those funds for use in Tenant Based Rental Assistance and/or Homebuyer Assistance programs for low- and moderate-income households.

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

Allocation priorities for the PY 2025 Action Plan are consistent with those outlined in the Strategic Plan portion of the County's 2021-2025 Consolidated Plan. The priorities were determined through a market analysis and needs assessment analyzing affordable housing, special needs housing, homelessness, and community revitalization needs in Collier County. Substantial participation by residents, local and regional organizations, and other stakeholders also informed these priorities.

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. The County uses a ranking system to determine needs as low, medium, high, or no need. In ranking needs within the community, the County takes into consideration quantitative and qualitative The County assesses the amount of funding available, determines high need target areas, and considers which activities will best address those needs when deciding how to allocate funds. The priority ranking system is as follows:

- High Priority: Activities determined to be critical to addressing the immediate needs of the

community and will be funded during the five-year period.

- Medium Priority: Activities determined to be a moderate need and may be funded during the five-year period as funds are available.
- Low Priority: Activities determined as a minimal need and are not expected to be funded during the five-year period.

In the event of natural disasters, pandemics, and other worldwide crisis events (natural or manmade), the County may substantially amend the projects or activities in this Plan to meet the immediate needs of the community. It is the responsibility of the County to plan and be disaster prepared. For example, in the event of hurricanes the County may reprioritize from normal projects/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 of the United States or the Governor of the State of Florida. Collier County will also take advantage of federal waivers that may be issued in the event of declared disasters.

The primary obstacle to meeting 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.

The housing market impacts the ability to address housing needs. The market continues to shift and still has not fully recovered from the pandemic which caused an unprecedented housing boom that raised home values, interest rates, and rents. To offset costs, the County may have had to increase subsidies resulting in less homebuyers or renters being served through purchase assistance or tenant-based rental assistance programs. Inflation also increased the cost of labor and materials, reducing the number of affordable units that could be constructed with available resources.

The County is also currently lacking a key partnership with a local Community Housing Development Organization (CHDO) which could increase development and redevelopment opportunities. The County is working with a local organization to become a HUD certified CHDO and has previously been granted a CHDO waiver.

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 and City of Marco Island. Everglades City, an incorporated city within the County, opted out of participation in 2025.

The geographic distribution of the County's allocations will primarily be Countywide, however, the County targets resources in low-moderate income census block groups to meet regulatory requirements for CDBG grant funds and to focus on 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 used HUD CDBG Low Mod Income Summary Data (LMISD), which has defined 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/>.

A portion of HUD funds may be spent outside of these targeted areas, if activities funded provide services, affordable housing, or other benefits directly for low- and moderate-income households or special needs populations. In addition, Collier County may spend funds in current Opportunity Zones which align with HUD low-income target areas. These tracts include 104.11, 108.02, 112.05, 113.01, 114.

Geographic Distribution

Target Area	Planned Percentage of Allocation	Narrative Description
Countywide	100%	Collier County boundaries.

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

During the consolidated planning process, the County conducted a comprehensive housing needs assessment and market analysis to provide a better understanding of the trending community needs and identify geographical areas where funds should be directed. The analysis determined that various areas throughout the County suffer from a lack of affordable housing and that low-income and vulnerable

populations require social services to reduce poverty. During this process, the County also engaged with residents, public housing residents, neighborhood leaders, social service providers, and adjacent and regional government entities to identify geographical areas of need. Several areas disbursed throughout the County were identified, further supporting the need for a community wide approach to revitalization so that the County can respond to emerging needs or opportunities across multiple areas. The areas of need identified align with the CDBG “target areas”. Investing Countywide also supports revitalization growing more naturally based on community initiative, private investment, or local partnerships.

Discussion

Low-Income Households Concentration

A “low-income concentration” is any census tract where the Median Household Income (MHI) for the tract is 80% or less than the median household income for Collier County. According to the 2019-2023 ACS 5-Year Estimates (DP03), the MHI in the County is \$86,173. A tract is considered to have a low-income concentration if the MHI is \$68,938 or less. There are 27 tracts/block groups considered to be a low-income concentration. The majority of tracts with a concentration of low-income households are located in tracts east of Naples and near and around Immokalee. Tracts/block groups include: 7, 101.07, 102.11, 104.19, 104.21, 104.22, 105.08, 105.12, 105.14, 105.16, 105.17, 105.20, 106.01, 106.02, 106.05, 106.06, 107.01, 108.01, 108.04, 111.03, 111.14, 112.04, 112.05, 113.03, 113.05, 113.06, 114.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

This section reports on affordable housing goals under 24 CFR 91.220(g), which may include activities undertaken in the CDBG, HOME, and ESG programs. 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 at-risk of homelessness was also identified as a priority need.

To address these needs in PY 2025, the County will utilize CDBG, HOME, and ESG in support of affordable housing activities through rental rehabilitation (79 HH), tenant-based rental assistance (1 HH), rapid re-housing/homelessness prevention (7 HH), new construction of rental units (2HH), and homebuyer assistance (6HH). Proposed goals for the number of households to be supported in PY 2025 through affordable housing activities are provided below.

One Year Goals for the Number of Households to be Supported	
Homeless	7
Non-Homeless	88
Special-Needs	0
Total	95

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	8
The Production of New Units	2
Rehab of Existing Units	79
Acquisition of Existing Units	6
Total	95

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

Discussion

The County will directly support affordable housing through the following projects:

Rental Assistance

- Tenant Based Rental Assistance – 1 Household Assisted
- Rapid Re-Housing – 7 Households Assisted (Homeless or At-Risk of Becoming Homeless)

Production of New Units

- CHDO Reserve Set-Aside – 2 Households Assisted

Rehab of Existing Units

- Big Cypress - Main Street Village Rental Rehab – 79 Households Assisted

Acquisition of Existing Units

- Homebuyer Assistance (DPA)– 6 Households Assisted

The County will also provide funds for pre-development costs for the construction of 100 affordable rental units for Renaissance Hall Senior Living. This is a multi-year project, and accomplishments will be reported when units are complete. It is important to note that while predevelopment costs by themselves do not directly equate to households being assisted yet — they are steps toward creating units or helping households in the future. These units are not counted in the table above.

The County will be supporting special needs units through its HUD allocation of HOME -ARP funds. The County will use funds for scattered site rental rehabilitation to provide supportive affordable housing to residents with a disabling condition (elderly, mental illness or substance use disorder, etc.) including homeless or at risk of homelessness. The County will also use HOME-ARP funds to provide tenant-based rental assistance to increase access to affordable rental housing. These units are not counted in the table above as proposed beneficiaries have been included in the PY 2021 AAP.

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 quadruplexes. 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 (HCV).

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

Indirectly, the County funds public services that support the upward mobility of residents using Housing Choice Vouchers (HCV). Collier County Housing Authority (CCHA) administers the Housing Choice Voucher program. While the County will not provide direct funding to Collier County Housing Authority (CCHA) in the PY 2025 Annual Action Plan, the County continues to support CCHA through prior year funding for Tenant Based Rental Assistance. In PY 2025, the County will fund a housing navigator program through HELP which provides free housing and financial counseling and education services to assist in reducing housing cost burden and achieving self-sufficiency and financial stability. These services can also help prepare low-income individuals or families utilizing HCVS for homeownership. The County will fund and administer the CHS Tenant-Based Rental Assistance program which will help increase access to affordable rental housing and will help close the gap for the rental needs of residents on the HCV wait list.

The County has funded the CCHA recently 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.

The Farmworker Village (FWV) project provided HVAC to 42 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.

In addition, the County will continue to work with CCHA during PY 2025 to review annual plans for consistency with the County's Consolidated Plan.

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.

The CCHA also posts notice of Board Meetings on its official website to give residents the opportunity to attend. The agenda is published to provide transparency and to encourage inclusion of residents and community members.

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, Street Outreach 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 Southwest Florida (SWFL) Regional Coalition to End Homelessness, 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. While Collier County no longer directly funds HMIS, the County supports HMIS data operations to ensure accurate tracking and reporting of the homeless population in Collier County.

In 2025, the Community and Human Services Division will administer homeless prevention, rapid rehousing activities, and street outreach services under the ESG program. In addition to these services, the County will fund The Shelter for Women & Children under the ESG program. The Shelter provides safe shelter, counseling, prevention and community education programs. All services are provided free of charge.

The County will continue to participate in bi-weekly meetings with the CoC to review the housing needs of homeless veterans and general homeless populations. These weekly meetings identify available resources to best facilitate connecting persons experiencing homelessness to available services and assist in housing placement through partnerships with other social service agencies.

Collier County also funds subrecipients that administer homelessness projects under the ESG program. The County works closely with area agencies 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 area agencies 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. If a subrecipient is funded through Collier County ESG they are required to 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 will also continue to participate in the SWFL Regional Coalition to End Homelessness 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 identify which homeless subgroups (chronic, veterans, unaccompanied youth etc.) are in need of assistance. The survey is conducted to provide an annual count of sheltered and unsheltered homeless persons in Collier County meeting the following requirements: (1) unsheltered persons, the number of homeless persons who are living in places not designed or ordinarily used as a regular sleeping accommodation for humans, who must be counted as unsheltered homeless persons; (2) sheltered persons, persons living in emergency shelters and transitional housing projects; (3) other requirements established by HUD notification.

In Collier County, the 2024 Point in Time count tallied 660 individuals experiencing homelessness. Of these, 123 were utilizing transitional housing, while 131 found refuge in emergency shelters. Alarmingly, over two thirds of those counted were enduring unsheltered homelessness. A staggering 406 individuals were identified as residing in sanctioned or unsanctioned encampments, RVs, vehicles, makeshift structures, doorways, or other uninhabitable places—a marked 68% increase from 2023. The majority of this increase comprised single adults. Notably, the count identified a total of 1,665 homeless students, including 192 unaccompanied youth. Of these, 116 were under 16 years old, while 75 were over 16.

Addressing the emergency shelter and transitional housing needs of homeless persons

Collier County currently awards a portion of its ESG entitlement funds to a subrecipient for the operation of two emergency shelters. 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 and Immokalee. 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 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 who 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. The County will also use a portion of its HOME-ARP special allocation for tenant-based rental assistance to help those experiencing homelessness or at-risk of homelessness to achieve housing stability. SHIP funds also help to increase the supply of affordable housing through activities such as housing rehab 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.

Community and Human Services includes the Veteran's Service operations to provide services to Veterans to assist them in accessing benefits from the Department of Veteran's Affairs. 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 energy assistance, 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 ongoing 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 SWFL Regional Coalition to End Homelessness 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:

Affordable housing is a challenge faced nationwide. It is important to foster and maintain affordable housing to keep the housing market balanced and fair. Collier County is committed to maintaining housing opportunities and to eliminating barriers to affordable housing.

Constant shifts in the housing market and lack of available resources have been significant barriers to affordable housing in Collier County. Post pandemic, the County's housing market has not corrected due to inflation. High home and land values and cost of labor and materials are impeding the development of affordable housing and high interest rates are deterring prospective homebuyers from homeownership. For those that are able to purchase a home, mortgages are unaffordable in part because of raised taxes and homeowner's insurance costs. High rental rates are also impacting the County's low-income population as affordable rental housing has been identified as a primary need.

Another challenge 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. The inventory of affordable housing in Collier County is not sufficient to meet the demand for affordable units.

The County's land development codes suggest that the residential zoning criteria for the jurisdiction are not inherently prohibitive, and yet there is general consensus among residents, planning officials, housing advocates, and other stakeholders that Collier County and Naples suffer from an affordability gap for both affordable and workforce housing. Currently, the County offers a density bonus, impact fee deferrals, and expedited permitting to support the increase of affordable housing.

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

The County has embarked on a planning initiative to develop additional incentives and programs to address affordable and workforce housing needs in the community. The County has an Affordable Housing Plan in place. The Affordable Housing Plan was accepted in October 2017 and County staff have been working to implement changes identified in the plan. The County will continue working towards achieving the Affordable Housing Plan goals. While not an exhaustive list of the report's recommendations, potential strategies the County has or will work on to reduce barriers to affordable housing include:

- Waiving or substantially reducing (rather than deferring) impact fees for affordable housing development for low- and moderate-income households;
- Allowing and encouraging the use of Accessory Dwelling Units;

- Prioritizing capital improvements in Immokalee;
- Providing guidance on suitable types of farmworker housing by zoning district;
- Improving code compliance efforts at mobile home parks in Immokalee;
- Revisions to the County's Local Housing Assistance Plan to require 30- or 50-year affordability periods, rather than the previous 15-year requirement. The County has changed the affordability period to 30 years; and
- Reviewing the use of Affordable Housing Density Bonus provisions, including determining how many units have been created under the provision and whether enforcement actions were taken against developers that neglected to provide the agreed upon units.

Beyond incentives to negate the effect of public policy, the County will further assist in reducing barriers to affordable housing by implementing various programs targeted towards low-and moderate-income households. Through its grant programs, the County will support affordable housing by supporting the new construction of rental units, funding scattered site rehabilitation of rental properties that provide supportive affordable housing to residents with a disabling condition (mental illness or substance use disorder, etc.) including homelessness or at risk of homelessness, and by offering rental assistance. These efforts assist in eliminating barriers to affordable housing by increasing the supply of and access to affordable units, minimizing overall household expenses to support affordability, and maintaining the existing affordable housing stock.

The County will also re-evaluate and adopt an Affordable Housing Incentive Plan as part of the Local Housing Assistance Plan (LHAP) for its SHIP program and will continue to receive affordable housing recommendations from the Affordable Housing Advisory Committee (AHAC). This committee must review policies established and adopted by the Board of County Commissioners.

In addition to the activities undertaken by the County, the Housing Authority's activities are specifically intended to address barriers to affordable housing by providing economic subsidies to those most in need of affordable housing. Towards this end, the Collier County Housing Authority continues to reduce the barriers to affordable housing by providing Housing Choice Vouchers and assistance programs aimed at transitioning residents from public housing into the private housing market.

As part of the preparation of the Growth Management Plan Housing Element update, the County also examined a broad range of existing rules, regulations, ordinances, codes, policies, procedures, permits, fees and charges that could serve as barriers to the provision of affordable housing and proposed solutions to address those barriers.

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 County will efficiently utilize resources to maximize benefit, even as addressing the underserved needs of residents continues to be increasingly difficult. Housing affordability is a priority and in the current market deep subsidies are needed. At this point, appropriations for housing programs are not at levels to widely support deep subsidies. Additionally, the number of families and individuals needing access to services has increased and many times the capacity to fund and implement existing or additional programs is limited.

To overcome these barriers, the County will continue to invest its state and federal funds into viable projects and combine and leverage other resources to continue providing residents with affordable housing options and to increase access to poverty reduction services. The County will continue to utilize CDBG, HOME, and ESG funds to the fullest extent to assist in meeting underserved needs.

To help remove obstacles to meeting underserved needs and improve service delivery, Collier County works with local non-profits and other subrecipients to coordinate the work of social service organizations, disseminate news and information, and spearhead community-wide solutions to local needs. Specifically, the County will work on projects that will support the development of affordable housing, reduce the cost of rental housing, and provide public services to low-income and vulnerable populations such as transportation for individuals with disabilities.

The County will also continue to work cooperatively with the CoC, Immokalee Interagency Council, Public Health Department, Collier County Housing Authority, and United Way of Collier County to continue to identify and address underserved and unmet needs.

Collier County will continue to 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.

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 Drug Court funding from the Department of Justice. In PY 2025, 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 creating and preserving affordable housing, the County will support the use of HOME-ARP program funds for tenant-based rental assistance and scattered site rental housing rehabilitation and the use of CDBG funds for new construction assistance such as predevelopment costs, loan closing fees, and design costs for senior rental housing.

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. The County will also be updating its Fair Housing Plan (formerly Analysis of Impediments) starting in 2025 and a draft will be available in 2026. The new Housing Choice Plan will provide a comprehensive review of barriers to fair and affordable housing and provide actionable steps in reducing impediments to fair housing choice, particularly for protected class members.

Per state regulation, the County will also continue to develop an inventory of surplus lands and will assess parcels to donate to affordable housing developers to create and expand affordable homeownership and/or rental housing opportunities for low-income residents.

Activities proposed in the PY 2025 Annual Action Plan demonstrate continued efforts to provide decent housing for vulnerable populations, including the homeless, elderly and homeowners with a severe cost burden by: providing funding for housing rehabilitation; supporting social service organizations that provide temporary housing, transitional housing and counseling services to the homeless population and to those at risk of becoming homeless.

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, HOME, or ESG 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

All the programs outlined in the Consolidated Plan and related PY 2025 Action Plan are intended to provide benefits to residents that are considered low-income and/or fall below the federal poverty line. The Community Development Block Grant Program's objectives are to develop viable communities that provide decent, safe, and sanitary housing, a suitable living environment, and expanded economic opportunities primarily for persons of low- and moderate-income. The County utilizes its CDBG program to make a difference in the lives of its residents by providing resources to address unique community development needs. The County's HOME and SHIP programs are utilized to help increase the supply of affordable housing for low- to moderate- income households. The County's housing programs help to reduce housing costs for low-income families and assist in reducing the overall poverty level of the community. Programs include rental subsidies, rehabilitation of rental units, and support of rental housing development.

Collier County also provides funds to The Shelter for Abused Women and Children which offers emergency shelter facilities and essential services for homeless prevention to assist in reducing the number of households living below the poverty level.

The County is proud of its work to eliminate cost burden and targets resources in an effective and coordinated manner. In addition to combatting poverty through its housing and community development programs, the County has two designated CRAs and continues to focus much of its HUD funding in those areas. By doing so, the County leverages complementary initiatives aimed at workforce development, business development, public infrastructure and community programming initiatives, and other quality of life features that connect persons living in poverty with services, and opportunities to lift those families

out of poverty.

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

1. Supporting the collaborative efforts of the service providers in Collier County to attract new business and industry to Collier.
2. Supporting the efforts of the Chamber of Commerce to target certain segments of the economy for business development/job creation.
3. Encouraging nonprofit organizations to expand housing development programs to incorporate job-training opportunities as a part of their operations.
4. Promoting the use of referral services for the existing Human Service Centers which involves a partnership with many human service agencies, including job referrals.
5. Working to develop a CHDO to meet the requirements of the designation in order to develop affordable housing for low/moderate income persons.
6. Participating 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. Using enhanced accomplishment data as a criterion in the evaluation of applications for ESG funding.
8. Supporting any expansion of local transit service and/or for express transit service.

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.

The County also partners with the SWFL Regional Coalition to End Homelessness and is a regular participant in CoC meetings. The County contributes and participates at the requested levels to aid the Coalition in addressing the homeless situation that exists in the area.

The County has continued to focus on its mental health and substance abuse treatment services to better serve clients who have both types of needs. The County has instituted an opioid drug response team that helps to improve communication between all levels of those in the medical, mental health and substance abuse and government agencies.

The County is also working to establish a Community Housing Development Organization (CHDO) to partner with to carry out housing development activities. This will increase capacity and the institutional structure to carry out HOME programs.

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 webpages, social service organizations, subcontractors, and public and private entities. Collier County offers a website, www.colliercountyhousing.com, that provides valuable information on affordable housing, rental assistance programs, homebuyer assistance, SHIP and HOME initiatives, as well as incentives for developers. In addition, Collier County will enhance coordination through subrecipient meetings that bring together affordable housing developers and social service agencies.

There is a quarterly housing alliance meeting hosted by the Collier County Community Land Trust and they bring together legislators, commissioners, philanthropic organizations, and developers to address affordable housing issues and strategies to implement partnerships and pending and upcoming legislation at the state and local level.

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(l)(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(l)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. 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 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, As outlined in 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.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Pursuant to 24 CFR 92.209(c)(2)(i), the County has provided a preference for persons with a special need, which includes the elderly and persons at risk of homelessness. The County will administer HOME TBRA.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Collier County has provided a preference for the elderly and persons at risk of homelessness with HOME program funds. HOME funds will provide tenant-based rental assistance for persons who are elderly and those with special needs who are in extremely low and low-income households and who are also experiencing homelessness or are unstably housed. This preference is needed to narrow the gap in benefits for this group as it will prevent homelessness and allow them to be stably housed and

continue living independently in place while working towards self-sustainability.

7. **If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**

In accordance with 24 CFR 92.253(d)(3), an owner of the rental housing assisted with HOME funds must comply with the affirmative marketing requirements established by Collier County (PJ) pursuant to 24 CFR 92.351(a). The owner of the rental housing project must adopt and follow written tenant selection policies and criteria, which include that it may give a preference to a particular segment of the population, if permitted in its written agreement with the PJ, such as persons with a disability or other special needs. However, at this time there is no limit to eligibility or preference given to any particular segment of the population with rental housing projects funded by the County's HOME funds. HOME funds however must target low- to moderate-income households. The County does not discriminate and provides equal access to all eligible households in the HOME program.

Describe eligible applicants (e.g. categories of eligible applicants), its process for soliciting and funding applications or proposals (e.g. competition, first-come first serve) and where detailed information may be obtained (e.g. application packages are available at the office of the jurisdiction or on the jurisdiction website).

An annual competitive application process is used to solicit subrecipient agencies. Eligible applicants for HOME rental housing funds typically include entities that have the capacity to develop, own, or manage affordable rental housing in accordance with HOME program requirements. These applicants may include non-profit organizations, Community Housing Development Organizations (CHDOs), public housing agencies, private for-profit developers, and units of local government. All applicants must demonstrate the ability to comply with federal regulations related to affordability periods, tenant protections, and property standards. Notice of Funding is disseminated through public notice in the local newspaper, on the County website, and relayed directly to existing partner agencies at quarterly partnership meetings. Applications are accepted through an online portal connected to the County's grant management software via a link on the County website. When the application period has closed, complete applications are forwarded to a Review & Ranking committee for scoring and recommendations of award (Community & Human Services Division employees do not participate in the selection process).

Once awarded, the subrecipient agreement requires the partner agency to qualify applicants for assistance and adhere to the tenant selection criteria found at 24 CFR 92.253(d). The County considers applicants to be eligible when they meet income eligibility criteria and other federal requirements as outlined in the tenant selection criteria.

Collier County uses subrecipients to administer HOME construction projects. This year, Community & Human Services will administer HOME Tenant Based Rental Assistance, HOME Homebuyer

Assistance and HOME-ARP Tenant-Based Rental Assistance as no applications were submitted by subrecipients.

Community & Human Services' current HOME Policies and Procedures manual includes a CHS Tenant Selection Policy & Procedure as well as the requirement for the subrecipient to provide a Tenant Policy Manual.

Indicate if the County plans to limit the beneficiaries or give preferences to a segment of the low-income population.

The County is only limited to the funds available in the HOME program and does not have a preference; however, all beneficiaries of the HOME program must meet income eligibility requirements.

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. Describe amount of ESG funds budgeted for street outreach and emergency shelter activities (note cannot exceed the greater of 60% of the jurisdiction's fiscal year ESG grant).

The County's FY 2025 ESG grant annual allocation is \$214,074. In PY 2025 the County budgeted \$65,000 (30.4%) for Emergency Shelter services through The Shelter for Abused Women & Children and \$30,000 (14%) for Street Outreach services for a total of \$95,000 for these activities. Under ESG guidelines, no more than 60% of the FY25 ESG grant may be allocated towards these activities. The County has also budgeted \$16,055.55 (7.5%) for admin of the ESG program, and the balance of \$103,018.45 towards Rapid Rehousing and Homelessness Prevention activities.

3. 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.

4. 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.
- e) Project Selection: Review of project applications by review committee, Present recommendations to the Board of County Commissioners, Public Hearing, and Final Selection sent to HUD.

5. **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 SWFL Regional Coalition to End Homelessness. 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.

6. **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. Subrecipients 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 provide 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.