



Collier County
Public Services Department
Community & Human Services Division

August 29, 2023

Steve Kirk, President
Rural Neighborhoods, Inc.
P.O. Box 343529
Florida City, FL 33034

Re: Collier County Ordinances No. 2008-28 and 18-44
Annual PUD Monitoring - Results

Dear Mr. Kirk,

On July 25, 2023, an annual monitoring of your organization's Property Collier County Residential Planned Unit Development (PUD), under Ordinance No. 2008-28, amended by Ordinance 18-44 was conducted by the Collier County Community and Human Services (CHS), Grants Compliance Unit. The purpose of this review was to determine compliance with applicable Development Commitments as outlined in Ordinance No. 18-44, Exhibit F.I.A. Affordable Housing.

PUD monitoring may result in the identification of Findings, Concerns, or Recommendations.

- A Finding is a deficiency in performance based on an ordinance requirement for which sanctions or other corrective actions are authorized.
- A Concern is a deficiency in performance not based on an ordinance requirement. The County issues a Concern about program design or operations when, in the County's judgment, the practice could result in noncompliance with an ordinance requirement if not properly corrected.
- A Recommendation is given by the County to assist the organization in adopting practices that will enhance the management of the program being monitored.

SCOPE OF REVIEW

During the visit, a comprehensive review was conducted in the following areas:

- PUD Requirements
- Administrative Management
- Reporting
- General Ordinance compliance



PUD REQUIREMENTS

A review of your organization's implementation of the Ordinance was conducted to determine whether the organization complied with requirements set forth in the Ordinance as amended, No. 18-44, Exhibit F.I.A. and with Collier County requirements. This review included resident file reviews, for income and affordable workforce housing eligibility and marketing plans review. Our review of your organization's records indicated your organization's implementation appears to comply with the Ordinances and Collier County guidelines.

ADMINISTRATIVE MANAGEMENT

A review of your organization's administrative management was conducted to determine whether the organization complied with the Ordinances and Collier County requirements. Our review of your organization's records indicated that documentation provided during the monitoring activity appear to comply with the administrative requirements.

REPORTING

A review of your annual reporting was conducted to determine whether the organization was compliant with requirements set forth in the Ordinance Exhibit F.I.A. and with Collier County requirements. Our review of your organization's records indicated that your organization is submitting annual reports in a compliant and timely manner.

GENERAL PROGRAM COMPLIANCE

A review of your program's policies and procedures also appear to be compliant with Fair Housing, Equal Opportunity and ADA requirements.

Collier County, Community and Human Services Division, provides monitoring to aid your organization in achieving ordinance compliance and enhance organizational capacity through technical assistance. However, it is ultimately your organization's responsibility to ensure that all the terms and conditions, as outlined in the Ordinances, as well as all applicable Federal, State, and Local statutes and regulations, are being followed for compliance.

SUMMARY OF RESULTS AND CONCLUSIONS

[x]

Congratulations, our review indicates, based on the materials reviewed and the staff interviews during the monitoring, your organization has demonstrated the capacity to carry out the conditions of the Ordinances in a compliant and timely manner.

We appreciate your staff's cooperation and assistance during the monitoring process. Should you have any questions regarding the monitoring, please feel free to contact me at (239) 257-5393 or Lisa.Weinmann@colliercountyfl.gov

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Our review indicates that your organization is not carrying out the program activity in a compliant and timely manner. Please see the attached listing of Findings and/or Concerns. Please provide the corrective action response to the above Findings or Concerns within 10 business days from the receipt of this letter.

Should you have any immediate questions regarding this monitoring, please feel free to contact me at (239) 257-5393 or Lisa.Weinmann@colliercountyfl.gov

CHS appreciates your organization's commitment to providing a compliant affordable housing program maintaining workforce housing for low and very low income workers in our community.

Sincerely,



Lisa Weinmann
Supervisor, PSD, Grants Compliance Unit
Collier County Community & Human Services Division

Cc: Kristi Sonntag, Director, Community and Human Services
Cynthia Kemner, Manager, PSD Grants Compliance,
CHS Monitoring File