

August 2023

**Five-Year Consolidated Plan
2023/2024 - 2027/2028**

**Annual Action Plan
Program Year 2023/2024**

MANATEE COUNTY, FLORIDA

FOR SUBMISSION TO THE U.S. DEPARTMENT OF
HOUSING & URBAN DEVELOPMENT



January 27, 2026 - Substantial Amendment to the 2023-2027 Consolidated Plan: The purpose of this Substantial Amendment is to incorporate a summary of the [Community Development Block Grant– Disaster Recovery \(CDBG-DR\) Action Plan](#), in accordance with the requirements of 24 C.F.R. Part 91. The CDBG-DR Action Plan is a comprehensive assessment of unmet needs resulting from the 2024 hurricane

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events and outlines proposed recovery programs and projects to support long-term recovery efforts throughout Manatee County.

Substantial Amendment to the FY 2023/24 Annual Action Plan: The purpose of this Substantial Amendment is to reflect *the reallocation of the balances of uncommitted CDBG funds of \$511,497.50 from the 2023/24 CDBG Housing Rehabilitation Program to the new project Under One Roof – Kitchen Rehabilitation (CDBG Public Facilities).*

January 28, 2025 - Substantial Amendment to FY 2023/24 Annual Action Plan: The purpose of this Substantial Amendment is to reflect four changes from the original plan: 1) creation of the new Project and activity 23171 HOPE Family Services, Inc. - Domestic Violence Shelter Rehabilitation using balanced funds from FY 2023/24 CDBG Administration and CDBG Public Services; 2) Cancel project 22750 2023/24 CAN Community Health - HOME Tenant-Based Rental Assistance, and reallocate part of the funds to 22610 2023/24 Salvation Army - HOME Tenant-Based Rental Assistance, as well as 3) create a new 2023 Community Housing Development Organization (CHDO) HOME Homeownership Development Project; and finally, 4) Increase funding to Projects 2023/24 Homeownership Assistance Program CDBG using available balances of FY 2018, 2019 and 2020 CDBG funds. Changes #s1 and 4 are initiatives laid out in the Manatee County CDBG Timeliness Workout Plan.

Executive Summary

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

1. Introduction

Manatee County, FL has completed the planning process for the 2023/2024 – 2027/2028 Five-Year Consolidated Plan (Consolidated Plan) as required by the U.S. Department of Housing and Urban Development (HUD). The purpose of the Consolidated Plan is to identify goals, objectives, and strategies for addressing housing and community development priority needs, including those of the homeless and other special needs populations. The Consolidated Plan guides the use of County resources to address these priority needs over a five-year period. Over the past five-year period, the County received an average annual allocation of approximately \$1.8 million in Community Development Block Grant (CDBG) funds, \$618,000 in HOME Investment Partnerships (HOME) funds, and \$156,000 in Emergency Solutions Grant (ESG) funds. This amount totaled approximately \$13,103,923 in federal funding from HUD over the previous five-years. This amount does not include the additional CDBG-CV1, CDBG-CV3, HOME-ARP, ESG-CV1, and ESG-CV2 allocations that the county previously received in response to the Coronavirus pandemic. This Five-Year Consolidated Plan will begin on October 1, 2023 and will expire on September 30, 2028.

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The Consolidated Plan is developed in a manner specified by HUD, and the County has followed the prescribed format in completing the plan. The Consolidated Plan was developed using HUD and U.S. Census data for demographics and housing, focus group meetings, input from public meetings, Board of County Commissioners (BOCC) meetings, paper and online survey, and past program performance. During the planning process, the County conducted public meetings with citizens and stakeholders, meetings and consultation with non-profit groups, and a public hearing with the BOCC. The purpose of this process was to receive citizen input on the current housing and community development needs of the County to ensure that this Five-Year Consolidated Plan is a citizen-driven plan.

There are five major areas of focus in the Consolidated Plan: Affordable Housing, Public/Social Services, Homelessness, Community Development/Public Improvements, and Economic Development. The Consolidated Plan process requires Manatee County to identify priority needs for each area and prepare an Annual Action Plan to address the priority needs. For every priority need, there are goals, objectives and strategies established to measure progress. Citizen input was critical in developing the goals, objectives, and strategies of this Consolidated Plan.

This Consolidated Plan presents goals to address the priority needs of the County and follows statutory goals established by Federal law.

Statutory Goals

Decent Housing:

- Assist homeless persons to obtain affordable housing
- Assist persons at risk of becoming homeless
- Retain affordable housing stock
- Increase the availability of affordable housing in standard condition to low- and moderate-income families, particularly to economically disadvantaged persons (and without discrimination on the basis of race, creed, religion, color, age, sex, marital status, familial status, national origin, disability, gender identity or sexual orientation)
- Increase the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence
- Provide affordable housing that is accessible to job opportunities.

A Suitable Living Environment:

- Improve the safety and livability of neighborhoods
- Increase access to quality public and private facilities and services.

Expanded Economic Opportunities:

- Job creation and retention for low-income persons
- Availability of mortgage financing for low-income persons at reasonable rates using nondiscriminatory lending practices
- Empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing.

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

The Five-Year Consolidated Plan identifies six goals (including administration), along with corresponding objectives to address Manatee County housing and community development needs. These goals are summarized as follows:

Goal: Increase Access to Affordable Housing

Goal: Housing

Improve availability, accessibility, and condition of affordable housing for low- and moderate-income and special needs households throughout Manatee County.

Objective 1:

Increase the supply of affordable housing units.

Objective 2:

Preserve, maintain, and improve existing affordable housing stock for low- and moderate-income and special needs households.

Objective 3:

Provide rental and utility assistance to low- and moderate-income and special needs households.

Objective 4:

Assist low- and moderate-income and special needs households to become homeowners.

Objective 5:

Provide Fair Housing outreach and education.

Goal: Reduce Homelessness in Manatee

Goal: Social/Public Services

Expand the accessibility and coordination of social services to Manatee County low and moderate-income and special needs populations.

Objective 1:

Provide outreach and supportive services to individuals living in streets.

Objective 2:

Provide short-term and medium-term housing assistance to at-risk populations.

Objective 3:

Expand capacity of homeless shelters to prevent individuals from living in streets.

Objective 4:

Expand supply of transitional and permanent supportive housing to at-risk populations.

Goal: Support Healthcare and Wellbeing Activities for Special Needs

Goal: Support Healthcare and Wellbeing Activities for Special Needs

Enhance the living environment of persons of low and moderate income and special needs populations through public improvement activities.

Objective 1:

Provide elderly independent living support services.

Objective 2:

Provide access to health and dental care activities for underinsured individuals.

Objective 3:

Support substance abuse and mental health activities for low- and moderate-income and at-risk populations.

Goal: Provide Access to Supportive Services y Economic Development Opportunities

Goal: Provide Access to Supportive Services & Economic Development Opportunitie

Support programs that create economic opportunities for low and moderate-income persons or within the designated low and moderate-income areas.

Objective 1:

Support programs for youth education, recreation, wellbeing, and protection.

Objective 2:

Enhance access to job readiness and skills training programs for low- and moderate-income individuals, at-risk youth, and individuals exiting the judicial system.

Objective 3:

Support programs that provide social services and transportation to special needs populations including, but not limited to, frail/elderly, at-risk youth, individuals exiting the judicial system, disabled persons, persons living with HIV/AIDS, severe mental illness, and persons with substance abuse.

Goal: Expand Community Development Strategies

Goal: Expand Community Development Strategies

Improve public safety conditions for Manatee County citizens in low- and moderate-income areas.

Objective 1:

Improve infrastructure conditions and living environments within designated low- and moderate-income areas.

Objective 2:

Improve existing, or develop new, public facilities that service both low- and moderate-income areas or special needs populations, or that benefit low- and moderate-income persons.

Objective 3:

Improve public safety and emergency preparedness within designated low- and moderate-income areas.

Objective 4:

Support local businesses in low- and moderate-income areas, and the preservation or restoration of structures of historical significance.

Objective 5:

Eliminate blight within designated low- and moderate-income areas.

3. Evaluation of past performance

The previous five years have shown significant progress in the County's efforts to implement HUD entitlement programs. The County is in compliance with HUD regulations and continues to deliver housing and community development services in an efficient manner.

The Community and Veterans Services (CVS) Department is a Manatee County Department which works to improve the quality of life for County residents through expanded social/public services opportunities and to revitalize areas by providing decent and safe affordable housing. CVS is in charge of implementing the HUD programs.

CVS also offers an array of community development services programs that provide the foundation needed to aid in promoting homeownership and/or sustainable neighborhoods:

- Homeowner Housing Rehabilitation
- Housing Replacement
- State Housing Initiatives Partnership (SHIP) Downpayment Assistance
- Homeownership Training Courses
- Emergency Tenant Based Rental Assistance
- Homeless Supportive Services
- Park Improvements
- Public Services
- Blight Removal
- Infrastructure Improvements

Additionally, the County has funded projects and activities through the CDBG, HOME, and ESG programs, as follows:

- Project Smile
- Unfunded Senior Meals
- Allean's Loving Care

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- Financial Coaching
- Sunrise Adult Training Center Improvements
- Real Vision Barber Academy Training Facility Improvements
- Temporary Food Assistance/Meals on Wheels
- Habitat for Humanity/Poling Gardens Infrastructure Project
- Samoset Area Infrastructure Improvements
- Gulfcoast Legal Services, Inc./Housing Preservation
- Community Coalition on Homelessness – Turning Points
- Affordable Housing Redevelopment/Rehabilitation
- Homeless Prevention, Services, and Shelters
- Homeless Outreach
- Homeowner Housing Rehabilitation
- Park Improvements
- Boys and Girls Club
- Library Roof Replacement
- Career Technical Training
- Resurfacing

The County has been successful in implementing these programs in the past and anticipates the continuation of such programs in the future. The County will use CDBG, HOME, ESG, and SHIP funds to make these programs successful and to meet the goals and priority needs identified in the Consolidated Plan.

4. Summary of citizen participation process and consultation process

Manatee County, Florida, is the lead agency responsible for overseeing the development of the Consolidated Plan and Annual Action Plan. The Community and Veterans Services Department (CVS) is the internal department that is responsible for the day-to-day administration of CDBG, HOME, and ESG funding. However, CVS does work with the County Commission, the Affordable Housing Advisory Committee (AHAC), County Departments, in addition to residents, contractors and non-profit sub-recipients to develop a meaningful document.

The development of the Consolidated Plan and Annual Action Plan was based on the previous Consolidated Plan and numerous other studies, plans and reports that have been prepared in recent years. Some of the primary documents included the County's Local Housing Incentives Strategy and Local Housing Assistance Plan, and the Suncoast Partnership to End Homelessness Point-in-Time (PIT)

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Homeless Report and Annual Homeless Assessment reports, and the 2017 Assessment of Fair Housing (AFH), among others.

To maximize citizen participation, staff along with the County's procured consultant (Wade Trim, Inc.) conducted outreach through:

- 3 public notices;
- Community Survey - 227 Responses;
- 6 meetings; and
- 2 hearings.

As part of these efforts, low- and moderate-income residents, as well as service providers, were encouraged to provide input on the Consolidated Plan and Annual Action Plan. Details of these efforts can be found in **Table 4**.

5. Summary of public comments

Although there are many issues that the public felt were important, there are a few items that were stressed throughout the public meetings as being of the highest priority as identified in the priority needs section in the Strategic Plan of this report. Based on input and data received through an extensive citizen participation process, the following summarizes the public comments:

- Increase Supply of Affordable Housing
- Quality of Housing
- Expand Access to Housing Programs and Rental Assistance
- Homeless Shelter Development
- Transitional and Permanent supportive Housing Development
- Homeless Prevention and Supportive Services
- Fair Housing
- Public Facilities Improvements
- Youth Centers and Programs
- Senior/Elderly Facilities and Services
- Road Resurfacing/Construction
- Sidewalk Improvements
- Drainage Improvements
- Street Lighting
- Affordable Child Care Services
- Employment Training
- Elimination of Slum and Blight

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

All comments received by Manatee County were considered and are, generally or specifically, addressed by the Strategic Plan and/or Annual Action Plan. Documentation of all comments received is included as an appendix (PDF format) to the Five-Year Consolidated Plan submittal.

7. Summary

The Five-Year Consolidated Plan for years 2023/2024 – 2027/2028 identifies goals, objectives, and strategies to address the County’s housing and community development priority needs. These needs were identified through an extensive citizen participation process that involved neighborhood residents, service providers and other community partners. The Consolidated Plan guides the County’s use of HUD resources through five goals. These goals are summarized as : Affordable Housing, Public/Social Services, Homelessness, , Community Development/Public Improvements, and Economic Development. Over the next five years, Manatee County will continue to deliver housing and community development services through housing programs, public works, as well as through partnerships with an array of public service providers.

The Process

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator		Community and Veterans Services Department
HOME Administrator		Community and Veterans Services Department
ESG Administrator		Community and Veterans Services Department

Table 1 – Responsible Agencies

Narrative

Manatee County, Florida, is the lead agency responsible for overseeing the development of the Consolidated Plan and Annual Action Plan. CVS is the internal department that is responsible for the day-to-day administration of CDBG, HOME, and ESG funding. However, the CVS department does work with both the County Commission and the Affordable Housing Advisory Committee (AHAC) in addition to residents and sub-recipients to develop a meaningful document.

The development of the Consolidated Plan and Annual Action Plan was based on the previous Consolidated Plan and numerous other studies, plans and reports that have been prepared in recent years. Some of the primary documents included the County’s Local Housing Incentives Strategy and Local Housing Assistance Plan, and the Suncoast Partnership to End Homelessness Point-in-Time (PIT) Homeless Report and Annual Homeless Assessment reports, the 2017 AFH, among others.

To maximize citizen participation, staff along with the County’s procured consultant (Wade Trim, Inc.) conducted outreach through a series of public notices, surveys, meetings, and hearings. As part of these efforts, low- and moderate-income residents, as well as service providers, were encouraged to provide input on the Consolidated Plan and Annual Action Plan.

Consolidated Plan Public Contact Information

Inquiries, comments, or complaints concerning the Plan, any amendments, or performance reports, can be conveyed by contacting County staff at:

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Manatee County Community and Veterans Services Department

1112 Manatee Avenue West

Bradenton, FL 34205

Telephone: (941) 748-4501, ext. 1266

Julia.vieira@mymanatee.org

Business hours: 8:00 a.m. to 5:00 p.m., Monday through Friday

Written complaints may also be made to the Jacksonville Field Office of the U.S. Department of Housing and Urban Development (HUD) at the following address:

U.S. Department of Housing and Urban Development

Community Planning and Development Division

400 West Bay St., Ste. 1015

Jacksonville, FL 32202

Phone: (904) 232-2627

Fax: (904) 232-3759

Business hours: 8:00 a.m. to 4:30 p.m., Monday through Friday

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The CVS Community Development Division maintains a mailing list with of 130+ agencies/and or individuals that are kept updated on Community Development funding, collaboration, and other opportunities. Community Development works closely with another CVS Division called Neighborhood Connections to better connect with County residents through their established network of 200+ neighborhood groups and local leader, as well 50,000+ resident mailing subscriptions through Next Door. The County’s Information Outreach Team also promoted advertisement of the Community Survey created as another avenue for public participation in the County’s website and social media, with a documented reach of over 13,550 individuals.

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

Institutional coordination of the Consolidated Plan establishes a unified vision for community development. The County uses a collaborative process to shape various programs into effective, coordinated strategies. This process also facilitates the opportunity for planning and citizen participation to take place in a comprehensive context, attempting to reduce duplication of effort at the local level.

The County will implement this Consolidated Plan in coordination with public, private, and non-profit agencies. Non-profit agencies may include, but are not limited to, service providers and Community Housing Development Organizations (CHDOs). Private sector partners may include, but are not limited to, local financial institutions, developers, and local businesses. The County works closely with its partners to design programs that address identified needs.

Table 2 outlines the types of agencies and organizations consulted throughout the program year and during the development of the Manatee County Consolidated Plan and Annual Action Plan. Organizations consulted included various service providers, CHDOs, Manatee County Housing Authority (MCHA), Suncoast Partnership to End Homelessness, County Departments, the AHAC, and the County Commission, among others.

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

Manatee County subcontracts its ESG funding to the lead agency of the Continuum of Care, the Suncoast Partnership to End Homelessness. Recently, the Manatee County Board of County Commissioners

agreed to move the Manatee County Homeless Task Force to become a subcommittee of the CoC Leadership Council. Together, Manatee County, Suncoast, and the CoC Leadership Council work closely to implement the Florida Housing Coalition Roadmap, which identifies CoC coordination efforts, outreach, emergency/transitional housing, and supportive housing needs. Additionally, the CoC is responsible for managing HMIS initiatives, one emergency shelter (not demographic-specific), a hot bed program, diversion program, and a workforce requirement program. At this time, the CoC is looking to hire a Manatee County-specific care management coordinator.

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

The Suncoast Partnership to End Homelessness, the lead agency of the CoC, will manage the ESG funds throughout this consolidated plan cycle. Together with the CoC leadership Council, the County decided to allocate the ESG funding to rapid re-housing. This decision was based on the consultation process and existing identified needs.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Suncoast Partnership to End Homelessness
	Agency/Group/Organization Type	Services-homeless Continuum of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Noticed for Focus Group Meetings, Research of Annual Reports and Plans, Identification of Needs, Referrals to Residents in Need of Services
2	Agency/Group/Organization	Bay Pines VA Healthcare System
	Agency/Group/Organization Type	Health Agency Veterans Affairs
	What section of the Plan was addressed by Consultation?	AFH Goals and CPD Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Noticed for Focus Group Meetings for AFH, Identification of Need, Referrals to Residents in Need of Services
3	Agency/Group/Organization	CareerSource Suncoast
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	AFH Goals and CPD Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Noticed for Focus Group Meetings for AFH, Identification of Need, Referrals to Residents in Need of Services
6	Agency/Group/Organization	HOPE FAMILY SERVICES
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	AFH Goals and CPD Strategic Plan

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Noticed for Focus Group Meetings for AFH, Identification of Need, Referrals to Residents in Need of Services
7	Agency/Group/Organization	Jewish Family & Children's Service of the Suncoast
	Agency/Group/Organization Type	Services-Children Services - Families
	What section of the Plan was addressed by Consultation?	AFH Goals and CPD Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Noticed for Focus Group Meetings for AFH, Identification of Need, Referrals to Residents in Need of Services
8	Agency/Group/Organization	Centerstone of Florida, Inc.
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	AFH Goals and CPD Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Noticed for Focus Group Meetings for AFH, Identification of Need, Referrals to Residents in Need of Services
16	Agency/Group/Organization	Manatee County Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Noticed for Focus Group Meetings, Research of Annual Reports and Plans, Identification of Need, Referrals to Residents in Need of Housing
17	Agency/Group/Organization	MANATEE COUNTY
	Agency/Group/Organization Type	County Departments Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Non-Housing Community Development Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Other County Departments Consulted: Administration, REO, Public Works, Property Management, Neighborhood Services, Planning & Zoning, Public Safety, Parks & Natural Resources; Attended Focus Group Meetings, Identification of Need
18	Agency/Group/Organization	Manatee County Affordable Housing Advisory Committee (AHAC)
	Agency/Group/Organization Type	Advisory Board
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Noticed for Focus Group Meetings, AHAC Meetings
19	Agency/Group/Organization	Manatee County Board of County Commissioners
	Agency/Group/Organization Type	Civic Leaders Elected Officials

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Noticed for Community Outreach Meetings, Work Sessions, Public Hearings, Confirmation of Strategy
21	Agency/Group/Organization	Manatee county Habitat for Humanity
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended Focus Group Meetings, Identification of Need
22	Agency/Group/Organization	AM & FM Enterprise, Inc.
	Agency/Group/Organization Type	Services-Elderly Persons Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended Focus Group Meetings, Identification of Need
27	Agency/Group/Organization	Society of St. Vincent De Paul
	Agency/Group/Organization Type	Services-homeless

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	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended Focus Group Meetings, Identification of Need
28	Agency/Group/Organization	Catholic Charities
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended Focus Group Meetings, Identification of Need
29	Agency/Group/Organization	Meals on Wheels Plus of Manatee, Inc.
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended Focus Group Meetings, Identification of Need
30	Agency/Group/Organization	SALVATION ARMY
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended Focus Group Meetings, Identification of Need
40	Agency/Group/Organization	Turning Points
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended Focus Group Meetings, Identification of Need

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

Manatee County consulted with the lead agency for the CoC, local and county PHAs, affordable housing providers, various social service providers, including broadband service providers (indirect consultation through reports), County departments, and civic leaders. Additionally, the public, including but not limited to low- and moderate-income residents, residents within the County’s Racially and Ethnically Concentrated Areas of Poverty (R/ECAP), and other entities impacted by housing and community development activities, were noticed of community meetings by email, website, and posters, and public hearings by newspaper advertisements.

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	Suncoast Partnership to End Homelessness	Homelessness
State Housing Initiatives Partnership (SHIP)	Manatee County/State of Florida	Housing: State Housing Initiatives Partnership (SHIP) Local Housing Incentives Strategy and Local Housing Assistance Plan

Table 3 – Other local / regional / federal planning efforts

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

Many of the programs and activities that will be carried out by the County during the program years will involve coordination with several agencies and organizations. At a minimum, implicit in these goals is the County’s commitment to providing coordinated community, housing, and supportive services to its lower income residents. These services are provided through partnerships with government and quasi-government agencies, as well as respective planning efforts shown in **Table 3**. Manatee County will continue to encourage building partnerships between governments, lenders, builders, developers, real estate professionals, and advocates for low-income persons. Manatee County will continue to work with the building industry, banking industry, real estate industry, social service providers and other community groups to promote the development of affordable housing and related housing services.

Narrative (optional):

Additional consultations are included in the Grantee Unique Appendices. The agencies were consulted either directly, through meetings or email outreach, or indirectly through websites, research, and reports. The agencies include:

- Safe Place and Rape Crisis Center (SPARCC)
- Safe Children Coalition, Schoolhouse Link Program
- CAN Community Health
- Sarasota County
- Second Heart Homes, Inc.
- Gulf Coast Community Foundation
- North Port Police Department
- AlongSide U
- Glasser/Schoenbaum Human Services Center
- Family Promise of South Sarasota County

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

Comments and concerns raised during the citizen participation process and outreach were taken into consideration when developing the Consolidated Plan's goals, objectives, and strategies. The Consolidated Plan is a collaborative process that involves interviews with stakeholders and meetings with the public to determine areas of need. As part of this process, the County sought to identify the priority needs and strategies to address those needs. Priority needs were identified based on available housing data, public input, service provider meetings, community surveys, and past program performance. In addition, CVS staff consulted with various County Departments to identify priority needs and develop corresponding strategies. Complete summaries and minutes of the meetings are included in the Appendix to this document.

Housing Strategy

Housing strategies were determined by using housing data provided by HUD and the U.S. Census Bureau. Customized HUD data is available to help communities evaluate housing and homeless needs. Complete summaries of this data are available in the Needs Assessment and Market Analysis section.

In addition, the County has a long and successful history of administering numerous housing programs and meeting housing needs. Several housing programs, particularly housing rehabilitation activities, have been underway for many years and provide good value to the community. In general, housing programs receive emphasis in Manatee County due to the large, ongoing need for housing services. This remains true as assistance from the COVID-19 pandemic comes to a close and as inflation and the housing market costs are on the rise.

Social/Public Service Strategy

Social/Public Service strategies were developed in several ways. First, the County consulted the Suncoast Partnership to End Homelessness annual PIT and homeless assessment reports to obtain the latest counts of the homeless population. The Suncoast Partnership to End Homelessness is the lead agency for homeless services and represents agencies that implement homeless services. The County also utilized data

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from HUD that details homelessness and homeless service providers, including the Sarasota, Bradenton/Manatee, Sarasota Counties CoC housing inventories. Finally, input from other service providers, stakeholders, and citizens through community meetings, community surveys, meetings with CVS staff proved most helpful in crafting the Social/Public Service strategy.

Community Development/Public Improvements Strategy

Community Development/Public Improvements strategies were determined through community meetings, community surveys, meetings with CVS staff, and review of current planning activities. The County is working to leverage other planning efforts with funding opportunities where possible.

In addition, a focus group meeting was held with internal department leads and staff to discuss priority needs of various County Departments. To the extent possible, the CVS will plan to leverage County resources and efforts.

Economic Development Strategy

Economic Development Needs were determined through community meetings, community surveys, and consultation with service providers. As with the social/public service and housing topics, HUD and the U.S. Census provide data on various economic development items. In addition, information collected from citizens, stakeholders, and service providers that are knowledgeable about economic development and could provide valuable information through the participation process.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Email Listing	R/ECAPs	February 15, 2023 / 47 attendees	Comments centered around the need for affordable housing stock, additional shelters for homeless families and young persons, supportive health services, and urgent needs for those displaced by Hurricane Ian.	All comments are addressed within Plan.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Service Providers	February 23, 2023 / 55 Attendees	Comments related to homelessness, food security, housing for persons with disability (especially permanent supportive housing), wrap-around services, home repair, and agency coordination.	All comments are addressed within Plan.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Email Listing	Service Providers	March 16, 2023 / 25 Attendees	Comments centered around the need for affordable housing stock, additional shelters for homeless families and young persons, and supportive services.	All comments are addressed within Plan.	
4	Email Listing	Affordable Housing Advisory Committee	March 20, 2023 / 46 Attendees	No comments received.	Not applicable.	
5	Email Listing	Non-targeted/broad community	March 22, 2023 / 80+ attendees	One comment was received related to the public parks and facilities infrastructure.	All comments are addressed within Plan.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Email Listing	Non-targeted/broad community	227 Respondents	No comments received. Survey Results are included in the appendix.	No comments received	
7	Email Listing	Non-targeted/broad community	130+ participants	One comment was received supporting the vision of the plan but criticizing the fact that a small community in the south part of the county does not have a R/ECAP and LMI designation.	Accepted and included in the plan. See Citizen Participation Appendix.	
8	Email Listing	Non-targeted/broad community	13,550 individuals reached	No comments received.	Not applicable.	www.facebook.com/manatee.county.fl/
9	Internet Outreach	Non-targeted/broad community	64 interactions	No comments received.	Not applicable.	www.mymanatee.org
10	Email Listing	Non-targeted/broad community	March 21, 2023	No comments received.	Not applicable.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
11	Email Listing	Non-targeted/broad community	June 26, 2023 - July 25, 2023	One comment received supporting the vision of the plan but criticize the fact that a small community in the south part of the county does not have a R/ECAP and LMI designation.	All comments are addressed within Plan. See Citizen Participation Appendix.	www.mymanatee.org
12	Public Hearing	Non-targeted/broad community	July 25, 2023 (Adoption)	Two comments in support of the plan.	All comments were accepted.	www.mymanatee.org

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment section of the Consolidated Plan identifies Manatee County's community-wide housing and community development needs. Data from the Comprehensive Housing Affordability Strategy (CHAS) database and the U.S. Census Bureau's American Community Survey (ACS) database are referenced in this section. Additionally, this section is supported with data from the local Public Housing Authority and other documentation from Manatee County and its partners.

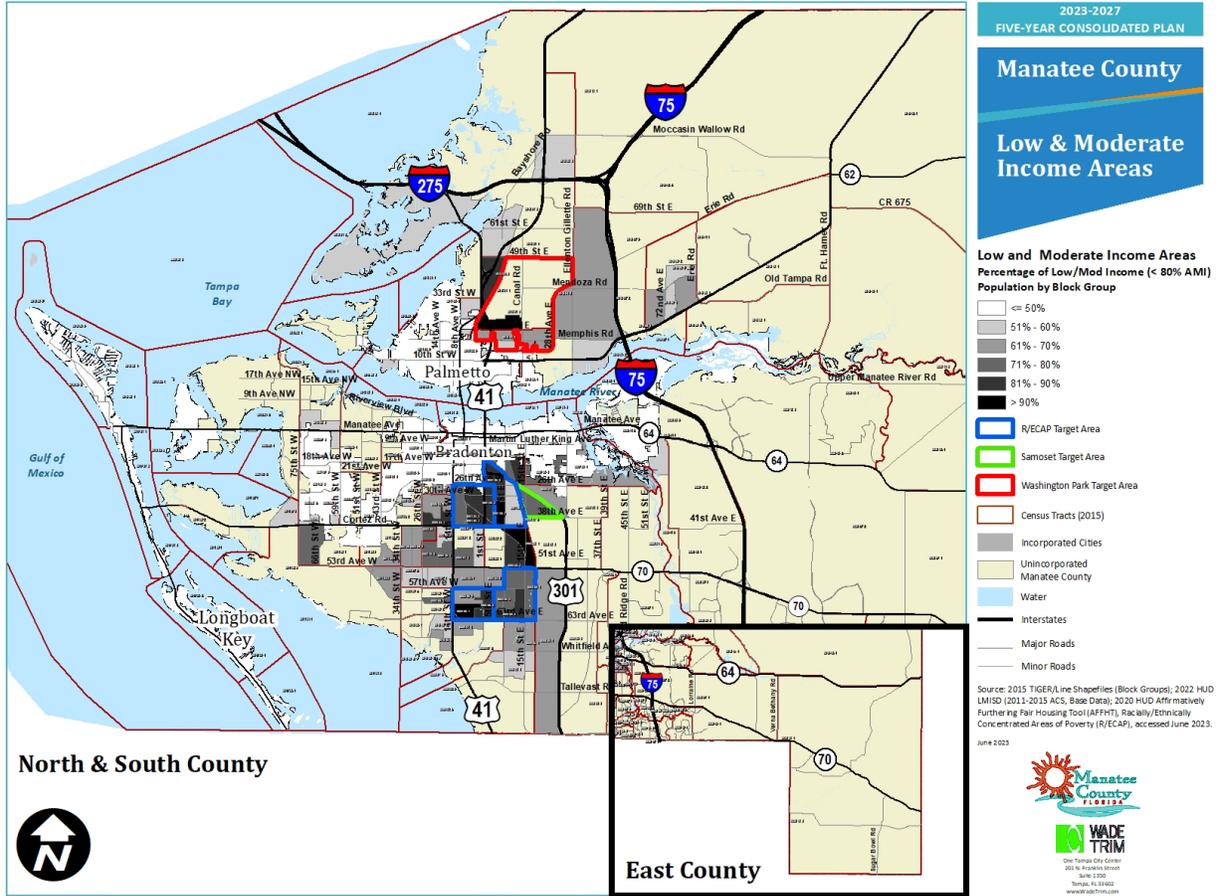
The Needs Assessment section evaluates the demand for housing and community development assistance by the following income groups based on Area Median Income (AMI):

- Extremely Low-Income (60% of the Section 8 Very low-income Limits)
- Very low-income (30%-50% AMI)
- Low-Income (50%-80% AMI)

AMI is based on the 2022 HUD Income Limits Documentation System, which is outlined in **Table 5(A)**.

For Manatee County, the threshold for a block group to be considered low- or moderate-income is 51.00%. **Map 1** shows the 2010 Census Block Groups where 51% or more of the population falls within the low- or moderate- income limit categories. Sixty-six (66) block groups have a population that is majority low- and moderate-income.

According to HUD FY2022 Low- and Moderate-Income Summary Data (LMISD), there are approximately 132,290 persons of low- or moderate- income within the jurisdiction as whole, which represents 41.9% of Manatee County's estimated population (315,345), according to the FY2022 LMISD.



Map 1

TABLE 5(A): 2022 HUD INCOME LIMITS

FY 2022 Income Limit Area	Median Income	FY 2022 Income Limit Category	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Manatee County	\$65,500	Extremely Low (*)	\$18,150	\$20,750	\$23,350	\$27,750	\$32,470	\$37,190	\$41,910	\$46,630
		Very Low (50%)	\$30,250	\$34,550	\$38,850	\$43,150	\$46,650	\$50,100	\$53,550	\$57,000
		Low (80%)	\$48,350	\$55,250	\$62,150	\$69,050	\$74,600	\$80,100	\$85,650	\$91,150

2022 HUD Income Limits Documentation System (Accessed January 2023); *Calculated as 30/50ths (60%) of the Section 8 very low-income limits

Table 5(A) – 2022 HUD Income Limits

Table 5(A)

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

Summary of Housing Needs

The data in the Housing Needs Assessment subsection provides the estimated number and type of households in need of housing assistance by income level, tenure type (owner or renter), household type, and housing problem (cost burdened, severely cost burdened, substandard housing, overcrowding, or geographic concentration of racial/ethnic groups). This section also integrates the needs identified during consultation and public outreach and describes the characteristics of Manatee County’s households and housing stock.

The Housing Needs Assessment includes the following sections:

1. Summary of Housing Needs
2. Demographics
3. Number of Households
4. Housing Problems 1
5. Housing Problems 2
6. Cost Burden > 30%
7. Cost Burden > 50%
8. Crowding Table (More than One Person Per Room)
9. Additional Housing Needs Narrative

Demographics

Table 5(B) displays the population, number of households, and median income for the base year and most recent year, and the percentage of change over time. This data shows a dramatic nearly 50% increase in population from 264,002 people in the year 2000 to 394,824 people estimated by the 2017-2021 ACS. Concurrently, the number of households increased 38.9% from 112,460 households in the year 2000 to 156,254 households estimated by the 2017-2021 ACS. Median income also experienced a drastic increase of 76.3% from \$38,673 in the year 2000 to \$68,172 estimated by the 2017-2021 ACS. This significant shift in estimated incomes may be reflective of the inflation experienced by households across the United States after the COVID-19 pandemic.

Demographics	Base Year: 2000	Most Recent Year: 2021	% Change
Population	264,002	394,824	50%
Households	112,460	156,254	39%
Median Income	\$38,673.00	\$68,172.00	76%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

2017-2021 ACS Estimates

Data Source Comments: 2000 Census (Base Year); 2017-2021 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	11,230	13,940	19,465	11,890	60,575
Small Family Households	2,528	3,290	5,308	3,894	25,140
Large Family Households	608	745	1,184	719	3,288
Household contains at least one person 62-74 years of age	3,403	3,865	5,970	3,544	20,640
Household contains at least one person age 75 or older	2,150	4,109	4,792	2,588	8,968
Households with one or more children 6 years old or younger	1,344	1,743	2,272	1,429	5,410

Table 6 - Total Households Table

Data Source: 2013-2017 CHAS

Number of Households and Types

Table 6 shows the number and type of households by HUD Adjusted Median Family Income (HAMFI). The default data source is the 2013-2017 CHAS database, developed by HUD.

The highest number of households is in the greater than 100% HAMFI group with 60,575 households.

The second highest is the >50-80% HAMFI group (19,465). Over 10,000 households (11,230) or approximately 9.5% of all households in Manatee County earn below 30% of HAMFI. This is an improvement from the previous consolidated plan, which estimated that about 19% of all households in Manatee County earned below 30% of HAMFI.

Small family households are households that have a family with two to four members. The highest number of small family households is within the >100% HAMFI group (25,140). The second-highest number of small family households is within the >50-80% HAMFI group (5,308). Over 2,500 households (2,528) or approximately 6% of small family households in Manatee County earn below 30% of HAMFI.

Large family households are households that have a family of five or more members. Again, the highest number of large family households is within the >100% HAMFI group (3,288). The second-highest number of large family households is within the >50-80% HAMFI group (1,184). There are 608

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households, or approximately 9% of large family households, in Manatee County that earn below 30% of HAMFI.

Table 6 also provides data on households that contain at least one person considered to be elderly. The data suggest that among income groups, the largest number of households with a person 62-74 years of age is within the >100% HAMFI income group (20,640). The largest number of households with a person 75 years or older is also within the >100% HAMFI income group (8,968). About 5,553 households contain at least one person 62 years or older and earn below 30% of HAMFI. In total, 60,029 households contain at least one person 62 years of age or older, which represents an increase of 19.5% in elderly population since estimates from 2008-2012 CHAS data.

Finally, data provided **Table 6** shows the number of households with one or more children 6 years old or younger. Among the household income groups identified, the highest number of households with children 6 years or younger is within the 100% HAMFI income category (5,410). The second highest number of households with children 6 years old or younger is within the >50-80% HAMFI group (2,272). Approximately 1,344 households have at least one child 6 years old or younger and earn below 30% of HAMFI. In total, 12,198 households have at least one child 6 years old or younger.

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	63	150	45	35	293	29	45	44	20	138
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	60	59	55	45	219	0	34	45	34	113
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	440	210	259	135	1,044	70	94	174	75	413
Housing cost burden greater than 50% of income (and none of the above problems)	3,143	2,630	744	20	6,537	2,984	2,380	1,900	638	7,902

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	309	1,994	3,080	1,122	6,505	860	2,029	2,983	1,478	7,350
Zero/negative Income (and none of the above problems)	709	0	0	0	709	1,224	0	0	0	1,224

Table 7 – Housing Problems Table

Data 2013-2017 CHAS
Source:

Housing Problems 1

Housing Problems 1

Table 7 displays the number of households with housing problems by tenure and HUD Adjusted Median Family Income (HAMFI) according to the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

As defined by HUD, housing problems include:

- Substandard housing lacking complete plumbing facilities
- Substandard housing lacking complete kitchen facilities
- Overcrowded households with 1.01 to 1.5 people per room, excluding bathrooms, porches, foyers, halls, or half-bathrooms
- Households with housing cost burden greater than 30% of income

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As shown in **Table 7**, among the “housing problem” categories, households within Manatee County are most commonly impacted by severe housing cost burden (greater than 50% of income) and housing cost burden (greater than 30% of income).

The first housing problem, substandard housing, is defined as a household without hot and cold piped water, a flush toilet and a bathtub or shower, and kitchen facilities that lack a sink with piped water, a range or stove, or a refrigerator. There are 293 renter households and 138 owner households that live in substandard housing.

The second housing problem identified is households living in overcrowded conditions. There are two forms of overcrowding defined by HUD and identified in **Table 7**:

1. Severely overcrowded is defined as a household having complete kitchens and bathrooms but housing more than 1.51 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
2. Overcrowded is defined as a household having complete kitchens and bathrooms but housing more than 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms

As shown in **Table 7**, 1,263 renter households are experiencing some form of overcrowding while 526 owner-occupied households are experiencing some form of overcrowding.

Another housing problem identified is cost burden. Cost burden is a fraction of a household’s total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities. Cost burden is broken into two categories based on severity:

- Severe housing cost burden greater than 50% of income
- Housing cost burden greater than 30% of income

As shown in **Table 7**, approximately 3,143 renter households within the 0–30% AMI group are experiencing severe cost burden (>50% of income). In total, among all income groups, 13,042 renters have a cost burden greater than 30% of income and 15,252 owners have a cost burden greater than 30% of income. Approximately 8,000 owner households (7,902) have a cost burden greater than 50% of income and about 6,537 renter households have a cost burden greater than 50% of income.

Overall, 13,855 households in Manatee County are experiencing a cost burden >30%-50% of income and 14,439 households are experiencing a cost burden greater than 50% of income. Owners appear to be more affected by the cost of housing within the Manatee County. Of the 28,294 households experiencing a cost burden of some kind, 13,042 (46.1%) are renters and 15,252 (53.9%) are owners.

The final category is “zero/negative income (and none of the above problems”. Zero/Negative income is defined as household whose net income is zero or in the negative. Approximately 709 renter households and 1,224 owner households are experiencing zero/negative income.

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,709	3,055	1,104	235	8,103	3,084	2,565	2,175	769	8,593
Having none of four housing problems	749	2,649	4,860	3,174	11,432	1,744	5,670	11,350	7,720	26,484
Household has negative income, but none of the other housing problems	709	0	0	0	709	1,224	0	0	0	1,224

Table 8 – Housing Problems 2

Data Source: 2013-2017 CHAS

Housing Problems 2

Housing Problems 2

Table 8 displays the number of households with no housing problems, one or more housing problems, and negative income by tenure and HUD Area Median Income (AMI). The Default Data

Source is the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

As the data reveals in **Table 8**, renters in the 0-30% AMI group experience the highest occurrence of one or more of the four housing problems when compared to other income groups. Approximately 3,709 renter households in the 0-30% AMI group have one or more of the four housing problems. In slight contrast, a total of 3,084 renter households below 30% AMI experience some form of housing problem. Additionally, 709 renter households and 1,1224 owner households within the 0-30% AMI group have negative income but none of the other four identified housing problems.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,245	1,885	1,707	4,837	714	733	1,389	2,836
Large Related	474	404	334	1,212	19	109	184	312
Elderly	913	1,429	544	2,886	2,433	3,115	2,696	8,244
Other	1,314	1,177	1,329	3,820	689	515	673	1,877
Total need by income	3,946	4,895	3,914	12,755	3,855	4,472	4,942	13,269

Table 9 – Cost Burden > 30%

Data 2013-2017 CHAS
Source:

Cost Burden > 30%

Tables 9 and 10 display the number of households with housing cost burdens greater than 30% of income and greater than 50% of income, respectively, by household type, tenure, and household income (expressed as a percentage of Area Median Income (AMI)). The Default Data Source is the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

Households are broken into four categories:

- Small related – Family households with two to four related members
- Large related – Family households with five or more related members
- Elderly – A household whose head, spouse, or sole member is a person who is at least 62 years of age
- Other – All other households

As shown in **Table 9**, “Elderly” households are experiencing the highest degree of housing cost burden greater than 30% of income. Approximately 11,130 “Elderly” owner households have a cost burden greater than 30% of income. Most of these are owners (8,244). “Small Related” households are also experiencing a high degree of housing cost burden greater than 30% of income. Approximately 7,673 “Small Related” households have a cost burden greater than 30% of income. Most of these are renters (4,837). Additional households with a cost burden greater than 30% of income include 5,697 “Other” households. Comparatively, “Large Related” households have the lowest degree of cost burden (1,524).

For renter households, the >30% â€ 50% AMI Income group has the most households (4,895) with a cost burden greater than 30% of income. Among owner households, the >50 â€ 80% AMI group also has the most households (4,942) with a cost burden greater than 30% of income.

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,155	1,025	343	2,523	625	434	489	1,548
Large Related	344	75	69	488	15	59	40	114
Elderly	809	977	155	1,941	1,813	1,570	1,158	4,541
Other	1,224	663	200	2,087	559	347	219	1,125
Total need by income	3,532	2,740	767	7,039	3,012	2,410	1,906	7,328

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS
Source:

Cost Burden > 50%

As shown in **Table 10**, when compared to other types of households, more “Elderly” households are experiencing severe cost burden greater than 50% of income. Approximately 6,482 “Elderly” households experience a cost burden greater than 50% of income. Most of these are owners (4,541). Additionally, 4,071 “Small Related” households and 3,212 “Other” households have a cost burden greater than 50% of income. Comparatively, 602 “Large Related” households have the lowest degree of cost burden.

For renter households, the 0% â€ 30% AMI income group has the most households (3,532) with a cost burden greater than 50% of income. Among owner households, the 0-30% AMI group has the most households (3,012) with a cost burden greater than 50% of income.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	430	245	304	145	1,124	10	124	154	89	377
Multiple, unrelated family households	70	23	10	20	123	60	10	49	10	129
Other, non-family households	0	0	0	20	20	0	4	15	10	29
Total need by income	500	268	314	185	1,267	70	138	218	109	535

Table 11 – Crowding Information – 1/2

Data Source: 2013-2017 CHAS

Crowding

Table 11 displays the number of households that are overcrowded, defined as households with more than one person per room, excluding bathrooms, porches, foyers, halls, or half-bathrooms. The data is displayed by household type, tenure, and household income (expressed as a percentage of Area Median Income (AMI)). The Default Data Source is 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

As shown in Table 11, overcrowding is most prevalent in single family, renter households. Approximately 1,124 single family renter households experience overcrowding compared to only 377 single family owner households. When accounting for income, very low-income (0-30% AMI) renter households and moderate-income owner households (50-80% AMI) experience the highest number of crowded households, with 500 and 218 households respectively.

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

Table 12 – Crowding Information – 2/2

Data Source

Comments:

Data not Available

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

A significant housing cost burden is associated with an increased risk of homelessness. Non-homeless elderly owner and small-related renter households have a significant cost burden when compared to other household types. Additionally, there are a number of “Other” households which may be comprised of single persons in Manatee County. According to the 2013-2017 CHAS, a significant number of households in the 0-30% AMI group experience cost burden, crowding, or housing problems. This is a trend in both owner and renter households.

According to a recent homeless census, or annual Point in Time (PIT) survey conducted on January 24, 2022, there were 1,138 homeless counted within the Continuum of Care of which 952 were in households with only adults. The data does not report how many of these people are specifically living in Manatee County; however, Manatee County makes up approximately 48% of the population in the Continuum of Care region, according to the 2017-2021 American Community Survey 5-Year Estimates. Based on this percentage, it can be assumed that there are about 545 homeless individuals living within Manatee County alone. Therefore, it is estimated that about 456 homeless adults need housing in Manatee County (based on the 83% for the regional population).

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

According to the 2017-2021 ACS 5Year Estimates (the most recent dataset for which disability status is available), approximately 56,041 people or 14.3% of the population in Manatee County is estimated to have a disability. While about 18.1% of the population between 18 and 64 years of age are disabled (21,021), a high proportion (60%) of persons 65 years and over are disabled (30,951). These elderly populations are also likely to live on reduced income and experience housing cost burden. According to Florida's Uniform Crime Reports Domestic Violence data collection, there were 2,343 reported incidents of domestic violence, sexual assault, stalking, and related incidents in Manatee County (updated as of September 2022). This represents a rate of approximately 581 domestic violence incidents per 100,000 people annually. It should be noted that this number is also likely an undercount, as many crimes of this nature may go unreported.

What are the most common housing problems?

By far, the most common housing problem in Manatee County is cost burden, for both renter and owner households. In Manatee County, substandard housing (lacking complete plumbing or kitchen facilities) is similarly a problem for both owner and renter households. Overcrowded housing (1.01 to 1.5 people per room) is more problematic for renter households as is severely overcrowded housing (more than 1.5 people per room).

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

Households earning less than 80% AMI are experiencing higher rates of housing problems than households with higher incomes. More owners are experiencing cost burden than renters. This is attributed to the high proportion of elderly owner households across all income categories that are experiencing cost burdens where cost burdens are greater than both 30% and 50% of income. Small, related renter households and Elderly owner household types experience the most cost burdens where cost burdens are greater than both 30% and 50% of income. Substandard and overcrowded housing is more common among renters earning less than 30% AMI and owners earning between 50% AMI and 80% AMI. Single family households are more affected by crowding than households with multiple, unrelated members or other non-family households.

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

Those at imminent risk of homelessness or nearing termination of assistance are in need of additional resources similar to those of already homeless individuals, including other housing assistance and references from non-profits and housing providers, self-sufficiency training and case management, access to healthcare and mental health counseling, job training, and legal guidance.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Not applicable.

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

A recent homeless census for Manatee County, or annual point-in-time (PIT) survey, was conducted on January 24, 2022 for the Sarasota, Bradenton/Manatee, Sarasota Counties Continuum of Care. The total number of homeless people in Manatee County officially reported during the annual PIT survey was 594, according to data received by the Suncoast Partnership to End Homelessness for Manatee County alone. When non-typical homeless responses from street survey, jail, and school data are considered, the total number of homeless or persons at risk of becoming homeless may be higher. Of the 594 homeless persons officially counted, 495 persons were in households with only adults, 0 were in households of only children, and 99 were in households with at least one adult and one

child. There were 18 individuals counted that are considered unaccompanied youth ages 18-24 years. There were 60 were homeless veterans and two persons reported having HIV/AIDS.

Because of the transient nature of homelessness, it is often difficult to locate homeless persons or to followup with much needed services and support. Data is not available for those that are chronically homeless in Manatee County alone; however, about 22% of the homeless population counted in the CoC 2022 PIT count are considered chronically homeless. It can be assumed that Manatee County has a similar percentage of chronically homeless persons (having been homeless at least four times in the past three years). Some of those surveyed had a serious mental illness (43 persons or about 7%) or a substance abuse disorder (25 or 4%). Approximately 33 or over 5% of those surveyed were victims of domestic violence.

Discussion

The population and number of households living in Manatee County has increased dramatically over the last 20 years (38.9%). The median income has also increased during this period (76.3%). Over a third (31.5%) of the County's households earn less than 80% HAMFI and approximately 10.6% of the County's households earn less than 30% HAMFI. Low and moderate income populations continue to experience higher rates of housing problems, such as housing cost burden and overcrowding. As a result, these populations have an increased risk of homelessness.

As further described in the CDBG-DR Action Plan, the 2024 Hurricanes Debby, Helene, and Milton had severe and compounding impacts on Manatee County's housing stock. Between August and October 2024, the County experienced historic rainfall, storm surge, and high winds that resulted in widespread flooding, structural damage, and displacement. FEMA Individual Assistance data indicate that more than 97,000 households registered for disaster assistance, including approximately 56,800 owner-occupied and 40,200 renter-occupied households, reflecting extensive impacts across all housing types. The storms disproportionately affected low-lying coastal areas, older housing stock, manufactured housing, and mobile homes, which are more vulnerable to flooding and wind damage.

The cumulative impacts of repeated disasters exacerbated pre-existing housing affordability challenges, particularly for low- and moderate-income households. Many affected homeowners lacked sufficient insurance coverage or faced high deductibles, while renters experienced displacement, loss of personal property, and limited availability of affordable replacement units. FEMA Verified Loss data significantly understates actual repair and replacement costs, resulting in substantial unmet housing needs. These conditions underscore the necessity for targeted CDBG-DR housing recovery programs focused on rehabilitation, replacement, and resilience improvements to restore safe, affordable housing and reduce future disaster vulnerability

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

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

Introduction

A disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points higher or more) than the income level as a whole. For example, assume that 60% of all low income households within a jurisdiction have a housing problem and 70% of low income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provides information for the jurisdiction as a whole that can be useful in describing overall need.

Again, as defined by HUD, housing problems include:

- Substandard housing lacking complete plumbing facilities
- Substandard housing lacking complete kitchen facilities
- Overcrowded households with 1.01 to 1.5 people per room, excluding bathrooms, porches, foyers, halls, or half rooms
- Households with housing cost burden greater than 30% of income
- The Disproportionately Greater Needs: Housing Problems section covers the following:
 - Introduction
 - Disproportionately Greater Need—Housing Problems 0 to 30% Area Median Income (AMI)
 - Disproportionately Greater Need—Housing Problems 30 to 50% AMI
 - Disproportionately Greater Need—Housing Problems 50 to 80% AMI
 - Disproportionately Greater Need—Housing Problems 80 to 100% AMI
 - Discussion

This section has four tables that capture the number of housing problems by income, race, and ethnicity. Each table provides data for a different income level (0–30%, 30–50%, 50–80%, and 80–100% AMI). The default data source is the 2013–2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,959	1,338	1,933
White	5,348	1,003	1,398
Black / African American	825	134	265
Asian	133	40	30
American Indian, Alaska Native	30	0	0
Pacific Islander	25	0	0
Hispanic	1,458	155	240

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

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

0%-30% AMI

Of all the income levels within Manatee County, households within the 0-30% AMI category have the highest percentage of households with one or more of four housing problems. Approximately 71% of households in this income category have housing problems.

Table 12, when considering race, nearly 70%, of White households and 67% of Black/African American households in the 0-30% AMI income group have one or more of four housing problems. Eighty percent (80%) of Asian households and 100% of American Indian/Alaska Native households in the 0-30% AMI income group have one or more of four housing problems. When considering ethnicity and this income category, 78% of Hispanic households have one or more of four housing problems.

Compared to the County as a whole, American Indian/Alaska Native and Pacific Islander households earning 0-30% AMI have a disproportionate need for assistance.

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,640	4,279	0
White	6,880	3,679	0
Black / African American	810	59	0
Asian	138	90	0
American Indian, Alaska Native	20	0	0
Pacific Islander	4	0	0
Hispanic	1,673	455	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

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

30%-50% AMI

Of all the income levels within Manatee County, households within the 30-50% AMI category have the second-highest percentage of households with one or more of four housing problems. Approximately 69% of households in this income category have housing problems.

As shown in **Table 13**, when considering race, 65% of White households and 93% of Black/African American households in the 30-50% AMI income group have one or more of four housing problems. Additionally, 100% of American Indian/Alaska Native and Pacific Islander households in the 30-50% AMI income group have one or more of four housing problems. When considering ethnicity and this income category, 78% of Hispanic households have one or more of four housing problems.

The data shows that Black/African American, American Indian/Alaska Native, and Pacific Islander households earning 30-50% AMI have a disproportionate need for assistance.

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,334	10,141	0
White	7,069	8,586	0
Black / African American	832	525	0
Asian	45	85	0
American Indian, Alaska Native	14	70	0
Pacific Islander	0	0	0
Hispanic	1,318	794	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

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

50%-80% AMI

Of all the income levels within Manatee County, households within the 50%–80% AMI category have the third-highest percentage of households with one or more of four housing problems. Approximately 48% of households in this income category have housing problems.

As shown in **Table 14**, when considering race, 45% of White households and 61% of Black/African American households in the 50-80% AMI income group have one or more of four housing problems. When considering ethnicity and this income category, 62% of Hispanic households have one or more of four housing problems.

The data show that Black/African American and Hispanic households earning 50-80% AMI have a disproportionate need for assistance.

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,597	8,273	0
White	2,791	6,578	0
Black / African American	324	369	0
Asian	109	153	0
American Indian, Alaska Native	0	45	0
Pacific Islander	0	0	0
Hispanic	345	1,070	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

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

80%-100% AMI

Of all the income levels within Manatee County, households within the 80%–100% AMI category have the lowest percentage of households with one or more of four housing problems. Approximately 30% of households in this income category have housing problems.

As shown in **Table 15**, when considering race, 29% of White households and 46% of Black/African American households in the 80-100% AMI income group have one or more of four housing problems. Additionally, 41% of Asian households in the 80-100% AMI income group have one or more of four housing problems. When considering ethnicity and this income category, 24% of Hispanic households have one or more of four housing problems.

The data show that Black/African American and Asian households earning 80-100% AMI have a disproportionate need for assistance.

Discussion

Of all households in the 0–30% AMI group, 70.87% have one or more of four housing problems. In terms of disproportionate need, the data show that American Indian/Alaska Native and Pacific Islander households in the 0-30% AMI group have a disproportionate need for assistance (100.00% each, have one or more of four housing problems). Additionally, White and Black/African American households have a high need for assistance as nearly 70%, each, have one or more of four housing problems.

Demo

Of all households in the 30-50% AMI group, 69.26% have one or more of four housing problems. In terms of disproportionate need, the data show that Black/African American, American Indian/Alaska Native, and Pacific Islander households in the 30-50% AMI group have a disproportionate need for assistance (93.21%, 100.00%, and 100.00%, respectively) have one or more of four housing problems).

Of all households in the 50-80% AMI group, 47.93% have one or more of four housing problems. In terms of disproportionate need, the data show that Black/African American and Hispanic households in the 50-80% AMI group have a disproportionate need for assistance (61.31% and 62.41%, respectively, have one or more of four housing problems).

Of all households in the 80-100% AMI group, 30.30% have one or more of four housing problems. In terms of disproportionate need, the data show that Black/African American and Asian households in the 80-100% AMI group have a disproportionate need for assistance (46.75% and 41.60% respectively have one or more of four housing problems).

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

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

Introduction

As noted in the previous section, a disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points higher or more) than the income level as a whole. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified.

Severe housing problems include:

- Severely overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms
- Households with severe cost burden of more than 50 percent of income

This section includes:

1. Introduction
2. Disproportionately Greater Need—Severe Housing Problems 0–30% AMI
3. Disproportionately Greater Need—Severe Housing Problems 30–50% AMI
4. Disproportionately Greater Need—Severe Housing Problems 50–80% AMI
5. Disproportionately Greater Need—Severe Housing Problems 80–100% AMI
6. Discussion

This section has four tables that capture the number of severe housing problems by income, race, and ethnicity. Each table provides data for a different income level (0–30%, 30–50%, 50–80%, and 80–100% AMI). The Default Data Source is the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,793	2,493	1,933
White	4,517	1,838	1,398
Black / African American	785	174	265
Asian	133	40	30
American Indian, Alaska Native	15	15	0
Pacific Islander	0	25	0
Hispanic	1,258	365	240

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

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

0%-30% AMI

Of all the income levels within the Manatee County, households within the 0 to 30% AMI category have the highest percentage of households with severe housing problems. Approximately 60.55% of households in this income category have severe housing problems.

As shown in **Table 16**, when considering race, 58.26% of White households 64.13% of Black/African American households in the 0-30% AMI income group have severe housing problems. Additionally, 65.52% of Asian households and 100% of American Indian/Alaska Native households in the 0-30% AMI income group have severe housing problems. When considering ethnicity and this income category, 67.53% of Hispanic households have severe housing problems. However, the data shows that there are not any households earning 0-30% AMI that have a disproportionate need for assistance.

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,620	8,319	0
White	4,015	6,549	0
Black / African American	414	455	0
Asian	74	155	0
American Indian, Alaska Native	0	20	0
Pacific Islander	4	0	0
Hispanic	1,018	1,104	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

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

30%-50% AMI

Of all the income levels within the Manatee County, households within the 30-50% AMI category have the second-highest percentage of households with severe housing problems. Approximately 40.32% of households in this income category have severe housing problems.

As shown in **Table 17**, when considering race, 38.01% of White households and 47.64% of Black/African American households in the 30-50% AMI income group have severe housing problems. Additionally, 100% of Pacific Islander households in the 30-50% AMI income group have severe housing problems. When considering ethnicity and this income category, 47.97% of Hispanic households have severe housing problems. The data show that Pacific Islander households earning 30-50% AMI have a disproportionate need for assistance.

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,279	16,210	0
White	2,699	12,970	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	78	1,283	0
Asian	25	105	0
American Indian, Alaska Native	4	80	0
Pacific Islander	0	0	0
Hispanic	478	1,626	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

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

50%-80% AMI

Of all the income levels within Manatee County, households within the 50%–80% AMI category have the third-highest percentage of households with severe housing problems. Approximately 16.82% of households in this income category have severe housing problems.

As shown in **Table 18**, when considering race, about 17% of White households and nearly 6% of Black/African American households in the 50-80% AMI income group have severe housing problems. Additionally, about 19% of Asian households in the 50-80% AMI income group have severe housing problems. When considering ethnicity and this income category, nearly 23% of Hispanic households have severe housing problems. The data show that no household groups in the 50-80% AMI income group have a disproportionate need for assistance.

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,004	10,894	0
White	734	8,638	0
Black / African American	50	639	0
Asian	24	243	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	45	0
Pacific Islander	0	0	0
Hispanic	200	1,230	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

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

80%-100% AMI

Of all the income levels within Manatee County, households within the 80%–100% AMI category have the lowest percentage of households with severe housing problems. Approximately 8.44% of households in this income category have severe housing problems.

As shown in **Table 19**, when considering race, nearly 8% of White households and just over 7% of Black/African American households in the 80-100% AMI income group have severe housing problems. Additionally, about 9% Asian households have severe housing problems. When considering ethnicity and this income category, 14% of Hispanic households have severe housing problems. The data show that there are not any households earning 80-100% AMI with a disproportionate need for assistance.

Discussion

Of all households in the 0–30% AMI group, 60.55% have severe housing problems. In terms of disproportionate need, the data show that there aren’t any racial or ethnic household groups in the 0-30% AMI group have a disproportionate need for assistance.

Of all households in the 30–50% AMI group, 40.32% have severe housing problems. In terms of disproportionate need, the data show that Pacific Islander households in the 30-50% AMI group have a disproportionate need for assistance (100.00% have one or more severe housing problems).

Of all households in the 50–80% AMI group, 16.82% have severe housing problems. In terms of disproportionate need, the data show that there aren’t any racial or ethnic household groups in the 50-80% AMI group have a disproportionate need for assistance.

Demo

Of all households in the 80-100% AMI group, 8.44% have severe housing problems. In terms of disproportionate need, the data show that there aren't any racial or ethnic household groups in the 80-100% AMI group have a disproportionate need for assistance.

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

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

Introduction:

Again, a disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points higher or more) than the income level as a whole. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified.

This section includes:

1. Introduction
2. Disproportionately Greater Need—Housing Cost Burden
3. Discussion

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	80,655	18,572	15,880	1,970
White	69,534	14,150	12,060	1,404
Black / African American	2,729	1,685	1,249	275
Asian	1,474	185	232	40
American Indian, Alaska Native	254	45	19	0
Pacific Islander	20	25	4	0
Hispanic	5,992	2,313	2,135	240

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS

Housing Cost Burden

Table 20 displays cost burden information for the Manatee County and each racial and ethnic group, including no cost burden (less than 30%), cost burden (30%–50%), severe cost burden (more than 50%), and no/negative income. The default data source for this data is the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

As the data in **Table 20** suggests, a large number of households (34,452) are cost burdened within their current housing situation. White households have the highest number of cost burdened households (26,210). Hispanic households have the second-highest number of cost burdened households (4,448) and Black/African American households have the third-highest number of cost burdened households (2,934). A small number of Asian, Pacific Islander, and American Indian/Alaska Native households are also cost burdened. Of the households that are cost burdened, nearly half (46%) are severely cost burdened. Overall, there are 15,880 households that are considered to be severely cost burdened within Manatee County.

Discussion:

Within Manatee County, 68.9% of households do not presently experience cost burden, while 15.9% experience cost burden, 13.6% experience severe cost burden and nearly 2% have no/negative income. Overall, 29.5% of households are either cost burdened or severely cost burdened.

Of all households within the County, 15.9% are cost burdened (30-50%). Black/African American households experiences a cost burden at a greater rate (10 percentage points higher or more) than the jurisdiction as a whole at 28.4%. Pacific Islanders are also cost burdened at a disproportionate rate (51.0%) when compared to the jurisdiction as a whole, indicating a disproportionate need for assistance within these groups.

Of all households within the County, 13.6% experience severe cost burden (>50%). No particular household group experiences severe cost burden at disproportionate rate from the jurisdiction as a whole.

Approximately 2% of households have no/negative income. No race or ethnicity experiences no/negative income at a greater rate (10 percentage points higher or more) than the jurisdiction as a whole.

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

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

As indicated in the previous sections, several racial or ethnic groups were identified as having a disproportionately greater housing need in comparison to income group as a whole. As detailed below, these include the Black/African American, Asian, American Indian/Alaska Native, Pacific Islander, and Hispanic groups.

The Black/African American group experiences a disproportionately greater need in terms of the following:

- Housing problems in the 30-50% AMI group (93% versus 69% as a whole)
- Housing problems in the 50-80% AMI group (61% versus 48% as a whole)
- Housing problems in the 80-100% AMI group (46% versus 30% as a whole)
- Cost burden 30-50% of household income (28% versus 16% as a whole)

The Asian group experiences a disproportionately greater need in terms of the following:

- Housing problems in the 80-100% AMI group (41% versus 30% as a whole)

The American Indian/Alaska Native group experiences a disproportionately greater need in terms of the following:

- Housing problems in the 0-30% AMI group (100% versus 71% as a whole)
- Housing problems in the 30-50% AMI group (100% versus 69% as a whole)

The Pacific Islander group experiences a disproportionately greater need in terms of the following:

- Housing problems in the 0-30% AMI group (100% versus 71% as a whole)
- Housing problems in the 30-50% AMI group (100% versus 69% as a whole)
- Severe housing problems in the 30-50% AMI group (100% versus 40% as a whole)
- Cost burden 30-50% of household income (51% versus 16% as a whole)

The Hispanic group experiences a disproportionately greater need in terms of the following:

- Housing problems in the 50-80% AMI group (62% versus 48% as a whole)

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

Based on input and data received through the citizen participation process, the greatest housing needs are:

- Affordable housing supply of all types (single or multi-family) for low- and moderate-income households and special needs persons
- Rehabilitation and repair of owner- and renter-occupied housing units
- Homeowner and renter assistance programs
- Fair housing outreach and enforcement

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

Sixty-six (66) block groups have a population that is majority low- and moderate-income. These block groups are distributed throughout the County. According to HUD FY2022 Low- and Moderate-Income Summary Data (LMISD), there are approximately 132,290 persons of low- or moderate- income within the jurisdiction as whole, which represents 41.9% of Manatee County’s estimated population (315,345), according to the FY2022 LMISD.

Census Tracts with greater concentrations of racial and ethnic minorities correspond to the County’s R/ECAPs (including Samoset) and portions of South County, East Bradenton, and Palmetto. Many of the areas identified as having high concentrations of minority racial or ethnic groups also have a high percentage of low- and moderate- income households, and generally align with the County’s R/ECAPs. The data seem to indicate a possible correlation between concentrations of low-income and minority race or ethnicity. As indicated in the previous sections, a person’s race or ethnicity, income, and disability status are strong indicators for needing housing assistance through various public housing program types.

NA-35 Public Housing – 91.205(b)

Introduction

The Consolidated Plan must provide a concise summary of the needs of public housing residents. Information is collected through consultations with the public housing agency or agencies located within the jurisdiction's boundaries. The Public Housing Needs Assessment contains the following subsections:

- Introduction
- Totals in Use
- Characteristics of Residents
- Race of Residents
- Ethnicity of Residents
- Additional Narrative

The Manatee County Housing Authority (MCHA) is responsible for administering public housing and other publicly assisted housing programs within Manatee County. The MCHA's public housing inventory includes approximately 77 units in the Pine Village Subdivision. Among other assistance, the MCHA also administers the Section 8 rental assistance program that provides rental assistance to qualified persons based on income. The amount paid by qualified persons for rent and utilities does not exceed 30% of income, and income must be within HUD's guidelines for household size. Housing units must pass the Housing Quality Standards Inspection per guidelines established by HUD. This program has a waiting list, which is currently closed.

Data in this section covers several types of housing programs and vouchers that are defined as follows:

- Certificate: The total number of Section 8 certificates administered by the Public Housing Authority (PHA).

Demo

- Modâ€Rehab: The total number of units in developments that were funded under the moderate rehabilitation program administered locally by PHAs.
- Public Housing: The total number of units in developments operated by the PHAs within the jurisdiction.
- Total: The total number of Section 8 vouchers administered by the PHA (project based plus tenant based)
- Project Based: The total number of projectâ€based Section 8 vouchers administered by the PHA
- Tenant Based: The total number of tenantâ€based Section 8 vouchers administered by the PHA.
- Special Purpose Veterans Affairs Supportive Housing: The HUD–Veterans Affairs Supportive Housing program combines Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the U.S. Department of Veterans Affairs (VA).
- Special Purpose Family Unification Program: Family Unification Program funding is allocated through a competitive process; therefore, not all PHAs administer the program.
- Special Purpose Disabled: In this context, disabled includes nonâ€elderly disabled, mainstream 1â€year, mainstream 5â€year, and nursing home transition.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	77	1,054	27	1,027	0	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Total In Use

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Table 21 displays the number of vouchers and units by public housing program type. According to the PIH Information Center (PIC), there are 77 public housing units, administered by the MCHA. Tenant-based vouchers are by far the most used program, with 1,027 vouchers currently in use. According to PIC, there are 27 project-based vouchers and no special purpose vouchers in use.

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	13,220	13,505	15,690	13,448	0	0
Average length of stay	0	0	1	7	1	7	0	0
Average Household size	0	0	2	2	2	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	7	161	2	159	0	0
# of Disabled Families	0	0	15	235	3	232	0	0
# of Families requesting accessibility features	0	0	77	1,054	27	1,027	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Demo

Table 22 displays the characteristics of public housing residents by public housing program type. In Manatee County, publicly assisted residents with higher incomes tend to utilize project-based vouchers, whereas residents with lower incomes tend to live in public housing. As expected, the average annual income for all assisted residents is very low with the lowest average annual income at \$13,220 for residents in public housing and the highest being \$15,690 for residents utilizing project-based vouchers. The average household size is also very low (not more than two persons per household).

Elderly program participants comprise nearly 15% of publicly assisted residents and a large number of publicly assisted families are disabled (22%). All families assisted are requesting accessibility features, as the number of families requesting accessibility features is equivalent to the total number of public housing units and vouchers in use. These data show that most families in need of housing assistance/vouchers are also disabled or in need of housing accessibility features. No HIV/AIDS participants or victims of domestic violence were counted.

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	29	351	4	347	0	0	0
Black/African American	0	0	48	697	23	674	0	0	0
Asian	0	0	0	1	0	1	0	0	0
American Indian/Alaska Native	0	0	0	4	0	4	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Table 23 displays the racial composition of residents for each public housing program. The data in **Table 23** show that the majority of public housing residents in Manatee County are Black/African American (about 62%). Tenant-based vouchers are most utilized by Black/African American (65%) residents, with over a third (33%) used by Whites. Less than 1% of public housing and tenant-based vouchers are utilized by residents of another race.

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	20	111	0	111	0	0	0
Not Hispanic	0	0	57	943	27	916	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Table 24 displays the ethnic composition of residents for each assisted housing program. The ethnic groups defined as “Hispanic” utilize 26% of public housing units and nearly 11% of tenant-based vouchers. The majority of publicly assisted residents do not identify as Hispanic.

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

The waiting list is currently closed and the MCHA is not accepting applications at this time. The data show that many families in need of public housing are also disabled or in need of housing accessibility features; however, accessible housing is in limited supply.

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

All publicly assisted residents are in need of accessible units. Approximately 15% of residents are elderly and 22% are disabled. Families identified as “Families with Disabilities” have an immediate need for public housing and tenant-based housing with improved accessibility. The number of disabled families assisted totals 250. In addition, 1,131 families (all of those assisted) are requesting accessibility features. These data show that most families in need of housing assistance are also disabled or in need of accessibility features. Additionally, 168 residents are elderly (>62 years) and thus likely to need accessible units.

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

For Manatee County, a resident’s race or ethnicity, income, and disability status are strong indicators for needing housing assistance through these various public housing programs. The average income for all public housing programs is very low (less than \$13,220). Tenants and voucher holders, as well as applicants on waiting lists, are typically cost burdened and many are elderly and/or disabled. Due to their limited income, their housing needs include affordability, availability of assistance, accessibility improvements for the elderly and/or disabled, and Fair Housing options.

Discussion

The Manatee County Housing Authority (MCHA) is responsible for administering public housing and other publicly assisted housing programs within Manatee County. In total, the MCHA provides 80 public housing units and 1,027 tenant-based vouchers. The MCHA waiting list is currently closed.

Black/African American and Hispanic residents have a high demand for the identified program types. Only 1% of public housing and tenant-based vouchers are utilized by residents of another race. The majority of publicly assisted residents are Black/African American. The average income and household size of those receiving assistance is very low (just over \$13,000 and not more than two persons per household).

Most families in need of housing assistance are elderly or disabled, or otherwise in need of housing accessibility features. The MCHA works to identify local landlords that supply accessible housing and make appropriate referrals. Additional resources for the public are available the MCHA’s website: www.manateehousing.com.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

There are four federally defined categories under which individuals and families may qualify as homeless:

1. Literally homeless;
2. Imminent risk of homelessness;
3. Homeless under other Federal statutes; and
4. Fleeing/attempting to flee domestic violence.

Meeting homelessness challenges in Manatee County is a collaborative effort comprising numerous individuals, agencies, and organizations. Manatee County is within the Sarasota, Bradenton/Manatee, and Sarasota Counties CoC. The lead agency for collecting homeless data, conducting homeless needs assessments, and developing community supported homelessness strategies is the Suncoast Partnership. The Suncoast Partnership supports the communities of Manatee County and Sarasota County. Most of the data utilized in this section of the Plan was gathered from the Suncoast Partnership and the HUD exchange.

As a part of the Consolidated Plan process, the County coordinated with the Suncoast Partnership to obtain data related to the homeless population in Manatee County. The Suncoast Partnership regularly conducts a homeless census where volunteers reach out to identify the homeless and have them complete a short survey to gather information about the number of homeless as well as the characteristics of this population. It should be noted that any homeless census is an undercount, because it is impossible to locate every homeless person within geography as broad as Manatee County.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	167	13	0	0	0	0
Persons in Households with Only Children	6	0	0	0	0	0
Persons in Households with Only Adults	451	501	0	0	0	0
Chronically Homeless Individuals	67	188	0	0	0	0
Chronically Homeless Families	1	0	0	0	0	0
Veterans	67	36	0	0	0	0
Unaccompanied Child	37	14	0	0	0	0
Persons with HIV	7	1	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: 2022 Point-in-Time Count for Sarasota, Bradenton/Manatee, Sarasota Counties Continuum of Care

Homeless Needs Assessment

A recent homeless census, or annual point-in-time (PIT) survey, was conducted on January 23, 2017. The results of this survey are summarized in **Table 25(A)**. The methodology used by the Suncoast Partnership included actual counts of homeless persons living on the streets and in shelters in Manatee and Sarasota counties (the CoC region). The total number of homeless people in the CoC counties officially counted during the 2022 survey was 1,138. The data does not report how many of these people are specifically living in Manatee County; however, Manatee County makes up approximately 48% of the population in the Continuum of Care region, according to the 2017-2021 American Community Survey 5-Year Estimates. Based on this percentage, it can be assumed that there are about 545 homeless individuals living within Manatee County alone.

Demo

When non-typical homeless responses from street survey, jail, and school data are considered, the total number of homeless or persons at risk of becoming homeless may be higher. Of the 1,138 homeless persons officially counted within the CoC, 952 were in households with only adults, 6 were in households with only children, and 180 were in households with at least one adult and one child. Fifty-one (51) were unaccompanied youth, including 6 unaccompanied children under 18 years of age, and 103 were homeless veterans. Eight (8) persons reported having HIV/AIDS.

Because of the transient nature of homelessness, it is often difficult to locate homeless persons or to follow up with much needed services and support. Over 22% were chronically homeless, having been homeless at least four times in the past three years. Many of those surveyed had a serious mental illness (123 persons or nearly 11%) or a substance abuse disorder (101 or nearly 9%). Approximately 57 or 5% of those surveyed had been victims of domestic violence.

Indicate if the homeless population is: Has No Rural Homeless

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

Chronically Homeless

HUD defines a person as chronically homeless if they have been homeless for one year or longer or have had four or more episodes of homelessness within the past three years and have a disabling condition. National studies have found that when all costs are factored in, chronically homeless persons account for approximately half of the total expenditures for homeless services. This percent of expenditure is

Demo

based on a national average of just fewer than 16% of all homeless persons being considered as chronically homeless. In Manatee and Sarasota counties, the percentage of chronically homeless persons is higher. Of the homeless persons counted during the 2022 PIT, 22% of those surveyed, or 255 individuals, met the HUD definition of chronically homeless.

Families

Of the 1,138 homeless persons officially counted, 180 or nearly 16% were in households with at least one adult and one child. Persons in families, specifically, comprised a small segment of the overall homeless population counted by the Suncoast Partnership. There were 59 homeless families reported in Manatee County during the 2022 PIT survey. Three families were classified as chronically homeless.

Veterans

There are an estimated 103 homeless veterans in Manatee and Sarasota counties, comprising 9% of the counted homeless population.

Unaccompanied Youth

Unaccompanied youth accounted for approximately 4.5% or 51 of the 1,138 homeless persons that agreed to be surveyed. Six (6) of the unaccompanied youth were children under the age of 18.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	453	413
Black or African American	144	89
Asian	2	3
American Indian or Alaska Native	1	1
Pacific Islander	1	1
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	79	45
Not Hispanic	545	469

Data Source
Comments:

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

Of the 1,138 homeless persons officially counted, 180 or nearly 16% were in households with at least one adult and one child. Persons in families, specifically, comprised a small segment of the overall homeless population counted by the Suncoast Partnership. There were 59 homeless families reported in Manatee County during the 2022 PIT survey. Three families were classified as chronically homeless.

Similarly, in 2021, there were 56 homeless families reported in the CoC. It is estimated that 48% of the CoC’s population resides within Manatee County; as such, it can be estimated that there are at least 28 homeless families with children in need of housing assistance are within Manatee County.

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

Homelessness is not unique to a particular gender, race, or ethnicity. **Table 25(B)** provides demographic data regarding the homeless population in the Sarasota, Bradenton/Manatee, and Sarasota Counties Continuum of Care. Approximately 33% of those surveyed were females and 67% of those surveyed were males. According to the 2022 data, the most commonly reported races were White, representing 76% of the homeless surveyed, and Black/African American, representing about 20% of the homeless surveyed. Less than 4% reported as another race or more than one race. Of the homeless surveyed, nearly 11% reported as Hispanic/Latino.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The number of homeless people counted during the annual PIT survey in the Sarasota, Bradenton/Manatee, Sarasota Counties Continuum of Care in 2022 was 1,138. Of the total homeless persons officially counted in the Continuum of Care region, 255 were chronically homeless individuals, 51 were unaccompanied children, 103 were homeless veterans, and eight (8) were persons with HIV/AIDS.

Because of the transient nature of homelessness, it is often difficult to locate homeless persons or to follow up with much needed services and support. Over 22% were chronically homeless, having been homeless at least four times in the past three years. Many of those surveyed had a serious mental illness (123 persons or nearly 11%) or a substance abuse disorder (101 or nearly 9%). Approximately 57 or 5% of those surveyed had been victims of domestic violence.

Discussion:

Based on the January 24, 2022 PIT survey, the homeless population within the Continuum of Care is approximately 1,138 individuals. This number is significantly higher than number reported for the previous year (526 in 2021). Many of those surveyed had a serious mental illness or a substance abuse disorder or had been victims of domestic violence. Several organizations in Manatee County provide temporary, transitional, and permanent supportive housing, and other basic assistance, for area families facing homelessness. These include, but are not limited to, the Salvation Army, Our Daily Bread, Turning Points, Catholic Charities, HOPE Family Services, and Family Resources Safe Place 2B, among others.

As further described in the CDBG-DR Action Plan, the 2024 hurricanes significantly intensified homelessness risks in Manatee County by damaging housing units, displacing residents, and disrupting emergency shelter and transitional housing systems. Flooding and storm surge rendered many units uninhabitable, forcing households into temporary sheltering arrangements, including FEMA Transitional Sheltering Assistance (TSA), hotels, or informal doubling-up situations. FEMA data indicates thousands of households reported immediate shelter needs following each storm, placing extraordinary strain on the local Continuum of Care (CoC) and emergency response systems.

These disasters compounded an already fragile homelessness response system, characterized by limited shelter capacity and rising housing costs. Unsheltered populations were particularly vulnerable to flooding, wind damage, and service disruptions. The hurricanes also delayed progress toward rehousing goals by diverting resources to emergency response and recovery. Disaster recovery efforts will focus on integrating housing stabilization, shelter repair, and non-congregate housing strategies to prevent prolonged displacement and increased homelessness among LMI households and special needs populations.

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

Introduction:

A broad category that applies to any population that is presumed to be low- to moderate-income and in need of public services, non-homeless special needs include those of the mentally ill, developmentally disabled, at-risk youth, elderly, and other groups such as persons with HIV/AIDS. These special needs are often addressed by non-profit agencies, usually in coordination with the Manatee County. Understanding the characteristics of its special needs populations will help the County to better evaluate public facilities and services directed toward such needs.

Describe the characteristics of special needs populations in your community:

Understanding the characteristics of its special needs populations will help the County to better evaluate public facilities and services directed toward such needs.

Elderly & Frail Elderly

According to HUD's Comprehensive Housing Affordability Strategy (CHAS), HUD defines "elderly" as individuals over the age of 62 and "frail elderly" as individuals over the age of 75. According to the 2017-2021 ACS 5-Year Estimates, 32.3% of Manatee County's population are individuals over the age of 62 and 12.3% are individuals over the age of 75. Due to age, the frail elderly may be unable to care for themselves adequately and may have one or more disabilities or need assistance to perform the routine activities of daily life. According to 2017-2021 ACS 5-Year Estimates, 19.5% of individuals between 65 and 74 years of age are disabled (11,577); whereas 40.5% of individuals over the age of 75 are disabled (19,374).

At-Risk Youth and Young Adults

Approximately 71,977 children live in Manatee County. According to the 2017-2021 ACS 5-Year Estimates, 18.2% of Manatee County's population is less than 18 years of age. Of the population, less than 18 years of age, approximately 15.9% children are living in poverty (11,461).

Physically & Developmentally Disabled

According to the 2017-2021 ACS 5-Year Estimates, disabilities are categorized into six types: hearing difficulty, vision difficulty, cognitive ability, ambulatory difficulty, self-care difficulty, and independent living difficulty. According to the 2017-2021 ACS 5-Year Estimates, approximately 56,041 or 14.3% of people in Manatee County are estimated to have a disability. While most disabled persons within Manatee County (approx. 47,484 people) are 35 years and over, the highest proportion of disabled persons are between the ages of 35 to 64 (16,533) and 75 years and over (19,374).

Mental Illness & Substance Abuse

The Department of Housing and Urban Development, in the Comprehensive Housing Affordability Strategy (CHAS) manual, defines severe mental illness as a persistent mental or emotional impairment that significantly limits a person's ability to live independently. According to the national statistics, approximately one percent of the adult population meets the definition of severely mentally ill. According to the 2017-2021 American Community Survey, Manatee County has an estimated adult population (over 18 years of age) of approximately 322,847 persons. One percent of this population is 3,228 persons.

According to the Substance Abuse and Mental Health Services Administration (SAMHSA) 2020 National Survey of Substance Abuse Treatment Services, 390 persons per 100,000 population of adult age are in treatment for either an alcohol or drug abuse problem. Since Manatee County is estimated to have an adult population (age 18 or older) of 322,847 persons, an estimated 1,259 individuals in Manatee County may have substance abuse problems.

Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking

There may be as many as 2,500 victims of domestic violence and related incidents annually in Manatee County. According to the Florida State UCR Domestic Violence Crime Comparison data by County, updated in 2022, there were 2,343 domestic violence incidents reported.

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

Elderly & Frail Elderly

The elderly and frail elderly typically need assistance with housing rehabilitation and home maintenance. Additionally, the elderly may need facilities and programming, such as those provided at senior centers and through initiatives like the Manatee County's Aging Services/Elder Helpline.

The elderly are also susceptible to financial difficulties as well as to health problems, including those caused by poor nutrition. Organizations such as Meals-on-Wheels Plus of Manatee, Our Daily Bread, and Manatee County's Aging Services/Elder Helpline support the elderly in Manatee County. These types of organizations are critical in determining and meeting elderly and frail elderly service needs.

At-Risk Youth and Young Adults

Manatee County offers a number of programs for youth and young adults, including those held after school and during the summer at the G.T. Bray Recreation Center, John H. Marble Recreation Complex, Pride Park, and Lincoln Park, as well as various other public parks, natural areas, and libraries. Currently, there are several agencies within Manatee County that provide programming for low- and moderate-income children, specifically. These include the Children's Services Advisory Board of Manatee County, which funds programs related to crisis stabilization, family strengthening and support, maternal and child health, youth development, prevention and redirection, and school readiness. Supportive service needs for youth and young adults are determined by such agencies and related youth service providers.

Physically and Developmentally Disabled

Accessibility improvements and other supportive services, such as employment assistance, are typical needs of this population. Currently, there are several agencies within Manatee County that provide services for people with disabilities including, but not limited to, Easter Seals of Southwest Florida, United Cerebral Palsy of Southwest Florida, Community Center for the Deaf and Hard of Hearing, Suncoast Center for Independent Living, Inc., and Lighthouse of Manasota. Supportive service needs for the disabled are determined by such service providers.

Mental Illness & Substance Abuse

Healthcare and mental health counseling are typical needs of this population. Currently there are several agencies in Manatee County that offer services to the mentally ill and substance abusers, including, but not limited to, Manatee County Rural Health Services, We Care, and Manatee Glens,

among others. Supportive service needs for the mentally ill and substance abusers are determined by such service providers.

Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking

Family safety, advocacy, and housing for both adults and children are typical needs of this population. Currently there are several organizations in Manatee County that offer services to victims of domestic violence, dating violence, sexual assault and stalking including, but not limited to, HOPE Family Services, Legal Aid of Manasota, Gulf Coast Legal Services, and Women’s Resource Center, among others. Supportive assistance needs for victims of domestic violence are determined by such service providers.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The U.S. Center for Disease Control and Prevention (CDC) estimates that over one million adults and adolescents are living with HIV in the U.S., including those not yet diagnosed and those who have already progressed to AIDS. According to the Florida Department of Health, Florida has one of the highest rates of new HIV infections in the country. According to the Florida Health Department Integrated Epidemiological Profiles (2021) there were approximately 1,229 persons living with HIV in Manatee County.

Persons who are HIV positive do not, simply by virtue of having the HIV antibody, require special housing. The State of Florida Housing Opportunities for Persons with AIDS (HOPWA) does not offer any services in Manatee County for persons living with the HIV/AIDS virus; however, equal access to housing is a priority for the County. Currently, there are several programs and housing providers for persons living with HIV/AIDS in Manatee County including, but not limited to, the Manatee County Health Department, Manatee County Rural Health Services, and Catholic Charities, among other regional networks.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Not applicable.

Discussion:

Non-Homeless Special Needs is a broad category that applies to any population that is presumed to be low- to moderate-income and in need of public services. The category covers a large population, including the mentally ill, developmentally disabled, elderly, and other groups. Services to address these

needs are often provided by non-profit agencies, usually in coordination with the Manatee County; however, many of these agencies are overburdened and continue to need funding assistance for service delivery.

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

Describe the jurisdiction’s need for Public Facilities:

The community has identified the following public facility needs: youth recreational and senior/elderly facilities and programs, community resource centers, libraries/reading spaces, and public park improvements.

How were these needs determined?

These needs were identified during the survey, focus groups, and community meetings conducted during the Consolidated Planning process, based on citizen feedback and discussion of community needs.

Describe the jurisdiction’s need for Public Improvements:

The community has identified the following public improvement needs: Improvements to street lighting, public safety, code enforcement, blight elimination, sidewalks and related ADA modification, roads/repaving, and flooding/drainage improvements.

Hurricanes Debby, Helene, and Milton caused extensive damage to Manatee County’s public infrastructure, including stormwater systems, roadways, wastewater treatment facilities, and public utilities. Record rainfall overwhelmed drainage systems and resulted in the release of more than 17 million gallons of untreated or partially treated wastewater, while storm surge and coastal erosion damaged roads, bridges, and public facilities. FEMA Public Assistance data and local consultations identified substantial gaps between total recovery costs and available federal assistance, particularly for mitigation and resilience upgrades.

Economic activity was also disrupted as businesses faced flooding, power outages, and loss of access to transportation networks. While SBA disaster loans provided some relief, unmet economic revitalization needs remain, especially for small businesses in coastal and flood-prone areas. Infrastructure recovery is critical not only for restoring essential services but also for supporting long-term economic stability and resilience. CDBG-DR investments will prioritize infrastructure recovery and mitigation to reduce future disaster risks and support sustainable economic recovery

How were these needs determined?

These needs were identified during the survey, focus groups, and community meetings conducted during the Consolidated Planning process, based on citizen feedback and discussion of community needs.

Describe the jurisdiction’s need for Public Services:

The community has identified the follow public service needs: programs for elderly persons (in-home care, transportation, nutrition, etc.), health services, mental health counseling, substance abuse counseling, prisoner re-entry programs, legal aid, case management, youth activities/programs (through young-adult), childcare, and the need to address the link between transportation, affordable housing, and job opportunities.

How were these needs determined?

These needs were identified during the survey, focus groups, and community meetings conducted during the Consolidated Planning process, based on citizen feedback and discussion of community needs.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The purpose of the Market Analysis is to provide a clear picture of the environment in which Manatee County must administer its programs over the course of the Consolidated Plan. In conjunction with the Needs Assessment, the Market Analysis will provide the basis for the Strategic Plan and the programs and projects to be administered. Most of the data tables in this section are populated with a default data set based on the most recent data available. Additional data has been obtained from various sources, including more current American Community Survey (ACS) estimates and local data from Manatee County. This section covers the following broad topics:

- General Characteristics of the Housing Market: The general characteristics of the County's housing market, including supply, demand, and condition and cost of housing, are described in the following sections: Number of Housing Units (MA-10); Cost of Housing (MA-15); and, Condition of Housing (MA-20).
- Lead-based Paint Hazards: The Condition of Housing (MA-10) section provides an estimate of the number of housing units within Manatee County that are occupied by low-income families or moderate-income families that contain lead-based paint hazards.
- Public and Assisted Housing: A description and identification of the public housing developments and public housing units in Manatee County is provided in the Public and Assisted Housing (MA-25) section. This narrative details the physical condition of such units, the restoration and revitalization needs, Section 504 needs, and the public housing agency's strategy for improving the management and operation of public housing and the living conditions of low- and moderate-income families in public housing.
- Assisted Housing: The information collected in the Number of Housing Units (MA-10) section describes the number and targeting (income level and type of family served) of units currently assisted by local, state, or Federally funded programs and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, such as expiration of Section 8 contracts.

Additional Text

- Facilities, Housing, and Services for Homeless Persons: A brief inventory of facilities, housing, and services that meet the needs of homeless persons within the County is provided in the Homeless Facilities and Services (MA-30) section. A particular emphasis is given to chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The inventory includes services directly targeted to homeless persons, as well as mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

- *Special Need Facilities and Services*: The Special Needs Facilities and Services (MA-35) section describes the housing stock available to serve persons with disabilities and other low-income persons with special needs, including persons with HIV/AIDS and their families. The section further describes the facilities and services that assist persons who are not homeless, but who require supportive housing and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
- *Barriers to Affordable Housing*: This section (MA-40) provides an assessment of the regulatory barriers to affordable housing that exist within Manatee County. These regulatory barriers may include tax policies affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
- *Non-Housing Community Development Assets*: This section (MA-45) provides an inventory of the economic activities and opportunities within Manatee County. It identifies the topics of business by sector, labor force, occupations by sector, travel time, educational attainment, and earnings.
- *Broadband Needs of Housing*: This section (MA-60) describes the need for broadband connections for low- and moderate-income households and neighborhoods. It also identified whether additional competition is needed to encourage affordable rates.
- *Hazard Mitigation*: This section (MA-65) identifies the jurisdictions increased natural hazard risks and vulnerabilities as a result of climate change.

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

Introduction

The total number of housing units in Manatee County increased significantly during the past decade. The County had a total of 138,128 housing units at the time of the 2000 U.S Census and 172,690 housing units at the time of the 2010 U.S. Census. Between 2010 and 2020 U.S. Census, the total number of housing units in the County grew by nearly 20% (from 172,690 to 206,633 units). According to data provided in the 2017-2021 ACS, there are currently an estimated total of 202,950 housing units located within Manatee County, a 1.8% decrease since 2020.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	109,779	54%
1-unit, attached structure	12,711	6%
2-4 units	13,346	7%
5-19 units	20,344	10%
20 or more units	16,892	8%
Mobile Home, boat, RV, van, etc	29,878	15%
Total	202,950	100%

Table 27 – Residential Properties by Unit Number

Alternate Data Source Name:

2017-2021 ACS Estimates

Data Source Comments:

Residential Properties by Unit Number

As shown in **Table 28**, data from the 2017-2021 ACS show that over 120,000 or more than 60% of all residential properties within Manatee County are single units. Single-unit properties are either detached structures (109,779 or 54.1%) or attached structures (12,711 or 6.3%). Residential properties are further categorized into properties within 2-4 unit structures (13,346 or 6.5%), properties within 5-19 unit structures (20,344 or 10.0%), and properties within 20 or more unit structures (16,892 or 8.3%). These categories comprise over 85% of the County’s housing stock. The remaining 14.8% of residential properties in the County are classified as mobile home, boat, RV, van, etc. (29,878), making up a significant number of homes within the County.

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	491	0%	1,395	4%
1 bedroom	5,174	4%	6,793	17%
2 bedrooms	88,631	76%	29,234	74%

	Owners		Renters	
	Number	%	Number	%
3 or more bedrooms	22,261	19%	2,275	6%
Total	116,557	99%	39,697	101%

Table 28 – Unit Size by Tenure

Alternate Data Source Name:

2017-2021 ACS Estimates

Data Source Comments:

Unit Size by Tenure

As shown in **Table 29**, there are an estimated 156,254 total occupied housing units within the County. Of this total, 116,557 or 74.5% are owner-occupied and 39,697 or 25.4% are renter-occupied. Of all owner-occupied units, most contain 2 or 3 bedrooms (76%). Only a small number of owner-occupied units have 1 bedroom (4.4%) or are without bedrooms (0.4%). Of all renter-occupied units, most contain 2 or 3 bedrooms (73.6%). In contrast to owner-occupied units, a significant percentage of renter-occupied units have 1 bedroom (17.1%) and a small percentage of renter-occupied units are without bedrooms (3.5%).

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

As was noted earlier in Section NA-35, the Manatee County Housing Authority (MCHA) has been charged with the responsibility of the administration of housing programs for low-income persons. The operations of the MCHA are funded through annual appropriations provided by the U.S. Department of Housing and Urban Development (HUD).

According to the Office of Public and Indian Housing (PIH) Public Information Center (PIC), the following number and type of voucher units are available within Manatee County (see also **Table 38**):

- 80 total public housing units available
- 1,276 total Housing Choice Vouchers (HCVs) available

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

Some units assisted with Federal, state or local programs may be lost from the inventory during the planning period; however, because Manatee County does not directly administer public housing or HCV vouchers, the County is unaware of any expiring contracts. The MCHA monitors contract expirations and/or unit losses.

The 2024 hurricanes damaged thousands of housing units across Manatee County, with varying degrees of severity ranging from minor repairs to total destruction. FEMA damage assessments identified hundreds of units destroyed or sustaining major damage, particularly in coastal communities such as Anna Maria Island and Bradenton Beach. Manufactured housing and older structures experienced disproportionately higher damage rates, reducing the overall supply of habitable housing units in the County.

These losses further constrained an already limited housing inventory amid strong population growth and demand. Temporary loss of units placed upward pressure on rents and reduced availability for displaced households. Recovery efforts must focus on restoring lost units, preserving affordability, and incorporating mitigation measures to protect the housing stock from future disasters. CDBG-DR housing programs will play a critical role in stabilizing the County's housing supply and ensuring equitable recovery.

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

A shortage of affordable housing may exist for very-low and low-income households in Manatee County. While affordability is a concern for any tenure, more owner-occupied units are considered affordable than renter-occupied units. Public comment suggests a lack of available, quality, and affordable housing units.

Describe the need for specific types of housing:

Generally, the County has a diverse distribution of housing types. Most housing units in the County are within detached single-unit structures. About 18.3% of all housing units are within structures with 5 or more units, indicating a lack of multi-unit apartment and townhome buildings. Sixteen percent (14.8%) of housing units in the County consist of mobile homes, boats, RVs, vans, etc., which are generally more affordable housing types for low- and moderate-income residents who may not be able to afford a single-family home. Only 12.8% of all housing units are within attached single-unit structures or 2-4 unit structures, indicating a lack of townhome, duplex, and triplex types.

Although the distribution of specific housing types suggests a reasonably diverse selection of housing for low- and moderate-income residents, affordability of these units is a major concern. As indicated in the Needs Assessment, cost burden and severe cost burden is a problem for a high percentage of low- and moderate-income residents. Public comment along with data analysis suggests the need for additional affordable multi-family units located along urban corridors, near job centers, and in the proximity to other community amenities and assets.

In terms of housing unit size, the predominant unit size for both owners and renters is 2 or more bedrooms, with few smaller units available (see **Table 28** and **Table 29**). It is important to note that

according to the 2017-2021 ACS, larger units (4 or more bedrooms) in Manatee County tend to be occupied by owners while smaller units (one bedrooms) tend to be occupied by renters. These trends may indicate a lack of larger units available for rental or point to affordability concerns as unit size increases.

Discussion

The number of housing units in the County has increased dramatically over the long-term. However, a shortage of affordable housing may exist for very-low and low-income households in Manatee County; and given the County's housing stock profile, there is a lack of diversity of housing types within the County. While there is a significant amount of housing units in the County that consist of mobile homes, boats, RVs, vans, etc., which tend to be more affordable, most housing units within the County are within either single-unit detached structures or multi-unit apartment/condominium structures. Few units are within other attached housing types (e.g., townhome, duplex, etc.). Moreover, there are few smaller (1 bedroom or studio) units available.

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

Introduction

This section provides an overall picture of housing costs within Manatee County. Specifically, the section describes housing cost trends, rent trends, fair market rents, and affordability.

Cost of Housing

	Base Year: 2015	Most Recent Year: 2021	% Change
Median Home Value	169,000	267,300	58%
Median Contract Rent	814	1,190	46%

Table 29 – Cost of Housing

Alternate Data Source Name:

2017-2021 ACS Estimates

Data Source Comments:

Rent Paid	Number	%
Less than \$500	1,227	10.9%
\$500-999	8,087	49.7%
\$1,000-1,499	15,083	24.7%
\$1,500-1,999	9,802	10.1%
\$2,000 or more	4,078	4.6%
Total	38,277	100.0%

Table 30 - Rent Paid

Alternate Data Source Name:

2017-2021 ACS Estimates

Data Source Comments:

Cost of Housing

The costs of housing trends for Manatee County are displayed in **Table 30**. According to the 2017-2021 ACS, the current median home value for Manatee County is estimated to be \$267,300. This figure represents a 58% increase from the 2011-2015 U.S. Census median home value of \$169,000.

Between the 2011-2015 ACS and the 2017-2021 ACS, the estimated median contract rent within the County increased by 46%, from \$814 to \$1,190. The distribution of estimated rents paid within Manatee County is detailed in **Table 31**, according to 2017-2021 ACS data. Of all 39,697 rental units within the County, almost half (58.4%) have a rent between \$500 and \$1,499. Few rental units have a rent less than \$500 (3.1%). Approximately 35% of rental units have rent over \$1,499.

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	930	No Data
50% HAMFI	4,249	8,623
80% HAMFI	15,325	19,458
100% HAMFI	No Data	27,818
Total	20,504	55,899

Table 31 – Housing Affordability

Data Source: 2013-2017 CHAS

Housing Affordability

The overall housing affordability within Manatee County is detailed in **Table 32**. According to HUD, a unit is considered affordable if gross rent, including utilities, is no more than 30% of the household income. The table, based on 2013-2017 CHAS data, first divides households into four income ranges: less than or equal to 30% HUD Adjusted Median Family Income (HAMFI), less than or equal to 50% HAMFI, less than or equal to 80% HAMFI, and less than or equal to 100% HAMFI. The table also separates housing units into either rental units or owner units.

For households with incomes less than or equal to 30% HAMFI, a total of 930 available rental units are considered to be affordable, while no data is available for owner units. For households with incomes less than or equal to 50% HAMFI, a total of 4,249 affordable rental units are available, while 8,623 affordable owner units are available. For households with incomes less than or equal to 80% HAMFI, a total of 15,325 affordable rental units are available, while 19,458 affordable owner units are available. Finally, for households with incomes less than or equal to 100% HAMFI, a total of 27,818 affordable owner units are available, while no data is provided for affordable rental units.

As noted previously in **Table 29**, an estimated 39,697 renter-occupied housing units are located within Manatee County (2017-2021 ACS). Of this total, only about 2.3% of renter-occupied housing units are affordable to the lowest income households (less or equal to 30% AMFI) and 10.7% are affordable to households earning less than or equal to 50% AMFI. A much larger percentage (38%) of renter-occupied housing units are affordable to households earning less than or equal to 80% AMFI. In general, only 51% of renter-occupied units are affordable.

An estimated 116,557 owner-occupied housing units are located within Manatee County (see **Table 29**). Of this total, 7.3% are affordable to households earning less than or equal to 50% HAMFI, 16.7% are affordable to households earning less than or equal to 80% HAMFI, and 23.8% are affordable to households earning less than or equal to 100% HAMFI. In general, 47.8% of owner-occupied housing units are affordable.

The destruction and damage caused by the 2024 hurricanes intensified housing cost pressures throughout Manatee County. Prior to the disasters, the County already experienced rising home values and rents, with Fair Market Rents increasing nearly 49 percent between 2020 and 2024. Post-disaster conditions further reduced supply while increasing demand for temporary and permanent housing, driving up rental rates and purchase prices.

Low- and moderate-income households were particularly impacted, as many lacked the financial resources to absorb increased costs or fund repairs not fully covered by insurance or FEMA assistance. Housing cost burdens increased for renters displaced by the storms, while homeowners faced rising construction and labor costs for repairs. CDBG-DR resources are essential to address affordability gaps by supporting housing rehabilitation, replacement, and rental recovery initiatives that stabilize costs for vulnerable households

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	880	1,060	1,320	1,750	2,080
High HOME Rent	1,020	1,094	1,316	1,511	1,666
Low HOME Rent	800	857	1,028	1,188	1,326

Table 32 – Monthly Rent

Alternate Data Source Name:
2023 HUD FMR & HOME RENTS
Data Source Comments:

Monthly Rent

Table 33 shows HUD Fair Market Rents and HUD HOME Rents within Manatee County. All Housing Choice Voucher programs operated in the North Port-Sarasota-Bradenton, FL MSA will use Small Area FMRs as defined by ZIP codes. Fair Market Rents (FMRs) are gross rent estimates that include rent plus the cost of all tenant-paid utilities. FMRs are set to the dollar amount at which 40% of the standard-quality rental housing units are rented, excluding non-market rental housing (e.g., public housing). High HOME Rents are equal to the FMR or 30% of the adjusted income of a family whose income equals 65% AMI, whichever is lower. Low HOME Rents are equal to 30% of the adjusted income of a family whose income equals 50% AMI.

Is there sufficient housing for households at all income levels?

A comparison of the total number of households at the various income levels (see **Table 6**) and the total number of affordable housing units available for the various income levels (see **Table 32**) can reveal surpluses or shortages of affordable housing.

There are 11,230 very low-income households earning 0-30% HAMFI in Manatee County. Because only 930 affordable rental units are identified in the CHAS database, and an undetermined number of owner units are available, a significant shortage of affordable units likely exists within the County for very low-income households. Similarly, there appears to be a shortage of affordable housing for low-income households. A total of 13,940 households in the County earn 30-50% HAMFI. According to the CHAS database, 4,249 rental-units and 8,623 owner-units (a total of 12,872 units) are available and affordable to low-income households. A total of 19,465 households in the County earn 50-80% HAMFI. There are approximately 15,325, affordable rental units and 19,458 affordable owner-units (a total of 34,783 units) available and affordable to moderate-income households, according to the CHAS database.

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

The estimated median home value within Manatee County increased from \$169,000 in 2015 to \$267,300 according to the 2017-2021 ACS, a 58% positive change. Over this same period, the County's contract rent increased by 46% from \$814 to \$1,190.

The County's median household income increased by 37.2% between the 2011-2015 ACS and the 2017-2021 ACS, from \$49,675 to \$68,172; while median home values and contract rent increased more dramatically (58% and 46% change, respectively) over that same period. The modest growth in incomes combined with the dramatic increase in home values and contract rent means that the cost of housing is likely unaffordable for most. This, combined with the County's lack of diverse housing types, could undermine affordability.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The County's current median contract rent is estimated to be \$1,190 (according to the 2017-2021 ACS). This median contract rent is lower than the Fair Market Rents for 2-bedroom, 3-bedroom, and 4-bedroom units, but is higher than the Fair Market Rents for efficiency and 1-bedroom units. In terms of High HOME Rent, the trend is similar. The County's current median contract rent is lower than the Low HOME Rents for 4 bedroom units but is higher than the Low HOME Rents for all other unit sizes.

Discussion

Within Manatee County, there is a potential shortage of units affordable to very-low and low-income households. While median household income has increased by about 37% since 2015, that increase has been outpaced by substantial increases in home values and contract rents (58% and 46%, respectively); therefore, housing has become increasingly unaffordable over the past seven to ten years. Moreover, there appears to be a lack of diversity in the number and types of housing units available.

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

Introduction

This section describes the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing. Additionally, it provides a summary of the housing stock available to serve persons with disabilities and persons with HIV/AIDS and their families.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

The following definitions pertain to this section:

- “Standard condition” – A housing unit that meets HUD Housing Quality Standards (HQS) and all applicable state and local codes.
- “Substandard condition but suitable for rehabilitation” – A housing unit that contains one or more housing condition (defined below), contains a lead-based paint hazard, and/or is condemned as unfit for human habitation but is both structurally and financially feasible to rehabilitate.
- “Substandard condition not suitable for rehabilitation” – A housing unit that contains one or more housing condition (defined below), contains a lead-based paint hazard, and/or is condemned as unfit for human habitation and is not structurally or financially feasible to rehabilitate.

Additionally, the term “abandoned vacant unit” is defined by HUD as:

- A housing unit that has been foreclosed upon and vacant for at least 90 days.
- A housing unit where no mortgage or tax payments have been made by the property owner for at least 90 days.
- A housing unit where a code enforcement inspection has determined that the property is not habitable and the owner has taken no corrective actions within 90 days of the notification of the deficiencies.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	26,292	23%	19,603	49%
With two selected Conditions	445	0%	1,766	4%
With three selected Conditions	42	0%	0	0%
With four selected Conditions	0	0%	0	0%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
No selected Conditions	89,778	77%	18,328	46%
Total	116,557	100%	39,697	99%

Table 33 - Condition of Units

Alternate Data Source Name:

2017-2021 ACS Estimates

Data Source Comments:

Condition of Units

Table 34 shows the condition of occupied housing units within Manatee County, with a breakdown of owner-occupied units and renter-occupied units. As defined by HUD, a housing “condition” includes the following:

- A housing unit that lacks complete plumbing facilities
- A housing unit that lacks complete kitchen facilities
- A housing unit with more than one person per room
- A housing unit with a cost burden greater than 30% of the occupant’s household income

According to 2017-2021 ACS data, the majority (77%) of owner-occupied housing units have no housing conditions. Of the remaining owner-occupied housing units, a significant number feature one housing condition (22.5%). Less than 1% have two housing conditions and three or more housing conditions.

Of the estimated 39,697 renter-occupied housing units in the County, half (49.4%) have one housing condition. Nearly half (46.2%) of renter-occupied units have no housing conditions. Only 4.4% of renter-occupied units have two housing conditions and 0 have three housing conditions. No renter-occupied housing units have three or more housing conditions.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	43,904	38%	10,588	27%
1980-1999	35,733	31%	13,274	33%
1950-1979	33,999	29%	14,488	36%
Before 1950	2,921	3%	1,347	3%
Total	116,557	101%	39,697	99%

Table 34 – Year Unit Built

Alternate Data Source Name:
2017-2021 ACS Estimates
Data Source Comments:

Year Unit Built

The age of housing within Manatee County is detailed in **Table 35**, as supplied by the CHAS default data source. Of the 116,557 owner-occupied housing units, the majority (68.3%) were built after 1980. The remaining 31.7% was built before 1980. Of the 39,697 renter-occupied housing units, the majority were built between 1950 and 1999 (69.9%). Nearly 27% were built 2000 or later, and about 3.4% of renter-occupied units were built before 1950.

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	36,920	32%	15,835	40%
Housing Units build before 1980 with children present	8,389	7%	5,152	13%

Table 35 – Risk of Lead-Based Paint

Alternate Data Source Name:
2017-2021 ACS Estimates
Data Source Comments: 2013-2017 CHAS (Units with Children Present)

Risk of Lead-Based Paint

The risk of lead-based paint hazards within Manatee County is estimated in **Table 36**. Because the actual number of housing units in the County with lead-based paint is not available, an assumption must be made. For the purposes of this plan, a housing unit built before 1980 is presumed to have a higher risk of lead-based paint. Therefore, the table shows the total number of owner-occupied and renter-occupied units that were built before 1980, as well as those built before 1980 with children present. The data for this table is from the 2017-2021 ACS and 2013-2017 CHAS.

As shown in **Table 36**, over 31% of owner-occupied housing units in the County were built prior to 1980, while about 7% were built before 1980 and have children present. For renter-occupied housing units, nearly 40% were built prior to 1980, while about 13% were built prior to 1980 and have children present. Although there is a high percentage of housing units built before 1980, signifying a higher risk of lead-based paint, there is a low percentage of older housing units with children present. A slightly higher percentage of older housing units with children present are occupied by renters.

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	15,736	30,960	46,696
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source Comments: 2017-2021 ACS (Vacant Units); RealtyTrac.com. Manatee County, FL. Date accessed: June 2023 (empty = data not available)

Vacant Units

According to 2017-2021 ACS data, there are a total of 202,950 housing units within Manatee County. Of these, 46,696 or 23% are vacant. As defined in the American Community Survey, a housing unit is vacant if no one is living in it at the time of interview. Units occupied at the time of interview entirely by persons who are staying two months or less and who have a more permanent residence elsewhere are considered to be temporarily occupied and are classified as “vacant.” Based on 2017-2021 ACS data and assuming that 33.7% of the County’s occupied housing units were built before 1980; at least 15,736 17,775 vacant housing units may be suitable for rehabilitation. There is no data available for abandoned units.

The RealtyTrac.com foreclosure database accessed in June 2023 indicates that the county has 646 foreclosures, 11 bank owned properties, 57 headed for auction, and 1,167 properties for sale.

Need for Owner and Rental Rehabilitation

<TYPE=[text] REPORT_GUID=[F8DC4D3147433947165558A235C46686]
PLAN_SECTION_ID=[1313801000]>

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

Table 36 notes that, in Manatee County, 36,920 owner-occupied housing units were built prior to 1980 and 15,835 renter-occupied housing units were built prior to 1980. These units are assumed to have a higher risk of lead-based paint hazards.

As of the 2017-2021 ACS, there are an estimated 156,254 occupied housing units within Manatee County. Approximately 52,755 or 33.7% of these housing units are assumed to have a higher risk of lead-based paint hazards. According to 2013-2017 CHAS data, approximately 44,635 low- or moderate-income households (earning less than or equal to 80% HAMFI) reside in Manatee County. Therefore, approximately 15,042 housing units occupied by low- and moderate-income families may have a higher risk of lead-based paint hazards.

Discussion

In terms of housing conditions, a greater percentage of renter units have housing conditions than owner-occupied units. However, while a third (31.6%) of the County's owner-occupied housing units were built before 1980, a larger percentage (39.8%) of the renter-occupied housing predates 1980. Due to the combination of housing conditions and unit age, there is a need for Manatee County to facilitate both owner-occupied and rental-unit rehabilitations.

The 2024 hurricanes significantly degraded the condition of Manatee County's housing stock through repeated flooding, wind damage, and prolonged moisture exposure. Many homes sustained structural damage, roof failure, mold growth, and compromised electrical and mechanical systems. Repeated storm events compounded damage, particularly in areas that had not fully recovered from earlier hurricanes.

Public housing and HUD-assisted units were also impacted, with some properties requiring substantial repairs beyond available insurance proceeds. Without comprehensive rehabilitation and resilience improvements, these units remain vulnerable to future disasters. CDBG-DR programs will prioritize restoring housing to safe, sanitary conditions while incorporating mitigation measures such as elevation, floodproofing, and wind resistance to improve long-term housing quality.

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

Introduction

As was noted earlier in Section NA-35, the Manatee County Housing Authority (MCHA) administers housing assistance for low- and very low-income persons in the greater Manatee County area. The operations of the MCHA are funded through annual appropriations provided by U.S. Department of Housing and Urban Development.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	80	1,276	15	1,261	0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

The MCHA administers programs that deliver housing assistance to low- and very low-income persons in Manatee County and Bradenton area. These include public housing, tenant-based vouchers (Housing Choice Vouchers or HCVs), and special purpose voucher activities. Combined, these activities supply 1,356 publicly assisted housing units in the greater Manatee County

Table 38 shows the total number of units currently assisted by local, state or federally funded programs. Approximately 80 public housing units are programmed within Manatee County. Public housing units are provided at one (1) property, the Pine Village Subdivision.

Table 38 notes that there are approximately 1,261 tenant-based HCVs available, which are administered by the MCHA. These vouchers provide rental assistance to qualified very low-income families and very- low-income elderly, disabled, handicapped and single persons. Vouchers typically cover 30% of adjusted gross income, total tenant payment or a payment standard. A security deposit, paid by the tenant, is required. There is typically a waiting list for such vouchers and the waiting list is currently closed. Additionally, the MCHA administers 15 project-based vouchers. Combined, the total number of HCVs administered is 1,276.

Public Housing Condition

Public Housing Development	Average Inspection Score
Pine Village Subdivision, 2803 46th Avenue Dr. W.	92

Table 38 - Public Housing Condition

Public Housing Condition

Table 39 shows the condition of public housing based on average inspection score. The Pine Village subdivision received an inspection score of 92 in October 2019.

HUD 2019 Public Housing Property Physical Inspection Data for Researchers (Florida), version March 2021.

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

The MCHA and other non-profit and private housing providers in the community continuously seek to rehabilitate the supply of housing affordable to low- and very low-income persons. While the condition of public housing units is very good based on recent inspection scores, the overall condition of rental housing in Manatee County signifies the need for ongoing rehabilitation of rental units that may be available to tenant-based HCV recipients.

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

The mission of the MCHA is to ensure safe, decent and affordable housing; create opportunities for resident's self-sufficiency and economic independence; and assure fiscal integrity in all programs. The MCHA maintains a Resident Advisory Board, which meets regularly to discuss matters of administration of public housing and fair housing. The MCHA also maintains a Family Self-Sufficiency program available to residents of public housing. This program is available to residents of the Pine Village public housing development and is designed for families who are interested in becoming self-sufficient. Through this program, the MCHA provides one-on-one mentoring and guidance to help participants address such life challenges as finding childcare, locating transportation, finding a job or a better job than the one they currently have, finding educational opportunities, improving credit, and overcoming a criminal background.

Discussion:

The County works cooperatively with the MCHA, and private entities, in the provision of public and subsidized housing within Manatee County. The Manatee County Housing Authority (MCHA) is a high performing public housing authority. The MCHA has achieved a PHAS score that reflects excellent management in all areas of the Public Housing Program, which includes administration of self-sufficiency programs.

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

Introduction

Critical to the success of homeless services is the capacity to coordinate systems of care beyond sheltering, healthcare, mental health counseling, employment, etc. and the ability to follow a case through myriad providers to ensure that individual or family is transitioned out of homelessness.

Meeting homelessness challenges in Manatee County is a collaborative effort comprising numerous individuals, agencies, and organizations. The lead agency for collecting homeless data, conducting homeless needs assessments, and developing community supported homelessness strategies is the Suncoast Partnership to End Homelessness. The Suncoast Partnership to End Homelessness (Suncoast Partnership) serves Manatee and Sarasota counties and supports a two-county Continuum of Care (CoC) that convenes service providers, community leaders, law enforcement, government, and homeless individuals to collaborate and coordinate services for the homeless.

The Suncoast Partnership is also recognized as the lead agency of the CoC and works collaboratively with the County on regional issues. The Suncoast Partnership is responsible for advancing community-wide efforts and conducting the Annual Point-In-Time (PIT) survey, which involves various partnering agencies. Most of the data utilized in this section of the Consolidated Plan was gathered from the Suncoast Partnership. HUD and the State of Florida publish CoC and statewide PIT findings annually. Manatee County is within HUD CoC Number FL-500 (Sarasota, Bradenton/Manatee, Sarasota Counties CoC) for reporting purposes. Data related to facilities and housing targeted to homeless households are shown in **Table 40**.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	130	0	185	208	0
Households with Only Adults	375	224	164	566	0
Chronically Homeless Households	0	0	0	273	0
Veterans	10	0	20	274	0
Unaccompanied Youth	32	0	9	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Data Source: HUD 2022 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report (Sarasota, Bradenton/Manatee, Sarasota Counties CoC). https://files.hudexchange.info/reports/published/CoC_HIC_CoC_FL-500-2022_FL_2022.pdf * While no voucher/seasonal/overflow beds are specifically allocated to veterans, several organizations list veterans as a secondary target population. https://www.hudexchange.info/resource/reportmanagement/published/CoC_HIC_CoC_FL-500-2015_FL_2016.pdf* While no voucher/seasonal/overflow beds are specifically allocated to veterans, several organizations list veterans as a secondary target population.

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

Several mainstream providers offer services to the homeless population as well low- and moderate-income populations. These providers include, but are not limited to, the following organizations:

Medical/Healthcare Resources

- Manatee County Rural Health Services (multiple locations in Manatee County): Offers medical care at locations throughout Manatee County, including family practice, pediatrics, OB/GYN, chiropractic, dentistry, podiatry, mental health, wellness, infectious disease care, acute care, vision, internal medicine and lab services. A sliding fee scale is based on household income.
- We Care One Stop Clinic (300 Riverside Dr. E., Suite 2000, Bradenton, FL 34208): Prequalifies low-income citizens to receive specialized medical care donated by participating doctors in the community. The Agency also offers a Free Clinic at the One-Stop Center (701 17th Ave. W, Bradenton, FL 34205).

Mental Health Resources

- Centerstone (Formerly Manatee Glens) (2020 26th Ave. E., Bradenton, FL 34208): Provides free assessment and referral services, and assists with mental health and substance abuse issues (alcoholism, drug abuse) affecting children and adults. Services are provided at various locations throughout the County.

Employment Resources

- Suncoast Community Capital (302 Manatee Avenue E. #240, Bradenton, FL 34208): Provides one-on-one small business (microenterprise) counseling and assistance, small business development classes and assistance, financial literacy education, free income tax preparation, Connect Your Community Digital Literacy classes, workforce readiness training, and referrals to Manatee Community Action Agency for family stability support services.
- Women's Resource Center (1926 Manatee Ave., W., Bradenton): Provides counseling, networking, computer and employment training/coaching, and a career closet to women in transition.

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

Several non-profit providers and faith-based organizations offer services to the homeless population, which include emergency shelter. These providers include, but are not limited to, the following organizations:

- Catholic Charities (1219 16th St. W., Bradenton, FL 34205): Provides a wide variety of programs and services for at-risk populations to help achieve self-sufficiency, including immigration information, help with credit issues, and emergency assistance funds when available.
- Family Resources, Inc. "SafePlace2B" (361 6th Avenue West, Bradenton, Florida 34205; 1001 9TH Avenue West, Bradenton, Florida 34205): Provides counseling and emergency shelter for at-risk and unaccompanied youth.
- The Food Bank of Manatee (811 23rd Ave. E., Bradenton, FL 34208): Distributes food to non-profit agencies including food pantries, soup kitchens, and churches, as well as infant care baskets with formula, diapers, wipes and other baby essentials.
- HOPE Family Services (Post Office Box 1624, Bradenton, FL 34206): Manatee County's domestic violence service provider, offers a myriad of services including emergency and transitional housing and counseling for homeless women and their children.
- Our Daily Bread (701 17th Ave. W., Bradenton, FL 34205): Provides free daily meals to homeless and hungry families at a location shared with Turning Points.
- Salvation Army of Manatee (1204 14th St. W., Bradenton, FL 34205): Provides emergency overnight shelter, as available, for men, women and children, as well as self-sufficiency counseling, transitional housing for families with children, food pantry, etc.
- Suncoast Partnership to End Homelessness (Glasser/Schoenbaum Human Services Center, 1750 17th St., K-1, Sarasota, FL 34234): The designated Continuum of Care (CoC) agency dealing with homelessness and homeless prevention issues in Manatee and Sarasota Counties.
- Turning Points (701 17th Ave. W., Bradenton, FL 34205): Helps low-income individuals and families at-risk of homelessness or in transition from homelessness to housing. Both case management and financial assistance is provided. Turning Points also coordinates a One-Stop Center that provides homeless information and referral, day resource services, and rental assistance.

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

Introduction

This section describes facilities and services that assist persons who are not homeless but require supportive housing and programs. These populations may include elderly and frail elderly, persons with disabilities, persons with alcohol or drug addictions, persons with HIV/AIDS, or other groups. Such facilities and services include units that are barrier-free and physically accessible, units with on-site supportive services such as case management, counseling and healthcare, and units that are affordable to persons on a fixed or limited income.

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

Elderly & Frail Elderly

The elderly, and particularly the frail elderly, require supportive housing, including units that are barrier-free and accessible to the disabled, units with on-site supportive services, and units that are affordable to persons on a fixed-income. The elderly population with housing needs continue to be an area of focus in Manatee County. CDBG funds may be used to provide assistance with maintenance so that the elderly can remain in their homes for as long as possible. Those with fixed incomes, such as the elderly and disabled, are particularly impacted by the rising costs of fuel, utilities, and food. There are not enough resources or funds to provide for this population; however, several organizations in Manatee County, such as Manatee County's Aging and Elderly Services/Elder Helpline, Myakka County Community Center, and Meals on Wheels PLUS of Manatee offer assistance.

Persons with Disabilities (Mental, Physical, Developmental)

Disabled persons require barrier-free housing that is also affordable. Accessibility retrofits tend to be expensive and homes with such features tend to be higher in value. In contrast, income levels for the disabled (mentally, physically or developmentally) tend to be lower than median area income, resulting in affordability concerns. While new multi-family units are required to have accessibility for such populations, older units tend to be lacking such features. Moreover, persons with mental or developmental disabilities often require supportive housing that includes on-site services. Several organizations exist within Manatee County to serve this population, including Lighthouse of Manasota, Suncoast Center for Independent Living, Inc. among others.

Persons with Alcohol or Drug Addictions

Persons with addictions may require temporary housing and treatment. This type of housing can include beds for extended stay and counseling rooms for on-site services. In Florida, services for persons with alcohol or drug addictions are coordinated by the Substance Abuse and Mental Health (SAMH) program in the Florida Department of Children and Families (DCF). Additionally, there are several organizations within Manatee County that provide substance abuse services. These include Manatee County Rural Health Services, We Care, and Centerstone.

Persons with HIV/AIDS

Persons living with HIV/AIDS face particular challenges with regard to supportive housing. Many are experiencing physical disability, loss of employment, and lack of income resulting in a need for more stable housing. Manatee County does not receive an annual allocation of Housing Opportunities for People with AIDS (HOPWA); however, several organizations exist within Manatee County to serve this population, including the Florida Department of Health in Manatee County, and the Michael Bach Health Center of Manatee County Rural Health Center, among others.

Other Groups

Persons leaving a violent domestic situation are often homeless at first. The availability of emergency and transitional housing is critical to prevent their return to such a situation. Most of the needs for this group are related to shelter and counseling. Runaway youth require similar housing and counseling services. In Manatee County, such services are provided by HOPE Family Services.

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

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

Manatee County seeks to assist low-income households with their housing and community development needs, and the following FY 2023/2024 activities may also support persons with special needs. These activities include:

- Manatee County Homeowner Rehabilitation Program
- Gulfcoast Legal Services, Inc. - Housing Preservation
- Meals on Wheels PLUS of Manatee, Inc. - Unfunded Senior Meals
- AMFM Enterprise, Inc. - Allean's Loving Care

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

See response, above (previous question and response).

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

This section requires the jurisdiction to explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include land use controls, zoning ordinances, building codes, and policies that affect the return on residential investment.

Manatee County has several programs that it utilizes to remove or ameliorate the negative effects of public policies that are barriers to affordable housing. These programs are documented in the County's FY 2021-2024 Local Housing Assistance Plan (LHAP).

Potential barriers and corresponding incentives to affordable housing, as identified in the County's LHAP and LHIS documents, include the following:

- Barrier: Complex and timely development application review processes – Incentive: Processing of approval of development orders or permits for affordable housing is expedited to a greater degree than other projects.
- Barrier: Onerous impact fee requirements – Incentive: Modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
- Barrier: Density restrictions – Incentive: Allowance of flexibility in densities for affordable housing.
- Barrier: Limited infrastructure capacity – Incentive: Reservation of infrastructure capacity for very low-income persons, low-income persons, and moderate-income persons.
- Barrier: Zoning limitations for alternative housing units – Incentive: Allowance of affordable accessory residential units in residential zoning districts.
- Barrier: Onerous parking and setback requirements – Incentive: Reduction of parking and setback requirements for affordable housing.
- Barrier: Restrictive lot configurations – Incentive: Allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- Barrier: Onerous street requirements – Incentive: Modification of street requirements for affordable housing.
- Barrier: Policies that inadvertently increase the cost of housing – Incentive: Establishment of a process by which Manatee County considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- Barrier: Limited suitable land availability – Incentive: Preparation of a printed inventory of locally owned public lands suitable for affordable housing.

- Barrier: Distance from employment and transportation – Incentive: Support of development near transportation hubs, major employment centers, and mixed-use developments.

In general, Manatee County will continue to work with non-profit housing developers and providers to increase the amount of affordable housing. The County will do this primarily through the Community and Veterans Services Department, its Affordable Housing Advisory Committee (AHAC), and through regular preparation of its LHAP and LHIS reports for the State Housing Initiatives Partnership (SHIP) program.

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

Introduction

The Consolidated Plan provides a concise summary of the County’s priority non-housing community development needs that are eligible for assistance. The following section describes the economic development needs of Manatee County.

This section also provides data regarding the local economic condition of the jurisdiction and compares the ability of the local work force to satisfy the needs of local businesses. Much of this data can be used to describe the level of housing demand in the local market.

This section discusses the following topics:

- Business by Sector
- Labor Force
- Occupations by Sector
- Travel Time to Work
- Educational Attainment
- Median Earnings in the Past 12 Months
- Additional Narrative

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,187	4,768	1	4	3
Arts, Entertainment, Accommodations	18,739	16,691	11	13	2
Construction	14,024	12,037	8	9	1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Education and Health Care Services	35,337	28,283	21	22	1
Finance, Insurance, and Real Estate	11,832	5,916	7	5	-2
Information	2,540	1,084	2	1	-1
Manufacturing	11,960	8,756	7	7	0
Other Services	9,209	4,379	5	3	-2
Professional, Scientific, Management Services	22,370	15,386	13	12	-1
Public Administration	7,081	5,606	4	4	0
Retail Trade	22,461	17,216	13	13	0
Transportation and Warehousing	7,906	4,152	5	3	-2
Wholesale Trade	4,266	4,461	3	3	0
Total	168,912	128,735	--	--	--

Table 40 - Business Activity

Alternate Data Source Name:

2017-2021 ACS Estimates

Data Source Comments:

Business Activity

Information provided in **Table 41** identifies workers and jobs within Manatee County by sector. This information is divided into 13 sectors by number of workers, number of jobs and then calculations of the ratio of workers to jobs by business sector. According to the 2017-2021 ACS, there are 168,912 workers within all business sectors identified in Manatee County. The number of jobs within all sectors is estimated to be 128,735 according to the 2020 Longitudinal Employer-Household Dynamics data published by the U.S. Census Bureau.

The largest share of workers is within the Education and Health Care Services sector (21%). Workers in the Retail Trade sector and Professional, Scientific, and Management sector comprise 13% and 13% shares respectively. Workers in the Agriculture, Mining, Oil and Gas Extraction sector

and Information sectors comprise the smallest percentage of workers (1% and 2%, respectively).

Regarding the share of jobs, the largest share of jobs is within the Education and Health Care Services sector (22%). Jobs in the Arts, Entertainment, and Accommodations sector (13%), Retail Trade sector (13%), and Professional, Scientific, and Management sector (13%) are also well-represented. The Wholesale Trade sector and the Information sector account for the smallest percentages of jobs (3% and 1%, respectively.).

By comparing the share of workers to share of jobs, it can be determined within which sectors there are deficiencies to be addressed. The calculation of “jobs less workers” is the percentage of jobs less the percentage of workers. A negative number reflects an oversupply of labor for the sector. As **Table 41** shows, within Manatee County there are fewer jobs than workers within five (5) business sectors: Transportation, Warehousing, and Utilities; Information; Finance, Insurance, Real Estate, and Rental Leasing; Professional, Scientific, and Management; and Other Services, except Public Administration. This means that workers in these business sectors may have more difficulty finding a job that matches their skillset. In contrast, there may be more jobs than workers in five (5) business sectors: Agriculture, Mining, Oil, and Gas Extraction, etc.; Construction; Wholesale Trade; Educational Services, Health care, and Social Assistance; and Arts, Entertainment, Accommodations. These are estimates of sectors that may have more jobs than workers, though the data currently shows that there are fewer jobs than workers in Manatee County and the only sector with an oversupply of jobs is Agriculture, forestry, fishing, hunting, mining, gas extraction. However, for sectors with an oversupply of jobs, workers from outside Manatee County may be meeting the needs of the local job market for these sectors.

Labor Force

Total Population in the Civilian Labor Force	178,800
Civilian Employed Population 16 years and over	168,912
Unemployment Rate	5.50
Unemployment Rate for Ages 16-24	15.75
Unemployment Rate for Ages 25-65	4.60

Table 41 - Labor Force

Alternate Data Source Name:

2017-2021 ACS Estimates

Data Source Comments:

Labor Force

Table 42 portrays the labor force within Manatee County. According to the 2017-2021 ACS, the total population within the County in the civilian labor force is 178,700. This number includes the number of civilian workers plus those actively seeking employment and does not include those who are not actively seeking employment.

The number of the civilian population 16 years and over who are employed totals 168,912. According to 2017-2021 ACS estimates, the County's unemployment rate is approximately 5.5%. The unemployment rate for ages 16-24 is much higher than for the County as a whole. The unemployment rate for those between the ages of 16-24 is approximately 15.75% while for ages 25-65 the unemployment rate is approximately 4.6%.

Occupations by Sector	Number of People
Management, business and financial	62,679
Farming, fisheries and forestry occupations	945
Service	32,931
Sales and office	39,660
Construction, extraction, maintenance and repair	14,601
Production, transportation and material moving	18,096

Table 42 – Occupations by Sector

Alternate Data Source Name:

2017-2021 ACS Estimates

Data Source Comments:

Occupations by Sector

Table 43 displays occupations by Sector within Manatee County according to the 2017-2021 ACS. Management, business and financial occupations account for the largest number of occupations with 62,679 people. The service sector and sales and office sector are also well-represented. The least represented sector in Manatee County is farming, fisheries and forestry. Of these occupations, median earnings are highest in the management, business, and financial occupations (\$56,832), whereas median earnings are lowest in the farming, fisheries, and forestry occupations (\$22,055).

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	87,984	60%
30-59 Minutes	50,297	34%
60 or More Minutes	9,316	6%
Total	147,597	100%

Table 43 - Travel Time

Alternate Data Source Name:
2017-2021 ACS Estimates
Data Source Comments:

Travel Time

As shown in **Table 44**, for the population not working at home, the vast majority of Manatee County residents commute less than 30 minutes to work (59.6%). A notable percentage travel 30-59 minutes (34.1%) with a small percentage commuting more than one hour (6.3%). Seventy-nine (83.9%) percent of Manatee County workers drive to work alone and 12.1% carpool. According to 2017-2021 ACS estimates, for those who commute to work the average travel time is 25.8 minutes (less than 30 minutes) one-way.

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	11,605	877	8,087
High school graduate (includes equivalency)	36,655	2,322	14,112
Some college or Associate's degree	42,010	1,668	13,793
Bachelor's degree or higher	44,922	1,291	12,061

Table 44 - Educational Attainment by Employment Status

Alternate Data Source Name:
2017-2021 ACS Estimates
Data Source Comments:

Educational Attainment by Employment Status

Table 45 displays educational attainment by employment status for the population 25 to 64 years of age. Within Manatee County, the highest numbers of employed are those with a bachelor’s degree or higher (42,922), those with some college or an associate’s degree (42,010) and those with a high school degree (36,655). In contrast, only 11,605 of the civilian employed population in the labor force never graduated from high school.

The highest numbers of unemployed are high school graduates (2,322) and those with some college or an Associate’s degree (1,668). Approximately 14.2% of the civilian unemployed population in the labor force never graduated from high school; whereas 20.9% of the civilian unemployed population in the labor force has a Bachelor’s degree or higher.

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	448	1,218	2,584	4,075	2,704
9th to 12th grade, no diploma	4,469	3,119	2,504	7,069	5,682
High school graduate, GED, or alternative	8,951	12,351	9,460	3,426	34,191
Some college, no degree	6,780	8,943	7,464	21,903	20,883
Associate's degree	2,452	3,695	4,513	11,081	7,656
Bachelor's degree	2,263	8,514	9,174	20,446	19,997
Graduate or professional degree	230	3,078	5,553	11,576	17,395

Table 45 - Educational Attainment by Age

Alternate Data Source Name:
2017-2021 ACS Estimates
Data Source Comments:

Educational Attainment by Age

Table 46 shows Educational Attainment by Age. A small population over the age of 18 (33,872 or 10.5%) in Manatee County did not graduate from high school. Half of adults (161,352 or 49.9%) graduated from high school or have some college education but no college degree. Combined, over 60% of the population 18 years or older (195,224 adults) do not have a college degree. An estimated 127,623 or 39.5% adults have an associate, bachelors, graduate or professional degree.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	28,185
High school graduate (includes equivalency)	31,427
Some college or Associate's degree	38,723
Bachelor's degree	51,428
Graduate or professional degree	63,415

Table 46 – Median Earnings in the Past 12 Months

Alternate Data Source Name:

2017-2021 ACS Estimates

Data Source Comments:

Median Earnings in the Past 12 Months

Table 47 identifies income over a 12-month period as it relates to educational attainment in Manatee County. The data shown is sourced from 2017-2021 ACS estimates. Greater educational attainment strongly correlates with increased income. In Manatee County, persons having a graduate or professional degree have an estimated median income of \$63,415 and persons having a Bachelor’s degree have a median income of \$51,428. In contrast, persons with some college or an Associate’s degree have a median of \$38,723. Similarly, those with a high school diploma or equivalency have a median income of \$31,427 and those without a high school diploma or equivalency have a median income of \$28,185. The greatest gains in median earnings are made for persons with a Bachelor’s degree (32.8% increase in median earnings compared to having only some college or an Associate’s degree). Having a Bachelor’s degree corresponds to an 82.5% increase in median earnings compared to having no high school diploma.

pared to having no high school diploma.

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

The major employment sectors in Manatee County are Education and Health Care Services; Arts, Entertainment, Accommodations; Professional, Scientific, and Management, etc.; and Retail Trade. Combined, these four employment sectors represent over half (59%) of all available jobs in Manatee County.

Describe the workforce and infrastructure needs of the business community:

The data show that there may be more jobs than workers in five business sectors: Agriculture, Mining, Oil, and Gas Extraction, etc.; Construction; Wholesale Trade; Educational Services, Health care, and Social Assistance; and Arts, Entertainment, Accommodations. These are estimates of sectors that may

have more jobs than workers, though the data currently shows that there are fewer jobs than workers in Manatee County and the only sector with an oversupply of jobs is Agriculture, forestry, fishing, hunting, mining, gas extraction. However, for sectors with an oversupply of jobs, workers from outside Manatee County may be meeting the needs of the local job market for these sectors.

Of the civilian unemployed labor force in Manatee County, only 20.9% have a bachelor's degree or higher. Of the total population age 18 and older, only 30.4% have a bachelor's degree or higher. Since a large percentage of Manatee County's population lacks a college education, there may be a demand for adult basic education, workforce training and other education opportunities to better match the needs of employers with employees skilled in areas such as agriculture/mining, retail and wholesale trade, education, healthcare, arts/entertainment, and the hospitality industry. While some jobs in education or the arts may require a Bachelor's degree or higher, many jobs in the agriculture/mining, trade, healthcare, and hospitality sectors only require a high school diploma or equivalency, some college, or an Associate's degree. With that, there are a number of private and public educational institutions, as well as workforce training initiatives, available in Manatee County to address this need.

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

Manatee County competes for business development with adjacent counties and the region. Thus, the County must position itself to facilitate economic development. Industry promotion, technical support, and neighborhood revitalization and redevelopment projects are priorities for the County. Manatee County will continue to support economic development through the implementation of several programs, including Brownfields redevelopment, Southwest District (SWD) (which includes two former Community Redevelopment Areas or CRAs), Transportation Concurrency Exception Areas (TCEAs), and Florida International Gateway Improvement District, among others. The SWD and Gateway District finances improvements to the South County and Port Manatee areas and considers incentives for projects that provide catalytic change. The County also provides business assistance, including emergency recovery information. Through the Manatee County Scoping and Rapid Response Services Team, and in coordination with the Bradenton Area Economic Development Corporation, the County aims to facilitate projects and sites that expand the commercial base, attract and retain young professionals, and promote economic opportunity.

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

Within five (5) business sectors there is a potential oversupply of labor where there are more workers than jobs: Transportation, Warehousing, and Utilities; Information; Finance, Insurance, Real Estate, and

Rental Leasing; Professional, Scientific, and Management; and Other Services, except Public Administration. This means that workers in these business sectors may have more difficulty finding a job that matches their skillset. Some of these sectors, along with the education sector, generally require an educated workforce with a college degree, which corresponds to the educational attainment of 30.4% of the adult population.

In contrast, there are fewer workers than jobs within five business sectors: Agriculture, Mining, Oil, and Gas Extraction, etc.; Construction; Wholesale Trade; Educational Services, Health care, and Social Assistance; and Arts, Entertainment, Accommodations. This means that workers from outside of Manatee County may be meeting the employment needs of these business sectors. These sectors, along with the healthcare and retail trade sectors, may only require a high school diploma or equivalency, some college, or an Associate's degree, which corresponds to the educational attainment of 49.9% of the adult population.

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

The County continues to collaborate with Bradenton Area Economic Development Corporation and Manatee Chamber of Commerce on economic development activities to better market to, attract, and retain businesses and develop the County's resident workforce. The following workforce training initiatives are available to residents of Manatee County:

- CareerSource Suncoast
- Community Colleges (i.e., State College of Florida; Manatee County Technical College, USF Sarasota-Manatee Campus, etc.)
- Jobs, Etc. Employment and Training Center
- Suncoast Community Capital

These initiatives support the development of a skilled workforce to meet the employment demands of the market.

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

Yes

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

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Discussion

According to the 2017-2021 ACS, the Manatee County civilian labor force is comprised of approximately 178,700 people, of which approximately 94.5% are employed and 5.5% are unemployed. The largest labor (i.e., workers) sectors in Manatee County are education and healthcare; retail trade; and professional, scientific, and management. More than half of workers are in these sectors.

Like in most communities, higher median earnings generally correlate with higher education. The highest median earnings in Manatee County are in occupations such as management, business, and financial, while the lowest median earnings are in farming, fisheries, and forestry occupations.

Approximately 29.5% of Manatee County's adult population has a high school diploma or equivalent, and only 30.4% of the County's population has a Bachelor's, graduate or professional degree. While there may be a need for workforce training, there are also several workforce training initiatives in Manatee County to meet this need.

Approximately 59.6% of Manatee County's population drives less than 30 minutes to get to work, and approximately 34.1% of Manatee County's population drives less than one hour to get to work. This means that most employees live within Manatee County or adjacent counties.

The County has several initiatives in place to promote economic opportunity, including TIF, TCEA, and other redevelopment incentives. The County continues to coordinate with local and regional economic development agencies, including the Bradenton Area Economic Development Corporation.

MA-50 Needs and Market Analysis Discussion

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

In the past five years, the County focused the majority of its CDBG-funded activities in eligible block groups (i.e., areas of low- and moderate-income concentration). Generally, these same areas are also disproportionately affected by housing problems, such as overcrowding, substandard conditions, or significant cost burden.

According to the HUD CPD Maps tool, **Table 48** shows the Census Tracts that have concentrations of housing problems (i.e., more than half of extremely low-income, low-income, or moderate-income households residing therein have some type of housing problem).

Because of the age of Manatee County's housing stock, housing problems are distributed throughout the County's limits. Geographically, housing problems affecting extremely low-income households are widespread. The majority of extremely low-income households have some type of housing problem, regardless of their location. Housing problems affecting low-income households are also widespread, but only half a dozen Census Tracts have a concentration of housing problems greater than 75% of low-income households. Housing problems affecting greater than 75% of moderate-income households are most concentrated to only one Census Tracts (20.17), which corresponds to a tract west of I-75 in East County.

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

The lowest income areas of Manatee County are most affected by housing problems and in need of community investment. Unfortunately, these areas are widespread. Sixty-six of the County's Block Groups have a low- and moderate-income population of 51% or greater. These block groups are distributed throughout the County.

An area of concentration is defined herein as an area where a certain group (racial, ethnic, or income) comprises a percentage of the population that is 10 percentage points higher than the jurisdiction as a whole. Nine Census Tracts meet this definition for race. Census Tracts 1.03, 1.05, 3.05, 7.03, 7.04, 7.05, 8.03, 15.01, and 15.02 have a population that is 10% or greater than 8.3% Black/African American jurisdictional percentage, according to HUD CPD Maps, Accessed June 2023. Ten Census Tracts are greater than 26.7% Hispanic according to HUD CPD Maps, Accessed June 2023. In contrast, the County of Manatee County as a whole is 16.7% Hispanic. Census Tracts with greater concentrations of racial and ethnic minorities correspond to primarily portions of East Bradenton, and Palmetto.

Although these concentrations exist, the data provided in the Market Analysis show that all residents of low- and moderate-income, regardless of race or ethnicity, may have significant housing needs.

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

The County's R/ECAPs are characterized by older housing stock, a predominance of rental units, and property values that are generally depressed in comparison to the balance of the County. For all R/ECAPs, a large percentage of the population is considered low- to moderate-income and a significant percentage of the population is living below poverty level.

Furthermore, the cumulative impacts of Hurricanes Debby, Helene, and Milton revealed systemic vulnerabilities in Manatee County's housing and infrastructure systems. Market conditions following the disasters reflect heightened demand for affordable, resilient housing, increased construction costs, and limited availability of skilled labor. These factors constrain recovery efforts and exacerbate inequities for LMI households, seniors, and persons with disabilities.

The Unmet Needs Assessment estimates more than **\$1.23 billion** in total unmet recovery needs across housing, infrastructure, and economic revitalization sectors. While CDBG-DR funding cannot address all identified needs, it provides a critical opportunity to strategically invest in recovery and mitigation initiatives that align with Consolidated Plan priorities. Coordinated planning and targeted investments will be essential to restoring community stability, reducing future risks, and supporting long-term resilience in Manatee County

Are there any community assets in these areas/neighborhoods?

Like in many neighborhoods, the residents themselves, through the public participation process advocated for economic development. Organization at the neighborhood-level combined with other means, including CDBG assistance, is the primary asset for positive change in Manatee County's low- and moderate-income neighborhoods.

Are there other strategic opportunities in any of these areas?

Strategic financial support of community development projects such as public facilities, utilities and infrastructure, sidewalk and street improvements, blight elimination, and regular code enforcement will benefit these areas the most. Additionally, underutilized, or vacant properties in the South County area may be pursued for redevelopment through the County's TIF district.

TABLE 48: CONCENTRATIONS OF HOUSEHOLDS WITH HOUSING PROBLEMS

% of Households w/Housing Problems	Extremely Low-Income Households	Low-Income Households	Moderate-Income Households
50 - 75%	17.04, 18.00, 16.01, 14.04, 13.00, 19.04, 19.08, 19.10, 20.07, 20.08, 8.09, 8.07, 20.11, 7.05, 8.03, 8.04, 7.04, 7.03, 1.01, 1.03, 1.05, 1.06, 6.03, 6.04, 5.03, 5.04, 4.06, 12.03, 4.07, 4.03, 11.07, 11.04, 11.05, 3.09, 3.10, 3.07, 3.08, 10.00, 3.06, 3.05	14.04, 15.02, 19.07, 19.11, 19.13, 20.13, 20.03, 7.03, 1.03, 5.03, 4.05, 12.02, 12.04, 4.03, 4.08, 11.06, 11.04, 11.05, 3.07, 9.01, 9.02, 8.05, 8.08, 8.09, 20.05, 20.16, 20.15, 18.00, 17.01	20.07, 20.15, 20.16, 8.10, 8.05, 11.04, 17.03, 17.04
>75%	19.13, 19.11, 19.07, 15.02, 20.03, 12.02, 4.05, 5.01, 6.01, 4.08, 11.06, 9.02, 8.05, 8.08, 8.10, 20.17, 20.15, 17.03, 17.01	5.01, 6.01, 8.10, 20.17, 17.03, 17.04	20.17

Source: HUD CPD Maps, Accessed June 2023

Table 48 – Concentrations of Households with Housing Problems

Concentrations of Households with Housing Problems

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to the Federal Communications Commission (FCC) Fixed Broadband Deployment Map, accessed in June 2023, nearly all of the Manatee County has four or more fixed residential broadband providers throughout the County. One impediment to broadband access within low- and moderate-income households is the ability to afford monthly fees along with purchasing of equipment (computers, smartphones, tablets, and routers).

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

As stated above, according to the Federal Communications Commission (FCC) Fixed Broadband Deployment Map accessed in June of 2023, Manatee County has four or more fixed residential broadband providers throughout the City; therefore, there is already competition in the area. Some areas have as many as 6 or more providers.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

According to the Climate Science Special Report Fourth National Climate Assessment, Southeast communities will see an increase in average temperature in both the winter months and summer months. Increased heat wave intensity and frequency, impacts of sea level rise, increasing temperatures, extreme heat events, heavy precipitation, and decreased water availability will have impacts on physical infrastructure and public health.

Increases in precipitation are also likely. Given that Manatee is largely developed, it may experience greater risks of flooding due to the high amounts of impervious surface. This is especially true for the coastal areas of the county, which will suffer the impacts of sea level rise, and extreme tropical storms. These trends are expected to continue, causing erosion, declining water quality, and negative impacts on transportation, agriculture, human health, and infrastructure.

The 2024 hurricane season, including Hurricanes Debby, Helene, and Milton, underscored Manatee County's heightened exposure to flooding, storm surge, wind damage, and extreme rainfall events. Large portions of the County lie within FEMA-designated Special Flood Hazard Areas, and repeated storm events overwhelmed stormwater systems, caused coastal erosion, and resulted in extensive damage to residential structures, public infrastructure, and critical facilities. The cumulative impacts of multiple disasters within a short timeframe revealed vulnerabilities in older housing stock, manufactured homes, low-lying neighborhoods, and infrastructure systems not designed to withstand increasing climate-related hazards.

The CDBG-DR Action Plan identifies hazard mitigation as a critical component of long-term recovery, emphasizing the need to break the cycle of repetitive loss and reduce future disaster risks. Priority mitigation strategies include elevation and reconstruction of housing, floodproofing, drainage and stormwater improvements, infrastructure hardening, and resilience measures incorporated into housing rehabilitation and replacement activities. By aligning CDBG-DR investments with local mitigation plans and resilience goals, Manatee County seeks to protect life and property, reduce future recovery costs, and ensure that recovery efforts result in safer, more resilient communities—particularly for low- and moderate-income households disproportionately impacted by disaster events.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

As described in more detail in the CDBG-DR Action Plan, housing occupied by low- and moderate-income (LMI) households in Manatee County is disproportionately vulnerable to disaster-related risks due to a

combination of location, housing characteristics, and financial constraints. Analysis of FEMA Individual Assistance data, HUD Low- and Moderate-Income Summary Data (LMISD), and local damage assessments shows that many LMI households reside in low-lying or flood-prone areas, including coastal and inland zones subject to storm surge and extreme rainfall. LMI households are also more likely to occupy older housing stock, manufactured homes, and rental units with limited resilience features, increasing exposure to wind, flooding, and prolonged moisture damage.

Data findings further indicate that LMI households face greater challenges in recovering from disaster impacts due to limited access to insurance coverage, high deductibles, and insufficient savings to address repair costs not covered by FEMA or private insurance. Methods used to assess vulnerability included spatial analysis of FEMA damage data overlaid with LMISD census tracts, review of verified loss data, and consultation with local service providers and housing agencies. This analysis confirms that LMI households experience higher levels of displacement risk, longer recovery timelines, and increased likelihood of housing instability following disaster events, underscoring the need for targeted recovery and mitigation strategies within the County's CDBG-DR and Consolidated Plan programs.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Consolidated Plan process requires the County to identify priority needs and a Strategic Plan to meet those needs over the next five years. For every priority, there are goals and objectives established to measure progress, as well as strategies to address them. There are five major topics that were focused on in this Consolidated Plan:

- Affordable Housing
- Homelessness
- Social/Public Services
- Community Development/Public Improvements
- Economic Development

Housing

Housing Needs

The Housing topic is focused on the physical state and tenure of housing in Manatee County and ways that federal and local resources can be used to address housing issues. Based on input and data received through the public involvement process, the highest priorities identified by the public are:

- Affordable housing (increase supply)
- Multi-Family development near community assets
- Scattered site single-family development
- Quality of rental housing
- Elimination/Repurposing of blighted/abandoned structures
- Rehabilitation of older units (make ADA accessible)
- Long waiting lists for existing housing programs
- Housing and programs for homeless, special needs, and ex-offenders
- Fair Housing

Considering these priorities, the following draft goals and objectives are recommended:

Increase Access to Affordable Housing

Improve availability, accessibility, and condition of affordable housing for low- and moderate-income and special needs households throughout Manatee County.

Objectives:

- Increase the supply of affordable housing units.
- Preserve, maintain, and improve existing affordable housing stock for low- and moderate-income and special needs households.
- Provide rental and utility assistance to low- and moderate-income and special needs households.
- Assist low- and moderate-income and special needs households to become homeowners.
- Provide Fair Housing outreach and education.

Homelessness ÿ Social/Public Services

Homelessness and Social/Public Services

Meeting social and public service needs of Manatee County residents is a collaborative effort comprising numerous individuals, agencies and organizations. The Suncoast Partnership to End Homelessness is the lead agency for collecting homeless data for the Continuum of Care. The Suncoast Partnership to End Homelessness assists in conducting homeless needs assessments and developing community supported homelessness strategies in Manatee and Sarasota Counties. There are many other non-profit agencies along with County Departments that provide an array of services to individuals and families throughout Manatee County. In developing priority Homelessness and Social/Public Service needs, Manatee County did research and outreach through the Suncoast Partnership to End Homelessness and many other social/public service providers, as well as the citizens of Manatee County and stakeholders through public meetings, focus group meetings, and survey instruments.

Based on input and the data received through the citizen participation process, the highest priorities identified are services such as:

- Senior Services
- Mental Health Services
- Youth Services
- Substance Abuse Services
- Homeless Shelters, Services, and Prevention

- Transitional Housing
- Rapid Re-Housing
- Affordable Child Care

Considering these priorities, the following draft goals and objectives are recommended:

GOAL: Reduce Homelessness in Manatee County

Expand the accessibility and coordination of social services to Manatee County low and moderate-income and special needs populations.

Objectives:

- Provide outreach and supportive services to individuals living in streets
- Provide short-term and medium-term housing assistance to at-risk populations.
-
- Expand capacity of homeless shelters to prevent individuals from living in streets.
- Expand supply of transitional and permanent supportive housing to at-risk populations.

GOAL: Support Healthcare and Wellbeing Activities for Special Needs Populations

Enhance the living environment of persons of low and moderate income and special needs populations through public improvement activities.

Objectives:

- Provide elderly independent living support services
- Provide access to health and dental care for underinsured individuals
- Support substance abuse and mental health activities for low- and moderate-income and at-risk populations.

Community Development/Public Improvement Needs

Community Development/Public Improvement Needs

Community Development/Public Improvements is a broad category of spending that covers many types of public facilities and improvements such as roads, sewer improvements, water improvements, wastewater improvements, lighting, drainage, community centers, parks, and virtually any other public project that benefits low- and moderate-income neighborhoods.

Based on the needs assessment, input received through the citizen participation process, including public meetings, the following community development/public improvement needs were identified:

- Youth Centers/Senior Centers
- Road Resurfacing/Construction
- Sidewalks
- Transportation Options and Services

Considering these priorities, the following draft goals and objectives are recommended:

Goal: Expand Community Development Strategies

Improve public safety conditions for Manatee County citizens in low- and moderate-income areas.

Objectives:

- Improve infrastructure conditions and living environments within designated low- and moderate-income areas.
- Improve existing, or develop new, public facilities that service both low- and moderate-income areas or special needs populations, or that benefit low- and moderate-income persons.
- Improve public safety and emergency preparedness within designated low- and moderate-income areas.
- Support local businesses in low- and moderate-income areas, and the preservation or restoration of structures of historical significance.
- Eliminate blight within designated low- and moderate-income areas.

Economic Development

Economic Development Needs

Economic Development Needs is a category that applies to assisting low- and moderate- income populations and areas with economic opportunity. The category covers topics such as commercial building improvements, job training/education, and programs that assist low- and moderate- income

persons with seeking and retaining employment. These specific services are often provided by non-profit agencies or for-profit business, but also could be provided through Manatee County programs.

Based on input and the data received through the citizen participation process, the highest priorities identified by the public are:

- Economic Development
- Employment Training
- Redevelopment of vacant/abandoned shopping centers
- Availability of resources for entrepreneurship and small business development

Considering these priorities, the following draft goals and objectives are recommended:

Goal: Provide Access to Supportive Services & Economic Development Opportunities

Support programs that create economic opportunities for low and moderate-income persons or within the designated low and moderate-income areas.

Objectives:

- Support programs for youth education, recreation, wellbeing, and protection.
- Enhance access to job readiness and skills training programs for low- and moderate-income individuals, at-risk youth, and individuals exiting the judicial system.
- Support programs that provide social services and transportation to special needs populations including, but not limited to, frail/elderly, at-risk youth, individuals exiting the judicial system, disabled persons, persons living with HIV/AIDS, severe mental illness, and persons with substance abuse.

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

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Samoset Target Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Manatee County has many low- and moderate- income census block groups throughout the County. The Samoset neighborhood is located within the designated urban core of Manatee County, wedged between US 301, 15th Street East, and 38th Avenue East.
	Include specific housing and commercial characteristics of this target area.	This area is defined by mainly single-family residential housing with some multi-family housing mixed in and industrial to the northwest of the area. Commercial development is located along major corridors and urban corridors and is defined as mainly strip commercial.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Throughout the public participation process the areas defined as low- and moderate- income areas (specifically Samoset) were identified as areas that needed expanded social services, affordable housing, blight elimination, and neighborhood improvements and rehabilitation.
Identify the needs in this target area.	The needs of the low- and moderate- income areas in the County include the following: blight removal, housing rehabilitation, affordable housing, rental assistance, home ownership opportunities, code enforcement, infrastructure improvements e.g., street improvements, sidewalks, drainage, water, sewer, public facilities, code enforcement to address living conditions, expanded and accessible social services, and economic development.	

	<p>What are the opportunities for improvement in this target area?</p>	<p>The opportunities for improvement in low- and moderate- income areas include, but are not limited to owner-occupied housing rehabilitation, code enforcement; street, sidewalk, and drainage improvements; public facilities improvements; and neighborhood clean-up. In addition, there is an opportunity to develop a collaborative and coordinated effort by public services agencies to direct and focus resources and services within the areas that are greatly in need.</p> <p>The Manatee County Economic Development Division is working to develop a strategy to increase household income, reduce poverty, and stimulate the economy in this target area. It is an area of focus for the county for several planning efforts and related initiatives.</p>
	<p>Are there barriers to improvement in this target area?</p>	<p>The barriers of improvement for low- and moderate-income areas include but are not limited to the following: lack of resources outside of entitlement and County general fund dollars, limited to lack of desirable incentives for development as similar target areas, and lack of interest from private developers in the target area.</p>
<p>2</p>	<p>Area Name:</p>	<p>Washington Park Target Area</p>
	<p>Area Type:</p>	<p>Local Target area</p>
	<p>Other Target Area Description:</p>	
	<p>HUD Approval Date:</p>	
	<p>% of Low/ Mod:</p>	
	<p>Revital Type:</p>	<p>Comprehensive</p>
	<p>Other Revital Description:</p>	

<p>Identify the neighborhood boundaries for this target area.</p>	<p>The Washington Park Target Area is located north of the Manatee River and is generally bounded by 49th Street East at the north, the existing railway line and 4th Avenue West at the west, 36th Avenue East and the existing railway line at the east, and areas abutting 17th Street East at the south (just north of the railway line). The boundary of the Washington Park neighborhood is partly formed by the non-municipal areas north of Palmetto and areas locally known as Memphis and Washington Park.</p> <p>The Washington Park area spans two Census Tracts and four Block Groups as follows (geographically, from north to south): Census Tract 15.01, Block Group 1, north of 25th Street East and east of 16th Avenue East; Census Tract 15.01, Block Group 2, north of 21st Street East and south of 25th Street East; Census Tract 15.02, Block Group 2, north of 17th Street East and south of 21st Street East; and Census Tract 15.02, Block Group 1, south of 17th Street East (small portion, only 10% of this Block Group).</p>
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<p>Include specific housing and commercial characteristics of this target area.</p>	<p>Residents of Washington Park describe the area as “established”. According to the 2012-2016 American Community Survey, within Washington Park, housing characteristics consist generally of a higher percentage of owner households opposed to renter-occupied households. Most housing units are single-family detached structures. Single-family attached structures, mobile homes, and multi-family units comprise the balance of the housing stock. Median values for owner occupied units tend to be of lower value in the Washington Park area compared to Manatee County as a whole.</p> <p>Non-residential uses are primarily located along 17th Street East and consist mainly of industrial uses such as manufacturing, construction materials, and warehousing. Institutional uses such as public schools and churches are scattered throughout the area. At the center of the area at 16th Avenue East/Canal Road and 29th Street East is James Tillman Elementary School. Multiple established churches support the community fabric of this area. Public parks and open space properties are currently limited in the area; however, a large public passive park (“Washington Park”) is under construction between 30th Street East and 38th Street East, just east of the existing railway line. Additionally, a multi-use trail and trail connector are also planned in the area.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>Manatee County utilized staff knowledge as well as community stakeholder interviews and focus group meetings to identify Washington Park as a Target Area. The aggregate percentage of low- and moderate-income persons in the Washington Park neighborhood is 63%, based on the four Block Groups corresponding to the area.</p>

<p>Identify the needs in this target area.</p>	<p>Needs within the Washington Park area include, but are not limited to, increasing the supply of quality affordable and workforce housing, elimination of slum/blight and crime (e.g. code enforcement, more frequent patrol), public infrastructure improvements (street lighting, sidewalks and connectivity, road resurfacing/widening, drainage improvements), public facilities and programming (e.g. community center for youth and seniors), transportation options and services, employment training, resources for entrepreneurship/small business development, and access to neighborhood commercial (e.g. services, food/grocery).</p>
<p>What are the opportunities for improvement in this target area?</p>	<p>The opportunities for improvement in this target area are further coordination with several planned or potential County projects, including the large public passive park (“Washington Park”) at the old borrow pit site, as well as the Palmetto Trails Network Plan and the Willow-Ellenton Trail Connector that cross the target area. The target area has an ample amount of large, undeveloped properties that could support economic development, affordable and workforce housing, or public facilities. Through community stakeholder interviews and focus groups, the County identified that the residents desire a sense of place to bring the community together. Public facilities and programs for youth and seniors at a centralized community center, library or similar gathering place are desired. Such a facility does not currently exist within the target area. Moreover, many residents are seeking improved connectivity within the neighborhood as well as access to jobs through employment training and better transportation options. This could be facilitated through public infrastructure projects such as street lighting, sidewalks, road resurfacing/widening, and drainage improvements. Organized neighborhood cleanups and coordination with code enforcement could also help to reduce slum and blight conditions.</p>

	Are there barriers to improvement in this target area?	<p style="margin: 0in 0in 8pt;">The barriers of improvement for this target area include, but are not limited to, the following: lack of resources outside of entitlement and County general fund dollars, lack of community cohesion among distinct neighborhoods within the target area, lack of safe routes and connectivity between residential neighborhoods and commercial services (e.g. few sidewalks, indirect street network, etc.), transportation disadvantage and lack of local jobs, and perception of crime/drugs, slum and blight within the area.</p>
3	Area Name:	Manatee County
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Eligible CDBG area.
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
4	Area Name:	R/ECAPs
	Area Type:	Local Target area
	Other Target Area Description:	

HUD Approval Date:	
% of Low/ Mod:	
Revital Type:	Comprehensive
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	In Manatee County, there are four R/ECAP area. The two northern R/ECAP areas are located southeast of downtown Bradenton, between 1st Street/U.S. 41 and 15th Street E. (south of U.S. 301 and north of 44th Ave. E./Cortez Rd.). The two southern R/ECAP areas is between 14th Street W and about 17th Street E (south of 57th Ave. W. and north of 63rd Ave. E.).
Include specific housing and commercial characteristics of this target area.	<p>Generally, within the R/ECAP areas housing characteristics consist of a higher percentage of renter households opposed to owner-occupied households. In addition, there tends to be higher numbers of vacant units within these areas than those non-R/ECAP areas. Housing tends to be older, with many units built before 1980; as such, median values for owner occupied units tend to be much less than the County as a whole. According to comments received through the Consolidated Plan process, quality of housing and code enforcement are major concerns for residents within this target area.</p> <p>Non-residential uses are primarily located along major corridors and consist mainly of commercial and light industrial development, including the Red Barn Flea Market (a regional attraction); hotel/motel; car repair/sales, and institutional (public schools and churches) uses. Public input revealed that there is a higher number of vacant commercial units throughout the R/ECAPs.</p>
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Manatee County utilized public input obtained through the development of the Five-Year Consolidated Plan to identify the R/ECAP census tracts as a Target Area.

<p>Identify the needs in this target area.</p>	<p>Needs within the R/ECAP areas include, but are not limited to increasing the supply of quality affordable housing, expanding access to housing programs and services, code enforcement, elimination of slum and blight, fair housing, expanded social services, public infrastructure improvements (street lighting, park improvements, sidewalks, road resurfacing, drainage improvements), public facilities improvements (youth and seniors), basic needs assistance (seniors/special needs), transportation options and services, substance abuse and mental health services, homeless services and prevention, affordable child care, employment training, commercial exterior rehabilitation, resources for entrepreneurship/small business development, financial literacy, and English as a second language.</p>
<p>What are the opportunities for improvement in this target area?</p>	<p>The opportunities for improvement in this targeted area include but are not limited to targeted owner-occupied housing rehabilitation, code enforcement; street, sidewalk and drainage improvements; public facilities improvements; and employment training, and commercial exterior rehabilitation. Also, the data indicate disparities in the percentage of loan originations. Financial literacy, credit counseling, and housing assistance are needed to increase the number of loan originations to allow people to become homeowners.</p> <p>Additional resources that can be utilized to capitalize on opportunities include the Children's Services Dedicated Millage and the recently proposed half-cent sales tax.</p>
<p>Are there barriers to improvement in this target area?</p>	<p>The barriers of improvement for this target area include but are not limited to the following: lack of resources outside of entitlement and County general fund dollars, limited incentives for private development, and lack of interest from private developers in the target area. Property and construction costs also create barriers to improvement within the defined target area.</p>

General Allocation Priorities

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

Manatee has designated low- and moderate- income census block groups with the highest percentages of low- and moderate- income households as “Target Areas”. The Community Block Grant Development (CDBG) program requires that each CDBG-funded activity must meet one of the HUD defined National Objectives which are:

- Benefiting low- and moderate-income persons,
- Preventing or eliminating blight, or
- Meeting other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available to meet such needs.

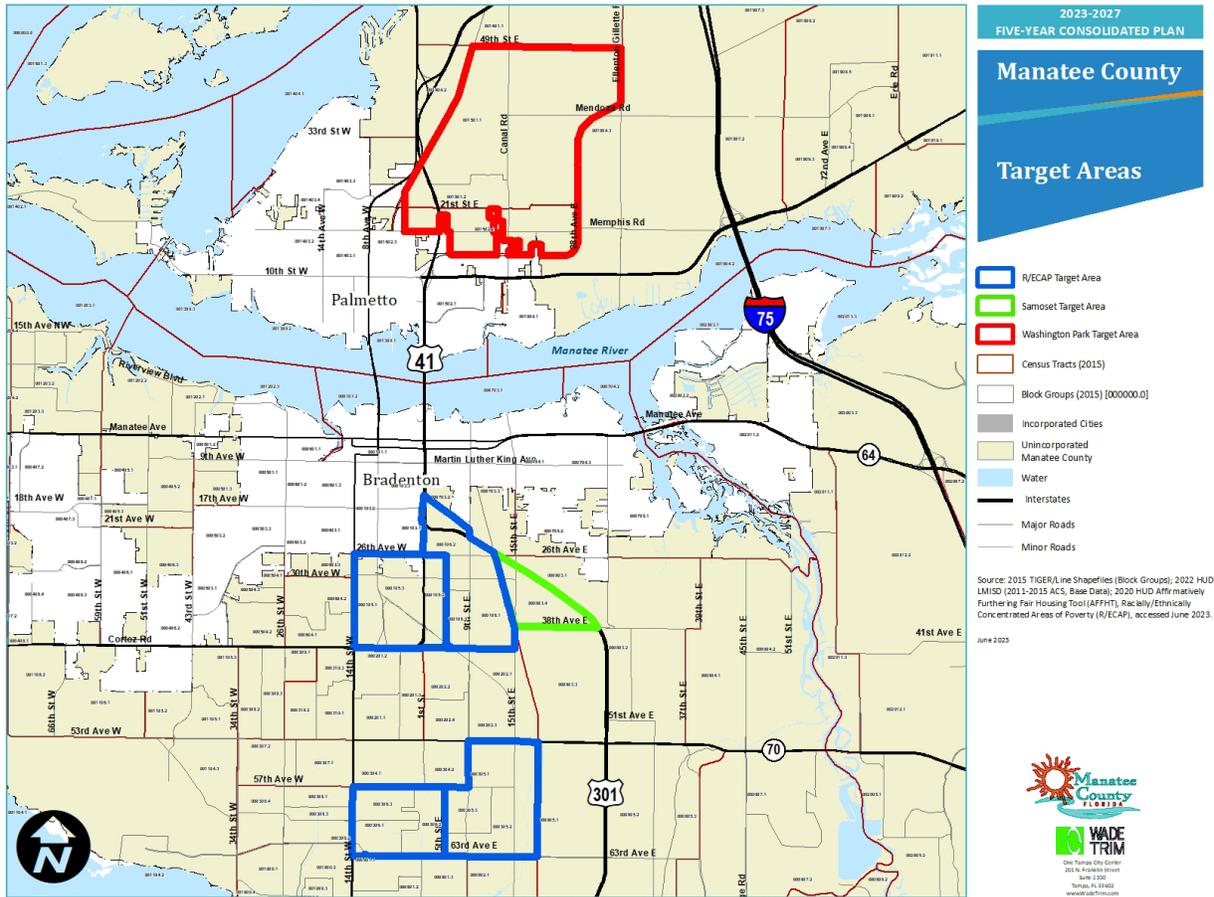
With respect to activities that benefit all the residents of a given area, at least 51% of the area’s residents must be low- and moderate- income or the area must obtain a slum/blight area designation.

Some CDBG assisted activities, such as parks, neighborhood facilities, community centers and streets, serve an identified geographic area. These activities generally meet the low- and moderate-income principal benefit requirement if 51 percent of the residents in the activity's service area are low- and moderate- income.

The Low- and Moderate- Income Areas Map shows all census block groups in which the majority of the population have incomes below the 80% AMI threshold. Each of these areas meets the eligibility requirements for low- and moderate-income area benefit.

Among the areas identified as target areas, Manatee County has identified areas known as Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs) as target areas. HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, HUD defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the

country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. Census tracts with this extreme poverty that satisfy the racial/ethnic concentration threshold are deemed R/ECAPs.



Map 2

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Preserve and Maintain Existing Housing Stock
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Manatee County Samoset Target Area R/ECAPs
	Associated Goals	Increase Access to Affordable Housing
	Description	Preserve and Maintain Existing Housing Stock
	Basis for Relative Priority	Priority need identified through the public process
2	Priority Need Name	Increase Supply of Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Manatee County Samoset Target Area R/ECAPs
	Associated Goals	Increase Access to Affordable Housing
	Description	Increase supply of affordable housing
	Basis for Relative Priority	Priority need identified through the Consolidated Plan public process.
3	Priority Need Name	Down Payment Assistance
	Priority Level	High

	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Manatee County Samoset Target Area R/ECAPs
	Associated Goals	Increase Access to Affordable Housing
	Description	Down Payment Assistance
	Basis for Relative Priority	Priority need identified through the Consolidated Plan public process.
4	Priority Need Name	Fair Housing & Equitable Access
	Priority Level	High
	Population	Extremely Low Low Moderate Public Housing Residents
	Geographic Areas Affected	Manatee County Samoset Target Area R/ECAPs
	Associated Goals	Increase Access to Affordable Housing
	Description	Fair Housing and Equitable Access
	Basis for Relative Priority	Priority need identified through the Consolidated Plan public process.
5	Priority Need Name	Homeless Prevention Assistance
	Priority Level	High
	Population	Extremely Low Low Individuals Chronic Substance Abuse
	Geographic Areas Affected	Manatee County R/ECAPs
	Associated Goals	Reduce Homelessness in Manatee County

	Description	Improvements to and the addition of public facilities to serve low/mod areas, low/mod populations, and special needs populations.
	Basis for Relative Priority	Priority need identified through the Consolidated Plan public process.
6	Priority Need Name	Shelter Facilities and Operations
	Priority Level	High
	Population	Extremely Low Individuals
	Geographic Areas Affected	Manatee County R/ECAPs
	Associated Goals	Reduce Homelessness in Manatee County
	Description	Shelter Facilities and Operations
	Basis for Relative Priority	Priority need identified through the Consolidated Plan public process
7	Priority Need Name	Homeless Outreach and Supportive Services
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Manatee County R/ECAPs
	Associated Goals	Reduce Homelessness in Manatee County
	Description	Homeless Outreach and Supportive Services
	Basis for Relative Priority	Priority need identified through the Consolidated Plan public process
8	Priority Need Name	Transitional and Supportive Housing
	Priority Level	High

	Population	Extremely Low Low Moderate Individuals Families with Children Chronic Substance Abuse
	Geographic Areas Affected	Manatee County Samoset Target Area R/ECAPs
	Associated Goals	Reduce Homelessness in Manatee County
	Description	Transitional and Supportive Housing
	Basis for Relative Priority	Priority need identified through the Consolidated Plan public process
9	Priority Need Name	Rental Assistance
	Priority Level	High
	Population	Extremely Low Low Moderate Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities Persons with HIV/AIDS and their Families
	Geographic Areas Affected	Manatee County Samoset Target Area R/ECAPs
	Associated Goals	Increase Access to Affordable Housing
	Description	Rental Assistance
	Basis for Relative Priority	Priority need identified through the Consolidated Plan public process
10	Priority Need Name	Employment Training
	Priority Level	High

	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Manatee County Samoset Target Area R/ECAPs
	Associated Goals	Provide Access to Supportive Services and ED Act.
	Description	Employment training for low and moderate income individuals
	Basis for Relative Priority	Priority need identified through the Consolidated Plan public process
11	Priority Need Name	Public Facilities Improvements
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	Manatee County Samoset Target Area Washington Park Target Area R/ECAPs
	Associated Goals	Expand Community Development Strategies
	Description	Public facilities improvements
	Basis for Relative Priority	Priority need established through consultation/citizen participation process.
12	Priority Need Name	Youth Education, Protection, and Facilities
	Priority Level	High
	Population	Families with Children Non-housing Community Development
	Geographic Areas Affected	Manatee County Samoset Target Area R/ECAPs
	Associated Goals	Provide Access to Supportive Services and ED Act.
	Description	Youth Education, Protection, and Facilities
	Basis for Relative Priority	Consultation/citizen participation process.

13	Priority Need Name	Senior Programs and Facilities
	Priority Level	High
	Population	Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	Manatee County R/ECAPs
	Associated Goals	Support Healthcare and Wellbeing Activities Provide Access to Supportive Services and ED Act.
	Description	Senior Programs and Facilities
	Basis for Relative Priority	Consultation/citizen participation process
14	Priority Need Name	Basic Needs Assistance, Transportation Services
	Priority Level	High
	Population	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Manatee County R/ECAPs
	Associated Goals	Provide Access to Supportive Services and ED Act.
	Description	Basic Needs Assistance, Transportation Services for Special Needs
	Basis for Relative Priority	Consultation/Citizen Participation
	15	Priority Need Name
Priority Level		High

	Population	Extremely Low Low Moderate Individuals Chronic Substance Abuse Persons with Alcohol or Other Addictions
	Geographic Areas Affected	Manatee County R/ECAPs
	Associated Goals	Support Healthcare and Wellbeing Activities
	Description	Substance Abuse and Mental Health Services
	Basis for Relative Priority	Consultation/citizen participation process
16	Priority Need Name	Eliminate Blight
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	Manatee County
	Associated Goals	Expand Community Development Strategies
	Description	Eliminate slum and blight
	Basis for Relative Priority	Consultation/Citizen participation process
17	Priority Need Name	Planning, Preparedness, & Resiliency
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	Manatee County Samoset Target Area R/ECAPs
	Associated Goals	Expand Community Development Strategies
	Description	Planning, Preparedness, & Resiliency
	Basis for Relative Priority	Consultation/citizen participation process

18	Priority Need Name	Health and Dental Care for Underinsured
	Priority Level	High
	Population	Extremely Low Low Moderate Individuals
	Geographic Areas Affected	Manatee County Samoset Target Area R/ECAPs
	Associated Goals	Support Healthcare and Wellbeing Activities
	Description	Health and Dental Care for Underinsured
	Basis for Relative Priority	Priority needs determined through public participation process.

Narrative (Optional)

The Five-Year Consolidated Plan must indicate the general priorities for allocating investment of available resources among different needs. Priority needs are those that will be addressed by the goals outlined in the Strategic Plan. For each priority, Manatee County has indicated one or more populations to be served, as well as an assigned priority level indicating relative importance among the needs listed (see Table 50).

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Tenant-based vouchers are by far the most common voucher used in Manatee County. The average annual income of residents using TBRA is \$13,448. This voucher continues to be critical for persons with extremely low incomes who are severely cost burdened. It is estimated that while approximately 1,027 TBRA vouchers are in use, about 11,230 households in Manatee County have extremely low-incomes (0-30% Area Median Income) and 13,940 have very low-incomes (30%-50% Area Median Income).
TBRA for Non-Homeless Special Needs	Non-Homeless Special Needs populations have a high need for TBRA, while at the same time are in need of improved accessibility within housing. Approximately 159 of program participants are elderly (>62 years old) and 232 disabled residents receive TBRA. Due to their limited income, housing needs for those with non-homeless special needs include affordability, availability of assistance, accessibility improvements and Fair Housing options.
New Unit Production	A shortage of affordable housing exists for several income groups, including both renter and owner households earning less than 50% HAMFI. The current housing inventory lacks rental units to house persons with low- and extremely low- incomes (less than 50% HAMFI). Necessary demolition of ageing and unsafe structures has contributed to the loss of affordable rental units in addition to high construction costs and the availability of affordable land.
Rehabilitation	Many of renter-occupied housing units have at least one housing problem (8,103), while a similar number (8,593) of owner-occupied housing units have at least one housing problem (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden). Furthermore, 36,920 of owner-occupied housing units and 15,835 of renter-occupied were built prior to 1980 and are more than 40 years old. Generally, these statistics point toward the need for the Manatee County implement both owner-unit and rental-unit rehabilitations to improve the condition of housing within its jurisdiction.
Acquisition, including preservation	Housing rehabilitation within low- and moderate-income neighborhoods was identified during the citizen participation process with regard to the expense associated with preserving/restoring homes and obstacles to demolition in cases of ageing and unsafe structures.

Table 49 – Influence of Market Conditions

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

Introduction

The Five-Year Consolidated Plan must identify the federal, state, local and private resources expected to be available to the County to address priority needs and specific objectives identified in the Strategic Plan. These resources are summarized in **Table 52**.

Manatee County anticipates a total allocation of \$1,847,283 in CDBG funding, \$682,570 in HOME funding, and \$157,064 in ESG funding for the 2023/2024 program year. Program income may be realized over the course of the 2023/2024 program year and subsequent program years. These funds will be used for CDBG-eligible activities consistent with the current goals and objectives identified in the Five-Year Consolidated Plan. CDBG, HOME, and ESG funds will be used for housing and community development activities including, but not limited to, increasing homeownership, providing existing homeownership assistance (e.g., housing rehabilitation), public services, infrastructure improvements, blight removal, homeless services/prevention, and administration of the County's programs.

Following the 2024 Hurricanes Debby, Helene and Milton, HUD formally allocated \$252,711,000 of this CDBG-DR appropriation to the County on January 16, 2025. As outlined in this Action Plan, CDBG-DR funds will be used primarily to restore impacted housing stock and public infrastructure and implement resilience measures to reduce the impacts of future disasters.

Other resources, such as private and non-Federal public sources may become available to the County during the program year. For CDBG leveraging, these include funding from State and Federal grant sources, County Departments (e.g., Public Works, Natural Resources, Development Services, and Property Management), public or social service providers, or other sources. The County will also look to leverage funds and efforts through the Children's Services Dedicated Millage which funds an array of prevention, intervention, and treatment programs for children birth through seventeen years of age, as authorized by County Ordinance #91-42 and associated amendments.

The Annual Action Plan must summarize the County’s priorities and the specific goals it intends to initiate and/or complete within the first year of the Strategic Plan. These goals must be described in quantitative terms. Manatee County has selected goal outcome indicators and quantities based on the anticipated performance measures of the 2023 Annual Action Plan. See **Table 57**.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,847,283	0	0	1,847,283	7,488,000	Additional resources for leveraging may include other State and Federal grant sources, County Departments (Public Works, Property Management, Natural Resources, Development Services), public service providers or other sources of funding.

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	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	682,570	57,689	661,731	1,401,990	2,636,800	Additional resources for leveraging may include other State and Federal grant sources (SHIP, CDBG).

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	157,064	0	0	157,064	636,800	Funding to assist with homeless prevention and homeless services. May leverage resources from non-profit services providers.
CDBG-DR	public - federal	Homeowner and Rental Recovery Programs; Buyout and Safe Housing Program; Infrastructure Recovery and Resiliency Program; Infrastructure Match Program; Administration and Planning.					252,711,000	Funding to assist with recovery efforts from 2024 Hurricanes Debby, Helene and Milton.

Table 50 - Anticipated Resources

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

The County will look to leverage funds, if available, from State and Federal grants sources, County Departments (e.g., Public Works, Property Management, Natural Resources, Community and Veterans Services, and Development Services), public or social service providers, or other sources. The County will also look to leverage funds, if available, from other agencies and programs against CDBG, HOME, and ESG dollars. During the 2016 General Election, Manatee County voters approved a half-cent sales tax to pay for local roads, parks, and public safety needs. Where possible, Manatee County will look to leverage these dollars with federal funds. Manatee County has approved using close to \$15 Million dollars from the half-cent sales tax for Fiscal Year 2023 for several projects involving Sidewalks, Transportation Infrastructure, as well as community recreation facilities. For the multi-year FY 23-27 Capital Improvement Plan has approved close to \$60 Million for several community development infrastructure projects.

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

Manatee County Departments will work closely to dispose of surplus properties that are owned by Manatee County. Currently, the County administers a surplus property program that gives potential individuals the opportunity to obtain surplus property owned by Manatee County. These properties are potential surplus and must be approved by the county departments, administrators, and the Board of County Commissioners. The County actively markets County owned property through the Property Management Department.

Also, through the property conveyance process developed by Manatee County, the Property Management Department works with the CVS Department to identify surplus property that would be available for the development of permanent affordable housing. The County then seeks a non-profit partner to convey the property to in order to develop affordable housing.

Finally, through the Property Management Department, the County actively seeks property to acquire. Property Acquisition is responsible for identifying and obtaining real property needed by the County to deliver services to the citizens of Manatee County. The acquisition process includes negotiations with property owners to secure contracts for sale and purchase and conveyance of property following approval by the Board of County Commissioners.

Discussion

In order to calculate Manatee County's expected amount available in the remaining years of the Consolidated Plan, the County determined an average allocation for each program (CDBG, HOME, and ESG over the last five years) and multiplied the result for each grant by four. The resulting amount is the expected/estimated remaining amount for this Consolidated Planning cycle. It does not take into account realized program income or prior year resources, as they are not guaranteed each year. Manatee County's anticipated funding allocation will address many of the County's goals, including housing, social/public services, community development/public improvements, and economic development. The County is fortunate to have a network of public or social service providers to help address these goals through financial leveraging, as well as other Federal funding sources, State funding sources, County Departments and other agency and program funding.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Manatee County Community and Veterans Services Department	Government	Economic Development Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Manatee County Housing Authority	PHA	Planning Public Housing Rental	Jurisdiction
Suncoast Partnership to End Homelessness	Continuum of care	Homelessness Non-homeless special needs	Region
MANATEE COUNTY	Government	Economic Development Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Manatee County Affordable Housing Advisory Committee (AHAC)	Government	Ownership Planning Rental	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Table 53 shows the institutional structure through which Manatee County will carry out its Strategic Plan. Although not every organization involved in the program of delivery is included in **Table 53**, the lead agency and other organizations presented show the breadth of delivery capacity within the County.

The lead agency for institutional delivery is the Manatee County Community and Veterans Services Department (CVS). CVS collaborates with other County departments, the Board of County Commissioners, and the County Administrator’s Office. CVS in conjunction with other departments and partners carryout objectives related to housing and community development. Furthermore, there are multiple non-profit organizations that provide a range of public services, from programs to reduce homelessness to programs for non-homeless special needs populations. The Suncoast Partnership to End Homelessness is the lead agency for collecting homeless data for the Continuum of Care. The Suncoast Partnership to End Homelessness assists with determining the unmet needs for the homeless population and partner to identify solutions. Regional coordination is aided by the use of the Homeless Management Information System (HMIS) managed by the Suncoast Partnership.

The County has a strong Institutional delivery system. A wide range of services are available in the community, including homelessness prevention services, street outreach services, supportive services, and other services such as youth programs (see **Table 54**). These programs are provided through County Departments, non-profit organizations, and the Continuum of Care (CoC).

The most obvious gap in the institutional delivery structure exists with the delivery of fair housing services, enforcement, and tracking. Manatee County has previously completed the Assessment of Fair Housing. Through the AFH process it was determined that the County currently lacks the capacity to take on Fair Housing services and there is a lack of external organizations that provide Fair Housing services. Manatee County pursued preliminary discussion in the establishment of a Fair Housing

Assistance Program (FHAP), however, due to loss of staff during the recession, was not able to move forward. The County is due to complete another Analysis of Impediments to Fair Housing Choice for this Consolidated Plan cycle. The plan will focus on addressing these continued needs and identifying strategies to reduce this gap.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		

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

Table 52 - Homeless Prevention Services Summary

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

Meeting homelessness challenges in Manatee County is a collaborative effort comprising numerous individuals, agencies, and organizations. The Suncoast Partnership to End Homelessness is the lead agency for collecting homeless data for the Continuum of Care. The Suncoast Partnership to End Homelessness assists in conducting homeless needs assessments and developing community supported homelessness strategies in Sarasota County and Manatee County. The Continuum of Care (CoC) for the area consists of over 70 agencies (private and public), individual funders, and other partners. The Suncoast Partnership to End Homelessness brings together the Manatee County and Sarasota County Coalitions. The Suncoast Partnership to End Homelessness is also responsible for advancing community-wide efforts, including the Annual Point-in-Time (PIT) survey conducted by the CoC, which involves various partnering organizations.

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

In order to improve the housing and community development delivery system in Manatee County, better coordination between and amongst the public, non-profit and private agencies will be required. The programs and services that exist and that are available to residents in Manatee County are extensive and varied. Further, all of the agencies identified exhibit a commitment to providing these services. However, the agencies that participate in the County's delivery system will need to operate in a more comprehensive and cohesive manner. At times, these services and programs are provided with little cooperation between and amongst the many other agencies that make up the housing and community development delivery system network which causes a duplication of services.

Through the Manatee County Consolidated Plan development process, service agencies and the County expressed a desire to bring together the public, non-profit, and private organizations that provide housing and community development services in Manatee County. Through the County's Citizen Participation Plan, which was developed to maintain contact with the public, the County hopes to provide enough public forums and meetings throughout the year to create a greater awareness of housing and community development activities which may lead to better coordination over the next five years.

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

Although Manatee County coordinates with homeless and public service providers, continued and improved coordination between these agencies and with the public and private sector organizations will be a high priority during the next five years.

The County will utilize the following general strategies to overcome gaps in the institutional structure and service delivery system for homeless prevention services:

- Support non-profit service providers that offer self-sufficiency training, medical care, mental health counseling, case management, and other activities to prevent and reduce homelessness.
- Assist the Suncoast Partnership and other service agencies in their efforts to improve coordination between service providers.
- Continue to support programs that assist the homeless or those at risk of becoming homeless.
- Fund agencies that have a strong history of capacity building, coordination, and leveraging of other funding sources.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Access to Affordable Housing	2023	2027	Affordable Housing	Manatee County Samoset Target Area R/ECAPs	Preserve and Maintain Existing Housing Stock Increase Supply of Affordable Housing Fair Housing & Equitable Access Rental Assistance Down Payment Assistance	CDBG: \$3,141,140 HOME: \$2,966,400	Public service activities for Low/Moderate Income Housing Benefit: 200 Households Assisted Homeowner Housing Added: 10 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 220 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Reduce Homelessness in Manatee County	2023	2027	Homeless	Manatee County R/ECAPs	Transitional and Supportive Housing Homeless Prevention Assistance Homeless Outreach and Supportive Services Shelter Facilities and Operations	CDBG: \$1,430,000 ESG: \$736,300	Overnight/Emergency Shelter/Transitional Housing Beds added: 10 Beds Homelessness Prevention: 50 Persons Assisted
3	Support Healthcare and Wellbeing Activities	2023	2027	Non-Homeless Special Needs	Manatee County R/ECAPs	Senior Programs and Facilities Substance Abuse and Mental Health Services Health and Dental Care for Underinsured	CDBG: \$830,000	Public service activities other than Low/Moderate Income Housing Benefit: 345 Persons Assisted Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Provide Access to Supportive Services and ED Act.	2023	2027	Supportive Services and Economic Development	Manatee County Samoset Target Area R/ECAPs	Employment Training Youth Education, Protection, and Facilities Senior Programs and Facilities Basic Needs Assistance, Transportation Services	CDBG: \$830,000	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted Other: 2 Other
5	Expand Community Development Strategies	2023	2027	Non-Housing Community Development	Manatee County Samoset Target Area Washington Park Target Area R/ECAPs	Public Facilities Improvements Eliminate Blight Planning, Preparedness, & Resiliency	CDBG: \$1,257,000	Other: 2 Other
6	Program Administration	2023	2027	Program Administration	Manatee County		CDBG: \$1,871,860 HOME: \$329,600 ESG: \$59,700	Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Disaster Recovery Efforts	2025	2031	Affordable Housing Non-Housing Community Development	Manatee County	Preserve and Maintain Existing Housing Stock Public Facilities Improvements Eliminate Blight Planning, Preparedness, & Resiliency	252,711,000	Other: 0 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Access to Affordable Housing
	Goal Description	Improve availability and accessibility of affordable housing to persons of low and moderate income throughout the County.
2	Goal Name	Reduce Homelessness in Manatee County
	Goal Description	Expand the accessibility and coordination of social services to Manatee County low and moderate-income and special needs populations.
3	Goal Name	Support Healthcare and Wellbeing Activities
	Goal Description	Support programs that create economic opportunities for low and moderate-income persons or within the designated low and moderate-income areas.

4	Goal Name	Provide Access to Supportive Services and ED Act.
	Goal Description	Provide access to community supportive services and economic development opportunities: Enhance the living environment of persons of low and moderate income and special needs populations through public improvement activities.
5	Goal Name	Expand Community Development Strategies
	Goal Description	Improve public safety conditions for Manatee County citizens in low and moderate-income areas.
6	Goal Name	Program Administration
	Goal Description	Program Administration
7	Goal Name	Disaster Recovery Efforts
	Goal Description	Implement programs to support recovery from the impacts of the 2024 Hurricanes Debby, Helene, and Milton, along with related future mitigation initiatives.

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 Five-Year Consolidated Plan must summarize the County’s priorities and the specific goals it intends to initiate and/or complete within the five-year term of the Strategic Plan. These goals must be described in quantitative terms. Manatee County has selected funding allocations, goal outcome indicators and quantities using past and anticipated performance measures from its Annual Action Plans. These performance measures have been projected over the course of the five-year period to arrive at a total five-year funding allocation and quantity for each outcome indicator. See **Table 55**.

Through annual CDBG and HOME allocations, the County will provide affordable housing activities to support on average 545 income-eligible non-homeless and special needs persons (public service, facility, and community development activities) and around 450 households annually (housing activities). Activities to support income-eligible non-homeless and special needs households may include rental assistance, down

payment assistance, production of new units and/or housing replacement, and rehabilitation of existing units, as well as public service activities for low- and moderate-income housing benefit.

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

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

Currently, Manatee County has two Public Housing Authorities working within its borders. These include the Bradenton Public Housing Authority, which also manages the Hope VI housing project, and the Manatee County Housing Authority (MCHA).

The MCHA has one housing facility with 80 units. These units/housing vouchers are in constant demand. The typical wait time is 4 to 5 years before receiving assistance. Currently, both public housing authorities have closed their waiting lists in an effort to manage the current demand.

There are currently 1,286 public housing vouchers allocated to the MCHA (including Public Housing, Project-based, and Tenant-based). According to the latest data, there are 1,131 vouchers in use and all holders are requesting assistance for disability, suggesting that there is a strong need for accessible units. At this time, the MCHA is attempting to support other applicants through housing assistance payments; however, due to the high cost of rent in the county their reach is limited.

Activities to Increase Resident Involvements

All current housing programs are available to public housing residents and address the common needs experienced by low-income persons, including public housing residents. In addition, public housing residents are encouraged to participate in the Consolidated Plan and Annual Action Plan development process. The MCHA runs a Family Self-Sufficiency program that is available to all residents of public housing. The MCHA monitors and encourages both Public Housing Residents and HCV Participants that become designated as “Flat- or Zero-rent” to participate in the homeownership program classes offered by Manatee County Government and Sarasota Housing Authority Voucher Homeownership program.

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

No

Plan to remove the ‘troubled’ designation

The Manatee County Housing Authority is not designated as “troubled” and is operating very effectively.

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

Barriers to Affordable Housing

This section requires the jurisdiction to explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include land use controls, zoning ordinances, building codes, and policies that affect the return on residential investment.

Manatee County has several programs that it utilizes to remove or ameliorate the negative effects of public policies that are barriers to affordable housing. These programs are documented in the County's FY 2021-2024 Local Housing Assistance Plan (LHAP).

Potential barriers and corresponding incentives to affordable housing, as identified in the County's LHAP and LHIS documents, include the following:

- Barrier: Complex and timely development application review processes – Incentive: Processing of approval of development orders or permits for affordable housing is expedited to a greater degree than other projects.
- Barrier: Onerous impact fee requirements – Incentive: Modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
- Barrier: Density restrictions – Incentive: Allowance of flexibility in densities for affordable housing.
- Barrier: Limited infrastructure capacity – Incentive: Reservation of infrastructure capacity for very low-income persons, low-income persons, and moderate-income persons.
- Barrier: Zoning limitations for alternative housing units – Incentive: Allowance of affordable accessory residential units in residential zoning districts.
- Barrier: Onerous parking and setback requirements – Incentive: Reduction of parking and setback requirements for affordable housing.
- Barrier: Restrictive lot configurations – Incentive: Allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- Barrier: Onerous street requirements – Incentive: Modification of street requirements for affordable housing.
- Barrier: Policies that inadvertently increase the cost of housing – Incentive: Establishment of a process by which Manatee County considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- Barrier: Limited suitable land availability – Incentive: Preparation of a printed inventory of locally owned public lands suitable for affordable housing.

- Barrier: Distance from employment and transportation – Incentive: Support of development near transportation hubs, major employment centers, and mixed-use developments.

In general, Manatee County will continue to work with non-profit housing developers and providers to increase the amount of affordable housing. The County will do this primarily through the Community and Veterans Services Department, its Affordable Housing Advisory Committee (AHAC), and through regular preparation of its LHAP and LHIS reports for the State Housing Initiatives Partnership (SHIP) program.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Manatee County is dedicated to providing affordable housing to homeless, non-homeless, and special needs households. The County has developed the Affordable Housing Advisory Committee (AHAC) to review the established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plan of the appointing local government and is tasked with recommending specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value.

Manatee County actively refers individuals and households looking for affordable housing to various programs and resources such as:

- Florida Housing Search: A web-based housing locator service that allows people to locate available housing that best fits their individual and family needs. The service can be accessed online 24 hours a day and is supported by a toll-free, bilingual call center M-F, 9:00 am - 8:00 pm EDT. Individuals can easily search for housing using a wide variety of search criteria with special mapping features and receive apartment listings that provide a multitude of important information about each unit. In addition, the site connects people to other housing resources through website links and provides helpful tools for renters such as an affordability calculator, rental checklist, and renter rights and responsibilities information.
- Volunteers of America - Manatee County: Provides income eligible housing and behavioral healthcare services in quiet, residential communities that are located on bus routes and convenient to employment opportunities.
- Manatee County Housing Authority: Public Housing Authority (PHA) that provides low-income rental assistance within Manatee County.
- Manatee County Rental List: A list of rental properties and apartments located throughout Manatee County complete with addresses and contact information.
- United Way 2-1-1 Manasota: Provides free and confidential information and referral services 24/7 that connect people to local resources.

- Turning Points: Provide housing services such as rental and utility assistance.
- Salvation Army: Provide housing services such as rental and utility assistance.

Manatee County will continue providing housing programs and services, as resources are available, through the Community and Veterans Services Department. These programs include:

- Certified Lending Training
- Downpayment Assistance
- Housing Rehabilitation Program
- Housing Replacement Program

Finally, there are additional opportunities for homeless, non-homeless, and special needs households to obtain affordable housing. Manatee County has in previous years made available funds to the Gulf Coast Legal Services for elderly, low- and moderate-income residents who are victims of predatory lending practices, foreclosure rescue scams, persons who are experiencing or who have experienced discrimination and/or fraud in housing and to remedy these matters through negotiation, workouts, mediation or litigation.

Barriers to Affordable Housing

Public policies can have a direct impact on barriers to affordable housing. Manatee County has recognized this fact and has reviewed its own process to expose any barriers or obstacles to developing affordable housing. From this review, a few concerns were noted.

These included the review time by the staff and the cost to the developer, the limited code allowances for affordable or workforce housing, and impact fees. To alleviate these three concerns, a variety of policies and or regulations were put into practice. An in-depth description of these policies and regulations are provided within the Consolidated Plan. An overview is outlined here:

Housing Rapid Response Team – assists housing developers who wish to participate in the County’s affordable/workforce housing programs expedite the development and permitting processes.

Manatee County Land Development Code – outlines incentives which may be available to developers of affordable/workforce housing developments. Developers for income-eligible households may seek expedited review and permit processing, review and permit fee refunds, and other incentives, as applicable.

The Manatee County Board of County Commissioners adopted a Resolution on February 24, 2004, establishing the Manatee County Affordable Housing Impact Fee Program. Beginning June 19, 2004, Manatee County began to provide assistance to developers of owner-occupied affordable housing, in the form of reimbursement of a portion of impact fees for the creation of owner-occupied affordable housing for low- to moderate-income households. This incentive is currently under review for expansion of the program to include incentives for the creation of affordable rental units.

The County will provide assistance to make up the difference between the fees for County facilities in effect prior to June 19, 2004, and the fees adopted pursuant to Ordinance 04-19. Additionally, the County is now working toward payment of developer school impact fees for affordable housing development, serving low-to moderate-income households.

Manatee County is currently working on revisions to the affordable housing incentives in the Comprehensive Plan and Land Development Code, which will provide enhanced incentives for both owner-occupied and for affordable rental housing.

In subsequent years, Manatee County has provided assistance to make up the difference between the fees in effect prior to Ordinance 04-19.

SP-60 Homelessness Strategy – 91.215(d)

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

There continues to be public concern about the number of homeless persons and families in the Manatee County area. The County has identified objectives and priorities for the entitlement funding program that are aimed at homeless prevention.

Meeting homelessness challenges in Manatee County is a County-wide collaborative effort comprising numerous individuals, agencies, and organizations. The lead agency for collecting homeless data, conducting homeless needs assessments, and developing community supported homelessness strategies is the Suncoast Partnership to End Homelessness, Inc. The Suncoast Partnership to End Homelessness, Inc. supports both Manatee and Sarasota Counties. Most of the data and details regarding the homeless population used in this Plan was provided by the Suncoast Partnership to End Homelessness, Inc.

As part of the Consolidated Plan process, the County reached out to the Suncoast Partnership to End Homelessness to obtain data and information related to the homeless population within Manatee County. The Suncoast Partnership to End Homelessness, Inc. regularly conducts a homeless census

where volunteers reach out to identify the homeless and have them complete a short survey to gather information about the number of homeless as well as the characteristics of this population. It should be

noted that any homeless census is an undercount, because it is impossible to count and locate every homeless person within a geography as broad as Manatee County.

Addressing the emergency and transitional housing needs of homeless persons

One of Manatee County's strategies for preventing and reducing homelessness is to assist non-profit service providers in obtaining additional funding sources for shelter services. Many of these non-profit service providers are CoC partnering agencies.

Manatee County receives an annual allocation of ESG funding, made available through the HEARTH Act from the U.S. Department of Housing and Urban Development. These funds are utilized to support homeless prevention and rapid re-housing services for the homeless.

Manatee County is coordinating with the Continuum of Care (CoC) to appropriately allocate and administer these funds. The County aims to leverage these ESG dollars with the CoC which already receives grant dollars from the State of Florida. By leveraging funds, the County can ensure that the ESG funds make the most positive impact possible.

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.

Another of Manatee County's strategies for preventing and reducing homelessness is to promote and encourage the development of programs that facilitate the transition from homelessness into permanent housing. Many of these programs, such as Veterans' Emergency Transitional Residential Program, HOPE Family Services, Second Heart Homes, Inc., Turning Points, Salvation Army FAITH Program, Catholic Charities, Resurrection House, and more are operated by the CoC partnering agencies.

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

Another of the County's strategies for reducing homelessness is to support non-profit service providers that offer self-sufficiency training, medical care, mental health counseling, case management, and other activities to prevent homelessness. Many of these non-profit service providers are CoC partnering agencies.

Manatee County continues to support programming that is designed to prevent homelessness by assisting homeowners and renters that find themselves behind in mortgage or rental payments. This type of temporary assistance can help families that truly find themselves in a unique situation that can be remedied by one-time support. This assistance could help them in their immediate need to overcome a medical bill, sickness in the family, or whatever situation caused their problem.

The non-homeless special needs populations include the elderly, mentally ill, developmentally disabled, physically disabled, substance abusers, and persons with HIV/AIDS or related diseases. The County and other non-profits will provide various types of assistance, primarily through supportive services, to persons with special needs in the community.

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

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

During the coming year and through the Five-Year Consolidated Plan term, the Manatee County Health Department will continue to test low-income children for lead poisoning, as well as investigate any cases found. The County will meet the requirements of the new lead-based paint regulations by undertaking the actions shown in the Consolidated Plan as outlined below.

Participating contractors who have not attended the training continue to be encouraged to obtain training certification in lead-based paint safety procedures. The County will address the lead-based paint hazards that are found in all homes rehabilitated with the County's CDBG and/or HOME funds. Only homes that are pre-1978 are subject to the lead-based paint provisions and, fortunately, many homes in Manatee County were constructed after 1978.

The County will continue to encourage appropriate staff and participating contractors to attend training and obtain certification in "Lead-Based Paint Safe Work Practices" for County construction and rehabilitation projects.

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

Housing built before 1978 is presumed to have a higher risk of lead-based paint. In Manatee County, according to the 2017-2021 American Community Survey 33.7% of owner-occupied housing units were built prior to 1980 (52,755). For renter-occupied units, 39.8% were built prior to 1980. Generally, these statistics point toward the need for Manatee County to continue to facilitate housing rehabilitation and replacement within its jurisdiction. According to the Childhood Lead Poisoning Screening and Case Management Guide Revised 2022, as of 2019 there were 1,093 reported cases of lead poisoning in children under 6 years old. For children under 6, the rate of lead poisoning cases per 100,000 population was 2.3 in whites, 8.2 in Blacks and 39.7 in other races, a striking disparity. The demographic and socioeconomic characteristics of Florida's large pediatric population underscore the importance of addressing childhood lead poisoning.

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

A number of very good sources of information regarding lead-based paint hazards and control are available to educate parents, caregivers and social service agencies.

The EPA has a number of publications that can be found at this web address:
<https://www.epa.gov/lead/learn-about-lead>.

EPA brochures include:

- “Give Your Child the Chance of a Lifetime, Keep Your Child Lead-Safe” (PDF)
- “What You Need to Know About Lead Poisoning” (PDF)
- “Health Specialist: Lead Poisoning Prevention” (PDF)
- “Home Advisory: Talking Points for Head Start Staff” (PDF)
- “Lead Poisoning Home Checklist” (PDF)
- “Head Start Classroom Exercises: Chip and Dusty” (PDF)
- “Healthy Snacks” (PDF)
- “Songs” (PDF)

The National Lead Information Center (NLIC)

The NLIC is part of the EPA and specializes in lead hazard information, and it can be reached at 1-800-424-LEAD (5323) to receive copies of documents, or to speak with an information specialist. Bilingual (English/Spanish) staff members are available Monday through Friday, 8:00 a.m. to 6:00 p.m., Eastern Standard Time. Single copies of all documents are available free-of-charge by visiting:

<https://www.epa.gov/lead/forms/lead-hotline-national-lead-information-center> and
<https://www.epa.gov/lead/lead-safe-renovations-diyers>

Centers For Disease Control (CDC)

The CDC is another federal agency involved with lead paint control and can be reached at:

Centers For Disease Control

1600 Clifton Road

Atlanta, GA 30333

1-800-CDC-INFO • TTY: 1-800-232-6348

The CDC website contains valuable information on lead paint, and can be found at www.cdc.gov/nceh/lead/tips.htm

The Department of Housing and Urban Development (HUD)

Information from HUD about lead-based paint can be found at: <https://www.hud.gov/lead>.

Lead based paint hazard reduction is integrated into all housing programs in Manatee County. The specific actions being taken include the following:

- Each applicant receiving rehabilitation assistance receives an EPA approved pamphlet on identifying and preventing lead based paint hazards;
- Homes built prior to 1978 receiving rehabilitated with federal funds are tested to determine if lead-based paint is in the home; and
- If lead is found, the lead based paint will be abated as required by federal law.

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

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

The poverty rate for all people in Manatee County was 10.4% according to the 2017-2021 American Community Survey 5-Year Estimates. Servicing poverty-stricken people is a high priority for the County through the CDBG Program.

Manatee County programs are designed to reduce the number of poverty level households located within the County through the provision of human services, the creation of economic opportunities, and the improvement of physical conditions in low-income areas.

A key element of the anti-poverty strategy is the community's successful implementation of a Continuum of Care for the homeless and those in danger of becoming homeless. A number of services are available to assist homeless and near-homeless individuals and families. Better coordination of these services is vital to providing a seamless Continuum of Care to assist in the transition from homelessness to self-sufficiency.

As part of this, Manatee County developed the Roadmap to Address Homelessness in March 2023, which outlines a number of strategies in meeting the goals to reduce homelessness set in this Plan. Through the implementation of this Consolidated Plan Manatee County continues to strive to end chronic homelessness.

Also, Manatee County has a number of major initiatives designed to reduce unemployment and increase economic opportunities for its poverty level residents:

- A public/private partnership with its business community to significantly expand the County's economic development activities. The Bradenton Area Economic Development Corporation is charged with diversifying Manatee County's economy. In addition, the State of Florida has a wide range of economic development incentives for business recruitment and expansion. The County provides the required local match.
- The City of Palmetto has designated a section of the City as an enterprise zone with tax breaks and incentives for new economic development in this low-income area of the City.

In an effort to create jobs in Manatee County, the County has developed the Manatee County Economic Development Incentive Program to offer incentives to businesses that choose to locate in Manatee County. Incentives can be customized for businesses to promote high value job creation and capital investment. This business-friendly measure taken by the County Commission is one effort to jumpstart the local economy. Incentives include various grant opportunities, fee reductions, bonds, and workforce training.

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

Among other things, Manatee County focuses resources on the redevelopment and revitalization of urban areas of the county and to create greater economic opportunities for residents and businesses with our housing, community and economic development projects and programs.

This includes a strong emphasis on job retention and creation through working with local businesses; developing and implementing a new redevelopment plan for the Southwest District (SWD); and providing opportunities for workforce and affordable, new rental and homeownership projects.

Manatee County will explore enhanced and new redevelopment, economic development and housing and community development projects and programs, crossing the broad spectrum of all business types and income groups. This will be accomplished through additional business and employment growth and new infill, mixed-use and housing opportunities through targeted incentive programs leveraging local, regional, and national expertise and resources and engaging in strategic partnerships.

SP-80 Monitoring – 91.230

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

Program Staff serve as the primary monitoring agent for all Federal, State, and Local funds available to the Community Development Division in Manatee County. For activities being carried out in the Plan, the County performs on-going monitoring for Federal, State and local contract compliance with its sub-recipients at least once a year. Technical assistance is included with monitoring. Compliance staff complete an annual review of all projects in accordance with CFR regulations. In addition to this annual monitoring, staff complete monthly desk monitoring of all projects at the time of invoicing. The County follows the recommendation that if another funding agency (i.e., HUD, Florida Housing Finance Corporation, etc.) conducts monitoring of any county-contracted agency or organization, the County foregoes independent monitoring and instead requests a copy of their monitoring report. In all other instances where no other funding agency has conducted or is required to monitor, the County undertakes the appropriate monitoring as required by the County's funding sources. Staff completes the following monitoring activities:

1. Compliance review begins at the time of application. An Application Review Committee and County staff perform a risk assessment prior to recommending a project proceeds. The risk assessment process begins with a review of factors such as a contractor or sub-recipient being new to federal programs, staff capacity, past compliance or performance problems, undertaking multiple federally funded activities for the first time and not submitting timely reports. Staff will establish an individual monitoring plan based on the outcome of the risk assessment if funding is awarded.
2. Desktop monitoring is conducted every time any County-contracted agency requests payment of reimbursable expenses. All County-executed contracts that are federally and/or state funded are awarded on a reimbursement basis with the requirement that all contractor payment requests are reviewed for proof of completion of an activity outlined in the contract agreement, physical inspection (when applicable) to verify that all items requesting reimbursement have been completed to the extent outlined in the contract. Invoices are reviewed by staff and then again by Fiscal staff for accuracy and contractual requirements. Checklists and project-based tracking systems are used to ensure all phases of the project are executed properly.
3. Regular reports (usually monthly but some may require less regular reporting, such as quarterly) on accomplishments and activities are required from each contractor or sub-recipient to show compliance with the approved tasks and program measures described in the contract. This includes audit reports commissioned by and for each agency if required by the Single Audit Act on federal, state or local level.
4. On-site monitoring of all sub-recipients and contractors is undertaken at least annually to ensure compliance with state and federal regulations. Standard risk assessment criteria

established by HUD and desktop monitoring are used to determine the scope of on-site monitoring examination for each agency.

Monitoring is considered an ongoing process involving continuous participant communication and evaluation. The process will utilize the funding agreements to ensure compliance with program provisions by the County and the Subrecipient. The agreement will provide the basis for enforcing program requirements and for identifying remedies in the event of a breach of provision by either party. The process involves frequent communication, analysis of reports and audits, and periodic site visits. The overriding goal of monitoring is to identify deficiencies and promote corrections to improve, or reinforce participant performance.

Expected Resources

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

Introduction

The Five-Year Consolidated Plan must identify the federal, state, local and private resources expected to be available to the County to address priority needs and specific objectives identified in the Strategic Plan. These resources are summarized in **Table 52**.

Manatee County anticipates a total allocation of \$1,847,283 in CDBG funding, \$682,570 in HOME funding, and \$157,064 in ESG funding for the 2023/2024 program year. Program income may be realized over the course of the 2023/2024 program year and subsequent program years. These funds will be used for CDBG-eligible activities consistent with the current goals and objectives identified in the Five-Year Consolidated Plan. CDBG, HOME, and ESG funds will be used for housing and community development activities including, but not limited to, increasing homeownership, providing existing homeownership assistance (e.g., housing rehabilitation), public services, infrastructure improvements, blight removal, homeless services/prevention, and administration of the County's programs.

Other resources, such as private and non-Federal public sources may become available to the County during the program year. For CDBG leveraging, these include funding from State and Federal grant sources, County Departments (e.g., Public Works, Natural Resources, Development Services, and Property Management), public or social service providers, or other sources. The County will also look to leverage funds and efforts through the Children's Services Dedicated Millage which funds an array of prevention, intervention, and treatment programs for children birth through seventeen years of age, as authorized by County Ordinance #91-42 and associated amendments.

The Annual Action Plan must summarize the County's priorities and the specific goals it intends to initiate and/or complete within the first year of the Strategic Plan. These goals must be described in quantitative terms. Manatee County has selected goal outcome indicators and quantities

based on the anticipated performance measures of the 2023 Annual Action Plan. See **Table 57**.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,847,283.00	0.00	0.00	1,847,283.00	7,488,000.00	Additional resources for leveraging may include other State and Federal grant sources, County Departments (Public Works, Property Management, Natural Resources, Development Services), public service providers or other sources of funding.

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	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	682,570.00	57,689.00	661,731.00	1,401,990.00	2,636,800.00	Additional resources for leveraging may include other State and Federal grant sources (SHIP, CDBG).

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	157,064.00	0.00	0.00	157,064.00	636,800.00	Funding to assist with homeless prevention and homeless services. May leverage resources from non-profit services providers.

Table 54 - 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

The County will look to leverage funds, if available, from State and Federal grants sources, County Departments (e.g., Public Works, Property Management, Natural Resources, Community and Veterans Services, and Development Services), public or social service providers, or other sources. The County will also look to leverage funds, if available, from other agencies and programs against CDBG, HOME, and ESG dollars. During the 2016 General Election, Manatee County voters approved a half-cent sales tax to pay for local roads, parks, and public safety needs.

Where possible, Manatee County will look to leverage these dollars with federal funds. Manatee County has approved using close to \$15 Million dollars from the half-cent sales tax for Fiscal Year 2023 for several projects involving Sidewalks, Transportation Infrastructure, as well as community recreation facilities. For the multi-year FY 23-27 Capital Improvement Plan has approved close to \$60 Million for several community development infrastructure projects.

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

Manatee County Departments will work closely to dispose of surplus properties that are owned by Manatee County. Currently, the County administers a surplus property program that gives potential individuals the opportunity to obtain surplus property owned by Manatee County. These properties are potential surplus and must be approved by the county departments, administrators, and the Board of County Commissioners. The County actively markets County owned property through the Property Management Department.

Also, through the property conveyance process developed by Manatee County, the Property Management Department works with the CVS Department to identify surplus property that would be available for the development of permanent affordable housing. The County then seeks a non-profit partner to convey the property to in order to develop affordable housing.

Finally, through the Property Management Department, the County actively seeks property to acquire. Property Acquisition is responsible for identifying and obtaining real property needed by the County to deliver services to the citizens of Manatee County. The acquisition process includes negotiations with property owners to secure contracts for sale and purchase and conveyance of property following approval by the Board of County Commissioners.

Discussion

In order to calculate Manatee County's expected amount available in the remaining years of the Consolidated Plan, the County determined an average allocation for each program (CDBG, HOME, and ESG over the last five years) and multiplied the result for each grant by four. The resulting amount is the expected/estimated remaining amount for this Consolidated Planning cycle. It does not take into account realized program income or prior year resources, as they are not guaranteed each year. Manatee County's anticipated funding allocation will address many of the County's goals, including housing, social/public services, community development/public improvements, and economic development. The County is fortunate to have a network of public or social service providers to help address these goals through financial leveraging, as well as other Federal funding sources, State funding sources, County Departments and other agency and program funding.

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	Increase Access to Affordable Housing	2023	2027	Affordable Housing	Manatee County Samoset Target Area R/ECAPs	Preserve and Maintain Existing Housing Stock Increase Supply of Affordable Housing Fair Housing & Equitable Access Rental Assistance	CDBG: \$985,800.00 HOME: \$1,275,982.00	Public service activities for Low/Moderate Income Housing Benefit: 80 Households Assisted Homeowner Housing Added: 5 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit Direct Financial Assistance to Homebuyers: 4 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 85 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Reduce Homelessness in Manatee County	2023	2027	Homeless	Manatee County R/ECAPs	Transitional and Supportive Housing Homeless Prevention Assistance Shelter Facilities and Operations	ESG: \$153,050.00	Homelessness Prevention: 10 Persons Assisted
3	Support Healthcare and Wellbeing Activities	2023	2027	Non-Homeless Special Needs	Manatee County R/ECAPs	Senior Programs and Facilities Basic Needs Assistance, Transportation Services Substance Abuse and Mental Health Services	CDBG: \$457,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 138 Persons Assisted Other: 1 Other
4	Provide Access to Supportive Services and ED Act.	2023	2027	Supportive Services and Economic Development	Manatee County Samoset Target Area R/ECAPs	Employment Training Youth Education, Protection, and Facilities Senior Programs and Facilities	CDBG: \$35,000.00	Other: 1 Other
6	Program Administration	2017	2021	Program Administration	Manatee County		CDBG: \$369,456.00 HOME: \$68,257.00 ESG: \$4,000.00	Other: 0 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Access to Affordable Housing
	Goal Description	
2	Goal Name	Reduce Homelessness in Manatee County
	Goal Description	
3	Goal Name	Support Healthcare and Wellbeing Activities
	Goal Description	
4	Goal Name	Provide Access to Supportive Services and ED Act.
	Goal Description	
6	Goal Name	Program Administration
	Goal Description	Program Administration

Projects

AP-35 Projects – 91.220(d)

Introduction

The Annual Action Plan includes proposed activities that meet the priority housing and community development needs as described in the 2023/2024-2027/2028 Consolidated Plan. Manatee County has developed a comprehensive strategy for using limited resources available to address the housing and community development needs of its low- and moderate-income citizens, the homeless, and its housing stock.

The following provides a breakdown of project funding for Program Year 2023/2024. The 2023/24 Annual Action Plan is based on a entitlement allocation from HUD of \$1,847,283 in CDBG, \$682,570 in HOME, and \$157,064 in ESG funds.

Manatee County takes great pride in the range of programs and services that are available to residents. Manatee County understands the need to ensure that basic services are provided. The County has utilized the CDBG, HOME, and ESG Programs to constructively meet the changing needs of the community.

Projects

#	Project Name
1	Gulfcoast Legal Services, Inc. - Housing Legal Services
2	Homeowner Down Payment Assistance Program
3	Homeowner Rehabilitation/Replacement Program
4	CANCELLED - CAN Community Health - RU4M
5	Manatee County Habitat for Humanity
6	The Salvation Army - Rental Assistance
7	AMFM Enterprise, Inc. - Allean's Loving Care
8	Centerstone of Florida - Samoset Community Resource Center (Phase 2)
9	Meals on Wheels PLUS of Manatee, Inc. - Unfunded Senior Meals
10	Turning Points - Project Smile
11	Lighthouse Vision Loss Center - Fire Safety Improvements
12	CDBG - Planning and Administration
13	HOME- Planning and Administration
14	ESG23 Manatee County
15	HOPE Family Services, Inc. - Domestic Violence Shelter Rehabilitation
16	2023 HOME Community Housing Development Organization (CHDO) - Homeownership Development Initiative

Table 56 – Project Information

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

One obstacle to meeting underserved needs is the lack of resources. Given that entitlement programs have been reduced over the last several fiscal years, Manatee County plans to continue to review alternative sources of funds to help address the needs of County residents. Efforts will be made to submit grant applications to Federal, State, and local agencies, as staffing allows. Specific grant applications could include prisoner re-entry into society, mental health services, infrastructure improvements, and neighborhood revitalization.

The County has also identified the housing requirements of the poverty-level renter and homeowner as a major underserved need. Although the County supports the construction of low-income rental projects, these projects, which are primarily funded through the Florida Housing Finance Corporation, only reach up to 60% of median family income. Therefore, there is still a group of low-income residents who are unable to be housed through these initiatives. These projects include HOME, SHIP and other state funds, but are generally projects funded through the Low-Income Housing Tax Credit (LIHTC) program, and the State Apartment Incentive Loan (SAIL) Program.

Neighborhood resistance to group homes is also an obstacle; however, the State now requires that communities allow small group homes (6 people and under) in all residential zoning districts. This has alleviated some of the need.

AP-38 Project Summary
Project Summary Information

1	Project Name	Gulfcoast Legal Services, Inc. - Housing Legal Services
	Target Area	Manatee County
	Goals Supported	Increase Access to Affordable Housing
	Needs Addressed	Preserve and Maintain Existing Housing Stock Increase Supply of Affordable Housing Fair Housing & Equitable Access Rental Assistance
	Funding	CDBG: \$70,000.00
	Description	Provide legal services to low-income residents on fair housing related issues.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income families countywide.
	Location Description	Countywide.
	Planned Activities	Legal Services 05C
2	Project Name	Homeowner Down Payment Assistance Program
	Target Area	Manatee County
	Goals Supported	Increase Access to Affordable Housing
	Needs Addressed	Preserve and Maintain Existing Housing Stock Increase Supply of Affordable Housing Down Payment Assistance Fair Housing & Equitable Access
	Funding	CDBG: \$300,000.00
	Description	Manatee County provides income-eligible homebuyers with partial down payment assistance for those who can support a monthly mortgage but may not be able to pay all or a portion of the down payment and/or closing costs needed to purchase a home.
	Target Date	9/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income families countywide.
	Location Description	Countywide.
	Planned Activities	13B Homeownership Assistance
3	Project Name	Homeowner Rehabilitation/Replacement Program
	Target Area	Manatee County
	Goals Supported	Increase Access to Affordable Housing
	Needs Addressed	Preserve and Maintain Existing Housing Stock Increase Supply of Affordable Housing Fair Housing & Equitable Access Rental Assistance
	Funding	CDBG: \$615,833.00 HOME: \$57,751.00
	Description	Rehabilitation or reconstruction existing low- to moderate-income qualified homeowner occupied residential units. Contingency Project #1: If Homeowner Rehabilitation/Replacement is not practically achievable this program year, \$400,000 will be allocated to Goal 2 Reduce Homelessness in Manatee County for a Homeless Shelter Development Project, which will rehabilitate an old sheriff's work release property located on 407 57th Street, E. Bradenton, FL to become a family and women's homeless shelter. Contingency Project #2: If Homeowner Rehabilitation/Replacement is not practically achievable this program year, \$200,000 will be allocated to a new activity under this goal, Goal 1 Increase Access to Affordable Housing. The funding will go towards Enhanced Code Enforcement in LMI areas to eliminate conditions that threaten the public safety and general welfare of residents in LMI areas.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income families countywide.
	Location Description	Countywide
	Planned Activities	14A Rehab: Single-Unit Residential

4	Project Name	CANCELLED - CAN Community Health - RU4M
	Target Area	Manatee County
	Goals Supported	Increase Access to Affordable Housing
	Needs Addressed	Preserve and Maintain Existing Housing Stock Increase Supply of Affordable Housing Fair Housing & Equitable Access Rental Assistance
	Funding	:
	Description	Rental payments and utility payment assistance throughout the county.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income families countywide.
	Location Description	Countywide.
	Planned Activities	HOME - Tenant-Based Rental Assistance
5	Project Name	Manatee County Habitat for Humanity
	Target Area	R/ECAPs
	Goals Supported	Increase Access to Affordable Housing
	Needs Addressed	Increase Supply of Affordable Housing
	Funding	HOME: \$878,750.00
	Description	Housing construction for low- and moderate-income and other eligible populations.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income families in racially/ethnically concentrated areas of poverty.
	Location Description	Manatee County R/ECAPs
	Planned Activities	HOME- Housing Development.
6	Project Name	The Salvation Army - Rental Assistance
	Target Area	Manatee County

	Goals Supported	Increase Access to Affordable Housing
	Needs Addressed	Preserve and Maintain Existing Housing Stock Increase Supply of Affordable Housing Fair Housing & Equitable Access Rental Assistance
	Funding	HOME: \$308,900.00
	Description	Provide rental assistance for income-qualifying populations.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income families countywide.
	Location Description	Countywide.
	Planned Activities	HOME- Tenant-Based Rental Assistance
7	Project Name	AMFM Enterprise, Inc. - Allean's Loving Care
	Target Area	Manatee County
	Goals Supported	Support Healthcare and Wellbeing Activities
	Needs Addressed	Basic Needs Assistance, Transportation Services
	Funding	CDBG: \$90,000.00
	Description	Provide in-home companion, homemaker services to the elderly and the addition of exercise/nutrition educational components. This project will assist 15 elderly, frail elderly, and disabled non-elderly clients.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Special needs populations, and low- and moderate-income populations countywide.
	Location Description	Countywide
Planned Activities	Senior Services 05A	
8	Project Name	Centerstone of Florida - Samoset Community Resource Center (Phase 2)
	Target Area	Samoset Target Area
	Goals Supported	Support Healthcare and Wellbeing Activities

	Needs Addressed	Senior Programs and Facilities Basic Needs Assistance, Transportation Services Substance Abuse and Mental Health Services
	Funding	CDBG: \$250,000.00
	Description	Funding will be used to complete the Samoset Community Resource Center (CRC). The original project was divided into two phases due to unforeseen delays in phase one. This phase will complete needed renovations and improvements of the remaining 4,825 square foot building for a new, comprehensive unified community services hub in the heart of the Samoset community.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income populations in the Samoset Target Area and countywide.
	Location Description	Samoset Target Area (Samoset Community Resource Center)
	Planned Activities	03E Neighborhood Facilities
	9	Project Name
Target Area		R/ECAPs
Goals Supported		Support Healthcare and Wellbeing Activities
Needs Addressed		Basic Needs Assistance, Transportation Services
Funding		CDBG: \$50,000.00
Description		Funding will be provided to pay for meals for the elderly.
Target Date		9/30/2024
Estimate the number and type of families that will benefit from the proposed activities		Low- and moderate-income seniors in racially/ethnically concentrated areas of poverty.
Location Description		R/ECAPs in Manatee County
Planned Activities	05A Senior Services	
10	Project Name	Turning Points - Project Smile
	Target Area	Manatee County

	Goals Supported	Support Healthcare and Wellbeing Activities
	Needs Addressed	Basic Needs Assistance, Transportation Services
	Funding	CDBG: \$67,000.00
	Description	Funding to pay for dentures, orthotics, and supplies for making such devices for homeless clients and low- and moderate-income individuals that don't have dental insurance.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income individuals countywide.
	Location Description	Countywide.
	Planned Activities	Health Services 05M
11	Project Name	Lighthouse Vision Loss Center - Fire Safety Improvements
	Target Area	Manatee County
	Goals Supported	Provide Access to Supportive Services and ED Act.
	Needs Addressed	Employment Training Youth Education, Protection, and Facilities Senior Programs and Facilities
	Funding	CDBG: \$35,000.00
	Description	Fire safety improvements to Lighthouse Vision Loss Education Center
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income populations countywide
	Location Description	Lighthouse Vision Loss Education Center (countywide benefit)
	Planned Activities	03B Facilities for Persons with Disabilities
12	Project Name	CDBG - Planning and Administration
	Target Area	Manatee County
	Goals Supported	Program Administration
	Needs Addressed	

	Funding	CDBG: \$169,450.00
	Description	Oversight, management, monitoring, and coordination of CDBG activities.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income families countywide.
	Location Description	Countywide.
	Planned Activities	21A General Program Administration
13	Project Name	HOME- Planning and Administration
	Target Area	Manatee County
	Goals Supported	Program Administration
	Needs Addressed	
	Funding	HOME: \$68,257.00
	Description	Oversight, management, monitoring, and coordination of HOME activities.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income families countywide.
	Location Description	Countywide.
14	Project Name	ESG23 Manatee County
	Target Area	Manatee County
	Goals Supported	Reduce Homelessness in Manatee County Program Administration
	Needs Addressed	Homeless Prevention Assistance Shelter Facilities and Operations Transitional and Supportive Housing
	Funding	ESG: \$157,064.00

	Description	Support homelessness prevention activities, services, and shelters, including but not limited to providing transitional beds, counseling/case management services, etc. Funding will provide for housing relocation and stabilization services, and short-term and medium-term rental assistance.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Homeless populations countywide
	Location Description	Countywide
	Planned Activities	\$145,314 – ESG (Activities, Sub-Award to Suncoast Partnership) \$7,750 – ESG (Sub-Award Project Delivery) \$4,000 – ESG Program Administration
15	Project Name	HOPE Family Services, Inc. - Domestic Violence Shelter Rehabilitation
	Target Area	Manatee County
	Goals Supported	Reduce Homelessness in Manatee County
	Needs Addressed	Shelter Facilities and Operations
	Funding	CDBG: \$340,000.00
	Description	Rehabilitation of the HOPE domestic violence emergency shelter that serve survivors of domestic violence and sexual abuse.Rehabilitation work to include but not limited to exterior security infrastructure, parking lot, exterior amenities, HVAC and electrical upgrades, roof, common areas, ADA retrofits, common areas and interior shelter units rehabilitation, as well as other needed rehabilitation items to bring the facility up to current building code, ADA accessibility and energy efficient standards.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	35 shelter units to serve survivors of domestic violence.
	Location Description	Confidential address, located in CDBG Eligible Areas 1.05 / 3

	Planned Activities	03C Homeless Facilities
16	Project Name	2023 HOME Community Housing Development Organization (CHDO) - Homeownership Development Initiative
	Target Area	Manatee County
	Goals Supported	Increase Access to Affordable Housing
	Needs Addressed	Increase Supply of Affordable Housing
	Funding	CDBG: \$88,400.00
	Description	Housing construction for low- and moderate-income and other eligible populations.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1 Household
	Location Description	Manatee County
	Planned Activities	HOME CHDO Development

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

For the 2023/2024 Annual Action Plan, Manatee County will direct assistance to low- and moderate-income areas of the County including, but not limited to, the identified R/ECAP and Samoset Target Areas. These Target Areas are identified in **Table 61**. Assistance will also be made available Countywide to persons meeting the CDBG eligibility requirements for low- and moderate-income benefit.

Geographic Distribution

Target Area	Percentage of Funds
Samoset Target Area	

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Manatee County’s rationale for allocating investments geographically is dependent upon the location of low- and moderate-income populations and Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs).

All other activities, or the remaining 60.1% of expected funding, will benefit any person meeting the CDBG eligibility requirements for low- and moderate-income benefit, including persons living in the R/ECAPs. These other activities include legal services, rental assistance, home rehabilitation program, public facility projects, affordable housing development, and the homeless or persons likely to become homeless, as well as the County’s administration of CDBG, HOME, and ESG funds.

Discussion

Manatee County has identified 14 projects to implement the six goals of the Strategic Plan during the first year of the 2023-2027 Consolidated Plan. These projects benefit low- and moderate-income persons Countywide and within the County’s Target Areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The County places a high priority on providing affordable homeownership and rental opportunity in Manatee County. This goal shall be addressed, in part, by local non-profit organizations and developers that construct affordable housing for lower-income homebuyers. In addition, the County will continue to deliver its housing rehabilitation and rental assistance programs, and to support homebuyer education and Fair Housing activities. Finally, the County will also continue to partner with non-profit agencies to subsidize rental assistance through new Tenant-Based Rental Assistance programs.

The Annual Action Plan must specify goals for the number of homeless, non-homeless, and special needs households to be supported within the program year. These numbers are shown in **Table 62** and are inclusive of the affordable housing activities shown in **Table 57**, in addition to other planned housing activities identified in **Table 59**. **Table 63** indicates the number of households to be supported through specific activities, including rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units. For the purposes of this section, the term “affordable housing” is defined in the HOME regulations at 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. [This section replaces the former HUD Table 3B.]

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	59
Special-Needs	40
Total	99

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	85
The Production of New Units	5
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	95

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The County will continue to deliver its long-standing housing programs, including housing rehabilitation, housing replacement, rental assistance, and down payment assistance through both federal and state programs, coordinate with non-profit organizations and for-profit developers that construct affordable

housing, and support homebuyer education and Fair Housing activities. Additionally, the county seeks to assist four households with down payment assistance. All together, these housing activities will support 99 households through a combination of rehabilitation of existing units, down payment assistance, and short-term to medium-term rental assistance.

AP-60 Public Housing – 91.220(h)

Introduction

This section of the Annual Action Plan describes what actions Manatee County will take in the 2023/2024 program year to carry out the public housing portion of the Strategic Plan.

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

Currently, Manatee County has two Public Housing Authorities working within its borders. These include the Bradenton Public Housing Authority, which also manages the Hope VI housing project, and the Manatee County Housing Authority.

The units/vouchers administered by these PHAs are in constant demand. Typical wait time is 6 months to 2 years before receiving assistance. Currently, both public housing authorities have closed their waiting lists in an effort to manage the current demand.

According to the Manatee County Housing Authority, they have taken the following steps to ensure consistency between their planning efforts and the Consolidated Plan for the jurisdiction:

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan.
- The PHA has participated in many consultation processes, organized and offered by Manatee County, in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during development of their Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan.

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

All programs in the 2023/2024 Annual Action Plan are available to public housing residents and address the common needs experienced by low-income persons, including public housing residents. In addition, public housing residents are encouraged to participate in the Annual Action Plan development process.

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

As of an audit completed in 2019, the Manatee County Housing Authority has a PHAS score of 92 and is

designated as a high performer. For 2022, the Bradenton Housing Authority has a PHAS score of 65 and is considered a “substandard physical” and is not listed as troubled by HUD.

Discussion

Affordable housing needs are met by multiple service providers in Manatee County. The MCHA currently administers public housing units and tenant-based vouchers (HCVs). The County will continue to coordinate referrals with the MCHA in order to connect low-income residents with housing options.

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

Introduction

This section of the Annual Action Plan describes Manatee County’s one-year goal and the specific actions steps it will undertake in the program year to carry out the homeless strategy identified in the Strategic Plan. Additionally, this section addresses any activities related to the supportive housing needs of non-homeless populations.

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

Consistent with the Five-Year Consolidated Plan’s Strategic Plan, Manatee County will pursue the goal of reduced homeless. To this end, the County has programmed activities that meet the objectives of the Strategic Plan. Activities include:

1. Project Smile - Funding to pay for dentures, orthotics, and supplies for making such devices for homeless clients.
2. Homeless Prevention - Funding will provide for housing relocation and stabilization services, and short-term and medium-term rental assistance.

Strategies outlined in the Consolidated Plan will continue to support the efforts of the Suncoast Partnership to End Homelessness, Inc., through this Action Plan Program Year.

Addressing the emergency shelter and transitional housing needs of homeless persons

One of the County’s strategies for preventing and reducing homelessness is to assist non-profit service providers in obtaining additional funding sources for emergency shelters. The primary activities to address homelessness during the 2023/2024 program year is Homelessness Prevention by allocating the County’s ESG grant to the Suncoast Partnership to End Homelessness.

As stated previously, the dramatic increase in foreclosures as well as high housing and living costs could lead to homelessness for individuals and families. Manatee County continues to support programming that is designed to prevent homelessness by assisting homeowners and renters that find themselves behind in mortgage or rental payments. This type of temporary assistance can help families that truly find themselves in a unique situation that can be remedied by one-time support. Through the Suncoast Partnership to End Homelessness, the County will provide or housing relocation and stabilization

services, and short-term and medium-term rental assistance.

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

Another of the County's strategies for preventing and reducing homelessness is to promote and encourage the development of programs that facilitate the transition from homelessness into permanent housing. With ESG funds, the County supports homeless prevention and rapid rehousing services for the homeless through the Suncoast Partnership to End Homelessness.

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

Homeless prevention is a major concern and goal of Manatee County. Strategies outlined in the Consolidated Plan will continue to support the efforts of the Suncoast Partnership to End Homelessness, Inc., through this Action Plan Program Year.

During the 2023/2024 program year, Manatee County will coordinate with Suncoast Partnership to End Homelessness, the County's designated Continuum of Care lead agency and other homeless service providers to implement a cohesive, community-wide discharge coordination policy that can be successfully implemented to ensure that persons being discharged from publicly funded agencies and institutions do not become homeless upon release. Programs currently meeting such need include Turning Points, Our Daily Bread, The Salvation Army, and Catholic Charities.

The County will coordinate with Suncoast Partnership to End Homelessness (lead agency) and other CoC member agencies that offer self-sufficiency training, medical/healthcare, mental health counseling, case management, and other activities to prevent homelessness in populations that may be discharged from

systems of care but require housing assistance and continued access to related social services.

Discussion

The County plans to allocate the entire ESG allocation (minus the 7.5% allowed administration budget) toward homeless services for the 2023/2024 program year. These activities will provide much needed services for the homeless population.

Special needs in Manatee County include meal and home repair assistance for seniors, supportive housing for persons with disabilities, substance abuse and mental health counseling, HIV/AIDS services, and support in response to domestic violence and at-risk youth. The following 2023/2024 program year activities will support persons with special needs. These activities include:

- Turning Points – Project Smile
- Manatee County Homeowner Rehabilitation Program
- Gulfcoast Legal Services, Inc. - Housing Preservation
- CAN Community Health – RU4M (Rental & Utilities 4 Manatee) AIDS/HIV
- Salvation Army – Tenant-Based Rental Assistance
- Meals on Wheels PLUS of Manatee, Inc. - Unfunded Senior Meals
- AMFM Enterprise, Inc. - Allean's Loving Care

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

Introduction:

Manatee County is dedicated to providing affordable housing to homeless, non-homeless, and special needs households. During the 2023/2024 program year, the County will utilize the Housing Rapid Response Team, Land Development Code, Urban Corridor Plan, Affordable Housing Impact Fee Program, and the recently enacted Livable Manatee Incentive Program for Qualified New Affordable Housing that act to reduce barriers to and incentivize affordable housing. Moreover, County staff will review and identify required revisions to the Comprehensive Plan and Land Development Code to further fair housing and remove or ameliorate barriers to affordable housing.

With regard to fair housing, Manatee County has in previous years made available funds to the Gulf Coast Legal Services for elderly, low- and moderate-income residents who are victims of predatory lending practices, foreclosure rescue scams, persons who are experiencing or who have experienced discrimination and/or fraud in housing and to remedy these matters through negotiation, mediation, or litigation.

Public policies can have a direct impact on barriers to affordable housing. Manatee County has recognized this fact and has reviewed its own process to expose any barriers or obstacles to developing affordable housing. From this review, a few concerns were noted.

These included the review time by the staff and the cost to the developer, the limited code allowances for affordable or workforce housing, and impact fees. To alleviate these three concerns, a variety of policies and or regulations were put into practice. An in-depth description of these policies and regulations are provided within the Consolidated Plan. An overview is outlined here:

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

Housing Rapid Response Team – assists housing developers who wish to participate in the County’s affordable/workforce housing programs expedite the development and permitting processes.

Manatee County Land Development Code – outlines incentives which may be available to developers of affordable/workforce housing developments. Developers for income-eligible households may seek expedited review and permit processing, review and permit fee refunds, and other incentives, as applicable.

Urban Corridor Plan - Starting in 2016, the County made amendments to the Comprehensive Plan and Land Development Code to improve opportunities for infill, redevelopment and development, along major corridors in strategic areas of the County. The amendments generally provide greater flexibility in

the regulations, allow for moderate increases in density and intensity of development, and allow residential and mixed-use development patterns to occur along the corridors. They also ensure that development review is consistent, meaningful, and predictable for staff, the developer, and citizens. In 2017, the Urban Corridor Plan received statewide recognition for allowance of greater densities and building heights while promoting mixed-use and walkability.

Affordable Housing Impact Fee Program - The Manatee County Board of County Commissioners adopted a Resolution on February 24, 2004, establishing the Manatee County Affordable Housing Impact Fee Program. Beginning June 19, 2004, Manatee County began to provide assistance to developers of owner-occupied affordable housing, in the form of reimbursement of a portion of impact fees for the creation of owner-occupied affordable housing for low- to moderate-income households. This incentive is currently under review for expansion of the program to include incentives for the creation of affordable rental units. The County will provide assistance to make up the difference between the fees for County facilities in effect prior to June 19, 2004, and the fees adopted pursuant to Ordinance 04-19. Additionally, the County is now working toward payment of developer school impact fees for affordable housing development, serving low-to moderate-income households. Manatee County is currently working on revisions to the affordable housing incentives in the Comprehensive Plan and Land Development Code, which will provide enhanced incentives for both owner-occupied and for affordable rental housing. In subsequent years, Manatee County has provided assistance to make up the difference between the fees in effect prior to Ordinance 04-19.

Livable Manatee Incentive Program for Qualified New Affordable Housing – Six years ago, Manatee County approved Resolution R-17-069 on August 22, 2017, to enact the Livable Manatee Incentive Program for Qualified New Affordable Housing. This program provides for homeownership and rental incentives to foster the construction of new affordable units and is an improvement and expansion on the previous Affordable Housing Impact Fee Program. Through this program, Manatee County will pay 100% of impact fees for new qualified affordable units and will expedite the corresponding review and permitting process. The resulting development is subject to a Land Use Restriction Agreement to maintain affordability for a designated amount of time.

Discussion:

During the 2023/2024 program year, the County will utilize the Housing Rapid Response Team, Land Development Code, Urban Corridor Plan, Affordable Housing Impact Fee Program, and the recently enacted Livable Manatee Incentive Program for Qualified New Affordable Housing (effective August 22, 2017) to reduce barriers to and incentivize affordable housing. It should also be noted that, through the development of the AFH, the County identified several policies and regulations that need to be reviewed with the goal in determining what impediments to fair housing and barriers to affordable housing exist within these policies. The Land Development Code and County Comprehensive Plan were identified as documents that will need to be reviewed. During the 2023/2024 program year, County staff will review and identify required revisions to the Comprehensive Plan and Land Development Code to further fair

housing and remove or ameliorate barriers to affordable housing.

Manatee County will continue providing Certified Lending Training, Downpayment Assistance, Housing Rehabilitation Program, Housing Replacement Program, as resources are available, through the Community and Veterans Services Department.

The County has developed the Affordable Housing Advisory Committee (AHAC) To review the established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plan of the appointing local government and is tasked with recommending specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value.

Manatee County actively refers individuals and households looking for affordable housing to various programs and resources such as:

Florida Housing Search: A web-based housing locator service that allows people to locate available housing that best fits their individual and family needs. In addition, the site connects people to other housing resources through website links and provides helpful tools for renters such as an affordability calculator, rental checklist, and renter rights and responsibilities information.

Volunteers of America - Manatee County: Provides income eligible housing and behavioral healthcare services in quiet, residential communities that are located on bus routes and convenient to employment opportunities.

Manatee County Housing Authority: Public Housing Authority (PHA) that provides low-income rental assistance within Manatee County.

Manatee County Rental List: A list of rental properties and apartments located throughout Manatee County complete with addresses and contact information.

United Way 2-1-1 Manasota: Provides free and confidential information and referral services 24/7 that connect people to local resources.

Turning Points: Provide housing services such as rental and utility assistance

Salvation Army: Provide housing services such as rental and utility assistance.

Finally, there are additional opportunities for homeless, non-homeless, and special needs households to obtain affordable housing. Manatee County has in previous years made available funds to the Gulf Coast Legal Services for elderly, low- and moderate-income residents who are victims of predatory lending practices, foreclosure rescue scams, persons who are experiencing or who have experienced discrimination and/or fraud in housing and to remedy these matters through negotiation, workouts, mediation or litigation.

AP-85 Other Actions – 91.220(k)

Introduction:

This section of the Annual Action Plan describes the Manatee County’s planned actions to carry out the following strategies outlined in the Strategic Plan:

- Foster and maintain affordable housing;
- Evaluate and reduce lead-based paint hazards;
- Reduce the number of poverty-level families;
- Develop institutional structure; and
- Enhance coordination.

In addition, the County has identified obstacles to meeting underserved needs and proposed actions to overcome those obstacles.

Actions planned to address obstacles to meeting underserved needs

One obstacle to meeting underserved needs is the lack of resources. Given that entitlement programs have been reduced over the last several fiscal years, during the 2023/2024 program year, Manatee County will continue to review alternative sources of funds to help address the needs of County residents. Efforts will be made to submit grant applications to Federal, State, and local agencies, as staffing allows. Specific grant applications could include prisoner re-entry into society, mental health services, infrastructure improvements, and neighborhood revitalization.

The County has also identified the poverty-level renter and homeowner housing requirements as a major underserved need. Although the County supports the construction of low-income rental projects, these projects, which are primarily funded through the Florida Housing Finance Corporation, only reach up to 60% of median family income. Therefore, there is still a group of low-income residents who are unable to be housed through these initiatives. These projects include HOME, SHIP and other state funds, but are generally projects funded through the Low-Income Housing Tax Credit (LIHTC) program, and the State Apartment Incentive Loan (SAIL) Program. During the 2023/2024 program year, Manatee County will utilize incentive programs, such as the Livable Manatee Incentive Program for Qualified Affordable

Housing (enacted in 2017), to foster additional rental units affordable to low income residents.

Neighborhood resistance to group homes is also an obstacle; however, the State now requires that communities allow small group homes (6 people and under) in all residential zoning districts. This has alleviated some of the obstacles towards meeting this need.

Actions planned to foster and maintain affordable housing

The County will continue to deliver its long-standing housing programs, including housing rehabilitation, housing replacement, rental assistance, and down payment assistance, coordinate with non-profit organizations and developers that construct affordable housing, and support homebuyer education and Fair Housing activities. The County is primarily relying on its SHIP allocations to carry out affordable housing initiatives which include FY 22/23 allocations of \$3,401,062, and for FY23/24 of \$4,183,839. These housing activities will support 99 households through a combination of production of new units, rehabilitation of existing units, direct financial assistance, and short-term to medium-term rental assistance.

Also during the 2023/2024 program year, the County will utilize the Housing Rapid Response Team, Land Development Code, Urban Corridor Plan, Affordable Housing Impact Fee Program, and the Livable Manatee Incentive Program for Qualified New Affordable Housing to reduce barriers to and incentivize affordable housing. These programs foster affordable housing through expedited review and permitting, impact fee waivers, density and height allowances, and other measures to facilitate the production of new units affordable to low and moderate-income residents. Livable Manatee was adopted in 2018. Since 2021, the program has substantially increased in productivity and have completed a total of 6 projects, which had summed to \$1.1Million in incentives. The County has approved allocation of \$1.4 Million from General Fund for FY 2023-2024.

Actions planned to reduce lead-based paint hazards

During the coming year, the Manatee County Health Department will continue to test low-income children for lead poisoning, as well as investigate any cases found. The County will meet the requirements of the new lead-based paint regulations by undertaking the actions shown in the Consolidated Plan as outlined below.

Participating contractors who have not attended the training continue to be encouraged to obtain training certification in lead-based paint safety procedures. The County will address the lead-based paint

hazards that are found in all homes rehabilitated with the County's CDBG and/or HOME funds. Only homes that are pre-1978 are subject to the lead-based paint provisions and, fortunately, many homes in Manatee County were constructed after 1978.

The County will continue to encourage appropriate staff and participating contractors to attend training and obtain certification in "Lead-Based Paint Safe Work Practices" for County construction and rehabilitation projects.

Actions planned to reduce the number of poverty-level families

Through activities proposed in the 2023/2024 Annual Action Plan, Manatee County has developed a program that will serve poverty level families and those in need. Through various housing initiatives the County will aim to increase the number of affordable units available, along with providing funds to rehabilitation substandard housing for income qualified households.

Also, with regards to financial literacy programs, legal services, and homeless prevention the County will provide a series of public services that address the priority needs identified within the Consolidated Plan.

Actions planned to develop institutional structure

The County has a strong institutional structure in place to carry out its housing and community development strategies. The County's CVS department will administer the CDBG, HOME, and ESG, programs.

In conjunction with other County operating departments, CVS will work to implement public works projects proposed by the 2023-2027 Consolidated Plan or any of the annual Action Plans.

Manatee County, unlike many others, has a dedicated tax millage for services for abused, neglected, and at-risk children to supplement similar programs. Accordingly, CVS and the County's non-profit agencies have long-standing ties and an effective delivery system for social services to the youth. CVS will integrate the public service activities proposed in the Consolidated Plan or Action Plan with these ongoing operations.

Manatee County receives SHIP and HOME funding. CVS has an effective public/private affordable

housing production system in place. The affordable housing activities proposed in the Consolidated Plan and Action Plan will be integrated into these ongoing operations.

Suncoast Partnership to End Homelessness, Inc. is the lead agency for Continuum of Care in Manatee County. This is the non-profit entity that will administer the Continuum of Care process and homeless funding for both Manatee and Sarasota Counties. Representatives from Manatee County government, public housing authority, law enforcement, homeless providers, and mental health providers are members of this organization. This entity will be responsible for developing the Continuum of Care plan and prioritizing homeless funding for Manatee County, alongside the homeless task force and the CoC Leadership Council.

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

The Manatee County CVS will continue to coordinate with various community groups and service agencies to determine objectives and goals through the public participation process. These groups play a vital role in implementing the Five-Year Consolidated Plan and the One-Year Action Plans, CAPERs, and any proposed Substantial Amendments. All stakeholders are welcomed and encouraged to participate in the implementation of this Consolidated Plan and Action Plan.

Discussion:

For the first-year Annual Action Plan, the County will support activities that will address underserved needs through community development and public services; foster and maintain affordable housing through rehabilitation, replacement, and homebuyer assistance; reduce lead-based paint hazards through responsible rehabilitation; reduce the number of poverty-level families through a combination public services, housing initiatives, and economic development activities; and continue to develop and maintain an institutional structure through a network of community partners, including the County and its departments. Additionally, the County will continue to encourage coordination with the MCHA, non-profit and private for-profit housing developers, and public service providers, Annual Action Plan participation, and regular day-to-day referrals through CVS.

Program Specific Requirements

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

Introduction:

This section addresses the program specific requirements for the Annual Action Plan; included are the CDBG, HOME, and ESG programs. Program income will be allocated to eligible projects at a future time.

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	57,689
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:	57,689

Other CDBG Requirements

1. The amount of urgent need activities	0
<TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACF] DELETE_TABLE_IF_EMPTY=[YES]>	
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(I)(2)

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

The County will use funding from the State Housing Initiatives Program (SHIP) and/or other federal grants for the matching requirements under the HOME program.

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:

Manatee County uses the recapture method for the entire amount of HOME funds provided as a subsidy, when HOME-assisted homeownership housing does not continue to be the principal residence of the assisted homebuyer for the full affordability period. The recapture provision is subject to the limitation that when the recapture requirement is triggered by a sale, voluntary or involuntary, of the housing unit, and there are no net proceeds or the net proceeds are insufficient to repay the HOME investment due, the County can only recapture the net proceeds, if any. The net proceeds are the sales price minus the superior loan repayment and closing costs. This language is included in the loan documents. These funds will be used by the County for other eligible HOME activities.

The proceeds from the sale of a CHDO property are retained by the CHDO and used in conformance with 24 CFR 92.300(a)(2).

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

See the response to number 2, above.

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:

The County will not use HOME funds to refinance the existing debt for multi-family projects.

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)). <TYPE=[text] REPORT_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>

Not applicable.

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)).

Not applicable.

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).

Not applicable.

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

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

In Program Year 2023/2024, Manatee County will receive its first allocation of ESG funding for the 2023 – 2027 Consolidated Planning cycle in the amount of \$157,064, made available through the HEARTH Act from the U.S. Department of Housing and Urban Development. These funds will be utilized in support of homeless prevention and rapid rehousing for the homeless. The Continuum of Care (CoC) and Homeless Providers have prepared written standards which are located within the Appendix of this report, and will be updated during the lifetime of this Consolidated Plan.

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

The Suncoast Partnership to End Homelessness, our lead agency for the Manatee and Sarasota Continuum of Care (CoC), has established a coordinated entry and assessment system in full compliance with HUD requirements. This system includes designated access points where the homeless and those at risk can receive an intake and assessment into the system by a trained professional, and be prioritized for housing resources. The Manatee and Sarasota CoC coordinated entry system also includes trained outreach specialists who can serve as access points on the

streets.

The CoC meets regularly to share best practices, solve problems and introduce new ideas. Some very important activities entrusted to the CoC are the homeless task force, annual point-in-time census of homeless individuals, and the corresponding survey of available emergency shelter beds, transitional housing units, and permanent housing units. This data helps the members with vital information on the needs and gaps in the system, and helps redirect services, funding and other resources as the needs of the community's homeless populations shift.

The CoC has established a centralized assessment system using HMIS principles. The CoC leadership council approves all major changes and updates to coordinated entry system. The current coordinated entry system is Oneby1. The Oneby1 Coordinated Entry System (CES) allows for people in Sarasota and Manatee County to access needed housing and other services through a uniform screening and assessment, defined prioritization and program matching guidelines, and monitored referrals to services to help those seeking housing and services access programs more efficiently. Clients who are literally homeless, or cannot be otherwise diverted, will receive a Oneby1 Coordinated Entry Access Point Intake at one of the 9 Access Points in our community. Clients are then added to the Community By-Name List (BNL) and prioritized for referral to a housing project.

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

Manatee County is collaborating with the Suncoast Partnership to End Homelessness, the lead agency for the Continuum of Care (CoC), to appropriately allocate and administer these funds. The County aims to leverage these ESG dollars with the CoC which already receives and allocates grant dollars from the State of Florida. By leveraging funds, the County can ensure that the ESG funds make the most positive impact possible.

Manatee County's match amount for ESG will come from the Community Coalition on Homelessness d/b/a Turning Points, which receives grant funds through other non-federal sources.

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

Manatee County itself does not have homeless or formerly homeless individuals elected to the commission but actively participates in the CoC Leadership Council for policy discussions and funding decisions. The CoC Leadership Council includes those with lived homeless experience, and the CoC membership includes active participants who are currently homeless or have past lived experience.

5. Describe performance standards for evaluating ESG.

During 2023/2024 program year, Manatee County will work with the CoC and homeless providers to create additional performance standards that ensure that ESG funds are used efficiently. This is being done in collaboration with the CoC Leadership Council.

Appendix - Alternate/Local Data Sources

1	<p>Data Source Name</p> <p>2011-2015 ACS 5-Year Estimates</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is a nationwide survey designed to provide communities a fresh look at how they are changing. The ACS eliminated the need for a decennial census long form in 2010. The ACS collects long form type information (e.g., employment, migration, educational attainment, veteran status, etc.) throughout the decade, publishing statistics yearly rather than only once every 10 years.</p>
	<p>What was the purpose for developing this data set?</p> <p>To provide the most current data for the nation, states, counties, cities and towns</p>

	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>The data was downloaded from the American Factfinder website in January of 2017. The 2011-2015 American Community Survey 5-year estimates include results from both the American Community Survey and the Puerto Rico Community Survey. The statistics presented describe the entire data collection period, from January 1, 2011 to December 31, 2015.</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>The 2011-2015 ACS 5-year data products include estimates of demographic, social, housing and economic characteristics for people living in housing units and group quarters.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>The 2011-2015 ACS 5-year data products include estimates of demographic, social, housing and economic characteristics for people living in housing units and group quarters.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>The 2011-2015 ACS 5-year data products include estimates of demographic, social, housing and economic characteristics for people living in housing units and group quarters.</p>
2	<p>Data Source Name</p> <p>HUD FY 2016 FMR and 2016 HOME Rent Limits</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>U.S. Department of Housing and Urban Development</p>
	<p>Provide a brief summary of the data set.</p> <p>HUD FY 2016 FMR and 2016 HOME Rent Limits</p>
	<p>What was the purpose for developing this data set?</p> <p>Primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>FY 2016 including information from local survey data</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>See www.huduser.gov website.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>The U.S. Department of Housing and Urban Development (HUD) annually estimates FMRs for 530 metropolitan areas and 2,045 nonmetropolitan county FMR areas.</p>

	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>See above.</p>
3	<p>Data Source Name</p> <p>2017-2021 ACS Estimates</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>U.S. Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>American Community Survey Estimates</p>
	<p>What was the purpose for developing this data set?</p> <p>Understand US Population Demographics</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2017-2021 Estimates</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>Estimates of US Population</p>
	<p>Describe the total population from which the sample was taken.</p> <p>US Population</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>US population</p>
	4
<p>List the name of the organization or individual who originated the data set.</p> <p>US Census Bureau</p>	
<p>Provide a brief summary of the data set.</p> <p>US Population Estimates</p>	
<p>What was the purpose for developing this data set?</p> <p>Understanding US population</p>	
<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2011-2015 Estimates</p>	
<p>Briefly describe the methodology for the data collection.</p> <p>Estimates of US Population</p>	

	<p>Describe the total population from which the sample was taken.</p> <p>US population</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>US population</p>
5	<p>Data Source Name</p> <p>2023 HUD FMR & HOME RENTS</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>HUD</p>
	<p>Provide a brief summary of the data set.</p> <p>HOME & FMR Rents</p>
	<p>What was the purpose for developing this data set?</p> <p>Establish Rent Limits</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2023</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>HOME & FMR Rents</p>
	<p>Describe the total population from which the sample was taken.</p> <p>N/A</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>N/A</p>
6	<p>Data Source Name</p> <p>2020 Longitudinal Employer-Household Dynamics</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>HUD/US Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>Longitudinal Employer-Household Dynamics</p>
	<p>What was the purpose for developing this data set?</p> <p>Understand Longitudinal Employer-Household Dynamics</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2020</p>

	<p>Briefly describe the methodology for the data collection.</p> <p>Estimates of Longitudinal Employer-Household Dynamics</p>
	<p>Describe the total population from which the sample was taken.</p> <p>US Population</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>US Population</p>