

October 1, 2024 through September 30, 2025
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DRAFT
2024/2025
MANATEE COUNTY GOVERNMENT
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
(CAPER)



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Assistance From:



CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Introduction

Manatee County's Community and Veterans Services (CVS) Department is responsible for the preparation of the Consolidated Plan and Annual Action Plan and administers the funding for the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) programs. This is the second reporting year for the 2023/2024 – 2027/2028 Consolidated Plan that covers the 2024/2025 Program Year.

The Consolidated Annual Performance and Evaluation Report (CAPER) details Manatee County, Florida's accomplishments during the Community Development Block Grant (CDBG) Program Year (PY) 2024/2025 toward meeting the goals outlined in the Manatee County 2023/2024 – 2027/2028 Five-Year Consolidated Plan. The PY 2024/2025 CAPER describes Manatee County's program accomplishments for the period beginning October 1, 2024, through September 30, 2025.

This report compares the actual performance measures with those projected in the 2024/2025 Annual Action Plan. The CAPER reports on activities funded by the Federal CDBG, HOME, and ESG programs, as well as highlighting a range of locally funded programs.

For this program year, Manatee County was allocated \$1,795,567 in CDBG funds (as noted in line 02 of PR-26 Financial Summary Report), \$548,806.01 in HOME funds, and \$162,357 in ESG funds through a formula allocation from the U.S. Department of Housing and Urban Development (HUD). Program income for the CDBG program was realized in the amount of \$197,420 and program income for the HOME program was realized in the amount of \$165,527.

Detailed tables outlining the activities that were completed during PY 2024/2025 are located throughout this CAPER report.

During the grant application cycle for the 2024/2025 Annual Action Plan, Manatee County gave preference to those complete funding applications for projects related to priority needs that were ranked as high, based upon the priority needs established in the 2023/2024 – 2027/2028 Consolidated Plan, and particularly to those that addressed the goals identified in the Consolidated Plan and statutory requirements.

As identified in this report, Manatee County addressed the housing, health, welfare, and homeless needs of our community during PY 2024/2025. Manatee County is working diligently to meet the priority needs established in our Consolidated Plan in the expenditure of these federal funds. In addition, the County also seeks to meet other issues identified by involving our citizens in a variety of methods. County staff conducted an in-depth public outreach effort in 2024 that consisted of public meetings, public hearings, surveys, and public comment periods. Citizens may also seek information, ask questions, or contact County staff through an established website and e-mail account.

Manatee County is confident that its federally funded programs help address the priorities of the Consolidated Plan and the Annual Action Plan and meet the needs of low and moderate-income people within the County.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Expand Community Development Strategies	Non-Housing Community Development	CDBG: \$	Other	Other	2	0	0.00%	3	0	0.00%
Increase Access to Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0.00%	0	0	0.00%
Increase Access to Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	200	113	56.50%	70	89	127.1%
Increase Access to Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	10	0	0.00%	4	0	0.00%
Increase Access to Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental Units Constructed	Household Housing Unit	0	0	0.00%	4	0	0.00%
Increase Access to Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	12	1	0.00%	0	1	0.00%
Increase Access to Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	10	2	20.00%	0	0	0.00%

Increase Access to Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	220	90	40.90%	80	70	77.77%
Program Administration	Program Administration	CDBG: \$ / HOME: \$ / ESG: \$	Other	Other	0	0	0.00%	0	0	0.00%
Provide Access to Supportive Services and ED Act.	Supportive Services and Economic Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	200	350	175%	470	350	74.47%
Provide Access to Supportive Services and ED Act.	Supportive Services and Economic Development	CDBG: \$	Other	Other	2	0	0.00%	2	0	0.00%
Reduce Homelessness in Manatee County	Homeless	CDBG: \$ / ESG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	10	0	0.00%	0	0	0.00%
Reduce Homelessness in Manatee County	Homeless	CDBG: \$ / ESG: \$	Homelessness Prevention	Persons Assisted	50	0	0.00%	20	0	0.00%
Support Healthcare and Wellbeing Activities	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	345	342	99.13%	158	149	94.30%
Support Healthcare and Wellbeing Activities	Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0	0.00%	0	0	0.00%
Support Healthcare and Wellbeing Activities	Non-Homeless Special Needs	CDBG: \$	Other	Other	1	0	0.00%	1	0	0.00%

Table 1 – Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Manatee County's use of CDBG funds in the 2024 Annual Action Plan aligns closely with the priorities and objectives established in the Consolidated Plan. The County has focused on housing, community development, and public services as the highest priority areas, addressing the needs of low- and moderate-income residents. CDBG allocations are directed toward activities that improve affordable housing access, enhance infrastructure, support neighborhood revitalization, and provide essential services for vulnerable populations, consistent with the goals of the Consolidated Plan.

CDBG-funded projects specifically address high-priority objectives such as public facility improvements, code enforcement, and the provision of supportive services for low-income households. Investments in public infrastructure—such as sidewalks, street improvements, and accessibility enhancements—serve both to improve livability in low-income neighborhoods and to increase access to employment, education, and essential services. Funding for senior services, food assistance, and public service programs directly supports the Consolidated Plan's objectives to reduce poverty, promote self-sufficiency, and provide access to safe, decent, and affordable housing.

Additionally, the County prioritizes Fair Housing education and enforcement, ensuring that residents are aware of their rights and that local projects comply with federal nondiscrimination requirements. Through these efforts, CDBG funds not only support the development and preservation of affordable housing but also enhance community capacity, foster economic opportunity, and address structural barriers to housing choice. By targeting resources to both the most vulnerable populations and the neighborhoods with the greatest needs, the County ensures that CDBG investments are aligned with the highest priority activities identified in the Consolidated Plan.

Prior Year Activity Accomplishments Completed in 2024 Program Year:

- CHDO Set-Aside - 06 57th Ave. - CS360
- COVID-Non-Congregate Sheltering
 - St. Vincent de Paul - Non-Congregate Sheltering SEHA – CDBG-CV
 - Turning Points - Non-Congregate Shelter #2 CDBG-CV
- Manatee Children's Services - Foster Children Shelter Rehab – CDBG
 - 2023/24 Manatee Children's Services - Foster Children Shelter Rehab (CDBG 2020)
- Manatee County Homeowner Rehabilitation Program

- 2819 7th St. East
- 6604 4th Ave NW
- 707 14th St. East Palmetto
- 3512 20th St. East Bradenton
- Samoset Community Resource Center Renovation
 - 2021/22 Centerstone Samoset Community Resources Center

In addition to CDBG and HOME funds, the Manatee County Housing Rehabilitation Program is also funded with Florida's State Housing Initiatives Partnership Program (SHIP). The final performance report for SHIP funds submitted during PY 2024/25 accounted for a total of 22 housing projects completed, of which 5 were replacements and 17 were substantial rehabilitations. Total SHIP funds expended for these projects amount to \$2,245,707.00. The Manatee County Housing Program also provided downpayment and closing cost assistance to 32 eligible households, totaling \$1,960,299.00 to help Manatee County residents reach their American Dream.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	1,392	22
Black or African American	234	28
Asian	5	0
American Indian or American Native	2	0
Native Hawaiian or Other Pacific Islander	2	0
Total	1,635	50
Hispanic	248	4
Not Hispanic	1,387	46

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	0
Asian or Asian American	0
Black, African American, or African	0
Hispanic/Latina/e/o	0
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	0
White	0
Multiracial	0
Client doesn't know	0
Client prefers not to answer	0
Data not collected	0
Total	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

All local jurisdictions that receive CDBG, HOME, and ESG funding must maintain data on the extent to which each racial and ethnic group have applied for, participated in, or benefited from any program or activity funded with federal funds. Manatee County was able to collect this data by having all participants and subrecipients report on income and racial/ethnic status. This tracking allows Manatee County to collect racial and ethnic information, household size, and annual household income.

During PY 2024/2025, Manatee County provided assistance to a total of 1,635 families through CDBG funds and 50 families through HOME funds. The families served represented a diverse cross-section of the community, reflecting the County's commitment to fair access to housing and supportive services. Assistance was provided to households of varying racial and ethnic backgrounds, ensuring that federal resources reached those most in need. This support included both financial and programmatic services aimed at promoting housing stability, access to affordable housing, and pathways to self-sufficiency.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$1,795,567	\$2,035,685.73
HOME	public - federal	\$1,401,990	\$989,853
ESG	public - federal	\$162,357	\$6,178.34

Table 3 – Resources Made Available

Narrative

Information in **Table 3** provides a detailed breakdown of resources that were made available through the CDBG, HOME, ESG programs but does not account for unspent prior year funds or outstanding project balances. In PY 2024/2025, Manatee County planned for \$1,795,567 in CDBG, \$548,806.01 in HOME, and \$162,357 in ESG entitlement allocations to award to subrecipients carrying out the goals outlined in the County's Consolidated Plan. Program income for the CDBG program was realized in the amount of \$197,420 and program income for the HOME program was realized in the amount of \$165,527. Some carry-over funding from prior years was expected for the CDBG program (\$718,178).

Expenditures for the 2024/2025 program year:

- The CDBG program disbursed a total of \$2,035,685.73 during this program year, which included current-year program funds and prior year funds.
- The HOME program disbursed a total of \$989,853 during this program year, which included current-year program funds and prior year funds.
- The ESG program disbursed only administration funds during this program year in the amount of \$6,178.34.

Total amount expended in grant funding when accounting for multiple grant years is shown above.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Samoset Target Area	16.7%	16.7%	In 2024, the county dedicated all \$300,000 of its CDBG funding to the Samoset Community Center.

Table 4 – Identify the geographic distribution and location of investments

Narrative

Table 4 reflects one (1) of the two (2) designated target areas within the Consolidated Plan: Samoset Target Area and Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs). Additionally, the County identified CDBG, HOME, and ESG resources to assist various communities and neighborhoods throughout the County and the cooperating cities based on low- and moderate-income area criteria. In total, 149 residents of R/ECAPs were beneficiaries in PY 2024/2025 through Activity 565: Meals on Wheels (43 assisted), Activity 564: Allean's Love and Care (7 assisted), and Activity 566: Project Smile (99 assisted). Two housing rehab/replacements were located at 2319 15th Ave. East (Rehab) and 7620 16th St. East.

The table above describes the distribution of resources based on geography for activities completed over PY 2024/2025. A summary of this distribution is also shown in **Table 4**.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Although the CDBG program does not require matching funds, CDBG investments are routinely leveraged with a variety of other community resources. In PY 2024/2025, many CDBG-supported projects benefited from additional private and public funding secured by subrecipients. Organizations receiving CDBG funds also accessed complementary federal, state, local, and philanthropic resources to enhance project impact.

ESG funds were similarly leveraged by selecting subrecipients with established homeless service programs and strong relationships with diverse funding partners. ESG regulations require subrecipients to provide a dollar-for-dollar match using cash and/or in-kind contributions. To meet these requirements, ESG subrecipients utilized a mix of private and public grants not previously used as match for other awards, as well as the value of donated materials, volunteer service hours, building leases, staff salaries, and other eligible program costs not covered by ESG funding.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$2,020,394.37
2. Match contributed during current Federal fiscal year	\$186,755
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$2,207,149.37
4. Match liability for current Federal fiscal year	\$175,607.17
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$2,031,542.20

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
Housing Rehab SHIP - M Oberheu	08/19/2025	\$21,105						\$21,105
Housing Rehab SHIP - W. Taite Draw 1	11/13/2024	\$37,935						\$37,935
Housing Rehab SHIP - W. Taite Draw 2	12/09/2024	\$42,480						\$42,480
Housing Rehab SHIP - W. Taite Draw 3	02/03/2025	\$27,630						\$27,630
Housing Rehab SHIP - W. Taite Draw 4	02/18/2025	\$57,605						\$57,605

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
331,917.39	165,527	141,643.31	328,651.69	355,801.08

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	873,751.34	0	0	0	0	3
Number	3	0	0	0	0	873,751.34
Sub-Contracts						
Number	7	0	0	0	0	7
Dollar Amount	1,649,308.05	0	0	0	0	1,649,308.05
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	3			
Number	0	0	873,751.34			
Sub-Contracts						
Number	0	0	7			
Dollar Amount	0	0	1,649,308.05			

Table 8 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	48	71
Number of Special-Needs households to be provided affordable housing units	40	0
Total	88	71

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	80	70
Number of households supported through The Production of New Units	8	0
Number of households supported through Rehab of Existing Units	0	1
Number of households supported through Acquisition of Existing Units	0	0
Total	88	71

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

During PY 2024/2025, Manatee County allocated HOME and CDBG resources to several key affordable housing initiatives, including Manatee County Habitat for Humanity's Kings Cross Place development, the Bright Community Trust project, Downpayment Assistance, Manatee County's Homeowner Rehabilitation/Replacement Program, and Tenant-Based Rental Assistance (TBRA). Collectively, these efforts support the development of new affordable housing, the rehabilitation of existing homes, and direct rental assistance to income-eligible households.

To date, the County has provided TBRA assistance to 70 individuals during PY 2024/2025, with all related projects currently underway. The County has also committed HOME funds to support the construction of 134 new affordable rental units for households earning up to 80% of AMI through the Bright

Community Trust initiative, as well as 27 new three- and four-bedroom homeowner units for income-eligible families through the Habitat for Humanity Kings Cross Place project.

In addition, four (4) home rehabilitation projects were completed during PY 2024/2025 using prior-year CDBG and HOME funds.

Affordable housing progress for the reporting period is summarized in the tables above.

Discuss how these outcomes will impact future annual action plans.

This year's outcomes will not have a significant impact on future Annual Action Plans and the overall goals outlined in future Five-Year Consolidated Plans. Home sales prices have significantly increased in recent years impacting the ability for potential homeowners to qualify for a first mortgage. Manatee County has increased the eligible purchase price and the down payment assistance available for a household as a result. Manatee County will continue to monitor the impact of sales prices on the program in the future. The County will continue to focus on bringing more affordable housing to Manatee County through other incentives.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	34
Low-income	1	23
Moderate-income	0	13
Total	1	70

Table 13 – Number of Households Served

Narrative Information

The table above includes the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity. These numbers are inclusive of all activities undertaken with CDBG and HOME funds over PY 2024/2025. During this program year, 71 households were assisted through the County's housing programs.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Manatee County invests Emergency Solutions Grant (ESG) funds, along with other federal, state, and local resources, to support programs and services that assist individuals experiencing homelessness. The County maintains strong collaboration with public funders, businesses, community-based organizations, and faith-based partners to strengthen provider capacity and advance efforts to reduce and ultimately end homelessness in Manatee County.

A key County strategy for preventing and reducing homelessness is supporting nonprofit service providers in securing additional funding for emergency shelter operations. During the 2024/2025 program year, primary homelessness-response activities include Project Smile, ESG-funded Homelessness Prevention, and rapid re-housing services. While ESG funds have not yet been fully drawn down, all funds have been committed, and planned activities will continue into upcoming program years.

The County also received a supplemental allocation of Community Development Block Grant Coronavirus (CDBG-CV) funds under the CARES Act (Public Law 116-136). These funds were distributed to public service agencies to support non-congregate sheltering for individuals experiencing homelessness who were enrolled in permanent housing programs. Manatee County partnered with The Salvation Army, Turning Points, the Palmetto and Bradenton Police Departments, and the Manatee County Sheriff's Office to provide outreach and support to individuals residing in encampments.

During the COVID-19 pandemic, significant increases in housing and rental costs placed many families at heightened risk of homelessness. In response, Manatee County continues to invest in programs designed to prevent housing instability by assisting renters who have fallen behind on payments through HUD-funded initiatives. Through the Homeless Prevention activity, the County has provided housing relocation and stabilization services, along with short- and medium-term rental assistance, offering critical temporary support to households experiencing a remediable financial crisis.

Addressing the emergency shelter and transitional housing needs of homeless persons

As previously stated, 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 2024/2025 program year is Project Smile and homeless prevention through ESG activities and rapid re-housing.

The Under One Roof campus represents the first phase in Manatee County's multi-step restructuring of the homeless shelter ecosystem. The initiative includes two core components. Gateway South is the emergency housing program designed specifically for women experiencing homelessness, addiction, or fleeing crisis situations who cannot be served by other designated crisis centers. The shelter provides safe sleeping accommodations, meals, showers, and immediate stabilization while connecting participants to recovery support, case management, and other supportive services. Upon opening, Gateway South will have the capacity to serve up to 40 women.

The Under One Roof Resource Center functions as the centralized service hub for individuals experiencing homelessness, those at risk of housing loss, or individuals seeking or contemplating recovery. The Center serves as a single point of entry into the local homelessness response system, providing access to case management, healthcare referrals, substance use recovery programs, employment assistance, housing navigation, and partner-agency services. This coordinated model reduces the need for participants to navigate multiple locations and improves timely access to essential supports.

Under One Roof is the first major step in a larger, phased redesign of Manatee County's shelter system. The next initiative, Fresh Start – operated by the Manatee County Sheriff's Office – will establish a large-capacity shelter serving both men and women, with a targeted focus on individuals involved in the criminal justice system and those referred by law enforcement. Following the implementation of Fresh Start, the Salvation Army will be able to transition its current shelter operations to exclusively serve families. This redesign will expand the Salvation Army's family capacity from 6 to approximately 26 families, strengthening the County's ability to meet the specific needs of households with children.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Homelessness prevention remains a central priority for Manatee County. The strategies outlined in the Consolidated Plan, along with the actions implemented by Turning Points and the County, support the broader efforts of the Suncoast Partnership to End Homelessness, Inc.

During the program year, Manatee County collaborated closely with the Suncoast Partnership—the designated Continuum of Care (CoC) lead agency—as well as other homeless service providers to advance a coordinated, community-wide discharge planning policy. This approach is designed to ensure that individuals exiting publicly funded institutions and systems of care do not become homeless upon release. Agencies contributing to this work include Turning Points, Our Daily Bread, The Salvation Army, and Catholic Charities.

Throughout the year, the County continued to provide funding and partnership support to Turning Points, the Suncoast Partnership, and other CoC member agencies that deliver self-sufficiency training, medical and behavioral health services, mental health counseling, case management, and other assistance aimed at preventing homelessness among individuals who require continued support after discharge from institutional settings.

Turning Points plays a critical role by offering comprehensive, on-site wraparound services to individuals who are at risk of homelessness or who are literally homeless. For individuals discharged from institutions or experiencing unsheltered homelessness, Turning Points provides coordinated access to legal services, healthcare, social services, employment assistance, and specialized supports for veterans—all within a single service location.

Additionally, monthly meetings of People Assisting The Homeless (PATH) bring together community agencies to discuss available programs and resources for low-income residents. These meetings strengthen cross-agency communication, enhance staff knowledge of available funding and services, and support direct referrals that help individuals and families secure stable housing.

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 key strategy Manatee County employs to prevent and reduce homelessness is supporting the development of programs that help individuals transition from homelessness into permanent housing. During the 2024/2025 program year, the County, in partnership with the Continuum of Care (CoC), used ESG funds to provide both Homelessness Prevention and Rapid Re-Housing services. The County allocates its full ESG award—\$162,357, excluding administrative costs—to homelessness response activities. Additional programs, including basic needs and food assistance, were supported through CDBG funding.

Turning Points continues to implement a Housing First approach, prioritizing direct placement into permanent housing while providing individualized wraparound services tailored to each household's needs. This model reduces barriers to housing, and significant efforts have been made to engage local landlords in the program. A dedicated case manager regularly attends landlord meetings, serving as a liaison to address tenant issues early, preventing problems that may lead to eviction. Turning Points maintains an updated list of affordable housing options for clients and assists them in identifying and securing permanent housing.

Before the COVID-19 pandemic, case managers conducted home visits for newly housed, low-income clients—four visits within the first month—to support stability, review household budgets, and connect

households with any additional services needed to maintain their housing and transition successfully to independent living.

Manatee County is also investing in the development of new shelter facilities for individuals and families experiencing homelessness, including the Under One Roof Women's Shelter. These projects are funded through County general funds, with plans to partner with nonprofit organizations to operate the facilities and provide comprehensive wraparound services. Additional resources from HOME-ARP, CDBG-CV, and CDBG will further support shelter operations and service delivery.

DRAFT

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Manatee County Housing Authority (MCHA) Resident Opportunities and Self-Sufficiency (ROSS) Coordinator requires all ROSS participants to complete a Needs-Based Assessment to identify the needs and goals of each household. Participants in the Family Self-Sufficiency (FSS) Program also complete this assessment annually to ensure that changes in circumstances, needs, or objectives are captured and addressed. In addition, a monthly Resident Association (RA) meeting is held, where all residents are encouraged to participate, share feedback, and raise concerns or suggestions regarding operations and services at their public housing development.

Recent RA meetings have focused on identifying topics and activities that residents would like to be incorporated into the meetings, as well as strategies to improve attendance and engagement. A suggestion box is also available in the lobby, allowing residents to submit feedback or express needs anonymously.

All housing programs administered by MCHA are available to public housing residents and are designed to address the common challenges experienced by low-income households. Public housing residents are also encouraged to participate in the development of the Consolidated Plan and Annual Action Plan to ensure their perspectives and needs inform countywide planning and investment decisions.

In 2023, MCHA and Manatee County collaborated on the development of the Analysis of Impediments to Fair Housing Choice (AI). Staff from both agencies worked closely to establish fair housing goals and strategies. Public housing residents were engaged through surveys and public meetings, providing valuable input that shaped both the AI and, subsequently, the County's Consolidated Plan.

No program year funds were dedicated solely to public housing activities during the reporting period; however, as noted previously, 20 roof replacements were completed using prior-year funding.

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

Several efforts are made to encourage public housing residents to engage in management and community decision-making through participation in Resident Association (RA) meetings. Historically, reminder flyers were distributed to each household three days prior to the monthly meeting. Additionally, the monthly newsletter—delivered directly to every residence—includes the meeting date and time on its events calendar. RA meetings are also posted on an event calendar in the lobby of the Manatee County Housing Authority (MCHA). Some of these practices may have been adjusted since the onset of the COVID-19 pandemic.

MCHA operates two physically separate public housing sites. To increase participation among residents at the smaller site, the Housing Authority has experimented with hosting RA meetings on-site, eliminating transportation barriers and making participation more accessible.

MCHA also promotes pathways to homeownership for public housing residents. Participants in ROSS activities often receive gift cards as incentives for their engagement. When receiving the incentive, residents are encouraged to reflect on their financial goals and complete a brief survey. If homeownership is identified as a goal, staff follow up to discuss the steps and support needed to pursue that path.

ROSS participants also complete a Needs-Based Assessment that asks them to identify their five-year goals. When homeownership is noted, staff again reach out to provide guidance on interim steps and available resources.

To engage residents who are not enrolled in a self-sufficiency program, the Housing Authority periodically reviews households nearing market rent. In these cases, the ROSS Coordinator proactively contacts the family to highlight that their current rental payments may be comparable to mortgage payments and connects them to additional supports, such as first-time homebuyer programs or financial institutions offering incentives for low-income buyers or for purchases in low-income areas. For families needing to improve credit or financial readiness, MCHA provides support in budgeting, understanding credit, and preparing for homeownership.

Finally, introductory letters sent to all new residents outline the full range of ROSS services, including assistance related to homeownership, ensuring that families are aware of available resources from the start of their tenancy.

Actions taken to provide assistance to troubled PHAs

As of an audit completed in 2022, the Manatee County Housing Authority has a PHAS score of 89 and is designated as a standard performer. For 2023, the Bradenton Housing Authority has a PHAS score of 61 and is considered a “Small PHA Deregulation” and is not listed as troubled by HUD. The U.S. Department of Housing and Urban Development (HUD) defines “troubled” as a public housing authority identified by the region as having major problems in key performance areas, such as management operations.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Manatee County has an Affordable Housing Advisory Committee (AHAC) that annually reviews the established policies and procedures, ordinances, land development regulations, and comprehensive plan and recommends improvements that will reduce barriers, streamline processes, and encourage the production of affordable units. The recommendations may include the modification, creation or repeal of existing policies, procedures, ordinances, regulations, or plan provisions to reduce barriers to affordable. These recommendations are submitted annually to the Board of County Commissioners (BOCC) for acceptance.

Public policies significantly influence barriers to affordable housing. Recognizing this, Manatee County reviewed its processes to identify obstacles to affordable housing development. Key concerns included staff review times, costs to developers, limited code allowances, and impact fees. In response, the County implemented several policies and regulations summarized below, with detailed descriptions in the Consolidated Plan:

1. Housing Rapid Response Team: Assists developers in the County's affordable/workforce housing programs by expediting development and permitting processes.
2. Manatee County Land Development Code: Offers incentives for developers of affordable/workforce housing, including expedited reviews, permit fee refunds, and other benefits for income-eligible projects.
3. Urban Corridors: Since 2016, amendments to the Comprehensive Plan and Land Development Code have encouraged infill, redevelopment, and mixed-use development along major corridors. These changes increased density and building heights, promoted walkability, and ensured consistent development reviews. In 2017, this initiative earned statewide recognition.
4. Amended through Resolution R-22-158, the Livable Manatee Incentive Program continues to incentivize affordable housing development in unincorporated Manatee County. The updated program maintains the County's commitment to paying 100% of impact fees (County, school, and facility investment fees) for qualifying affordable units and authorizes expedited permitting. It now includes separate Homeownership and Rental incentive categories, each requiring that affordable units comprise at least 25% of total units within a development and be subject to a 30-year affordability period for ownership units. All units must comply with the Comprehensive Plan, Land Development Code, and a Land Use Restriction Agreement (LURA) that ensures long-term affordability and outlines applicable incentives. The amendments also allow conversions of existing buildings to residential use, require funds to be drawn from the County's Affordable Housing Subsidy Fund, and permit the Board to adjust incentives on a case-by-case basis.

Pending incentives under the previous Affordable Housing Impact Fee Program may still be honored under the transition provisions.

5. Comprehensive Plan and Land Development Code Amendments: In 2017, the County increased allowable densities in the Comprehensive Plan and amended the Land Development Code to further support affordable housing through public hearings.
6. Affordable Housing Impact Fee Program: Established in 2004, this program reimburses a portion of impact fees for affordable owner-occupied housing for low- to moderate-income households. It is being reviewed to include incentives for affordable rental units. Revisions to the Comprehensive Plan and Land Development Code aim to expand incentives for both owner-occupied and rental housing.
7. The Housing Information Session, conducted in partnership with seven housing providers and subrecipients, was attended by more than 100 community members. Manatee County intends to continue offering this event on an annual basis in alignment with the Neighborhood Summit.

Manatee County has also taken steps to offset developer costs, such as reimbursing differences in impact fees implemented after Ordinance 04-19 and covering school impact fees for affordable housing serving low- to moderate-income households. The County continues to enhance its affordable housing strategies to address community needs.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The identified obstacles to meeting underserved needs are lack of resources and lack of affordable poverty level rental units for families. These continue to be obstacles and Manatee County is committed to finding the means to overcome these obstacles.

In addition to seeking methods to address these obstacles, Manatee County is reviewing needs and potential obstacles to identify additional issues and concerns. HIV/AIDS continues to be a concern for the community.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

During the program year, the Health Department continued to test low-income children for lead poisoning, as well as investigating any cases found. The County continues to meet the requirements of the new lead-based paint regulations by undertaking the actions shown in the five-year strategy.

To date, two staff members have successfully completed the HUD, Office of Lead Hazard Control's, "Visual Assessment Course" training. Participating contractors who have not attended the training continue to be encouraged to obtain training certification in lead-based paint safety procedures.

The County addresses 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. Many of the homes in Manatee County were constructed after 1978.

The County continues 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 taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Most CDBG program funds address the economic needs of low- and moderate-income persons. Many of those programs also address issues such as self-sufficiency, life skill development, and other similar programs that indirectly reduce the number of persons living below the poverty level.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The County has in place a strong institutional structure necessary to carry out its housing and community development strategies. The Community and Veterans Services Department (CVS) administered the CDBG, HOME, and ESG programs. In conjunction with other County operating departments, CVS also implemented any public works projects proposed by the Five-Year Consolidated Plan or any of the Annual Action Plans.

In conjunction with the policy of the County, all housing and community development programs will include an extensive, year-end performance review and audit. This review helps determine, based upon goals and objectives stated at program initiation, the success of the program. Activities are quantitatively measured against program performance, compliance with overall program goals and requirements are determined, and citizen input regarding program performance will be sought. The CAPER will aid the assurance of meeting program objectives and goals. It will further assist in the planning of long-term program goals, objectives, and activities.

The Manatee County BOCC established the Southwest County Improvement District (SWD) under Ordinance No. 14-28. Manatee County's Southwest District Plan improves neighborhoods and redevelops corridors while protecting environmentally sensitive areas, to support transportation mobility, encourage economic investment and redevelopment, maintain public safety, provide affordable housing options, transform area corridors into vibrant places, assist small business, sustain the involvement of the public and partner with academic institutions to better integrate schools into the fabric of the community.

The Southwest District Plan is steered by civic engagements, public workshops, and direction of the Manatee County BOCC, who will continue to hold joint meetings of the Board, Manatee County Southwest District TIF, Bradenton's DDA, and Bradenton's 14th Street CRA to discuss common development trends and possible coordination efforts. The Southwest District Plan will continue to evolve over time with input of the citizens, stakeholders, the BOCC, and will be amended as necessary to address economic conditions, market trends and other factors requiring changes.

Staff continue to build experience and knowledge through training and program administration. Staff

meet periodically with the City of Bradenton's grant administration personnel to coordinate programming and explore any collaborative initiatives.

Manatee County staff presented at the National Community Development Association conference, sharing best practices for developing and implementing Annual Action Plans. Their presentation highlighted the County's approach to aligning community needs with strategic funding priorities, improving project delivery, and strengthening compliance and performance reporting. This participation positioned Manatee County as a leader among peer communities and reinforced its commitment to advancing effective community development practices nationwide.

In 2025, Manatee County continued strengthening its administration of federal grants and programs by updating and improving its internal policies and procedures to ensure greater consistency, transparency, and compliance. These enhancements were complemented by increased coordination across County departments and with external partners, resulting in more efficient program delivery and improved alignment of resources with community needs. Together, these efforts reflect the County's ongoing commitment to effective stewardship of federal funds and continuous improvement in program management.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

CVS has continued to coordinate with various community groups to achieve the objectives and goals that have been developed through the public participation process. These groups play a vital role in implementing the Five-Year Consolidated Plan and the Annual Action Plans, annual Performance Reviews, and any proposed Substantial Amendments. All stakeholders are welcomed and encouraged to participate in the implementation of the CDBG Program.

Manatee County, the Manatee County Housing Authority, CHDOs, and local non-profit agencies who provide services have been an integral part in the Consolidated planning process, Annual Action Plans, and Analysis of Impediments to Fair Housing Choice, through focus group meetings and other periodic meetings that are held to discuss the needs of our low- to moderate-income residents of the County.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Manatee County recently updated the Analysis of Impediments to Fair Housing Choice report. Below are the future impediments and recommended actions:

IMPEDIMENT #1 – LACK OF FAIR HOUSING EDUCATION, AWARENESS, AND INFORMATION FOR BOTH LANDLORDS AND TENANTS

Action: Expand Fair Housing education within Manatee County.

IMPEDIMENT #2 – LIMITED AVAILABILITY OF AFFORDABLE HOUSING FOR PROTECTED CLASSES

Action: Increase the availability of affordable housing in Manatee County.

IMPEDIMENT #3 – RACIAL AND ETHNIC MINORITIES ARE CONCENTRATED GEOGRAPHICALLY WITHIN THE COUNTY

Action: Identify opportunities to reinvest in R/ECAPS to eliminate blighted conditions and spur redevelopment.

IMPEDIMENT #4 – LACK OF CODE ENFORCEMENT ON SUBSTANDARD RENTAL UNITS

Action: Strengthen code enforcement on substandard rental units.

IMPEDIMENT #5: LACK OF LOCAL CONTACT FOR FAIR HOUSING COMPLAINTS AND GUIDANCE

Action: Improve the enforcement of Fair Housing laws and ordinances.

IMPEDIMENT #6: CONTINUED COMPLAINT ACTIVITY IN RECENT YEARS

Action: Focus Fair Housing efforts where complaint activity has increased.

The County along with partners continue to implement the recommendations identified on the 2017 Assessment of Fair Housing. These actions are described below:

ACTIONS OF MANATEE COUNTY

Manatee County continues to Affirmatively Further Fair Housing (AFFH) through sustained support of its HUD-funded programs and related community initiatives. Each April, the Manatee County BOCC formally proclaims Fair Housing Month, supplemented by countywide outreach through social media and other public communication channels.

The County actively promotes reinvestment in Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs) (Goal 1) by prioritizing grant applications that are located in, or directly benefit, these neighborhoods. Priority consideration is also given to projects and services supporting protected classes (Goal 8), including programs serving persons with disabilities and public facility or infrastructure improvements advancing ADA compliance.

Fair Housing education and financial literacy training (Goals 5 and 6) are routinely incorporated into the County's housing initiatives, such as homebuyer education courses offered through the Down Payment Assistance (DPA) program. The County further addresses contributing factors of poverty (Goal 2) by investing in residents and the neighborhoods in which they live. Recent efforts include the completion of Neighborhood Action Plans for Washington Park and Parrish, as well as ongoing coordination with other communities—such as Rubonia, Whitfield, and Bayshore—to identify and address priority needs.

Manatee County is currently advancing two major homelessness initiatives—Fresh Start and Under One Roof—which, if implemented, will establish new shelter facilities with on-site wraparound services designed to help individuals and families transition out of homelessness.

Workforce development partners, including CareerSource Suncoast, Suncoast Technical College, and State College of Florida, remain active throughout the County, offering career advancement and vocational training opportunities, including youth and young adult programs that support long-term economic mobility.

Code enforcement continues to be a challenge, particularly regarding substandard rental housing (Goal 3). Recent efforts through the Development Services Department have focused on businesses along major transportation corridors, emphasizing beautification and compliance. Under the Public Safety Department, code enforcement inspectors operate by geographic zones and primarily address exterior conditions visible from the public right-of-way. Residents are encouraged to report unsafe structures or nuisance conditions through the County’s online Report-A-Complaint system to initiate enforcement.

Affordable housing remains a County priority (Goal 4). Manatee County is in the process of updating its Comprehensive Plan to expand affordable housing incentives, with corresponding updates to the Land Development Code forthcoming. Current incentives codified in Part VI, Section 545 of the Land Development Code include expedited permitting (“Rapid Response”), density bonuses, and fee deferrals. Additionally, targeted incentives are available through the Livable Manatee Incentive Program, approved by the BOCC on September 13, 2022 (Resolution R-22-158).

ACTIONS OF MCHA

The Manatee County Housing Authority (MCHA) plays an important role not only in providing affordable housing to the County’s lowest-income households, but also in promoting Fair Housing principles and Affirmatively Furthering Fair Housing. During the reporting period, MCHA implemented several Fair Housing initiatives that support goals of the Analysis of Impediments to Fair Housing Choice report.

MCHA continues to expand access to affordable housing through both existing and newly developed rental units supported by Housing Choice Vouchers (HCV) or public housing assistance. All applicants who visit the MCHA office for HCV or public housing services receive a briefing packet that includes comprehensive Fair Housing information. Prior to the COVID-19 pandemic, MCHA reinforced this education by displaying a continuously looped Fair Housing video in the lobby. Currently, Fair Housing resources are also made readily accessible through the MCHA online housing portal, ensuring that applicants and residents can obtain information from multiple platforms.

ACTIONS OF AFFORDABLE HOUSING ADVISORY COMMITTEE

The Manatee County Affordable Housing Advisory Committee (AHAC) meets regularly to review housing issues, with a particular focus on affordable housing and barriers to access. During the 2023 reporting period, AHAC provided input on Fair Housing matters and identified several areas of concern related to Goal 2 (Contributing Factors), Goal 4 (Affordable Housing), Goal 5 (Fair Housing Education), and Goal 8

(Opportunity Access):

- **Transportation access:** AHAC emphasized that proximity to reliable transportation is essential to ensuring fair and equitable access to housing opportunities.
- **Regulatory barriers:** AHAC identified zoning and land use regulations as significant obstacles to the development of affordable housing. The committee stressed the need to permit a broader range of housing types and unit sizes—such as accessory dwelling units and smaller units—to expand affordability and reduce pressure on the existing housing supply. These alternatives were noted as particularly beneficial for seniors living on fixed incomes.
- **Fair Housing education:** AHAC affirmed the need for expanded Fair Housing education for both landlords and tenants through trusted, community-based seminars and workshops to improve awareness and understanding of rights and responsibilities.
- **Poverty-reducing measures:** AHAC highlighted the ongoing need for strengthened support, including federally funded rental assistance, public services, and access to legal aid, to address economic factors contributing to housing instability.

CR-40 - Monitoring 91.220 and 91.230

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

During active project implementation, Manatee County staff are responsible for the ongoing monitoring of Federal requirements, including Davis-Bacon, Contract Work Hours, Section 3, and Minority Business Enterprise standards. Programmatic and fiscal compliance is also reviewed continuously, encompassing all internal expenditures and activities as well as those of subrecipient organizations. Compliance is documented through reimbursement requests, informal and formal communications, monthly progress reports, quarterly demographic reports, and on-site or virtual monitoring visits. Written agreements are executed for all HUD-funded activities to ensure clear accountability and compliance.

Through the development of the CAPER and Annual Action Plan, County staff evaluate progress toward the goals and strategies outlined in the Consolidated Plan on an annual basis. For each activity carried out under the Plan, the County performs ongoing monitoring of Federal, State, and local contract compliance for all subrecipients at least once per year. Monitoring includes the provision of technical assistance as needed and incorporates in-house review of every payment request and progress report.

To ensure consistent oversight, the County has developed monitoring checklists for all programs and projects funded with CDBG, HOME, and ESG resources. These tools facilitate thorough and standardized review of subrecipient performance and compliance.

The Community and Veterans Services Department's Compliance staff also conducts long-term monitoring for activities that remain under affordability restrictions. For affordable housing projects, long-term monitoring includes verification of homeowner residency, proof of Property Appraiser Tax Exemption, and confirmation of property tax payments to the Tax Collector.

Compliance staff conducted reviews of eleven Public Service projects during the 2024/2025 program year to assess accuracy and completeness. Each project was verified as meeting at least one National Objective as defined in IDIS.

Additional contract elements reviewed included: HIPAA compliance; availability of Spanish-speaking staff; insurance requirements; promotional materials; payment requests; monthly reports; subrecipient scope of work; outcome measures; applicable amendments to the original agreement; client file documentation; program-specific requirements; and budget/expenditure records.

CDBG Programs Monitored:

- Meals on Wheels: Senior Meals
- AMFM Allean's Loving Care

- Feeding Tampa Bay
- Project Smile
- Gulfcoast legal Services

HOME-ARP Projects Monitored:

- The Salvation Army
- Turning Points

HOME Programs Monitored:

- Turning Points TBRA
- The Salvation Army TBRA

CDBG-CV Programs Monitored:

- Community Coalition on Homelessness / Turning Points Non- Congregate Shelter
- Society of St Vincent de Paul

Public Facility Monitoring

Compliance staff performed on-site inspections or desk review monitoring of the following Public Facility Projects for the performance time 2024/2025:

- Real Vision Barber Academy: Phase I & II
- Manatee County Housing Authority: North NOSO Roof Replacement
- Centerstone: Samoset Community Resource Center Rehab Project (Phase 1,11,111)
- Manatee County Housing Authority: Pine Village Resident Center
- Manatee County Habitat for Humanity: Poling Gardens CHDO (Desk Review only)
- Anna Gayle Resource Center AKA Mary Kelly House
- Manatee County Habitat for Humanity: Hope Landings (Desk Review only)
- Manatee County Housing Authority: Duplex reconstruction / Rental Rehab
- Manatee County Housing Authority: North NOSO Rehab project
- Sunrise Community of SW Florida fka United Cerebral Palsy of SW Florida: Adult Day Training Center Rehab
- Centerstone Safety & Security Improvements Project (Desk Review only)

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The County publicly advertised that the CAPER was available for review and comment on November 30, 2025, in the Bradenton Herald. The draft report was placed on the County website, at county offices for 15 days (December 1, 2025 – December 16, 2025). One public hearing was conducted with the Board of

County Commissioners (BOCC) on December 16, 2025 to discuss the performance report and open the agenda item for public comment. Any public comments received will be included in the Appendix of this document.

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CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

During PY 2024/2025 there were no substantial changes to the program objectives. This is the second-year performance report on the 2023/2024 – 2027/2028 Consolidated Plan and the objectives/priority needs established in the Plan are still relevant and needed in Manatee County.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Currently, Manatee County has only two affordable rental housing units assisted under HOME.

- 1815 21st Ave. E., Bradenton, FL – completed and inspected in February of 2025.
- 7612 Bishop Harbor Rd., Palmetto, FL – completed and inspected in February of 2025.

These and any future rental properties assisted with HOME will be inspected as required per 92.504(d) of HUD regulations.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

In February 2025, a Notice of Funding Availability (NOFA) was advertised for all housing assistance funded through CDBG for the 2024/2025 program year. In order to be considered for assistance, interested citizens are required to fill out an entry form.

A random drawing, to establish the order in which eligible citizens will be considered for funding, is conducted following the NOFA. Generally funding is reserved for low- or very low-households, with priority given to special needs households (for 20% of the available funding).

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

During the 2024/2025 program year, Manatee County received program income from the HOME program in the amount of \$165,527. Manatee County received program income from the CDBG during the 2024/2025 program year in the amount of \$197,420. A total of \$141,643.31 was drawn down in HOME Program Income from previous program years during the 2024/2025 program year. A total of \$71,018.45 was drawn down in CDBG Program Income from previous program years during the 2024/2025 program year.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

Public policies significantly influence affordable housing barriers. Manatee County reviewed its processes and identified issues such as staff review times, developer costs, limited code allowances for affordable housing, and impact fees. To address these, the County implemented various policies and regulations summarized below, with full details in the Consolidated Plan:

Housing Rapid Response Team

This team assists developers in the County's affordable/workforce housing programs by expediting development and permitting processes.

Manatee County Land Development Code

The Code provides incentives for affordable/workforce housing developers, such as expedited reviews, permit fee refunds, and other benefits for income-eligible projects.

Urban Corridors

Since 2016, amendments to the Comprehensive Plan and Land Development Code have enhanced opportunities for infill, redevelopment, and mixed-use development along major corridors. These changes increased flexibility, allowed higher densities and intensities, and promoted walkability. In 2017, the initiative received statewide recognition.

Livable Manatee Incentive Program

Established by Resolution R-17-069 in 2017, this program improved the Affordable Housing Impact Fee Program. It provides homeownership and rental incentives, including 100% payment of impact fees for qualified affordable units and expedited reviews. A Land Use Restriction Agreement ensures affordability for a designated period.

Comprehensive Plan and Land Development Code Amendments

In 2017, Manatee County amended its Future Land Use Categories and increased allowable densities to support affordable housing. Companion changes to the Land Development Code were adopted through public hearings.

Affordable Housing Impact Fee Program

Created in 2004, this program reimburses a portion of impact fees for owner-occupied affordable housing for low- to moderate-income households. It is under review to expand incentives for affordable rental units.

The County also offsets fees for facilities in effect before Ordinance 04-19 and is working toward covering school impact fees for affordable housing serving low- to moderate-income households. Planned revisions to the Comprehensive Plan and Land Development Code aim to enhance incentives for owner-occupied and rental affordable housing.

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

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	3	0	0	0	0
Total Labor Hours	5,695	0	0	0	0
Total Section 3 Worker Hours	1,266	0	0	0	0
Total Targeted Section 3 Worker Hours	524	0	0	0	0

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.	1				
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.	1				

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

Section 3 projects are housing rehabilitation, housing construction, and other public construction projects assisted under HUD programs that provide housing and community development financial assistance when the total amount of assistance to the project exceeds a threshold of \$200,000.

During the 2024/2025 program year, the MCS Foster Children Shelter Rehab and Centerstone Samoset Resources Center (CDBG) and Poling Gardens (HOME) projects were subject to Section 3 reporting. The Washington Park improvement project is underway, with environmental clearance finalized and Brownfield remediation successfully completed. Phase 1 is nearing completion, positioning the park to reopen to the public in spring 2026.