



July 2025

DRAFT

Annual Action Plan Program Year 2025/2026

MANATEE COUNTY, FLORIDA

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



Executive Summary

AP-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 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 needs, including those of the homeless and other special needs populations. The Manatee County Consolidated Plan guides the use of County resources to address these needs over a five-year period. This Annual Action Plan will serve as the third year of the current Consolidated Plan.

The Consolidated Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan.

For the Program Year 2025/2026 Annual Action Plan, the County anticipates an annual allocation which includes \$1,833,537 in Community Development Block Grant (CDBG) funds, \$588,051.16 in HOME Investment Partnerships (HOME) funds, and \$157,808 in Emergency Solutions Grant (ESG) funds. The County expects \$39,000 in CDBG Program Income and \$106,230 in HOME program income. In total, Manatee County received approximately \$2,579,396.16 in federal funding for the Annual Action Plan program year that will begin on October 1, 2025, and will expire on September 30, 2026 (including program income). Additionally, the county intends to utilize \$37,814.00 in prior year CDBG funds and \$121,836.00 in prior year HOME funds to carryout housing activities.

The Annual Action Plan is developed in a manner specified by HUD, and the County has followed the prescribed format in completing the plan. The Annual Action Plan was developed using HUD and U.S. Census data for demographics and housing, input from public meetings, Board of County Commissioners (BOCC) meetings, 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 current year funding allocations and community development needs of the County to ensure that this Annual Action Plan is a citizen-driven plan.

There are five major areas of focus in the Consolidated Plan: Housing, Public/Social Services, Community Development/Public Improvements, Economic Development, and Emergency/Disaster Response. 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.

Statutory Goals

This Consolidated Plan not only presents goals to address the priority needs of the County, but also to address the following statutory goals established by Federal law:

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. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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

Goal 1: 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.

Goal 2: 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 3: 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 activities for underinsured individuals.
- Support substance abuse and mental health activities for low- and moderate-income and at-risk populations.

Goal 4: Provide Access to Supportive Services and 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.

Goal 5: 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.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

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
- Financial Coaching
- Sunrise Adult Training Center Improvements
- Real Vision Barber Academy Training Facility Improvements
- Temporary Food Assistance/Meals on Wheels
- 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

Summary from citizen participation section of plan.

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) Homeless Report and Annual Homeless Assessment reports, and the 2024 Analysis of Impediments to Fair Housing (AFH), among others.

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

- Several public notices;
- Grant workshop;
- Two public hearings;
- 30-Day Public Comment Period (June 30 – July 29, 2025)

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

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

While the public raised a wide range of important issues, several key priorities emerged consistently throughout the public meetings. Additionally, input from the priority needs section of the Strategic Plan has been carefully considered. Based on extensive citizen participation and data gathered, the following is a summary of the public's feedback:

- 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
- Code Enforcement
- 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. All projects selected in the 2025/2026 Annual Action Plan address a specific goal in the Consolidated Plan.

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

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.

To maximize citizen participation, staff conducted outreach through a series of public notices, 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 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:

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

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The CVS Community Development Division maintains a mailing list with 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.

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.

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))

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 Consolidated Plan development and for the upcoming program year. 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.

The County coordinated with the Suncoast Partnership to End Homelessness through its most recent PIT and Homeless Assessment reports and with residents through community meetings. This consultation was pivotal in preparing the Needs Assessment and Strategic Plan components of the Consolidated Plan. In addition, through consultation and review of recent and previous Public Housing Authority Plans and other HUD reports, the MCHA also provided pivotal input in preparing the Consolidated Plan.

Through the public participation process, the County conducted several meetings to gain input from the public. Invitations were sent to the CoC in addition to several agencies that provide services to the homeless population.

The CoC and the MCPHA were also invited to review the AAP and provide input on the narratives of the AAP.

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

Manatee County receives and administers an Emergency Solutions Grant (ESG). The Suncoast Partnership to End Homelessness is the regional Continuum of Care (CoC), which is comprised of ten board members and 13 staff persons that work together to identify concerns and make policies and recommendations on homeless issues. The mission of the Suncoast Partnership is to prevent and end homelessness in Manatee and Sarasota Counties. The Suncoast Partnership envisions a community where everyone has the opportunity to have a home.

The Suncoast Partnership to End Homelessness, as the lead agency for the area's CoC, utilizes the Homeless Management Information System (HMIS) data, Annual Point-in-Time (PIT) Count Report, and other documents including the Federal Strategic Plan to Prevent and End Homelessness to inform the allocation of funds, develop policies and procedures, and evaluate outcomes annually. Consultation with the CoC for the Consolidated Plan included research of the Suncoast Partnership to End Homelessness annual reports and plans, as well as input from community meetings, public hearings, and notices.

For the 2023-2027 Consolidated Plan cycle, Manatee County will enter into a funding agreement with the CoC, to appropriately coordinate the allocation and administration of ESG 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.

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

Table 2 – Agencies, groups, organizations who participated

1	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 Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Noticed for Focus Group Meetings, AHAC Meetings
2	Agency/Group/Organization	Manatee County Board of County Commissioners
	Agency/Group/Organization Type	Civic Leaders Elected Officials

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. 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
3	Agency/Group/Organization	Manatee County Habitat for Humanity, Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended Focus Group Meetings, Identification of Need
4	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

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended Focus Group Meetings, Identification of Need
5	Agency/Group/Organization	Society of St. Vincent De Paul
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended Focus Group Meetings, Identification of Need
6	Agency/Group/Organization	Catholic Charities
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended Focus Group Meetings, Identification of Need

7	Agency/Group/Organization	MEALS ON WHEELS
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended Focus Group Meetings, Identification of Need
8	Agency/Group/Organization	SALVATION ARMY
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended Focus Group Meetings, Identification of Need
9	Agency/Group/Organization	Turning Points
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended Focus Group Meetings, Identification of Need
10	Agency/Group/Organization	Safe Place and Rape Crisis Center
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended Focus Group Meetings, Identification of Need
11	Agency/Group/Organization	Safe Children Coalition
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Market Analysis Priority Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended Focus Group Meetings, Identification of Need
12	Agency/Group/Organization	CAN Community Health
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-Health
	What section of the Plan was addressed by Consultation?	Market Analysis Priority Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended Focus Group Meetings, Identification of Need

13	Agency/Group/Organization	SARASOTA COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended Focus Group Meetings, Identification of Need
14	Agency/Group/Organization	Second Heart Homes, Inc.
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Health

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended Focus Group Meetings, Identification of Need
15	Agency/Group/Organization	Gulf Coast Community Foundation
	Agency/Group/Organization Type	Services-Health Services-Education Civic Leaders Foundation
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended Focus Group Meetings, Identification of Need

16	Agency/Group/Organization	North Port Police Department
	Agency/Group/Organization Type	Other government - Local Police Department
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended Focus Group Meetings, Identification of Need
17	Agency/Group/Organization	Family Promise of South Sarasota County
	Agency/Group/Organization Type	Services-homeless Basic Needs Assistance
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended Focus Group Meetings, Identification of Need

18	Agency/Group/Organization	Feeding Tampa Bay
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended Grant Workshop, funded through 2024 AAP
19	Agency/Group/Organization	FL-500 Suncoast Partnership to End Homelessness
	Agency/Group/Organization Type	Services-homeless Continuum of Care
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. 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
20	Agency/Group/Organization	Bay Pines VA Healthcare System
	Agency/Group/Organization Type	Health Agency Veterans

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy Lead-based Paint Strategy Goals
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Noticed for Focus Group Meetings for AFH, Identification of Need, Referrals
21	Agency/Group/Organization	Career Source Central Florida
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Noticed for Focus Group Meetings for AFH, Identification of Need, Referrals
22	Agency/Group/Organization	HOPE FAMILY SERVICES
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy Lead-based Paint Strategy Goals
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Noticed for Focus Group Meetings for AFH, Identification of Need, Referrals

23	Agency/Group/Organization	Jewish Family & Children's Service of the Suncoast
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy Lead-based Paint Strategy Goals
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Noticed for Focus Group Meetings for AFH, Identification of Need, Referrals
24	Agency/Group/Organization	Centerstone of Florida, Inc.
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy Goals
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Noticed for Focus Group Meetings for AFH, Identification of Need, Referrals
25	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

	Briefly describe how the Agency/Group/Organization was consulted. 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
26	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 Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended Focus Group Meetings, Administration/CVS/Public Works/Property Management/Neigh. Services/Planning & Zoning/Public Safety/Parks & Natural Resources, Identification of Need
27	Agency/Group/Organization	Glasser/Schoenbaum Human Services Center
	Agency/Group/Organization Type	Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended Focus Group Meetings, Identification of Need
28	Agency/Group/Organization	AlongSide U
	Agency/Group/Organization Type	Services - Housing Services-Education Services-Employment Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. 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	Manatee County/State of Florida	State Housing Initiatives Partnership (SHIP) Local Housing Incentives Strategy and Local Housing Assistance Plan - Housing
Manatee County Public Works	Manatee County	Facility Improvements
Assessment of the Currently Proposed Homelessness	Manatee County	Homelessness

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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.

AP-12 Participation – 91.105, 91.200(c)

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

The development of the Annual Action Plan requires extensive citizen participation. HUD requires local jurisdictions to provide for citizen participation which encourages the development of the Plan in cooperation with residents from every walk of life. In particular, HUD believes it is important to obtain the views of residents who live in low- and moderate-income areas, as well as service providers who deliver services to residents.

Comments and concerns raised during the citizen participation process were taken into consideration when developing the Consolidated Plan's goals, objectives, and strategies. 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.

Housing Strategy

Housing strategies were determined 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 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 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.

Finally, through input received during the Consolidated Plan and 2024 Annual Action Plan processes affordable housing was identified as a high priority.

Social/Public Service Strategy

Social/Public Service strategies were developed through consultation with 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 utilized data 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 helpful in crafting the 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.

A focus group meeting was held with internal department leads and staff to discuss priority needs of various County Departments. CVS will plan to leverage County resources and efforts. Manatee County intends to leverage CDBG dollars with public works and code enforcement funding.

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. Information was collected from citizens, stakeholders, and service providers that are knowledgeable about economic development. The County does not have specific economic development projects funded through CDBG.

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	Public Hearing	Service Providers	March 3, 2025	Staff provided a detailed presentation on the 2025 Annual Action Plan and training on how to apply for funds through the County programs. Comments received were related to the need for affordable housing, homelessness, public facilities/services.	All comments are addressed within Plan.	
2	Email Listing	Non-targeted/broad community	No responses received.	No comments received.	No comments received.	
3	Internet Outreach	Non-targeted/broad community	No responses received.	No comments received.	No comments received.	www.facebook.com / manatee.county.fl/

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)
4	Public Meeting	Public Housing	BCC Regular Meeting - June 3, 2025	Discussion on the proposed 2025 Annual Action Plan budget. BCC approved proposed budget.	Agenda and minutes included in attachments.	
5	30-Day Public Comment Period	Non-targeted/broad community	June 30, 2025 thru July 29, 2025	No comments received.	No comments received.	www.mymanatee.org
7	Public Hearing	Non-targeted/broad community	BCC Regular Meeting - July 29, 2025 (Adoption)	BCC approval of the 2025 Annual Action Plan for submittal to HUD.	Agenda and minutes included in attachments.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The Annual Action 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 5**.

Manatee County anticipates a total allocation of \$1,833,537 CDBG funding, \$588,051.16 in HOME funding, and \$157,808 in ESG funding for the 2025/2026 program year. Program income may be realized over the course of the program year and subsequent program years. The County estimates \$39,000 in CDBG program income and \$106,230 in HOME program income. Additionally, the county intends to utilize \$37,814.00 in prior year CDBG funds and \$121,836.00 in HOME resources to carry out housing activities.

These funds will be used for 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, 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, Parks and Natural Resources, Building and 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.

In addition, the half-cent sales tax is a possible source to fund infrastructure projects within designated low- and moderate- income areas.

The Annual Action Plan must summarize the County's priorities and the specific goals it intends to initiate and/or complete within the third 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 2025/2026 Annual Action Plan. See **Table 6** and **Table 7**.

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	1,833,537.00	39,000.00	37,814.00	1,910,351.00	3,700,000.00	Additional resources for leveraging may include other State and Federal grant sources, County Departments (Public Works, Property Management, Public Safety, Building and Development), 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	588,051.16	106,230.00	121,836.00	816,117.16	1,200,000.00	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	157,808.00	0.00	0.00	157,808.00	300,000.00	Funding to assist with homeless prevention and homeless services. May leverage resources from non-profit services providers.

Table 5 - Expected Resources – Priority Table

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

The County will look to leverage funds, if available, from State and Federal grants sources, County Departments (e.g., Public Works, Property Management, Parks and Natural Resources, Community Services, and Building 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. 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, with 25% match on all expenditures except planning and administration, CHDO operating, CHDO capacity building, and CHDO project specific expenses when repayment is waived under §92.301. Manatee County's match amount for ESG will come from the selected subrecipients who receive grant funds through other non-federal sources. ESG match may also come from other local sources that fund initiatives to address the priority needs of sheltering and supportive services to unhoused individuals. Consistent with ESG program requirements, a 100% match on all expenditures will be provided after the date that HUD signs the grant agreement. For ESG, cash, non-cash, and program income must meet requirements of § 576.201.

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.

If appropriate, describe publicly 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 prior to approval. 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 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

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	Preserve and Maintain Existing Housing Stock Increase Supply of Affordable Housing Fair Housing & Equitable Access Rental Assistance	CDBG: \$60,000.00 HOME: \$757,312.00	Public service activities for Low/Moderate Income Housing Benefit: 70 Households Assisted Rental units constructed: 5 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted
2	Reduce Homelessness in Manatee County	2023	2027	Homeless	Manatee County	Transitional and Supportive Housing Homeless Prevention Assistance Shelter Facilities and Operations	ESG: \$145,973.00	Homelessness Prevention: 15 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Support Healthcare and Wellbeing Activities	2023	2027	Non-Homeless Special Needs	Manatee County	Senior Programs and Facilities Basic Needs Assistance, Transportation Services Substance Abuse and Mental Health Services Health and Dental Care for Underinsured	CDBG: \$215,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 265 Persons Assisted
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: \$.00	Other: 0 Other
5	Expand Community Development Strategies	2023	2027	Non-Housing Community Development	Manatee County	Public Facilities Improvements	CDBG: \$1,268,650.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7107 Persons Assisted Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Program Administration	2017	2021	Program Administration	Manatee County	Planning, Preparedness, & Resiliency	CDBG: \$366,701.00 HOME: \$58,805.00 ESG: \$11,835.00	Other: 0 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Access to Affordable Housing
	Goal Description	Improve availability, accessibility, and condition of affordable housing for low- and moderate-income and special needs households throughout Manatee County.
2	Goal Name	Reduce Homelessness in Manatee County
	Goal Description	Enhance the living environment for homeless populations and those at-risk of homelessness through strategies that reduce and prevent homelessness throughout Manatee County.
3	Goal Name	Support Healthcare and Wellbeing Activities
	Goal Description	Expand the accessibility and coordination of social services to Manatee County low- and moderate-income, homeless, and special needs populations.
4	Goal Name	Provide Access to Supportive Services and ED Act.
	Goal Description	Support programs that create economic opportunities for low- and moderate- income persons or within the designated low- and moderate-income areas.

5	Goal Name	Expand Community Development Strategies
	Goal Description	Enhance the living environment of low- and moderate-income, homeless, and special needs populations through public improvement projects and activities.
6	Goal Name	Program Administration
	Goal Description	Program administration is required to implement the County's Consolidated Plan goals. Program administration addresses all outcomes, objectives, and priority needs.

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 2025/2026. For the Program Year 2025/2026 Annual Action Plan, the County anticipates an annual allocation which includes \$1,833,537 in Community Development Block Grant (CDBG) funds, \$588,051.16 in HOME Investment Partnerships (HOME) funds, and \$157,808 in Emergency Solutions Grant (ESG) funds. The county expects \$39,000 in CDBG program income and \$106,230 in HOME program income. In total, Manatee County received approximately \$2,579,396.16 in federal funding for the Annual Action Plan program year that will begin on October 1, 2025, and will expire on September 30, 2026 (including program income). Additionally, the county intends to utilize \$37,814.00 in prior year CDBG funds and \$121,836.00 in prior year HOME funds to carryout housing activities.

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	Eagle Village of Tomorrow
3	Manatee County Habitat for Humanity - Kings Cross Place
4	Turning Points Rental Assistance
5	AM and FM Enterprise, Inc. - Allean's Loving Care 25/26
6	Meals on Wheels PLUS of Manatee, Inc. - Unfunded Senior Meals
7	Turning Points - Project Smile
8	The Food Bank of Manatee Mobile Produce
9	Step Up Suncoast
10	HOPE Family Services
11	The Power of Love

#	Project Name
12	The Salvation Army
13	CDBG Planning and Administration
14	HOME Planning and Administration
15	ESG25 Manatee County

Table 7 - 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 affordable housing initiatives, shelter for unhoused individuals, mental health services, infrastructure improvements, and neighborhood revitalization.

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	Fair Housing & Equitable Access
	Funding	CDBG: \$60,000.00
	Description	The project will provide information and access to the courts to low- and moderate-income residents to help prevent and eliminate unfair and illegal housing practices, discrimination/fair housing violations, predatory lending, foreclosure, homeowner repair schemes, substandard housing conditions, and unlawful eviction practices that can lead to homelessness. 70 persons assisted.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 70 LMI persons will benefit from this project.
	Location Description	Countywide
	Planned Activities	05C Legal Services
2	Project Name	Eagle Village of Tomorrow
	Target Area	Manatee County
	Goals Supported	Increase Access to Affordable Housing
	Needs Addressed	Increase Supply of Affordable Housing
	Funding	HOME: \$460,000.00
	Description	<p>Project to build 100 Garden Style multi-family rental units: 76 one-bedroom units and 24 two-bedroom units on a total of 7.1 acres. Eagle Village will primarily rely on 9% Low-Income Tax Credits as its funding source. Manatee County funding will provide the required local match for the LIHTC funding application. Total construction budget is \$25,001,614. 5 HOME Units.</p> <p>Alternate Project: If this project cannot move forward, HOME funds will be used to carry out Tenant-Based Rental Assistance activities to income-eligible Manatee County residents.</p>
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 5 LMI households will benefit from HOME funds on this project.
	Location Description	1500 46th Ave Dr. W, Bradenton, FL 34207
	Planned Activities	12 Construction of New Rental Housing.
3	Project Name	Manatee County Habitat for Humanity - Kings Cross Place
	Target Area	Manatee County
	Goals Supported	Increase Access to Affordable Housing
	Needs Addressed	Increase Supply of Affordable Housing
	Funding	CDBG: \$210,000.00
	Description	The project will support the construction of 27 new homeowner three- and four-bedroom houses for families making up to 80% of AMI. 2 HOME units.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 2 LMI households will benefit from HOME funds used on this project.
	Location Description	3603 Kings Cross Place, Bradenton FL 34208
	Planned Activities	12 Construction of New Homeowner Housing.
4	Project Name	Turning Points Rental Assistance
	Target Area	Manatee County
	Goals Supported	Increase Access to Affordable Housing
	Needs Addressed	Fair Housing & Equitable Access Rental Assistance
	Funding	HOME: \$87,312.00
	Description	The project will provide Tenant-Based Rental Assistance, rental and utility deposits as needed for low- and moderate-income Manatee County residents. This program intends to provide a progressive engagement with qualifying households from shelter to permanent stable housing. 10 TBRA.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 10 households through TBRA.
	Location Description	Countywide
	Planned Activities	05S – Rental Subsidy (HOME TBRA).
5	Project Name	AM and FM Enterprise, Inc. - Allean's Loving Care 25/26
	Target Area	Manatee County
	Goals Supported	Support Healthcare and Wellbeing Activities
	Needs Addressed	Basic Needs Assistance, Transportation Services
	Funding	CDBG: \$65,000.00
	Description	Provide in-home companion, homemaker services to the elderly and the addition of exercise/nutrition educational components. This project will assist 20 elderly, frail elderly, and disabled non-elderly clients.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 20 LMI persons.
	Location Description	Countywide
	Planned Activities	Senior Services 05A
6	Project Name	Meals on Wheels PLUS of Manatee, Inc. - Unfunded Senior Meals
	Target Area	Manatee County
	Goals Supported	Support Healthcare and Wellbeing Activities
	Needs Addressed	Basic Needs Assistance, Transportation Services
	Funding	CDBG: \$55,000.00
	Description	The program will target and deliver home delivered meals to low- and moderate-income residents located in the designated LMI areas of unincorporated Manatee County. Serve 35 unduplicated individuals.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 35 LMI persons.
	Location Description	Countywide
	Planned Activities	05A Senior Services.
7	Project Name	Turning Points - Project Smile
	Target Area	Manatee County
	Goals Supported	Support Healthcare and Wellbeing Activities
	Needs Addressed	Health and Dental Care for Underinsured
	Funding	CDBG: \$75,000.00
	Description	Funding to pay for dentures, orthotics, and supplies for making such devices for homeless clients and low- and moderate-income individuals that do not have dental insurance. 110 persons assisted.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 110 LMI persons (underinsured).
	Location Description	Countywide
	Planned Activities	Health Services 05M.
8	Project Name	The Food Bank of Manatee Mobile Produce
	Target Area	Manatee County
	Goals Supported	Support Healthcare and Wellbeing Activities
	Needs Addressed	Basic Needs Assistance, Transportation Services
	Funding	CDBG: \$20,000.00
	Description	The program will distribute fresh produce in Pride Park and Samoset First Baptist Church, to at least 50-100 families per location monthly. 100 persons assisted.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 100 LMI persons.
	Location Description	Countywide
	Planned Activities	05W Food Banks
9	Project Name	Step Up Suncoast
	Target Area	Manatee County
	Goals Supported	Expand Community Development Strategies
	Needs Addressed	Public Facilities Improvements
	Funding	CDBG: \$500,000.00
	Description	<p>This project will support the purchase of a facility that will provide supportive services and economic development activities to low- to moderate-income (LMI) residents of Manatee County. Purchasing a facility is vital to ensure minimal disruption to services, which include housing and utility assistance, early childhood education, family services, career attainment services, and other basic needs assistance.</p> <p>1 Other (Facilities)</p> <p><u>Alternate Project:</u> If this project cannot move forward, CDBG funds will be used for Improvements to Emergency Shelter facilities to improve and/expand capacity of such facilities that served unhoused residents of Manatee County.</p>
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 5,000 LMI persons annually
	Location Description	6428 Parkland Drive, Sarasota, FL 34243
	Planned Activities	03M Child Care Centers.
10	Project Name	HOPE Family Services
	Target Area	Manatee County
	Goals Supported	Expand Community Development Strategies
	Needs Addressed	Public Facilities Improvements

	Funding	CDBG: \$318,650.00
	Description	HOPE Domestic Violence Shelter is applying for the additional funding that may be needed to complete the ongoing renovations of their property funded with County CDBG funds.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 2,100 LMI persons will benefit from this project.
	Location Description	Confidential address
	Planned Activities	03C-Homeless Facilities.
	Planned Activities	03C-Homeless Facilities.
11	Project Name	The Power of Love
	Target Area	Manatee County
	Goals Supported	Expand Community Development Strategies
	Needs Addressed	Public Facilities Improvements
	Funding	CDBG: \$350,000.00
	Description	<p>Project will expand existing facility to better serve our community's elderly and disabled members, focusing on offering affordable and dignified housing solutions. Phase 3, the final part of our development plan, involves constructing an additional 1,500 square feet, which will accommodate four to five bedrooms and three bathrooms. This expansion will allow us to increase our capacity, growing our residents from five to thirteen individuals. (1 Facility/7 Persons)</p> <p><u>Alternate Project:</u> If this project cannot move forward, CDBG funds will be used for Improvements to Emergency Shelter facilities to improve and/expand capacity of such facilities that served unhoused residents of Manatee County.</p>
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 7 LMI individuals with disabilities will benefit.
	Location Description	2817 102nd Ave East, Parrish, FL 34219
	Planned Activities	03B-Facilities for Persons with Disabilities

12	Project Name	The Salvation Army
	Target Area	Manatee County
	Goals Supported	Expand Community Development Strategies
	Needs Addressed	Shelter Facilities and Operations Public Facilities Improvements
	Funding	CDBG: \$100,000.00
	Description	Project to renovate the current family shelter, as well as convert the shelter utilized by men, into a family shelter conducive of women and children residing in. The largest project includes the men's housing unit being updated with separate living areas and installation of additional restroom facilities.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit homeless individuals through shelter rehab.
	Location Description	1204 14th Street West, Bradenton, FL 34205
	Planned Activities	03C-Homeless Facilities
13	Project Name	CDBG Planning and Administration
	Target Area	
	Goals Supported	Program Administration
	Needs Addressed	Planning, Preparedness, & Resiliency
	Funding	CDBG: \$366,701.00
	Description	Oversight, management, monitoring, and coordination of CDBG activities.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	21A General Program Administration.
	Project Name	HOME Planning and Administration

14	Target Area	
	Goals Supported	Program Administration
	Needs Addressed	Planning, Preparedness, & Resiliency
	Funding	HOME: \$58,805.00
	Description	Oversight, management, monitoring, and coordination of HOME activities.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	HOME - Program Administration.
15	Project Name	ESG25 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: \$157,808.00
	Description	The ESG Rapid Rehousing and Homelessness Prevention program will provide housing relocation, stabilization services, and rental assistance to Manatee County residents who are homeless or at risk of homelessness. 15 Persons Assisted.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 15 households in danger of becoming homeless. will benefit from this project.
	Location Description	Countywide
	Planned Activities	Catholic Charities Diocese of Venice, Inc. 2025/2026 Rapid Rehousing Homeless Prevention - \$145,973 ESG Administration - \$11,835

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 2025/2026 Annual Action Plan, Manatee County will direct assistance to low- and moderate-income areas of the County. These areas are identified in **Table 10**. Assistance will also be made available Countywide to persons meeting the CDBG eligibility requirements for low- and moderate-income benefit.

Projects to be completed with CDBG and HOME that have a physical location include: Eagle Village of Tomorrow, Kings Cross Place, Step Up Suncoast, HOPE Family Services, The Power of Love Family Services, and the Salvation Army. Other projects are implemented on a countywide basis and are income based.

Geographic Distribution

Target Area	Percentage of Funds
Samoset Target Area	10

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Manatee County's rationale for allocating investments geographically dependent upon the location of low- and moderate-income populations.

All other activities, or the remaining 56% 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 15 projects to implement the six goals of the Strategic Plan during the third year of the 2023-2027 Consolidated Plan. These projects benefit low- and moderate-income persons Countywide.

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 (TBRA) 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 11** and are inclusive of the affordable housing activities shown in **Table 9**. **Table 12** 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.

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	7
Special-Needs	0
Total	17

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	10
The Production of New Units	7
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	17

Table 10 - 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. All together, these housing

activities will support 17 households through a combination of TBRA and development of rental and homeowner units. Additionally, the County intends to assist 70 persons through fair housing legal services.

AP-60 Public Housing – 91.220(h)

Introduction

This section of the Annual Action Plan describes what actions Manatee County will take in the 2025/2026 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 (MCHA).

The units/vouchers administered by these PHAs are in constant demand. Typical wait time is 3 to 4 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.

Additionally, throughout 2024 Manatee County worked collaboratively with the MCHA to update the Manatee County Analysis of Impediments to Fair Housing Choice and will continue to work with the MCHA.

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

All programs outlined in the 2025/2026 Annual Action Plan are accessible to public housing residents and are designed to address the common challenges faced by low-income individuals, including those in public housing. Furthermore, public housing residents are actively encouraged to participate in the development of the Annual Action Plan.

To ensure resident input, Manatee County staff held a public meeting with the MCHA Resident Advisory Board on March 6, 2024. This meeting provided an opportunity for PHA residents to share feedback on

County programs and the Analysis of Impediments to Fair Housing Choice report. Additionally, the MCHA has been invited to participate in the public hearing on March 3, 2025, as well as the activity selection committee 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 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 Department of Housing and Urban Development defines “troubled” as a public housing authority identified by the region as having major problems in key performance areas, such as management operations.

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:

- Award-winning (NCDA 2024) Project Smile - Funding to pay for dentures, orthotics, and supplies for making such devices for homeless clients.
- 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

Currently, the only operating homeless shelter in the County is operated by the Salvation Army and is focused on single men. There is a small section for families with children, with only six units available. Single women have no designated place to seek shelter. This facility is consistently at capacity.

The County has also been investing General Funds to create a new shelter for women and families, which will be called Under One Roof. This is estimated to be a multi-million-dollar project that is expected to start supporting this unhoused population by fall of 2025.

The County has also allocated additional local funds to create project Fresh Start, which envisions a lower-barrier campus that can provide both outdoor space and traditional homeless shelter facilities. The goal is to provide an additional, safe and individual-focused support to the single adult homeless population that has grown substantially in the past three years.

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 2025/2026 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 for housing relocation and stabilization services, and short-term and medium-term rental assistance.

Although Community Development funds are not being used to purchase and build these new facilities, rental assistance through HOME, HOME-ARP, and ESG will target individuals and families receiving support from shelters, as well as preventing them from ever having to use these resources.

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.

While the new shelter facilities are still under construction, and as the County has been facing period waves of COVID-19 and other contagious diseases, available funds from CDBG-CV will be used during program year 2025/2026 to keep vulnerable unhoused families and individuals that are enrolled in a County-funded or non-profit-funded housing program from being out on the streets. The CDBG-CV program will fund two non-congregate shelter activities that place these families in motels while they receive case management and housing support to find a permanent housing unit.

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.

The increased housing costs have been putting many Manatee County households through financial distress. 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 2025/2026 program year, Manatee County will have a total of five agencies providing rental assistance from different funding sources. Each of these agencies target specific types of households, which was a model designed to have agencies that are also specialized in serving certain household types of demographics. The overall strategy is to combine the different funding sources available from HUD grants, as well as other local funds, and create a comprehensive 12- to 18-month program that supports individuals from the moment of crisis through self-sufficiency. All agencies will have funding and resources available to get their clients through a cycle of sheltering and stabilization services, comprehensive rental assistance, and progressive less subsidized rental assistance. This will seek to get clients into a self-sufficient, permanent housing status.

Manatee County will also 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 2025/2026 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 2025/2026 program year

activities will support persons with special needs. These activities include:

- Turning Points – Project Smile
- Gulfcoast Legal Services, Inc. – Housing Legal Assistance
- Tenant-Based Rental Assistance
- Meals on Wheels PLUS of Manatee, Inc. - Unfunded Senior Meals
- AMFM Enterprise, Inc. - Allean's Loving Care

Additionally, County continues to administer the Manatee County Housing Rehabilitation Program.

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 2025/2026 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.

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

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.

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.

Discussion:

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.

During the 2025/2026 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 2025/2026 program year, County staff will continue to 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.

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 2025/2026 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 2025/2026 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. For the 2025/2026 program year the county intends to provide funding for the rehabilitation of two boys homes through the Manatee

Children's Services.

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. These housing activities will support 88 households through a combination of production of new units, rehabilitation of existing units, direct financial assistance, and short-term to medium-term rental assistance.

During the 2025/2026 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 (effective August 22, 2017) 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.

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 2025/2026 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 basic needs 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 3rd 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 of 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.

Projects planned with all CDBG, HOME, and ESG funds expected to be available during the year are identified in **Table 9. Table 13** identifies any program income that is available for use that is included in projects to be carried out. As shown, \$145,230 (CDBG-\$39,000 and HOME-\$106,230) is available.

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	145,230
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:	145,230

Other CDBG Requirements

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

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

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

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)).

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 2025/2026, Manatee County will receive its third allocation of ESG funding for the 2023 – 2027 Consolidated Planning cycle in the amount of \$157,808, 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 selected subrecipients who receive grant funds through other non-federal sources. ESG match may also come from other local sources that fund initiatives to address the priority needs of sheltering and supportive services to unhoused individuals.

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 2025/2026 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.

Attachments

Grantee Unique Appendices











