



JULY 10, 2017

Five-Year Consolidated Plan 2017/2018 - 2021/2022 &

Annual Action Plan Program Year 2017/2018

MANATEE COUNTY, FLORIDA

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



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Executive Summary



ES-05 Executive Summary

INTRODUCTION

Manatee County, FL has completed the planning process for the 2017/2018-2021/2022 Five-Year Consolidated Plan (Consolidated Plan) as required by the U.S. Department of Housing and Urban Development (HUD). The purpose of the Consolidated Plan is to identify goals, objectives and strategies for addressing housing and community development needs, including those of the homeless and other special needs populations. The Consolidated Plan guides the use of County resources to address these needs over a five-year period. Over the past five-year period, the County received an average annual allocation of approximately \$1.6 million in Community Development Block Grant (CDBG) funds, \$425,000 in HOME Investment Partnerships (HOME) funds, and \$130,000 in Emergency Solutions Grant (ESG) funds. This amount totaled approximately \$10,650,000 in federal funding from HUD over the previous five-years. This Five Year Consolidated Plan will begin on October 1, 2017 and will expire on September 30, 2022.

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

There are four major areas of focus in the Consolidated Plan: Housing, Public/Social Services, Community Development/Public Improvements, and Economic Development. The Consolidated Plan process requires Manatee County to identify priority needs for each area and prepare an Annual Action Plan to address the priority needs. For every priority need, there are goals, objectives and strategies

established to measure progress. Citizen input was critical in developing the goals, objectives and strategies of this Consolidated Plan.

This Consolidated Plan 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.

SUMMARY OF THE OBJECTIVES AND OUTCOMES IDENTIFIED IN THE PLAN NEEDS ASSESSMENT OVERVIEW

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: Housing

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

Objective 1:

Increase the supply of and/or reduce barriers to affordable housing units for low- and moderate-income and special needs households.

Objective 2:

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

Objective 3:

Provide rental assistance program for homeless persons.

Objective 4:

Assist low- and moderate-income and special needs households to obtain and maintain homeownership (homebuyer education, foreclosure prevention).

Objective 5:

Expand Fair Housing outreach and improve Fair Housing enforcement within Manatee County.

Goal: Social/Public Services

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

Objective 1:

Reduce and prevent homelessness in Manatee County.

Objective 2:

Support programs that provide services to special needs populations.

Objective 3:

Support public services for low- and moderate-income persons with priority given to protected classes.

Objective 4:

Partner with community resources and local non-profit agencies to provide services that reduce poverty concentration (child care, financial literacy, English as a second language, etc.).

Goal: Community Development/Public Improvements

Enhance the living environment of low- and moderate-income, homeless, and special needs populations through public improvement projects and activities.

Objective 1:

Improve public infrastructure within HUD designated low- and moderate-income areas (i.e. street lighting, sidewalks, drainage improvements, road improvements etc.).

Objective 2:

Improve existing or develop new public facilities that service HUD designated low- and moderate-income areas or benefit low- and moderate- income persons or special needs populations. (i.e. Libraries, Community Centers, Youth Recreational Facilities, Senior Centers etc.).

Objective 3:

Reduce blight within HUD-designated low- and moderate-income areas and Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) to spur reinvestment and redevelopment.

Goal: Economic Development

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

Objective 1:

Support institutions, agencies, and programs that provide education and employment training opportunities to low- and moderate-income persons.

Objective 2:

Support businesses and commercial buildings through an exterior rehab/façade program within low- and moderate-income areas with priority given to R/ECAP areas.

Goal: Emergency/Disaster Response

To plan, prevent, prepare, and respond to a community emergency and/or disaster event.

EVALUATION OF PAST PERFORMANCE

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

The Redevelopment and Economic Opportunity (REO) Department is a Manatee County Department which works to improve the quality of life for County residents through improved economic opportunities and to revitalize areas by providing decent and safe affordable housing. REO is in charge of implementing the HUD programs.

REO also offers an array of housing programs and services providing the foundation needed to aid in promoting homeownership and/or sustainable neighborhoods:

- Housing Rehabilitation Program
- Housing Replacement
- State Housing Initiatives Partnership (SHIP) Downpayment Assistance
- Park Improvements
- Blight Removal
- Infrastructure Improvements

Additionally, the County has funded projects and activities through the CDBG program, as follows:

- Community Coalition on Homeless – One Stop Center
- Kelly Brown Resource Center
- 57th Street West Sidewalks
- Street Re-Paving
- Lincoln Park Splash Pad and Park Improvements
- Pride Park Improvements
- Replacement Housing Projects
- United Community Center
- Hope Landing Infrastructure and Playground
- Homeowner Rehab Program
- Meals on Wheels
- Microbusiness Development
- Code Enforcement
- Rental Housing Assistance
- Jim Russo Prison Ministries -Transitional Housing for Ex-Offenders
- Sidewalk Projects
- In Home Care to Elderly
- Homeless Prevention

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 objectives identified in the Consolidated Plan.

SUMMARY OF CITIZEN PARTICIPATION PROCESS AND CONSULTATION PROCESS

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

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

To maximize citizen participation, staff along with the County's procured consultant (Wade Trim, Inc.) conducted outreach through a series of public notices, surveys, meetings, and hearings. As part of these efforts, low- and moderate-income residents, as well as service providers, were encouraged to provide input on the Consolidated Plan and Annual Action Plan. Details of these efforts can be found in Table 4.

SUMMARY OF PUBLIC COMMENTS

Based on input and data received through an extensive citizen participation process, the following summarizes the public comments:

Comments Regarding Community Needs

Although there are many issues that the public felt were important, there are a few items that were stressed throughout the public meetings as being of the highest priority as identified in the priority needs section in the Strategic Plan of this report:

- Increase Supply of Affordable Housing
- Quality of Housing

- Expand Access to Housing Programs and Services
- Elimination of Slum and Blight
- Fair Housing
- Legal Services
- Street Lighting
- Public Facilities Improvements
- Youth Centers and Programs
- Senior/Elderly Facilities and Services
- Road Resurfacing/Construction
- Sidewalk Improvements
- Drainage Improvements
- Homeless Prevention, Services, and Shelters
- Affordable Child Care Services
- Employment Training
- Exterior Rehabilitation of Commercial Structures

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.

SUMMARY

The Five-Year Consolidated Plan for years 2017/2018-2021/2022 identifies goals, objectives and strategies to address the County's housing and community development 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 four goals. These goals are summarized as Housing, Social/Public Services, Community Development/Public Improvements, and Economic Development. Over the next five years, Manatee County will continue to deliver housing and community development services through housing programs, public works, as well as through partnerships with an array of public service providers.

The Process



PR-05 Lead & Responsible Agencies

AGENCY/ENTITY RESPONSIBLE FOR PREPARING/ADMINISTERING THE CONSOLIDATED PLAN

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

TABLE 1: RESPONSIBLE AGENCIES

Agency Role	Name	Department/Agency
Lead Agency	Manatee County, Florida	Redevelopment and Economic Opportunity

Table 1 – Responsible Agencies

NARRATIVE

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

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

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

CONSOLIDATED PLAN PUBLIC CONTACT INFORMATION

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

Manatee County Redevelopment and Economic Opportunity Department

1112 Manatee Avenue West, Suite 510

Bradenton, FL 34205

Telephone: (941) 748-4501, ext. 6858

Bill.oshea@mymanatee.org

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

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

U.S. Department of Housing and Urban Development

Community Planning and Development Division

400 West Bay St., Ste. 1015

Jacksonville, FL 32202

Phone: (904) 232-2627

Fax: (904) 232-3759

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

PR-10 Consultation

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

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

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

Table 2 outlines the types of agencies and organizations consulted throughout the program year and during the development of the Manatee County Consolidated Plan and Annual Action Plan.

Organizations consulted included various service providers, CHDOs, Manatee County Housing Authority (MCHA), Suncoast Partnership to End Homelessness, County Departments, the AHAC, and the County Commission, among others.

DESCRIBE COORDINATION WITH THE CONTINUUM OF CARE AND EFFORTS TO ADDRESS THE NEEDS OF HOMELESS PERSONS (PARTICULARLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS, AND UNACCOMPANIED YOUTH) AND PERSONS AT RISK OF HOMELESSNESS

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 the most recent Public Housing Authority Plan and other HUD reports, the MCHA also provided pivotal input in preparing the Consolidated Plan through input collected in the recent AFH process.

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.

DESCRIBE CONSULTATION WITH THE CONTINUUM(S) OF CARE THAT SERVES THE JURISDICTION'S AREA IN DETERMINING HOW TO ALLOCATE ESG FUNDS, DEVELOP PERFORMANCE STANDARDS AND EVALUATE OUTCOMES, AND DEVELOP FUNDING, POLICIES AND PROCEDURES FOR THE ADMINISTRATION OF HMIS.

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 16 board members and six 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.

Annually, Manatee County enters into a funding agreement with Turning Points, who coordinates with the CoC to appropriately allocate and administer 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.

TABLE 2: AGENCIES, GROUPS, ORGANIZATIONS AND OTHERS WHO PARTICIPATED IN THE PROCESS AND CONSULTATIONS

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Suncoast Partnership to End Homelessness	Continuum of Care/ Services-Homeless	Homeless Needs/ Homelessness Strategy/ Market Analysis	Noticed for Focus Group Meetings, Research of Annual Reports and Plans, Identification of Need, Referrals
Bay Pines	Health Agency - Veterans	AFH Goals and CPD Strategic Plan	Noticed for Focus Group Meetings for AFH, Identification of Need, Referrals
Career Source	Services - Employment	AFH Goals and CPD Strategic Plan	Noticed for Focus Group Meetings for AFH, Identification of Need, Referrals
Family Resources	Services – Children and Families	AFH Goals and CPD Strategic Plan	Noticed for Focus Group Meetings for AFH, Identification of Need, Referrals
Health Planning Council of Southwest Florida (HPCSWF)	Health Agency	AFH Goals and CPD Strategic Plan	Noticed for Focus Group Meetings for AFH, Identification of Need, Referrals
HOPE Family Services	Services – Victims of Domestic Violence	AFH Goals and CPD Strategic Plan	Noticed for Focus Group Meetings for AFH, Identification of Need, Referrals
Jewish Family & Children's Service of the Suncoast (JFCS)	Services – Children and Families	AFH Goals and CPD Strategic Plan	Noticed for Focus Group Meetings for AFH, Identification of Need, Referrals
Centerstone	Health Agency	AFH Goals and CPD Strategic Plan	Noticed for Focus Group Meetings for AFH, Identification of Need, Referrals
Manatee Religious Services	Services – Children and Families	AFH Goals and CPD Strategic Plan	Noticed for Focus Group Meetings for AFH, Identification of Need, Referrals
People Assisting the Homeless (PATH)	Services - Homeless	AFH Goals and CPD Strategic Plan	Noticed for Focus Group Meetings for AFH, Identification of Need, Referrals

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Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Pine Village Resident Association PHA Resident Advisory Board	PHA Resident Advisory Board	AFH Goals and CPD Strategic Plan; Public Housing Needs	Noticed for Focus Group Meetings for AFH, Identification of Need, Referrals
Samoset Neighborhood Association	Neighborhood Group	AFH Goals and CPD Strategic Plan	Community meeting held to identify need and issues through the AFH and CPD processes
Selah Freedom	Services – Children, Housing	AFH Goals and CPD Strategic Plan	Noticed for Focus Group Meetings for AFH, Identification of Need, Referrals
Stillpoint	Services- Homeless	AFH Goals and CPD Strategic Plan	Noticed for Focus Group Meetings for AFH, Identification of Need, Referrals
Tidewell Hospice	Health Agency	AFH Goals and CPD Strategic Plan	Noticed for Focus Group Meetings for AFH, Identification of Need, Referrals
Manatee County Housing Authority	PHA	Public Housing Needs/ Market Analysis	Noticed for Focus Group Meetings, Research of Annual Reports and Plans, Identification of Need, Referrals
Manatee County, Departments	Other (County Departments)/ Grantee Department	Housing Needs Assessment/ Market Analysis/ Non-Housing Community Development Strategy	Attended Focus Group Meetings, Administration/REO/Public Works/Property Management/ Neigh. Services/Planning & Zoning/Public Safety/Parks & Natural Resources, Identification of Need
Manatee County, Affordable Housing Advisory Committee (AHAC)	Other (Advisory Board)	All	Noticed for Focus Group Meetings, AHAC Meetings
Manatee County, County Commission	Elected Officials	All	Noticed for Community Outreach Meetings, Work Sessions, Public Hearings, Confirmation of Strategy

TABLE 2: AGENCIES, GROUPS, ORGANIZATIONS AND OTHERS WHO PARTICIPATED IN THE PROCESS AND CONSULTATIONS

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Community Housing Development Organizations (CHDOs)	Housing	Housing Needs Assessment	Attended Focus Group Meetings, Identification of Need
Habitat for Humanity	Housing	Housing Needs Assessment	Attended Focus Group Meetings, Identification of Need
AM & FM Enterprises	Services – Health/ Elderly Persons	Non-Homeless Special Needs	Attended Focus Group Meetings, Identification of Need
Goodwill Manasota	Services - Employment	Market Analysis/ Economic Development	Attended Focus Group Meetings, Identification of Need
Educational Consultants Consortium (ECCI), Inc.	Services - Education	Market Analysis/ Economic Development	Attended Focus Group Meetings, Identification of Need
United Cerebral Palsy of SW Florida	Services – Persons with Disabilities	Non-Homeless Special Needs	Attended Focus Group Meetings, Identification of Need
Genesis Health Services	Services - Health	Non-Housing Community Development Strategy	Attended Focus Group Meetings, Identification of Need
Society of St. Vincent de Paul	Services – Homeless	Homeless Needs (All)/ Homelessness Strategy/ Market Analysis	Attended Focus Group Meetings, Identification of Need
Catholic Charities	Services – Homeless	Homeless Needs (All)/ Homelessness Strategy/ Market Analysis	Attended Focus Group Meetings, Identification of Need
Meals on Wheels	Services – Elderly Persons	Non-Homeless Special Needs	Attended Focus Group Meetings, Identification of Need
The Salvation Army	Services – Homeless	Homeless Needs (All)/ Homelessness Strategy/ Market Analysis	Attended Focus Group Meetings, Identification of Need
Community Solutions 360	Services – Housing/ Health	Housing Needs Assessment/ Non-Housing Community Development Strategy	Attended Focus Group Meetings, Identification of Need
United Way of Manatee County	Services – Education/Health	Non-Housing Community Development Strategy	Attended Focus Group Meetings, Identification of Need

TABLE 2: AGENCIES, GROUPS, ORGANIZATIONS AND OTHERS WHO PARTICIPATED IN THE PROCESS AND CONSULTATIONS

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Boys & Girls Club	Services – Children	Homeless Needs – Families Non-Homeless Special Needs/ Non-Housing Community Development Strategy	Attended Focus Group Meetings, Identification of Need
SCORE	Business Leaders	Market Analysis/ Economic Development	Attended Focus Group Meetings, Identification of Need
Manatee County School Board	Services – Education/ Employment	Market Analysis/ Economic Development	Attended Focus Group Meetings, Identification of Need
Manatee County Chamber of Commerce	Business Leaders	Market Analysis/ Economic Development	Attended Focus Group Meetings, Identification of Need
Manatee Community Action Agency (MCAA)	Services – Housing/ Education/ Employment/ Health	Housing Needs Assessment/ Market Analysis/ Non-Housing Community Development Strategy	Attended Focus Group Meetings, Identification of Need
Bridges International/ Bridges of America	Other – Persons leaving prison/re- entry services	Housing Need Assessment/ Homelessness Strategy/ Market Analysis	Attended Focus Group Meetings, Identification of Need
Florida Dept. of Corrections	Other – Persons leaving prison/re- entry services	Housing Need Assessment/ Homelessness Strategy/ Market Analysis	Attended Focus Group Meetings, Identification of Need
Turning Points	Services – Homeless	Homeless Needs (All)/ Homelessness Strategy	Attended Focus Group Meetings, Identification of Need
Manatee County Federal Credit Union	Banking/Financing	Housing Need Assessment/ Market Analysis	Attended Focus Group Meetings, Identification of Need

Table 2 – Agencies, groups, organizations who participated

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, 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.

Metropolitan or regional planning agencies were not consulted during Plan development. Through extensive outreach efforts, representatives from these agencies did not participate. Other agencies and organizations not directly consulted were consulted indirectly by research of published plans and reports.

DESCRIBE COOPERATION AND COORDINATION WITH OTHER PUBLIC ENTITIES, INCLUDING THE STATE AND ANY ADJACENT UNITS OF GENERAL LOCAL GOVERNMENT, IN THE IMPLEMENTATION OF THE CONSOLIDATED PLAN (91.215(L))

Many of the programs and activities that will be carried out by the County during the program years will involve coordination with several agencies and organizations. The County actively administers the LHAP through state allocation for the creation and preservation of affordable housing to support the County’s goals for Housing, Social/Public Services, Community Development/Public Improvements, and Economic Development. 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.

TABLE 3: OTHER CONSULTATIONS & COORDINATION

Organization/Agency	Lead Organization	How do the goals of this Strategic Plan overlap with the goals of each plan?
State Housing Initiatives Partnership (SHIP) Local Housing Incentives Strategy and Local Housing Assistance Plan	Manatee County/ State of Florida	Housing

Table 3 – Other Consultations & Coordination

PR-15 Citizen Participation

SUMMARY OF CITIZEN PARTICIPATION PROCESS/EFFORTS MADE TO BROADEN CITIZEN PARTICIPATION

The development of the Consolidated Plan requires extensive citizen participation. For the 2017/2018-2021/2022 Consolidated Plan, Manatee County underwent an in-depth citizen participation process. HUD requires local jurisdictions to provide for citizen participation which encourages the development of the Consolidated 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 low-income and special needs residents.

The following section describes the public participation process that was completed for Manatee County in preparation of the 2017/2018-2021/2022 Consolidated Plan Document (CPD). In addition, Manatee County has included public outreach that was conducted during the development of the Assessment of Fair Housing (AFH). A summary of the public participation process is shown in **Table 4**.

TABLE 4: CITIZEN PARTICIPATION OUTREACH

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL if applicable
AFH: Community Survey (Internet and Paper)	Minorities; Non-English Speaking (Spanish); Persons with Disabilities; PHA Residents	January – February 2016; (212) Responses	36% believe housing discrimination is an issue: Issues with affordability and quality of housing: Landlord oversight: Code enforcement; Reporting process	All comments are addressed within the AFH and CPD goals.	
AFH: Fair Housing Focus Group Meeting (PATH)	Minorities; Non-English Speaking (Spanish); Persons with Disabilities; PHA Residents	September 15, 2016 (25 attendees)	Concentrated poverty: Discrimination: Fair Housing complaint process: Affordability: Code enforcement	All comments are addressed within the AFH and CPD goals.	
AFH: MCHA PHA Resident Advisory Board Meeting	Minorities; Non-English Speaking (Spanish); Persons with Disabilities; PHA Residents	September 15, 2016 (13 attendees)	Issues with affordability and quality of housing: Landlord oversight: Code enforcement; Reporting process	All comments are addressed within the AFH and CPD goals.	
AFH: Samoset Community (R/ECAPs)	Minorities; Non-English Speaking (Spanish); Persons with Disabilities; PHA Residents	September 19, 2016 (10 Attendees)	Neighborhood conditions: Street lighting and crime prevention: Flooding and stormwater issues: Transportation needed: Sidewalks: Recreation for youth: High number of low quality rentals: Code enforcement	All comments are addressed within the AFH and CPD goals.	
AFH: Board of County Commissioners (BOCC) Work Session	Minorities; Non-English Speaking (Spanish); Persons with Disabilities; PHA Residents	October 18, 2016 (20 attendees)	Landlord oversight: Code enforcement; Reporting process: Affordability: Concentrated poverty:	All comments are addressed within the AFH and CPD goals.	
AFH: Other (45-Day Public Comment Period)	Non-Targeted/ Community	October 29, 2016 thru December 13, 2016	No comments received	No comments received	www.mymanatee.org

TABLE 4: CITIZEN PARTICIPATION OUTREACH

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL if applicable
AFH: BOCC Public Hearing	Non-Targeted/ Community	December 13, 2016	Comments from BOCC regarding process moving forward and authorization to sign and submit AFH.	All comments are addressed within the AFH and CPD goals.	
CPD: Other (Emails, Website, Flyers/ Posters)	Non-Targeted/ Community	January – March, 2017	Notices of funding availability, survey availability, focus group meetings, community outreach meetings, etc.	N/A	www.myanatee.org
CPD: Internet Outreach (Survey)	Non-Targeted/ Community	January – February 2017; (238) Responses	Survey: Affordable housing (new multifamily housing, housing assistance, housing repairs); substance abuse and mental health services; youth services and health services; street lighting, youth centers, and road repair, etc. (see Appendix)	All comments noted; see Appendix	www.myanatee.org
CPD: Public Hearing #1	Non-Targeted/ Community	January 23, 2017 (AHAC)	AHAC members completed the Consolidated Plan survey.	All comments recorded	N/A
CPD: Other (Lobby Display)	Non-Targeted/ Community	February 1 – March 1, 2017	Information about Consolidated Plan process, programs, and survey availability	N/A	N/A
CPD: Focus Group Meeting #1	Other (Economic Development/ Business Community)	February 2, 2017; (15) Attendees	Economic Development/Business Community: Address link between transportation, affordable housing, and education opportunities; neighborhood-focused development; early childcare; parent programs; and prisoner re-entry programs. (see Appendix)	All comments noted; see Appendix	N/A

TABLE 4: CITIZEN PARTICIPATION OUTREACH

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL if applicable
CPD: Focus Group Meeting #2	Other (County Departments)	February 2, 2017; (17) Attendees	County Departments: Improvements to lighting, public safety (e.g. tree-trimming), sidewalks, roads/repaving, flooding/drainage, public facilities, neighborhood collaboration, youth programs, ADA modification, health services, homeless shelters, and façade improvements (see Appendix).	All comments noted; see Appendix	N/A
CPD: Focus Group Meeting #3	Other (Housing Providers)	February 3, 2017; (17) Attendees	Housing Providers: Fair housing, housing rehab, quality rental housing/code enforcement, housing for persons with disabilities and elderly persons, transitional housing, need for focused/unified strategy/partnerships (see Appendix).	All comments noted; see Appendix	N/A
CPD: Focus Group Meeting #4	Other (Social Services/Faith-Based Organizations)	February 3, 2017; (17) Attendees	Social Services/Faith-Based Organizations: Reading/literacy programs, programs for elderly persons (in-home care, transportation, nutrition, etc.), mental health counseling, substance abuse counseling, prisoner re-entry programs, legal aid, case management, youth activities/programs (through young-adult), childcare, address link between transportation, affordable housing, and job opportunities (see Appendix)	All comments noted; see Appendix	N/A

TABLE 4: CITIZEN PARTICIPATION OUTREACH

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL if applicable
CPD: Community Outreach Meeting #1	Non-Targeted/ Community	February 22, 2017; (30) Attendees	South County (Samoset): Fair housing, affordable housing, housing rehab, housing assistance, transitional housing, quality rental housing, blight removal, code enforcement, flooding/drainage, roads/repaving, public safety (sidewalks, lighting), childcare, transportation, job training, personal finance training, public facilities (community center), programs for youth and elderly persons, substance abuse counseling, bilingual assistance and language classes, transportation for special needs population, neighborhood-level economic development (see Appendix)	All comments noted; see Appendix	N/A
CPD: Community Outreach Meeting #2	Non-Targeted/ Community	February 23, 2017; (110) Attendees	North County (Palmetto): Safety/crime reduction (sidewalks, lighting, code enforcement), public facilities with programming (community center, pool, playgrounds, library), address flooding/drainage, health center/services, education/ job-training, neighborhood-level economic development (restaurants, services), affordable housing, transportation (see Appendix)	All comments noted; see Appendix	N/A

TABLE 4: CITIZEN PARTICIPATION OUTREACH

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL if applicable
CPD: BOCC Work Session	Non-Targeted/ Community	March 9, 2017	BOCC/Citizens: Improve communication/information sharing; engage business community; incentivize affordable housing; programs for language proficiency; leverage other funding sources; need for designated grant writer; address income gap; programs for elderly persons (in-home care, transportation, etc.); improve vendor payment process; address discrimination and retaliation thru Fair Housing enforcement (see Appendix)	All comments recorded; see Appendix for meeting minutes	N/A
CPD: Other (Grant Application Period)	Non-Targeted/ Community	March 16 thru April 7, 2017	Grant application period; March 16 workshop for non-profits	N/A	N/A
CPD: Newspaper Ad	Non-Targeted/ Community	July 7, 2017 & July 8, 2017	Notice of 14-day public comment period and July 2017 public hearings	N/A	N/A
CPD: Other (14-Day Public Comment Period)	Non-Targeted/ Community	July 10 thru July 25, 2017	No Comments Received	No Comments Received	www.mymanatee.org
CPD: Public Hearing #3	Non-Targeted/ Community	July 25, 2017; BOCC Meeting	Request to award \$500,000 to "Cradle to College" Program; Support for Turning Points Homeless Programs; Need for Affordable Housing.	All comments recorded; see Appendix for meeting minutes	N/A

Table 4 – Citizen Participation Outreach

SUMMARIZE CITIZEN PARTICIPATION PROCESS AND HOW IT IMPACTED GOAL-SETTING

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

Housing Strategy

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

In addition, the County has a long and successful history of administering numerous housing programs and meeting housing needs. Several housing programs, particularly housing rehabilitation activities, have been underway for many years and provide good value to the community. In general, housing programs receive emphasis in Manatee County due to the large, ongoing need for housing services.

Social/Public Service Strategy

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

Community Development/Public Improvements Strategy

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

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

Economic Development Strategy

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

Emergency/Disaster Response

Emergency/Disaster Need located within the Five-Year Consolidated Plan was determined in direct response to the COVID-19 pandemic.

Needs Assessment



NA-05 Overview

NEEDS ASSESSMENT OVERVIEW

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

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

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

AMI is based on the 2017 HUD Income Limits Documentation System, which is outlined in **Table 5(A)**.

TABLE 5(A): 2017 HUD INCOME LIMITS

FY 2017 Income Limit Area	Median Income	FY 2017 Income Limit Category	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Manatee County	\$65,500	Extremely Low (*)	\$13,800	\$16,240	\$20,420	\$24,600	\$28,780	\$32,960	\$37,140	\$41,320
		Very Low (50%)	\$22,950	\$26,200	\$29,500	\$32,750	\$35,400	\$38,000	\$40,650	\$43,250
		Low (80%)	\$36,700	\$41,950	\$47,200	\$52,400	\$56,600	\$60,800	\$65,000	\$69,200

2017 HUD Income Limits Documentation System (Accessed May 2017); *Calculated as 30/50ths (60%) of the Section 8 very low-income limits

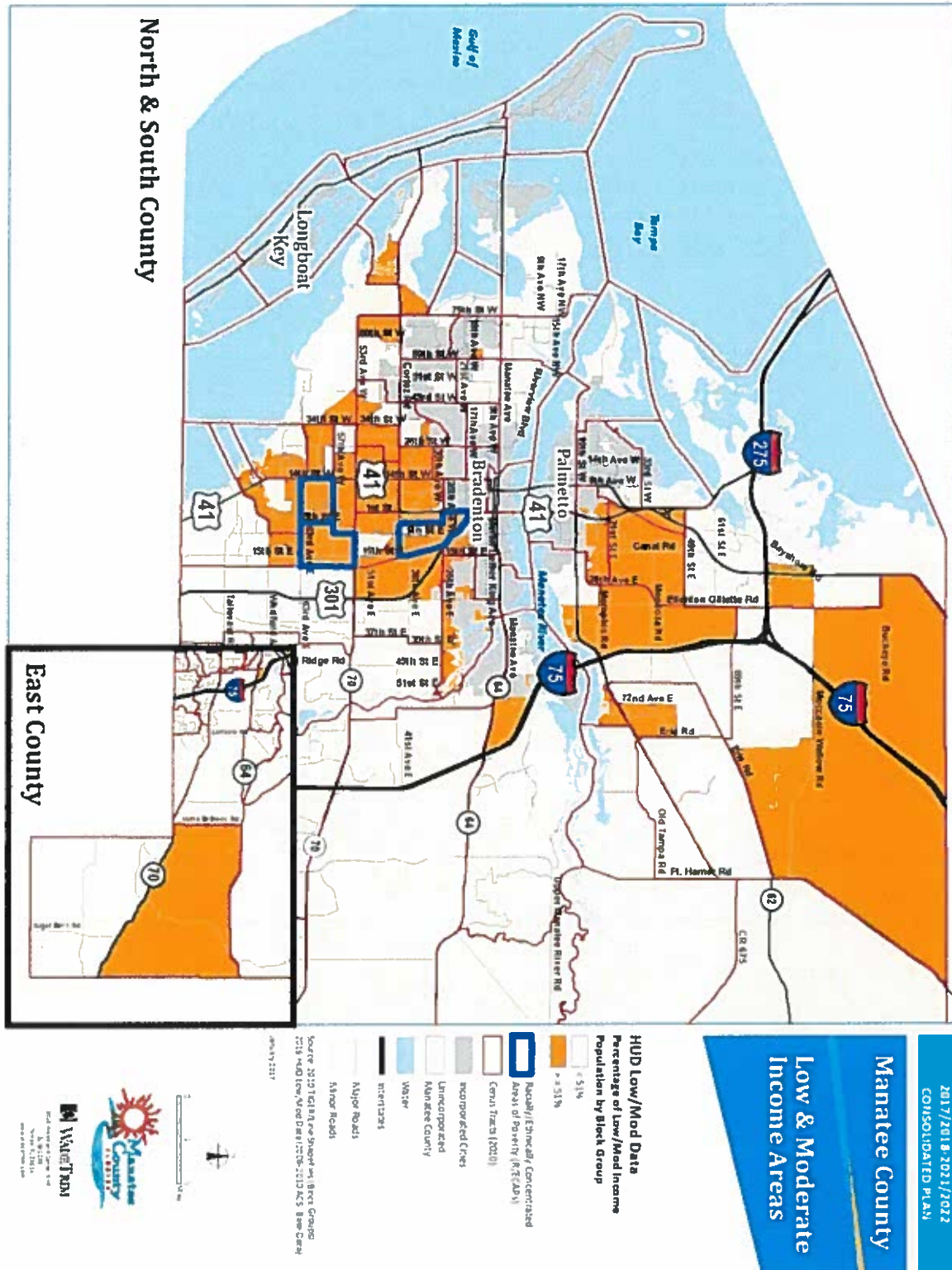
Table 5(A) – 2017 HUD Income Limits

For Manatee County, the threshold for a block group to be considered low- or moderate-income is 51%.

Map 1 shows the 2010 Census Block Groups where 51% or more of the population falls within the low- or moderate- income limit categories. Eighty-two (82) block groups have a population that is majority low- and moderate-income. These block groups include the following: 101.1, 101.2, 103.1, 103.2, 103.3, 105.1, 105.2, 105.3, 106.1, 106.2, 201.1, 201.2, 201.3, 202.1, 202.2, 202.4, 304.1, 304.2, 305.1, 305.2, 305.3, 306.1, 306.2, 306.3, 307.1, 308.2, 308.3, 308.4, 309.1, 309.2, 309.3, 310.1, 310.2, 310.3, 407.1, 504.3, 601.3, 603.2, 603.3, 604.1, 604.2, 703.1, 703.2, 703.3, 704.1, 704.3, 705.1, 705.2, 803.1, 803.3, 803.4, 901.1, 901.3, 902.1, 1000.2, 1000.3, 1000.5, 1104.3, 1105.1, 1106.2, 1107.2, 1108.1, 1300.1, 1403.1, 1404.2, 1501.1, 1501.2, 1502.1, 1502.2, 1502.3, 1602.2, 1701.3, 1800.2, 1904.2, 1904.3, 1907.1, 1908.1, 1908.4, 1908.5, 1912.1, 2003.3, 2010.1.

According to HUD FY2016 Low/Mod data, there are approximately 140,245 persons of low- or moderate- income within the jurisdiction as whole, which represents 41% of Manatee County's estimated population (343,729), according to the 2011-2015 ACS Five-Year Estimates.

MAP 1 – CDBG Eligible Areas



NA-10 Housing Needs Assessment

SUMMARY OF HOUSING NEEDS

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

The Housing Needs Assessment includes the following sections:

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

Demographics

Table 5(B) displays the population, number of households, and median income for the base year and most recent year, and the percentage of change over time. This data shows a dramatic 30% increase in population from 264,002 people in the year 2000 to 343,729 people estimated by the 2011-2015 ACS. Concurrently, the number of households increased 20% from 112,460 households in the year 2000 to 134,725 households estimated by the 2011-2015 ACS. Median income also experienced a large increase of 28% from \$38,673 in the year 2000 to \$49,675 estimated by the 2011-2015 ACS.

TABLE 5(B): HOUSING NEEDS ASSESSMENT DEMOGRAPHICS

	Base Year	Most Recent Year	Percent Change
	2000 Census	2011-2015 ACS	
Population	264,002	343,729	30%
Households	112,460	134,725	20%
Median Income	\$38,673	\$49,675	28%

Data Source: 2000 US Census; 2011-2015 ACS

Table 5(B) – Housing Needs Assessment Demographics

NUMBER OF HOUSEHOLDS AND TYPES

Table 6 shows the number and type of households by HUD Adjusted Median Family Income (HAMFI).

The default data source is the 2008-2012 CHAS database, developed by HUD.

The highest number of households is in the greater than 100% HAMFI group with 55,640 households. The second highest is the >50-80% HAMFI group (17,425). Over 10,000 households (10,410) or approximately 19% of all households in Manatee County earn below 30% of HAMFI.

Small family households are households that have a family with two to four members. The highest number of small family households is within the >100% HAMFI group (23,025). The second-highest number of small family households is within the >50-80% HAMFI group (5,010). Nearly 2,600 households (2,585) or approximately 7% of small family households in Manatee County earn below 30% of HAMFI.

Large family households are households that have a family of five or more members. Again, the highest number of large family households is within the >100% HAMFI group (2,979). The second-highest number of large family households is within the >50-80% HAMFI group (1,180). 704 households or approximately 12% of large family households in Manatee County earn below 30% of HAMFI.

Table 6 also provides data on households that contain at least one person considered to be elderly. The data suggest that among income groups, the largest number of households with a person 62-74 years of age is within the >100% HAMFI income group (16,853). The largest number of households with a person 75 years or older is also within the >100% HAMFI income group (8,324). Nearly 4,500 households (4,511) contain at least one person 62 years or older and earn below 30% of HAMFI. In total, 50,234 households contain at least one person 62 years of age or older.

Finally, data provided Table 6 shows the number of households with one or more children 6 years old or younger. Among the household income groups identified, the highest number of households with children 6 years or younger is within the 100% HAMFI income category (4,995). The second highest number of households with children 6 years old or younger is within the >50-80% HAMFI group (2,293). Approximately 1,500 households (1,542) have at least one child 6 years old or younger and earn below 30% of HAMFI. In total, 11,511 households have at least one child 6 years old or younger.

TABLE 6: TOTAL HOUSEHOLDS TABLE

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	10,410	12,535	17,425	10,040	55,640
Small Family Households *	2,585	3,393	5,010	3,524	23,025
Large Family Households *	704	675	1,180	533	2,979
Household contains at least one person 62-74 years of age	2,448	3,582	4,645	3,023	16,853
Household contains at least one person age 75 or older	2,063	3,120	4,149	2,027	8,324
Households with one or more children 6 years old or younger *	1,542	1,681	2,293	1,000	4,995

* the highest income category for these family types is >80% HAMFI

Source: HUD IDIS Output, May 2017: 2008-2012 CHAS

Table 6 – Total Households Table

HOUSING NEEDS SUMMARY TABLES FOR SEVERAL TYPES OF HOUSING PROBLEMS

Housing Problems 1

Table 7 displays the number of households with housing problems by tenure and HUD Adjusted Median Family Income (HAMFI) according to the 2008-2012 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

As defined by HUD, housing problems include:

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

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

The first housing problem, substandard housing, is defined as a household without hot and cold piped water, a flush toilet and a bathtub or shower, and kitchen facilities that lack a sink with piped water, a range or stove, or a refrigerator. There are 280 renter households and 240 owner households that live in substandard housing.

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

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

As shown in **Table 7**, 1,333 renter households are experiencing some form of overcrowding while 376 owner-occupied households are experiencing some form of overcrowding.

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

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

As shown in **Table 7**, approximately 2,490 renter households within the 0-30% AMI group are experiencing severe cost burden (>50% of income). Among all income groups, 5,621 renters have a cost burden greater than 30% of income and 6,824 owners have a cost burden greater than 30% of income.

Approximately 10,000 owner households (9,890) have a cost burden greater than 50% of income and nearly 5,400 renter households (5,389) have a cost burden greater than 50% of income.

Overall, 12,445 households in Manatee County are experiencing a cost burden greater than 30% of income and 15,279 households are experiencing a cost burden greater than 50% of income. Owners appear to be more affected by the cost of housing within the Manatee County. Of the 27,724 households experiencing a cost burden of some kind, 11,010 (40%) are renters and 16,714 (60%) are owners.

The final category is “zero/negative income (and none of the above problems”. Zero/Negative income is defined as household whose net income is zero or in the negative. Approximately 529 renter households and 1,178 owner households are experiencing zero/negative income.

TABLE 7: HOUSING PROBLEMS TABLE (HOUSEHOLDS WITH ONE OF THE LISTED NEEDS)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	80	140	35	25	280	15	65	120	40	240
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	130	35	110	10	285	4	0	24	12	40
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	324	260	445	19	1,048	55	58	169	54	336
Housing cost burden greater than 50% of income (and none of the above problems)	2,490	2,200	674	25	5,389	3,485	2,940	2,520	945	9,890
Housing cost burden greater than 30% of income (and none of the above problems)	230	1,734	2,913	744	5,621	725	1,825	2,489	1,785	6,824
Zero/negative Income (and none of the above problems)	529	0	0	0	529	1,178	0	0	0	1,178

Source: HUD IDIS Output, May 2017: 2008-2012 CHAS

Table 7 – Housing Problems Table

Housing Problems 2

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

Source is the 2008-2012 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

As the data reveals in Table 8, owners in the 0-30% AMI group experience the highest occurrence of one or more of the four housing problems when compared to other income groups. Approximately 3,565 owner households in the 0-30% AMI group have one or more of the four housing problems. In contrast, a total of 3,030 renter households below 30% AMI experience some form of housing problem.

Additionally, 529 renter households and 1,178 owner households within the 0-30% AMI group have negative income but none of the other four identified housing problems.

TABLE 8: HOUSING PROBLEMS 2 (HOUSEHOLDS WITH ONE OR MORE SEVERE HOUSING PROBLEMS: LACKS KITCHEN OR COMPLETE PLUMBING, SEVERE OVERCROWDING, SEVERE COST BURDEN)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	3,030	2,630	1,264	79	7,003	3,565	3,065	2,850	1,054	10,534
Having none of four housing problems	649	2,298	4,403	2,685	10,035	1,455	4,535	8,910	6,240	21,140
Household has negative income, but none of the other housing problems	529	0	0	0	529	1,178	0	0	0	1,178

Source: HUD IDIS Output, May 2017: 2008-2012 CHAS

Table 8 – Housing Problems 2

Cost Burden > 30% and > 50%

Tables 9 and 10 display the number of households with housing cost burdens greater than 30% of income and greater than 50% of income, respectively, by household type, tenure, and household income (expressed as a percentage of Area Median Income (AMI)). The Default Data Source is the 2008-2012 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

Households are broken into four categories:

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

As shown in Table 9, “Elderly” households are experiencing the highest degree of housing cost burden greater than 30% of income. Approximately 9,505 “Elderly” owner households have a cost burden greater than 30% of income. Most of these are owners (7,654). Small Related” households are also experiencing a high degree of housing cost burden greater than 30% of income. Approximately 8,587 “Small Related” households have a cost burden greater than 30% of income. Most of these are renters (5,102). Other households with a cost burden greater than 30% of income include, 5,737 “Other” households. Comparatively, “Large Related” households have the lowest degree of cost burden (1,713).

For renter households, the >30% - 50% AMI Income group has the most households (4,260) with a cost burden greater than 30% of income. Among owner households, the >30 - 50% AMI group also has the most households (4,864) with a cost burden greater than 30% of income.

TABLE 9: COST BURDEN > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	1,369	1,943	1,790	5,102	724	1,058	1,703	3,485
Large Related	390	364	349	1,103	229	123	258	610
Elderly	434	964	453	1,851	2,344	2,868	2,442	7,654
Other	994	989	1,244	3,227	973	815	722	2,510
<i>Total need by income</i>	3,187	4,260	3,836	11,283	4,270	4,864	5,125	14,259

Source: HUD IDIS Output, May 2017: 2008-2012 CHAS

Table 9 – Cost Burden > 30%

As shown in Table 10, when compared to other types of households, more “Elderly” households are experiencing severe cost burden greater than 50% of income. Approximately 5,310 “Elderly” households experience a cost burden greater than 50% of income. Most of these are owners (4,253). Additionally, 5,305 “Small Related” households and 3,609 “Other” households have a cost burden greater than 50% of income. Comparatively, 947 “Large Related” households have the lowest degree of cost burden.

For renter households, the 0% - 30% AMI income group has the most households (2,952) with a cost burden greater than 50% of income. Among owner households, the 0-30% AMI group has the most households (3,551) with a cost burden greater than 50% of income.

TABLE 10: COST BURDEN > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	1,214	1,209	350	2,773	669	860	1,003	2,532
Large Related	380	80	55	515	219	83	130	432
Elderly	379	564	114	1,057	1,725	1,575	953	4,253
Other	979	494	195	1,668	938	520	483	1,941
Total need by income	2,952	2,347	714	6,013	3,551	3,038	2,569	9,158

Source: HUD IDIS Output, May 2017; 2008-2012 CHAS

Table 10 – Cost Burden > 50%

Crowding

Table 11 displays the number of households that are overcrowded, defined as households with more than one person per room, excluding bathrooms, porches, foyers, halls, or half-rooms. The data is displayed by household type, tenure, and household income (expressed as a percentage of Area Median Income (AMI)). The Default Data Source is 2008-2012 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

As shown in **Table 11**, overcrowding is most prevalent in single family, renter households. Approximately 1,017 single family renter households experience overcrowding compared to only 311 single family owner households.

When accounting for income, low-income (50-80% AMI) renter households and very low-income (0-30% AMI) experience the highest number of crowded households, with 450 and 374 households respectively. Among owner-occupied households, the highest number of households with crowding issues is also within the >50-80% and >80-100% income groups (185 and 58 respectively).

TABLE 11: CROWDING INFORMATION (MORE THAN ONE PERSON PER ROOM)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	374	175	450	18	1,017	20	48	185	58	311
Multiple, unrelated family households	49	124	109	10	292	39	10	8	8	65
Other, non-family households	30	0	0	0	30	0	0	0	0	0
Total need by income	453	299	559	28	1,339	59	58	193	66	376

Source: HUD IDIS Output, May 2017: 2008-2012 CHAS

Table 11 – Crowding Information

DESCRIBE THE NUMBER AND TYPE OF SINGLE PERSON HOUSEHOLDS IN NEED OF HOUSING ASSISTANCE.

A significant housing cost burden is associated with an increased risk of homelessness. Non-homeless elderly owner and small-related renter households have a significant cost burden when compared to other household types. Additionally, there are a number of “Other” households which may be comprised of single persons in Manatee County. According to the 2008-2012 CHAS, 5,737 “Other” households have a cost burden greater than 30% of income and 3,609 “Other” households have a cost burden greater than 50% of income.

According to a recent homeless census, or annual point-in-time (PIT) survey conducted on January 23, 2017, there were 1,447 homeless counted within Manatee and Sarasota Counties of which 1,188 were in households with only adults. Specifically, within Manatee County 570 homeless persons were counted. It is estimated that 467 homeless adults need housing in Manatee County (based on the 82% for the regional population).

ESTIMATE THE NUMBER AND TYPE OF FAMILIES IN NEED OF HOUSING ASSISTANCE WHO ARE DISABLED OR VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT AND STALKING.

According to the 2011-2015 ACS 5-Year Estimates (the most recent dataset for which disability status is available), approximately 46,262 people or 13.6% of the population in Manatee County is estimated to have a disability. While only 10% of the population between 18 and 64 years of age are disabled (18,385), a high proportion (29%) of persons 65 years and over is disabled (24,634). These elderly populations are also likely to live on reduced income and experience housing cost burden.

There may be as many as 1,500 victims of domestic violence and related incidents annually in Manatee County. According to the Manatee County Sheriff's Department, in 2015 there were 2,435 domestic violence incidents reported, a 7% increase from 2014 (2,277). Additionally, in 2015, there were 1,577 domestic violence arrest closures compared to 1,520 in 2014, an increase of 3.8%.

WHAT ARE THE MOST COMMON HOUSING PROBLEMS?

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

ARE ANY POPULATIONS/HOUSEHOLD TYPES MORE AFFECTED THAN OTHERS BY THESE PROBLEMS?

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

DESCRIBE THE CHARACTERISTICS AND NEEDS OF LOW-INCOME INDIVIDUALS AND FAMILIES WITH CHILDREN (ESPECIALLY EXTREMELY LOW-INCOME) WHO ARE CURRENTLY HOUSED BUT ARE AT IMMINENT RISK OF EITHER RESIDING IN SHELTERS OR BECOMING UNSHELTERED 91.205(C)/91.305(C)). ALSO DISCUSS THE NEEDS OF FORMERLY HOMELESS FAMILIES AND INDIVIDUALS WHO ARE RECEIVING RAPID RE-HOUSING ASSISTANCE AND ARE NEARING THE TERMINATION OF THAT ASSISTANCE

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

IF A JURISDICTION PROVIDES ESTIMATES OF THE AT-RISK POPULATION(S), IT SHOULD ALSO INCLUDE A DESCRIPTION OF THE OPERATIONAL DEFINITION OF THE AT-RISK GROUP AND THE METHODOLOGY USED TO GENERATE THE ESTIMATES.

Not applicable.

SPECIFY PARTICULAR HOUSING CHARACTERISTICS THAT HAVE BEEN LINKED WITH INSTABILITY AND AN INCREASED RISK OF HOMELESSNESS.

A recent homeless census for Manatee County, or annual point-in-time (PIT) survey, was conducted on January 23, 2017. The total number of homeless people in Manatee County officially reported during the annual PIT survey was 570. When non-typical homeless responses from street survey, jail, and school data are considered, the total number of homeless or persons at risk of becoming homeless may be higher. Of the 1,447 homeless persons officially counted, 1,188 were in households with only adults, 14 were in households with only children, and 245 were in households with at least one adult and one child. Eighty-five (85) were unaccompanied youth, including 14 unaccompanied children, and 149 were homeless veterans. Five (5) persons reported having HIV/AIDS.

Because of the transient nature of homelessness, it is often difficult to locate homeless persons or to follow-up with much needed services and support. Nearly 20% of those surveyed were chronically homeless, having been homeless at least four times in the past three years. Many of those surveyed had a serious mental illness (189 persons or 13%) or a substance abuse disorder (150 or 10%). Approximately 310 or 21% of those surveyed were victims of domestic violence.

DISCUSSION

The population and number of households living in Manatee County has increased dramatically over the last decade. The median income has also increased during this period. Over a third (38%) of the County's households earn less than 80% HAMFI and approximately (10%) of the County's households earn less than 30% HAMFI. Low- and moderate- income populations continue to experience higher rates of housing problems, such as housing cost burden and overcrowding. As a result, these populations have an increased risk of homelessness.

NA-15 Disproportionately Greater Need: Housing Problems

INTRODUCTION

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

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

Again, as defined by HUD, housing problems include:

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

- Disproportionately Greater Need—Housing Problems 50-80% AMI
- Disproportionately Greater Need—Housing Problems 80-100% AMI
- Discussion

This section has four tables that capture the number of housing problems by income, race, and ethnicity. Each table provides data for a different income level (0–30%, 30–50%, 50–80%, and 80–100% AMI). The default data source is the 2008-2012 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

0% - 30% OF AREA MEDIAN INCOME

Of all the income levels within Manatee County, households within the 0-30% AMI category have the highest percentage of households with one or more of four housing problems. Approximately 74% of households in this income category have housing problems.

As shown in **Table 12**, when considering race, 70%, of White households and 86% of Black/African American households in the 0-30% AMI income group have one or more of four housing problems. Eighty percent (80%) of Asian households and 100% of American Indian/Alaska Native households in the 0-30% AMI income group have one or more of four housing problems. When considering ethnicity and this income category, 86% of Hispanic households have one or more of four housing problems.

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

TABLE 12: DISPROPORTIONALLY GREATER NEED 0 - 30% AMI

Housing Problems	Has one or more of four housing problems*		Has none of the four housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	8,595	74%	1,468	13%	1,484	13%	11,547
White	6,070	70%	1,278	15%	1,269	15%	8,617
Black / African American	979	86%	55	5%	100	9%	1,134
Asian	99	80%	0	0%	25	20%	124
American Indian, Alaska Native	35	100%	0	0%	0	0%	35
Pacific Islander	0	0%	0	0%	0	0%	0
Hispanic	1,310	86%	130	9%	85	6%	1,525

Source: HUD IDIS Output, May 2017: 2008-2012 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Table 12 – Disproportionally Greater Need 0 - 30% AMI

30% - 50% OF AREA MEDIAN INCOME

Of all the income levels within Manatee County, households within the 30-50% AMI category have the second-highest percentage of households with one or more of four housing problems. Approximately 72% of households in this income category have housing problems.

As shown in Table 13, when considering race, 67% of White households and 85% of Black/African American households in the 30-50% AMI income group have one or more of four housing problems. Additionally, 77% of Asian households in the 30-50% AMI income group have one or more of four housing problems. When considering ethnicity and this income category, 87% of Hispanic households have one or more of four housing problems.

The data shows that Black/African American and Hispanic households earning 30-50% AMI have a disproportionate need for assistance.

TABLE 13: DISPROPORTIONALLY GREATER NEED 30 - 50% AMI

Housing Problems	Has one or more of four housing problems*		Has none of the four housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	9,120	72%	3,486	28%	0	0%	12,606
White	6,145	67%	2,962	33%	0	0%	9,107
Black / African American	999	85%	182	15%	0	0%	1,181
Asian	100	77%	30	23%	0	0%	130
American Indian, Alaska Native	0	0%	0	0%	0	0%	0
Pacific Islander	0	0%	0	0%	0	0%	0
Hispanic	1,750	87%	255	13%	0	0%	2,005

Source: HUD IDIS Output, May 2017: 2008-2012 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Table 13 – Disproportionally Greater Need 30 - 50% AMI

50% - 80% OF AREA MEDIAN INCOME

Of all the income levels within Manatee County, households within the 50%-80% AMI category have the third-highest percentage of households with one or more of four housing problems. Approximately 53% of households in this income category have housing problems.

As shown in Table 14, when considering race, 47% of White households and 71% of Black/African American households in the 50-80% AMI income group have one or more of four housing problems. Additionally, 79% of Asian households in the 50-80% AMI income group have one or more of four housing problems. When considering ethnicity and this income category, 78% of Hispanic households have one or more of four housing problems.

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

TABLE 14: DISPROPORTIONALLY GREATER NEED 50 - 80% AMI

Housing Problems	Has one or more of four housing problems*		Has none of the four housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	9,810	53%	8,564	47%	0	0%	18,374
White	6,745	47%	7,534	53%	0	0%	14,279
Black / African American	1,039	71%	429	29%	0	0%	1,468
Asian	155	79%	40	21%	0	0%	195
American Indian, Alaska Native	0	0%	10	100%	0	0%	10
Pacific Islander	0	0%	0	0%	0	0%	0
Hispanic	1,780	78%	495	22%	0	0%	2,275

Source: HUD IDIS Output, May 2017; 2008-2012 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Table 14 – Disproportionally Greater Need 50 - 80% AMI

80% - 100% OF AREA MEDIAN INCOME

Of all the income levels within Manatee County, households within the 80%-100% AMI category have the lowest percentage of households with one or more of four housing problems. Approximately 33% of households in this income category have housing problems.

As shown in Table 15, when considering race, 32% of White households and 37% of Black/African American households in the 80-100% AMI income group have one or more of four housing problems. Additionally, 49% of Asian households in the 80-100% AMI income group have one or more of four housing problems. When considering ethnicity and this income category, 42% of Hispanic households have one or more of four housing problems.

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

TABLE 15: DISPROPORTIONALLY GREATER NEED 80 - 100% AMI

Housing Problems	Has one or more of four housing problems*		Has none of the four housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	3,363	33%	6,715	67%	0	0%	10,078
White	2,713	32%	5,789	68%	0	0%	8,502
Black / African American	194	37%	325	63%	0	0%	519
Asian	109	49%	115	51%	0	0%	224
American Indian, Alaska Native	0	0%	0	0%	0	0%	0
Pacific Islander	0	0%	0	0%	0	0%	0
Hispanic	315	42%	430	58%	0	0%	745

Source: HUD IDIS Output, May 2017: 2008-2012 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Table 15 – Disproportionally Greater Need 80 - 100% AMI

DISCUSSION

Of all households in the 0-30% AMI group, 74% have one or more of four housing problems. In terms of disproportionate need, the data show that Black/African American, Asian, American Indian/Alaska Native and Hispanic households in the 0-30% AMI group have a disproportionate need for assistance (86%, 80%, 100% and 86%, respectively, have one or more of four housing problems). Additionally, White households have a high need for assistance as 70% have one or more of four housing problems.

Of all households in the 30-50% AMI group, 72% have one or more of four housing problems. In terms of disproportionate need, the data show that Black/African American and Hispanic households in the 30-50% AMI group have a disproportionate need for assistance (85% and 87% respectively have one or more of four housing problems).

Of all households in the 50-80% AMI group, 53% have one or more of four housing problems. In terms of disproportionate need, the data show that Black/African American, Asian and Hispanic households in the 50-80% AMI group have a disproportionate need for assistance (71%, 79% and 78%, respectively, have one or more of four housing problems).

Of all households in the 80-100% AMI group, 33% have one or more of four housing problems. In terms of disproportionate need, the data show that Asian and Hispanic households in the 80-100% AMI group have a disproportionate need for assistance (49% and 42% respectively have one or more of four housing problems).

NA-20 Disproportionately Greater Need: Severe Housing Problems

INTRODUCTION

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

Severe housing problems include:

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

This section includes:

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

This section has four tables that capture the number of severe housing problems by income, race, and ethnicity. Each table provides data for a different income level (0–30%, 30–50%, 50–80%, and 80–100% AMI). The Default Data Source is the 2008-2012 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

0% - 30% OF AREA MEDIAN INCOME

Of all the income levels within the Manatee County, households within the 0-30% AMI category have the highest percentage of households with severe housing problems. Approximately 65% of households in this income category have severe housing problems.

As shown in Table 16, when considering race, 61% of White households and 74% of Black/African American households in the 0-30% AMI income group have severe housing problems. Additionally, 69% of Asian households and 100% of American Indian/Alaska Native households in the 0-30% AMI income group have severe housing problems. When considering ethnicity and this income category, 81% of Hispanic households have severe housing problems. The data show that Black/African American, American Indian/Alaska Native and Hispanic households earning 0-30% AMI have a disproportionate need for assistance.

TABLE 16: SEVERE HOUSING PROBLEMS 0 - 30% AMI

Housing Problems	Has one or more of four severe housing problems*		Has none of the four severe housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	7,524	65%	2,539	22%	1,484	13%	11,547
White	5,235	61%	2,134	25%	1,269	15%	8,638
Black / African American	844	74%	195	17%	100	9%	1,139
Asian	85	69%	14	11%	25	20%	124
American Indian, Alaska Native	35	100%	0	0%	0	0%	35
Pacific Islander	0	0%	0	0%	0	0%	0
Hispanic	1,235	81%	205	13%	85	6%	1,525

Source: HUD IDIS Output, May 2017: 2008-2012 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Table 16 – Severe Housing Problems 0 - 30% AMI

30% - 50% OF AREA MEDIAN INCOME

Of all the income levels within the Manatee County, households within the 30-50% AMI category have the second-highest percentage of households with severe housing problems. Approximately 46% of households in this income category have severe housing problems.

As shown in **Table 17**, when considering race, 43% of White households and 64% of Black/African American households in the 30-50% AMI income group have severe housing problems. Additionally, 63% of Asian households in the 30-50% AMI income group have severe housing problems. When considering ethnicity and this income category, 50% of Hispanic households have severe housing problems. The data show that Black/African American and Asian households earning 30-50% AMI have a disproportionate need for assistance.

TABLE 17: SEVERE HOUSING PROBLEMS 30 - 50% AMI

Housing Problems	Has one or more of four severe housing problems*		Has none of the four severe housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	5,804	46%	6,803	54%	0	0%	12,607
White	3,888	43%	5,233	57%	0	0%	9,121
Black / African American	749	64%	424	36%	0	0%	1,173
Asian	85	63%	50	37%	0	0%	135
American Indian, Alaska Native	0	0%	0	0%	0	0%	0
Pacific Islander	0	0%	0	0%	0	0%	0
Hispanic	1,010	50%	1,000	50%	0	0%	2,010

Source: HUD IDIS Output, May 2017: 2008-2012 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Table 17 – Severe Housing Problems 30 - 50% AMI

50% - 80% OF AREA MEDIAN INCOME

Of all the income levels within Manatee County, households within the 50%-80% AMI category have the third-highest percentage of households with severe housing problems. Approximately 22% of households in this income category have severe housing problems.

As shown in **Table 18**, when considering race, 18% of White households and 18% of Black/African American households in the 50-80% AMI income group have severe housing problems. Additionally, 54% of Asian households in the 50-80% AMI income group have severe housing problems. When considering ethnicity and this income category, 46% of Hispanic households have severe housing problems. The data show that Asian and Hispanic households in the 50-80% AMI income group have a disproportionate need for assistance.

TABLE 18: SEVERE HOUSING PROBLEMS 50 - 80% AMI

Housing Problems	Has one or more of four severe housing problems		Has none of the four severe housing problems		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	4,083	22%	14,275	78%	0	0%	18,358
White	2,603	18%	11,670	82%	0	0%	14,273
Black / African American	255	18%	1,199	82%	0	0%	1,454
Asian	105	54%	90	46%	0	0%	195
American Indian, Alaska Native	0	0%	10	100%	0	0%	10
Pacific Islander	0	0%	0	0%	0	0%	0
Hispanic	1,045	46%	1,229	54%	0	0%	2,274

Source: HUD IDIS Output, May 2017, 2008-2012 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Table 18 – Severe Housing Problems 50 - 80% AMI

80% - 100% OF AREA MEDIAN INCOME

Of all the income levels within Manatee County, households within the 80%-100% AMI category have the lowest percentage of households with severe housing problems. Approximately 10% of households in this income category have severe housing problems.

As shown in Table 19, when considering race, 8% of White households and 7% of Black/African American households in the 80-100% AMI income group have severe housing problems. Additionally, 22% of Asian households have severe housing problems. When considering ethnicity and this income category, 23% of Hispanic households have severe housing problems. The data show that Asian and Hispanic households earning 80-100% AMI have a disproportionate need for assistance.

TABLE 19: SEVERE HOUSING PROBLEMS 80 - 100% AMI

Housing Problems	Has one or more of four severe housing problems*		Has none of the four severe housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	988	10%	9,085	90%	0	0%	10,073
White	698	8%	7,794	92%	0	0%	8,492
Black / African American	35	7%	480	93%	0	0%	515
Asian	50	22%	174	78%	0	0%	224
American Indian, Alaska Native	0	0%	0	0%	0	0%	0
Pacific Islander	0	0%	0	0%	0	0%	0
Hispanic	175	23%	575	77%	0	0%	750

Source: HUD IDIS Output, May 2017: 2008-2012 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Table 19 – Severe Housing Problems 80 - 100% AMI

DISCUSSION

Of all households in the 0-30% AMI group, 65% have severe housing problems. In terms of disproportionate need, the data show that Black/African American, American Indian/Alaska Native, and Hispanic households in the 0-30% AMI group have a disproportionate need for assistance (74%, 100%, and 76%, respectively, have severe housing problems).

Of all households in the 30-50% AMI group, 46% have severe housing problems. In terms of disproportionate need, the data show that Black/African American and Asian households in the 30-50% AMI group have a disproportionate need for assistance (64% and 63%, respectively, have one or more severe housing problems).

Of all households in the 50-80% AMI group, 22% have severe housing problems. In terms of disproportionate need, the data show that Asian and Hispanic households in the 50-80% AMI group have a disproportionate need for assistance (54% and 46%, respectively, have one or more severe housing problems).

Of all households in the 80-100% AMI group, 10% have severe housing problems. In terms of disproportionate need, the data show that Asian and Hispanic households in the 80-100% AMI group have a disproportionate need for assistance (22% and 23%, respectively, have one or more severe housing problems).

NA-25 Disproportionately Greater Need: Housing Cost Burdens

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

This section includes:

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

Table 20 displays cost burden information for the Manatee County and each racial and ethnic group, including no cost burden (less than 30%), cost burden (30-50%), severe cost burden (more than 50%), and no/negative income. The default data source for this data is the 2008-2012 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

As the data in **Table 20** suggests, a large number of households (39,062) are cost burdened within their current housing situation. White households have the highest number of cost burdened households (29,375). Hispanic households have the second-highest number of cost burdened households (5,374) and Black/African American households have the third-highest number of cost burdened households (3,274). A small number of Asian households (669) are also cost burdened. Of the households that are cost burdened, nearly half are severely cost burdened. A third of American Indian, Alaska Native households are severely cost burdened. Overall, there are 18,697 households that are considered to be severely cost burdened within Manatee County.

TABLE 20: GREATER NEED: HOUSING COST BURDENS AMI

Housing Cost Burden	No Cost Burden (<=30%)		Cost Burden (30-50%)		Severe Cost Burden (>50%)		No / Negative Income		Total Households
	Total	%	Total	%	Total	%	Total	%	
Jurisdiction as a whole	64,568	61%	20,365	19%	18,697	18%	1,580	2%	105,210
White	56,875	65%	15,845	18%	13,530	15%	1,269	1%	87,519
Black / African American	2,389	41%	1,589	27%	1,685	29%	175	3%	5,838
Asian	840	55%	369	24%	300	20%	25	2%	1,534
American Indian, Alaska Native	95	68%	0	0%	45	32%	0	0%	140
Pacific Islander	35	100%	0	0%	0	0%	0	0%	35
Hispanic	3,833	41%	2,474	27%	2,900	31%	115	1%	9,322

Source: HUD IDIS Output, May 2017: 2008-2012 CHAS

Table 20 – Greater Need: Housing Cost Burdens AMI

DISCUSSION

Within Manatee County, 61% of households do not presently experience cost burden, while 19% experience cost burden, 18% experience severe cost burden and 2% have no/negative income. Overall, 37% of households are either cost burdened or severely cost burdened (>30%).

Of all households within the County, 19% are cost burdened (30-50%). No race or ethnicity experiences a cost burden at a greater rate (10 percentage points higher or more) than the jurisdiction as a whole; however, a higher percentage of Black/African American households (27%), Hispanic households (27%), and Asian households (24%) are cost burdened when compared to other race or ethnic groups.

Of all households within the County, 18% experience severe cost burden (>50%). An estimated 29% of Black/African American, 20% of Asian, and 32% of American Indian/Alaska Native and 31% of Hispanic households experience severe cost burden, indicating a disproportionate need for assistance within these groups.

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

NA-30 Disproportionately Greater Need: Discussion

INCOME CATEGORIES IN WHICH A RACIAL OR ETHNIC GROUP HAS DISPROPORTIONATELY GREATER NEED

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

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

- Housing problems in the 0-30% AMI group (86% versus 74% as a whole)
- Housing problems in the 30-50% AMI group (85% versus 72% as a whole)
- Housing problems in the 50-80% AMI group (71% versus 53% as a whole)
- Severe housing problems in the 0-30% AMI group (74% versus 65% as a whole)
- Severe housing problems in the 30-50% AMI group (64% versus 46% as a whole)
- Severe cost burden >50% of household income (29% versus 18% as a whole)

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

- Housing problems in the 50-80% AMI group (79% versus 53% as a whole)
- Housing problems in the 80-100% AMI group (49% versus 33% as a whole)
- Severe housing problems in the 30-50% AMI group (63% versus 46% as a whole)
- Severe housing problems in the 50-80% AMI group (54% versus 22% as a whole)
- Severe housing problems in the 80-100% AMI group (22% versus 10% as a whole)

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

- Housing problems in the 0-30% AMI group (100% versus 74% as a whole)
- Severe housing problems in the 0-30% AMI group (100% versus 65% as a whole)
- Severe cost burden >50% of household income (32% versus 18% as a whole)

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

- Housing problems in the 0-30% AMI group (86% versus 74% as a whole)
- Housing problems in the 30-50% AMI group (87% versus 72% as a whole)
- Housing problems in the 50-80% AMI group (78% versus 53% as a whole)
- Severe housing problems in the 0-30% AMI group (81% versus 65% as a whole)
- Severe housing problems in the 50-80% AMI group (46% versus 22% as a whole)
- Severe housing problems in the 80-100% AMI group (23% versus 10% as a whole)
- Severe cost burden >50% of household income (31% versus 18% as a whole)

NEEDS NOT PREVIOUSLY IDENTIFIED

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

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

ARE ANY OF THOSE RACIAL OR ETHNIC GROUPS LOCATED IN SPECIFIC AREAS OR NEIGHBORHOODS IN YOUR COMMUNITY?

Eighty-two (82) of the County's 208 Census Block Groups have a low- and moderate-income percentage of 51% or greater, signifying that approximately 39% of the County's Census Block Groups are considered to be low- to moderate- income. These block groups are distributed throughout the County.

As a whole, Manatee County has a minority race population of approximately 15%. The largest minority race is Black/African American, comprising 9% of the County's population. A disproportionately greater (10 percentage points higher or more) concentration of racial minority population exists within Census Tracts 1.03, 1.06, 3.04, 3.06, 3.09, 7.03, 7.04, 7.05, 8.03, 11.05, 15.01, and 15.02, which are more than 19% Black/African American according to the 2011-2015 ACS, 5-Year Estimates, and HUD CPD Maps, accessed in April 2017.

As a whole, Manatee County has an ethnic minority population of approximately 16%. A disproportionately greater (10 percentage points higher or more) concentration of ethnic minority population exists within Census Tracts 1.03, 1.05, 1.06, 3.05, 3.06, 3.07, 3.10, 6.03, 7.04, 7.05, 8.03, 15.01, and 15.02, which are more than 26% Hispanic according to the 2011-2015 ACS, 5-Year Estimates, and HUD CPD Maps, accessed in May 2017.

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

NA-35 Public Housing

INTRODUCTION

The Consolidated Plan must provide a concise summary of the needs of public housing residents.

Information is collected through consultations with the public housing agency or agencies located within the jurisdiction's boundaries. The Public Housing Needs Assessment contains the following subsections:

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

The Manatee County Housing Authority (MCHA) is responsible for administering public housing and other publicly assisted housing programs within Manatee County. The MCHA's public housing inventory includes approximately 80 units in the Pine Village Subdivision. Among other assistance, the MCHA also administers the Section 8 rental assistance program that provides rental assistance to qualified persons based on income. The amount paid by qualified persons for rent and utilities does not exceed 30% of income, and income must be within HUD's guidelines for household size. Housing units must pass the Housing Quality Standards Inspection per guidelines established by HUD. This program has a waiting list, which is currently closed.

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

- **Certificate:** The total number of Section 8 certificates administered by the Public Housing Authority (PHA).
- **Mod-Rehab:** The total number of units in developments that were funded under the moderate rehabilitation program administered locally by PHAs.
- **Public Housing:** The total number of units in developments operated by the PHAs within the jurisdiction.
- **Total:** The total number of Section 8 vouchers administered by the PHA (project based plus tenant based)
- **Project Based:** The total number of project-based Section 8 vouchers administered by the PHA
- **Tenant Based:** The total number of tenant-based Section 8 vouchers administered by the PHA.

- **Special Purpose Veterans Affairs Supportive Housing:** The HUD–Veterans Affairs Supportive Housing program combines Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the U.S. Department of Veterans Affairs (VA).
- **Special Purpose Family Unification Program:** Family Unification Program funding is allocated through a competitive process; therefore, not all PHAs administer the program.
- **Special Purpose Disabled:** In this context, disabled includes non-elderly disabled, mainstream 1-year, mainstream 5-year, and nursing home transition.

TOTALS IN USE

Table 21 displays the number of vouchers and units by public housing program type. According to the PIH Information Center (PIC), there are 80 public housing units, administered by the MCHA. Tenant-based vouchers are by far the most used program, with 1,027 vouchers currently in use. According to PIC, there are 27 project-based vouchers and no special purpose vouchers in use.

TABLE 21: PUBLIC HOUSING BY PROGRAM TYPE

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers in use	0	0	80	1,054	27	1,027	0	0	0

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

Source: Source: HUD IDIS Output, May 2017; Public Information Center (PIC) Office of Public and Indian Housing (PIH)

Table 21 – Public Housing by Program Type

CHARACTERISTICS OF RESIDENTS

Table 22 displays the characteristics of public housing residents by public housing program type. In Manatee County, publicly assisted residents with higher incomes tend to utilize project-based vouchers, whereas residents with lower incomes tend to live in public housing. As expected, the average annual income for all assisted residents is very low with the lowest average annual income at \$13,220 for

residents in public housing and the highest being \$15,690 for residents utilizing project-based vouchers. The average household size is also very low (not more than two persons per household).

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

TABLE 22: CHARACTERISTICS OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

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

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

Source: HUD IDIS Output, May 2017; Public Information Center (PIC) Office of Public and Indian Housing (PIH)

Table 22 – Characteristics of Public Housing Residents by Program Type

RACE OF RESIDENTS

Table 23 displays the racial composition of residents for each public housing program. The data in **Table 23** show that the majority of public housing residents in Manatee County are Black/African American (62%). Tenant-based vouchers are most utilized by Black/African American (65%) residents, with over a third (34%) used by Whites. Less than 1% of public housing and tenant-based vouchers are utilized by residents of another race.

TABLE 23: RACE OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

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

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

Source: HUD IDIS Output, May 2017: Public Information Center (PIC) Office of Public and Indian Housing (PIH)

Table 23 – Race of Public Housing Residents by Program Type

ETHNICITY OF RESIDENTS

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

TABLE 24: ETHNICITY OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic	0	0	20	111	0	111	0	0	0
Not Hispanic	0	0	57	943	27	916	0	0	0

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

Source: HUD IDIS Output, May 2017: Public Information Center (PIC) Office of Public and Indian Housing (PIH)

Table 24 – Ethnicity of Public Housing Residents by Program Type

Section 504 Needs Assessment

NEEDS OF PUBLIC HOUSING TENANTS AND APPLICANTS ON THE WAITING LIST FOR ACCESSIBLE UNITS

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

MOST IMMEDIATE NEEDS OF RESIDENTS OF PUBLIC HOUSING AND HOUSING CHOICE VOUCHER HOLDERS

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

HOW DO THESE NEEDS COMPARE TO THE HOUSING NEEDS OF THE POPULATION AT LARGE

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

DISCUSSION

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

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

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

NA-40 Homeless Needs Assessment

INTRODUCTION

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

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

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

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

HOMELESS NEEDS ASSESSMENT

A recent homeless census, or annual point-in-time (PIT) survey, was conducted on January 23, 2017. The results of this survey are summarized in **Table 25(A)**. The methodology used by the Suncoast Partnership included actual counts of homeless persons living on the streets and in shelters in Manatee and Sarasota counties (the CoC region). The total number of homeless people in Manatee and Sarasota counties officially counted during the 2017 survey was 1,447 of which 570 or 39% were in Manatee County. Approximately 20% of those surveyed in 2017 were identified as chronically homeless.

When non-typical homeless responses from street survey, jail, and school data are considered, the total number of homeless or persons at risk of becoming homeless may be higher. Of the 1,447 homeless persons officially counted within Manatee and Sarasota Counties, 1,188 were in households with only adults, 14 were in households with only children, and 245 were in households with at least one adult and one child. Eighty-five (85) were unaccompanied youth, including 14 unaccompanied children, and 149 were homeless veterans. Five (5) persons reported having HIV/AIDS.

Because of the transient nature of homelessness, it is often difficult to locate homeless persons or to follow-up with much needed services and support. Nearly 20% of those surveyed were chronically homeless, having been homeless at least four times in the past three years. Many of those surveyed had a serious mental illness (189 persons or 13%) or a substance abuse disorder (150 or 10%). Approximately 310 or 21% of those surveyed were victims of domestic violence.

TABLE 25(A): HOMELESS NEEDS ASSESSMENT

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	188	57	N/A	N/A	N/A	N/A
Persons in Households with Only Children	14	0	N/A	N/A	N/A	N/A
Persons in Households with Only Adults	583	605	N/A	N/A	N/A	N/A
Chronically Homeless Individuals	36	249	N/A	N/A	N/A	N/A
Chronically Homeless Families	0	4	N/A	N/A	N/A	N/A
Veterans	77	72	N/A	N/A	N/A	N/A
Unaccompanied Child	14	0	N/A	N/A	N/A	N/A
Persons with HIV	0	5	N/A	N/A	N/A	N/A

Source: 2017 Suncoast Partnership to End Homelessness Point-in-Time Count, January 23, 2017; N/A – No data available.

Table 25(A) – Homeless Needs Assessment

HOMELESS POPULATION TYPES INCLUDING CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH)

Chronically Homeless

HUD defines a person as chronically homeless if they have been homeless for one year or longer, or have had four or more episodes of homelessness within the past three years and have a disabling condition. National studies have found that when all costs are factored in, chronically homeless persons account for approximately half of the total expenditures for homeless services. This percent of expenditure is based on a national average of just fewer than 16% of all homeless persons being considered as chronically homeless. In Manatee and Sarasota counties, the percentage of chronically homeless persons is higher. Of the homeless persons counted during the 2017 PIT, 20% of those surveyed, or 285 individuals, met the HUD definition of chronically homeless. Approximately 18% of chronically homeless persons surveyed were veterans.

Families

Of the 1,447 homeless persons officially counted, 245 or 17% were in households with at least one adult and one child. Persons in families, specifically, comprised a small segment of the overall homeless population counted by the Suncoast Partnership. Only 24 homeless families were reported in Manatee County during the 2017 PIT survey.

Veterans

There are an estimated 149 homeless veterans in Manatee and Sarasota counties, comprising 10% of the counted homeless population.

Unaccompanied Youth

Unaccompanied youth accounted for approximately 6% or 85 of the 1,447 homeless persons that agreed to be surveyed. Fourteen (14) of the unaccompanied youth were children under the age of 18.

FAMILIES IN NEED OF HOUSING ASSISTANCE

Of the 1,447 homeless persons officially counted, 245 or 17% are in households with at least one adult and one child. Persons in families, specifically, comprised a small segment of the overall homeless population counted by the Suncoast Partnership. Only 24 homeless families were reported in Manatee

County during the 2017 PIT survey. In contrast, 50 homeless families were reported in Sarasota County during the 2017 PIT survey. It is estimated that 58% of Manatee County's homeless are within the City of Bradenton; therefore, it is possible that most of the 24 families with children in need of housing assistance are within the Bradenton area.

NATURE AND EXTENT OF HOMELESSNESS BY RACIAL AND ETHNIC GROUP

Homelessness is not unique to a particular gender, race or ethnicity. Table 25(B) provides demographic data regarding the homeless population in Manatee and Sarasota counties. Approximately 36% of those surveyed were women and 64% of those surveyed were males. According to the 2017 data collected by the Suncoast Partnership, the most commonly reported races were White, representing 76% of the homeless surveyed, and Black/African American, representing 18% of the homeless surveyed. Less than 1% reported as another race or more than one race. Of the homeless surveyed, 13% reported as Hispanic/Latino.

TABLE 25(B): HOMELESSNESS BY RACIAL AND ETHNIC GROUP

Race	Sheltered	Unsheltered
White	613	490
Black or African American	149	108
Asian	0	4
American Indian or Alaska Native	3	34
Pacific Islander	1	4
Multi-Racial	19	22
Ethnicity	Sheltered	Unsheltered
Hispanic	89	105
Not Hispanic	696	557

Source: 2017 Suncoast Partnership to End Homelessness Point-in-Time Count, January 23, 2017; N/A – No data available.

Table 25(B) – Homelessness by Racial and Ethnic Group

Table 26 – RESERVED

Table 27 – RESERVED

NATURE AND EXTENT OF UNSHELTERED AND SHELTERED HOMELESSNESS

The number of homeless people counted during the annual PIT survey of Manatee County alone was 570. Of the total 1,447 homeless persons officially counted in Manatee and Sarasota counties (the CoC region), 285 were chronically homeless individuals, 14 were unaccompanied children, 149 were homeless veterans, and five (5) were persons with HIV/AIDS.

Because of the transient nature of homelessness, it is often difficult to locate homeless persons or to follow-up with much needed services and support. Nearly 20% were chronically homeless, having been homeless at least four times in the past three years. Many of those surveyed had a serious mental illness (189 persons or 13%) or a substance abuse disorder (150 or 10%). Approximately 310 or 21% of those surveyed had been victims of domestic violence.

DISCUSSION

Based on the January 23, 2017 PIT survey conducted by the Suncoast Partnership, the homeless population of Manatee County alone is approximately 570 individuals. This number is slightly higher than the previous year (497). Approximately 58% of homeless persons in Manatee County surveyed identify the City of Bradenton as their primary location. Many of those surveyed had a serious mental illness or a substance abuse disorder, or had been victims of domestic violence. Several organizations in Manatee County provide temporary, transitional, and permanent supportive housing, and other basic assistance, for area families facing homelessness. These include, but are not limited to, the Salvation Army, Our Daily Bread, Turning Points, Catholic Charities, HOPE Family Services, and Family Resources Safe Place 2B, among others.

NA-45 Non-Homeless Special Needs Assessment

INTRODUCTION

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

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

CHARACTERISTICS OF SPECIAL NEEDS POPULATIONS

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

Elderly & Frail Elderly

According to HUD's Comprehensive Housing Affordability Strategy (CHAS), HUD defines "elderly" as individuals over the age of 62 and "frail elderly" as individuals over the age of 75. According to the 2011-2015 ACS 5-Year Estimates, 29.1% of Manatee County's population are individuals over the age of 62 and 11.6% are individuals over the age of 75. Due to age, the frail elderly may be unable to care for themselves adequately and may have one or more disabilities or need assistance to perform the routine activities of daily life. According to 2011-2015 ACS 5-Year Estimates, 17.3% of individuals between 65 and 74 years of age are disabled (9,028); whereas 40.6% of individuals over the age of 75 are disabled (16,608).

Youth and Young Adults

Approximately 67,777 children live in Manatee County. According to the 2011-2015 ACS 5-Year Estimates, 19.7% of Manatee County's population is less than 18 years of age. Of the population, less than 18 years of age, approximately 25.5% children are living in poverty. An estimated 32,378 or 24% of households within the County are households with children. According to the 2011-2015 ACS 5-Year Estimates, female-headed households comprise 10.9% of families living within the County and 27.6% of female-headed households are below poverty level.

Physically & Developmentally Disabled

According to the 2011-2015 ACS 5-Year Estimates, disabilities are categorized into six types: hearing difficulty, vision difficulty, cognitive ability, ambulatory difficulty, self-care difficulty, and independent living difficulty. According to the 2011-2015 ACS 5-Year Estimates, approximately 46,262 or 13.6% of people in Manatee County are estimated to have a disability. While most disabled persons within Manatee County (approx. 31,755 people) are 35 years and over, the highest proportion of disabled persons are between the ages of 35 to 64 (15,473) and 75 years and over (16,282).

Mental Illness & Substance Abuse

The Department of Housing and Urban Development, in the Comprehensive Housing Affordability Strategy (CHAS) manual, defines severe mental illness as a persistent mental or emotional impairment that significantly limits a person's ability to live independently. According to the national statistics, approximately one percent of the adult population meets the definition of severely mentally ill. According to the 2011-2015 American Community Survey, Manatee County has an estimated adult population (over 18 years of age) of approximately 275,952 persons. One percent of this population is 2,759 persons.

According to the Substance Abuse and Mental Health Services Administration (SAMHSA) 2011 National Survey of Substance Abuse Treatment Services, 200 persons per 100,000 population of adult age are in treatment for either an alcohol or drug abuse problem. Since Manatee County is estimated to have an adult population (age 18 or older) of 275,952 persons, an estimated 400 individuals in Manatee County may have substance abuse problems.

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

There may be as many as 2,500 victims of domestic violence and related incidents annually in Manatee County. According to the Manatee County Sheriff's Department UCR Domestic Violence Crime Comparison data from 2011-2015, in 2015 there were 2,435 domestic violence incidents reported, a 7% increase from 2014 (2,277).

HOUSING AND SUPPORTIVE SERVICE NEEDS AND DETERMINATION

Elderly & Frail Elderly

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

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

Youth and Young Adults

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

Physically and Developmentally Disabled

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

Mental Illness & Substance Abuse

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

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

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

PUBLIC SIZE AND CHARACTERISTICS OF POPULATION WITH HIV / AIDS

The U.S. Center for Disease Control and Prevention (CDC) estimates that over one million adults and adolescents are living with HIV in the U.S., including those not yet diagnosed and those who have already progressed to AIDS. According to the Centers for Disease Control and Prevention (CDC), there were approximately 1,877 persons living with HIV and 1,094 persons living with AIDS in Manatee County at year-end 2014. According to a report that was presented and prepared by the Florida Department of Health HIV/AIDS Surveillance Program, the rate of new HIV infection in Manatee County was 10.9 cases per 100,000 people during the year 2015. The rate of new HIV infection in the larger North Port-Sarasota-Bradenton, Florida, Metropolitan Statistical Area (MSA) was slightly lower at 9.2 cases per 100,000 people during the year 2015 as reported by the CDC.

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

DISCUSSION

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

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

NA-50 Non-Housing Community Development Needs

PUBLIC FACILITIES NEEDS

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

PUBLIC FACILITIES NEED DETERMINATION

These needs were identified during the survey, focus groups, and community meetings conducted in February 2017, based on citizen feedback and discussion of community needs.

PUBLIC IMPROVEMENTS NEEDS

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

PUBLIC IMPROVEMENTS NEED DETERMINATION

These needs were identified during the survey, focus groups, and community meetings conducted in February 2017, based on citizen feedback and discussion of community needs.

PUBLIC SERVICES NEEDS

The community has identified the follow public service needs: Reading/literacy programs, language classes/bilingual assistance programs, programs for elderly persons (in-home care, transportation,

nutrition, etc.), health services, mental health counseling, substance abuse counseling, prisoner re-entry programs, legal aid, case management, youth activities/programs (through young-adult), childcare, and the need to address the link between transportation, affordable housing, and job opportunities.

PUBLIC SERVICES NEED DETERMINATION

These needs were identified during the survey, focus groups, and community meetings conducted in February 2017, based on citizen feedback and discussion of community needs.

Housing Market Analysis



MA-05 Overview

HOUSING MARKET ANALYSIS OVERVIEW

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

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

- **Facilities, Housing, and Services for Homeless Persons:** A brief inventory of facilities, housing, and services that meet the needs of homeless persons within the County is provided in the Homeless Facilities and Services (MA-30) section. Emphasis is given to chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The inventory includes services directly targeted to homeless persons, as well as mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.
- **Special Need Facilities and Services:** The Special Needs Facilities and Services (MA-35) section describes the housing stock available to serve persons with disabilities and other low-income persons with special needs, including persons with HIV/AIDS and their families. The section further describes the facilities and services that assist persons who are not homeless, but who require supportive housing and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
- **Barriers to Affordable Housing:** This section (MA-40) provides an assessment of the regulatory barriers to affordable housing that exist within Manatee County. These regulatory barriers may include tax policies affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

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

INTRODUCTION

The total number of housing units in Manatee County increased significantly during the past decade. The County had a total of 138,128 housing units at the time of the 2000 U.S Census and 172,690 housing units at the time of the 2010 U.S. Census. Between 2000 and 2010, the total number of housing units in the County grew by 25%. According to data provided in the 2011-2015 ACS, there are currently an estimated total of 177,046 housing units located within Manatee County, a 2.5% increase since 2010.

TABLE 28: ALL RESIDENTIAL PROPERTIES BY NUMBER OF UNITS

Property Type	Number	%
1-unit detached structure	90,371	51%
1-unit, attached structure	15,192	9%
2-4 units	10,009	6%
5-19 units	18,216	10%
20 or more units	14,247	8%
Mobile Home, boat, RV, van, etc.	29,011	16%
Total	177,046	100%

Data Source: 2011-2015 ACS

Table 28 – Residential Properties by Unit Number

As shown in Table 28, data from the 2011-2015 ACS show that 105,563 or nearly 60% of all residential properties within Manatee County are single units. Single-unit properties are either detached structures (90,371 or 51%) or attached structures (15,192 or 9%). Residential properties are further categorized into properties within 2-4 unit structures (10,009 or 6%), properties within 5-19 unit structures (18,216 or 10%), and properties within 20 or more unit structures (14,247 or 8%). These categories comprise 84% of the County's housing stock. The remaining 16% of residential properties in the County are classified as mobile home, boat, RV, van, etc. (29,011), making up a significant number of homes within the County.

TABLE 29: UNIT SIZE BY TENURE

	Owners		Renters	
	Number	%	Number	%
No bedroom	169	0%	892	2%
1 bedroom	4,493	5%	7,670	19%
2 or 3 bedrooms	73,475	78%	29,798	73%
4 or more bedrooms	15,892	17%	2,336	6%
Total	94,029	100%	40,696	100%

Data Source: 2011-2015 ACS

Table 29 – Unit Size by Tenure

As shown in Table 29, there are an estimated 134,725 total occupied housing units within the County. Of this total, 94,029 or 70% are owner-occupied and 40,696 or 30% are renter-occupied. Of all owner-occupied units, most contain 2 or 3 bedrooms (73,475 or 78%). Only a small number of owner-occupied units have 1 bedroom (4,493 or 5%) or are without bedrooms (169 or 0%). Of all renter-occupied units, most contain 2 or 3 bedrooms (29,798 or 73%). In contrast to owner-occupied units, a significant percentage of renter-occupied units have 1 bedroom (7,670 or 19%) and a small percentage of renter-occupied units are without bedrooms (892 or 2%).

DESCRIBE THE NUMBER AND TARGETING (INCOME LEVEL/TYPE OF FAMILY SERVED) OF UNITS ASSISTED WITH FEDERAL, STATE, AND LOCAL PROGRAMS.

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

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

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

PROVIDE AN ASSESSMENT OF UNITS EXPECTED TO BE LOST FROM THE AFFORDABLE HOUSING INVENTORY FOR ANY REASON, SUCH AS EXPIRATION OF SECTION 8 CONTRACTS.

Some units assisted with Federal, state or local programs may be lost from the inventory during the planning period; however, because Manatee County does not directly administer public housing or HCV

vouchers, the County is unaware of any expiring contracts. The MCHA monitors contract expirations and/or unit losses.

DOES THE AVAILABILITY OF HOUSING UNITS MEET THE NEEDS OF THE POPULATION?

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

DESCRIBE THE NEED FOR SPECIFIC TYPES OF HOUSING

Generally, the County has a diverse distribution of housing types. Most housing units in the County are within detached single-unit structures (60%). Eighteen percent (18%) of all housing units are within structures with 5 or more units, indicating a lack of multi-unit apartment and townhome buildings. Sixteen percent (16%) of housing units in the County consist of mobile homes, boats, RVs, vans, etc., which are generally more affordable housing types for low- and moderate-income residents who may not be able to afford a single-family home. Only 15% of all housing units are within attached single-unit structures or 2-4 unit structures, indicating a lack of townhome, duplex, and triplex types.

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

In terms of housing unit size, the predominant unit size for both owners and renters is 2 or more bedrooms (90.1% of all units), with few smaller units available (see **Table 28** and **Table 29**). It is important to note that according to the 2011-2015 ACS, larger units (4 or more bedrooms) in Manatee County tend to be occupied by owners while smaller units (one bedrooms) tend to be occupied by renters. These trends may indicate a lack of larger units available for rental, or point to affordability concerns as unit size increases.

DISCUSSION

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

The MCHA, among other housing providers, administers public housing and HCV programs within the County and monitors contract expirations and/or unit losses.

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

INTRODUCTION

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

TABLE 30: COST OF HOUSING

	Base Year: 2000	Most Recent Year: 2015	% Change
Median Home Value	\$119,400	\$169,000	42%
Median Contract Rent	\$539	\$814	51%

Data Source: 2000 U.S. Census (Base Year: 2000), 2011-2015 ACS (Most Recent Year: 2015)

Table 30 – Cost of Housing

TABLE 31: RENT PAID

Rent Paid	Number	%
Less than \$500	2,482	6%
\$500-999	18,674	46%
\$1,000-1,499	11,672	29%
\$1,500-1,999	3,902	9%
\$2,000 or more	2,047	5%
No rent paid	1,919	5%
Total	40,696	100%

Data Source: 2011-2015 ACS

Table 31 – Rent Paid

The costs of housing trends for Manatee County are displayed in Table 30. According to the 2011-2015 ACS, the current median home value for Manatee County is estimated to be \$169,000. This figure represents a 42% increase from the 2000 U.S. Census median home value of \$119,400. Additionally, the Shimberg Florida Housing Data Source Center provides more recent sale pricing up to 2016. The 2000 median sales price was \$139,350 compared to \$266,500 in 2016 for single family homes (91.2% increase). Over the same time period the sales price for condominiums increased from \$96,300 to \$150,000 (55.8% increase).

Between the 2000 U.S. Census and the 2011-2015 ACS, the estimated median contract rent within the County increased by 51%, from \$539 to \$814.

The distribution of estimated rents paid within Manatee County is detailed in Table 31, according to 2011-2015 ACS data. Of all 40,696 rental units within the County, almost half (18,674 or 46%) have a rent between \$500 and \$999. Few rental units have a rent less than \$500 (2,482 or 6%). Approximately 30% of rental units have rent between \$1,000 and 1,499. An estimated 14% of the County's rental units have a rent that exceeds \$1,500.

TABLE 32: HOUSING AFFORDABILITY

% Units affordable to Households	Renter	Owner
30% HAMFI	813	No Data
50% HAMFI	3,737	7,803
80% HAMFI	15,038	18,034
100% HAMFI	No Data	26,125
Total	19,588	51,962

Data Source: 2008-2012 CHAS

Table 32 – Housing Affordability

The overall housing affordability within Manatee County is detailed in Table 32. According to HUD, a unit is considered affordable if gross rent, including utilities, is no more than 30% of the household income. The table, based on 2008-2012 CHAS data, first divides households into four income ranges: less than or equal to 30% HUD Adjusted Median Family Income (HAMFI), less than or equal to 50% HAMFI, less than or equal to 80% HAMFI, and less than or equal to 100% HAMFI. The table also separates housing units into either rental units or owner units.

For households with incomes less than or equal to 30% HAMFI, a total of 813 available rental units are considered to be affordable, while no data is available for owner units. For households with incomes less than or equal to 50% HAMFI, a total of 3,737 affordable rental units are available, while 7,803 affordable owner units are available. For households with incomes less than or equal to 80% HAMFI, a total of 15,038 affordable rental units are available, while 18,034 affordable owner units are available. Finally, for households with incomes less than or equal to 100% HAMFI, a total of 26,125 affordable owner units are available, while no data is provided for affordable rental units.

As noted previously in Table 29, an estimated 40,696 renter-occupied housing units are located within Manatee County (2011-2015 ACS). Of this total, only 2% of renter-occupied housing units are affordable to the lowest income households (less or equal to 30% AMFI) and 9% are affordable to households

earning less than or equal to 50% AMFI. A much larger percentage (37%) of renter-occupied housing units are affordable to households earning less than or equal to 80% AMFI. In general, only 48% of renter-occupied units are affordable.

An estimated 94,029 owner-occupied housing units are located within Manatee County (see Table 29). Of this total, 8% are affordable to households earning less than or equal to 50% HAMFI, 19% are affordable to households earning less than or equal to 80% HAMFI, and 28% are affordable to households earning less than or equal to 100% HAMFI. In general, 55% of owner-occupied housing units are affordable.

TABLE 33: MONTHLY RENT

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$711	\$751	\$974	\$1,332	\$1,656
High HOME Rent	\$705	\$751	\$911	\$1,043	\$1,144
Low HOME Rent	\$542	\$581	\$697	\$805	\$898

Data Source: HUD FY 2016 FMR and 2016 HOME Rent Limits

Table 33 – Monthly Rent

Table 33 shows HUD Fair Market Rents and HUD HOME Rents within Manatee County. Fair Market Rents (FMRs) are gross rent estimates that include rent plus the cost of all tenant-paid utilities. FMRs are set to the dollar amount at which 40% of the standard-quality rental housing units are rented, excluding non-market rental housing (e.g. public housing). High HOME Rents are equal to the FMR or 30% of the adjusted income of a family whose income equals 65% AMI, whichever is lower. Low HOME Rents are equal to 30% of the adjusted income of a family whose income equals 50% AMI.

IS THERE SUFFICIENT HOUSING FOR HOUSEHOLDS AT ALL INCOME LEVELS?

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

There are 10,410 very low-income households earning 0-30% HAMFI in Manatee County. Because only 813 affordable rental units are identified in the CHAS database, and an undetermined number of owner units are available, a significant shortage of affordable units likely exists within the County for very low-

income households. Similarly, there appears to be a shortage of affordable housing for low-income households. A total of 12,535 households in the County earn 30-50% HAMFI. According to the CHAS database, 3,737 rental-units and 7,803 owner-units (a total of 11,540 units) are available and affordable to low-income households. More recent data from Shimberg Florida Housing Data Clearinghouse (2016) shows a shortage of affordable units for moderate-income household's due to recent sharp increases in sale price for single-family homes/condominiums and increased rents. A total of 17,425 households in the County earn 50-80% HAMFI. There are approximately 15,038 affordable rental units and 18,034 affordable owner-units (a total of 33,072 units) available and affordable to moderate-income households, according to the CHAS database.

HOW IS AFFORDABILITY OF HOUSING LIKELY TO CHANGE CONSIDERING CHANGES TO HOME VALUES AND/OR RENTS?

The estimated median home value within Manatee County increased from \$119,400 in 2000 to \$169,000 according to the 2011-2015 ACS, a 42% positive change. Over this same period, the County's contract rent increased by 51% from \$539 to \$814.

The County's median household income increased by 28% between the 2000 Census and the 2011-2015 ACS, from \$38,673 to \$49,675; while median home values and contract rent increased more dramatically (42% and 51% change, respectively) over that same period. The modest growth in incomes combined with the dramatic increase in home values and contract rent means that the cost of housing is likely unaffordable for most. This, combined with the County's lack of diverse housing types, could undermine affordability.

HOW DO HOME RENTS / FAIR MARKET RENT COMPARE TO AREA MEDIAN RENT? HOW MIGHT THIS IMPACT YOUR STRATEGY TO PRODUCE OR PRESERVE AFFORDABLE HOUSING?

The County's current median contract rent is estimated to be \$814 (according to the 2011-2015 ACS). This median contract rent is lower than the Fair Market Rents for 2 bedroom, 3 bedroom, and 4 bedroom units, but is higher than the Fair Market Rents for efficiency and 1 bedroom units. In terms of High HOME Rent, the trend is similar. The County's current median contract rent is lower than the Low HOME Rents for 4 bedroom units, but is higher than the Low HOME Rents for all other unit sizes.

DISCUSSION

Within Manatee County, there is a potential shortage of units affordable to very-low and low-income households. While median household income has increased 28% since 2000, that increase has been outpaced by substantial increases in home values and contract rents (42% and 51%, respectively); therefore, housing has become increasingly unaffordable over the past 17 years. Moreover, there appears to be a lack of diversity in the number and types of housing units available.

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

INTRODUCTION

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

DEFINITIONS

The following definitions pertain to this section:

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

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

- A housing unit that has been foreclosed upon and vacant for at least 90 days.
- A housing unit where no mortgage or tax payments have been made by the property owner for at least 90 days.

- A housing unit where a code enforcement inspection has determined that the property is not habitable and the owner has taken no corrective actions within 90 days of the notification of the deficiencies.

TABLE 34: CONDITION OF UNITS

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	24,821	26%	20,485	50%
With two selected Conditions	373	0.4%	1,566	4%
With three selected Conditions	13	0%	17	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	68,822	73%	18,628	46%
Total	94,029	100%	40,696	100%

Data Source: 2011-2015 ACS

Table 34 – Condition of Units

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

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

According to 2011-2015 ACS data, the majority (68,822 or 73%) of owner-occupied housing units have no housing conditions. Of the remaining owner-occupied housing units, a significant number feature one housing condition (24,821 or 26%). Only 373 owner-occupied units (less than 1%) have two housing conditions and 13 owner-occupied units (less than 1%) have three or more housing conditions.

Of the estimated 40,696 renter-occupied housing units in the County, half (20,485 or 50%) have one housing condition. Nearly half (18,628 or 46%) of renter-occupied units have no housing conditions. Only 4% of renter-occupied units have two housing conditions and only 17 (less than 1%) have three housing conditions. No renter-occupied housing units have three or more housing conditions.

TABLE 35: YEAR UNIT BUILT

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	26,546	28%	8,219	20%
1980-1999	33,250	35%	13,433	33%
1950-1979	31,390	33%	16,704	41%
Before 1950	2,843	3%	2,340	6%
Total	94,029	100%	40,696	100%

Data Source: 2011-2015 ACS

Table 35 – Year Unit Built

The age of housing within Manatee County is detailed in Table 35, as supplied by the CHAS default data source. Of the 94,029 owner-occupied housing units, the majority (64,640 or 68%) were built between 1950 and 1999. The remaining 28%, or 26,546 was built in 2000 or later and 2,843 or 3% built before 1950.

Of the 40,696 renter-occupied housing units, the majority were built between 1950 and 1979 (16,704 or 41%). 13,433 or 33% were built between 1980 and 1999, 8,219 or 20% were built in 2000 or later. The remaining 6% or 2,340 of renter-occupied units were built before 1950.

TABLE 36: RISK OF LEAD-BASED PAINT HAZARD

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	34,233	36%	19,044	47%
Housing Units built before 1980 with children present	8,160	10%	5,028	19%

Data Source: 2011-2015 ACS (Total Units); 2008-2012 CHAS (Units with Children present)

Table 36 – Risk of Lead-Based Paint

The risk of lead-based paint hazards within Manatee County is estimated in Table 36. Because the actual number of housing units in the County with lead-based paint is not available, an assumption must be made. For the purposes of this plan, a housing unit built before 1980 is presumed to have a higher risk of lead-based paint. Therefore, the table shows the total number of owner-occupied and renter-occupied units that were built before 1980, as well as those built before 1980 with children present. The data for this table is from the 2011-2015 ACS and 2008-2012 CHAS.

As shown in Table 36, 34,233 or 36% of owner-occupied housing units in the County were built prior to 1980, while 8,160 or 10% were built before 1980 and have children present. For renter-occupied housing units, 19,044 or 47% were built prior to 1980, while 5,028 or 19% were built prior to 1980 and have children present. Although there is a high percentage of housing units built before 1980, signifying a higher risk of lead-based paint, there is a low percentage of older housing units with children present. A slightly higher percentage of older housing units with children present are occupied by renters.

TABLE 37: VACANT UNITS

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	17,775	24,546	42,321
Abandoned Vacant Units	N/A	N/A	N/A
REO Properties	32	45	150
Abandoned REO Properties	N/A	N/A	N/A

Data Source: 2011-2015 ACS (Vacant Units); RealtyTrac.com. Manatee County, FL. Date accessed: April 2017

Table 37 – Vacant Units

According to 2011-2015 ACS data, there are a total of 177,046 housing units within Manatee County. Of these, 42,321 or 24% are vacant. As defined in the American Community Survey, a housing unit is vacant if no one is living in it at the time of interview. Units occupied at the time of interview entirely by persons who are staying two months or less and who have a more permanent residence elsewhere are considered to be temporarily occupied, and are classified as “vacant.” Based on 2011-2015 ACS data and assuming that 42% of the County’s housing units were built before 1980; an estimated 17,775 vacant housing units may be suitable for rehabilitation. There is no data available for abandoned units.

The foreclosure rate in Manatee County is similar to state foreclosure rates, but higher than the national foreclosure rate. According to the foreclosure database maintained by RealtyTrac.com, as accessed in April 2017, approximately 150 properties per month in Manatee County enter some state of foreclosure (i.e., default, auction, pre-foreclosure or bank owned) and another 2,138 properties are listed for sale. The RealtyTrac.com foreclosure database accessed in April 2017 indicates that, of the foreclosed properties that month within the County, 77 or 51% are Real Estate Owned (REO). Assuming approximately 42% percent of the County’s housing units were built before 1980; an estimated 32 REO properties per month may be suitable for rehabilitation.

NEED FOR OWNER AND RENTAL REHABILITATION

In terms of housing quality, 26% of owner-occupied housing units in the County have at least one housing condition, while 50% of renter-occupied housing units have at least one housing condition (see Table 34). Relative to the age of housing, 36% of the County's owner-occupied units were built prior to 1980, while 47% of renter-occupied units were built prior to 1980 (see Table 35). Although the exact number of homes with lead-based paint is not known, it is assumed that housing units in the County built prior to 1980 have a higher risk of lead-based paint hazards. Generally, these statistics point toward the need for Manatee County to facilitate both owner and rental housing rehabilitation within its jurisdiction.

ESTIMATED NUMBER OF HOUSING UNITS OCCUPIED BY LOW- OR MODERATE-INCOME FAMILIES WITH LBP HAZARDS

Table 36 notes that, in Manatee County, 34,233 owner-occupied housing units were built prior to 1980 and 19,044 renter-occupied housing units were built prior to 1980. These units are assumed to have a higher risk of lead-based paint hazards.

As of the 2011-2015 ACS, there are an estimated 134,725 occupied housing units within Manatee County. Approximately 53,277 or 40% of these housing units are assumed to have a higher risk of lead-based paint hazards. According to HUD CDBG low- and moderate-income data, approximately 66,460 low- or moderate-income households (earning less than or equal to 80% HAMFI) reside in Manatee County. Therefore, approximately 26,584 housing units occupied by low- and moderate-income families may have a higher risk of lead-based paint hazards.

DISCUSSION

In terms of housing conditions, more owner-occupied units have housing conditions than renter-occupied units. However, while a third (36%) of the County's owner-occupied housing units were built before 1980, nearly half (47%) of the renter-occupied housing predates 1980. Due to the combination of housing conditions and unit age, there is a need for Manatee County to facilitate both owner-occupied and rental-unit rehabilitations. Furthermore, of the total 134,725 occupied housing units (owner occupied and renter occupied combined), it is estimated that approximately 53,277 or 40% of all occupied housing units (total owner occupied and renter occupied units built before 1980), may have a higher risk of lead-based paint hazards.

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

INTRODUCTION:

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

TABLE 38: TOTALS NUMBER OF UNITS

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers available			80	1,276	15	1,261			
# of accessible units									

Data Source: PIC (PIH Information Center)

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

Table 38 – Total Number of Units by Program Type

DESCRIBE THE SUPPLY OF PUBLIC HOUSING DEVELOPMENTS

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

DESCRIBE THE NUMBER AND PHYSICAL CONDITION OF PUBLIC HOUSING UNITS IN THE JURISDICTION, INCLUDING THOSE THAT ARE PARTICIPATING IN AN APPROVED PUBLIC HOUSING AGENCY PLAN

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

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

Table 39 shows the condition of public housing based on average inspection score. The Pine Village subdivision received an inspection score of 99 in October 2014. Of tenant-based HCV units, average inspection scores averaged 90 at the time of last inspection.

TABLE 39: PUBLIC HOUSING CONDITION

Public Housing Development	Average Inspection Score
Pine Village Subdivision, 2803 46th Avenue Dr. W.	99

Data Source: HUD 2016 Public Housing Property Physical Inspection Data for Researchers (Florida), version August 17, 2016

Table 39 – Public Housing Condition

DESCRIBE THE RESTORATION AND REVITALIZATION NEEDS OF PUBLIC HOUSING UNITS IN THE JURISDICTION

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

DESCRIBE THE PUBLIC HOUSING AGENCY'S STRATEGY FOR IMPROVING THE LIVING ENVIRONMENT OF LOW- AND MODERATE-INCOME FAMILIES RESIDING IN PUBLIC HOUSING

As noted in the agency's FY2016-2017 Annual PHA Plan, the mission of the MCHA is to ensure safe, decent and affordable housing; create opportunities for resident's self-sufficiency and economic independence; and assure fiscal integrity in all programs. The MCHA maintains a Resident Advisory Board, which meets regularly to discuss matters of administration of public housing and fair housing. The MCHA also maintains a Family Self-Sufficiency program available to residents of public housing. This program is available to residents of the Pine Village public housing development and is designed for families who are interested in becoming self-sufficient. Through this program, the MCHA provides one-on-one mentoring and guidance to help participants address such life challenges as finding childcare, locating transportation, finding a job or a better job than the one they currently have, finding educational opportunities, improving credit, and overcoming a criminal background.

DISCUSSION:

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

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

INTRODUCTION

Critical to the success of homeless services is the capacity to coordinate systems of care beyond sheltering, healthcare, mental health counseling, employment, etc. and the ability to follow a case through a myriad of providers to ensure that individual or family is transitioned out of homelessness. Meeting homelessness challenges in Manatee County is a collaborative effort comprising numerous individuals, agencies and organizations. The lead agency for collecting homeless data, conducting homeless needs assessments and developing community supported homelessness strategies is the Suncoast Partnership to End Homelessness. The Suncoast Partnership to End Homelessness (Suncoast Partnership) serves Manatee and Sarasota counties, and supports a two-county Continuum of Care

(CoC) that convenes service providers, community leaders, law enforcement, government, and homeless individuals to collaborate and coordinate services for the homeless.

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

TABLE 40: FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	84	25	159	104	N/A
Households with Only Adults	280	87	301	235	N/A
Chronically Homeless Households	N/A	N/A	N/A	72	N/A
Veterans	10	0	44	195	N/A
Unaccompanied Youth	32	0	9	0	N/A

Table 40 – Facilities and Housing Targeted to Homeless Households

Data Source: HUD 2016 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report (Sarasota, Bradenton/Manatee, Sarasota Counties CoC). https://www.hudexchange.info/resource/reportmanagement/published/CoC_HIC_CoC_FL-500-2015_FL_2016.pdf
** While no voucher/seasonal/overflow beds are specifically allocated to veterans, several organizations list veterans as a secondary target population.*

DESCRIBE MAINSTREAM SERVICES, SUCH AS HEALTH, MENTAL HEALTH, AND EMPLOYMENT SERVICES TO THE EXTENT THOSE SERVICES ARE USED TO COMPLEMENT SERVICES TARGETED TO HOMELESS PERSONS

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

Medical/Healthcare Resources

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

Mental Health Resources

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

Employment Resources

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

LIST AND DESCRIBE SERVICES AND FACILITIES THAT MEET THE NEEDS OF HOMELESS PERSONS, PARTICULARLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH. IF THE SERVICES AND FACILITIES ARE LISTED ON SCREEN SP-40 INSTITUTIONAL DELIVERY STRUCTURE OR SCREEN MA-35 SPECIAL NEEDS FACILITIES AND SERVICES, DESCRIBE HOW THESE FACILITIES AND SERVICES SPECIFICALLY ADDRESS THE NEEDS OF THESE POPULATIONS

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

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

Center that provides homeless information and referral, day resource services, and rental assistance.

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

INTRODUCTION

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

INCLUDING THE ELDERLY, FRAIL ELDERLY, PERSONS WITH DISABILITIES (MENTAL, PHYSICAL, DEVELOPMENTAL), PERSONS WITH ALCOHOL OR OTHER DRUG ADDICTIONS, PERSONS WITH HIV/AIDS AND THEIR FAMILIES, PUBLIC HOUSING RESIDENTS AND ANY OTHER CATEGORIES THE JURISDICTION MAY SPECIFY, AND DESCRIBE THEIR SUPPORTIVE HOUSING NEEDS

Elderly & Frail Elderly

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

Persons with Disabilities (Mental, Physical, Developmental)

Disabled persons require barrier-free housing that is also affordable. Accessibility retrofits tend to be expensive and homes with such features tend to be higher in value. In contrast, income levels for the disabled (mentally, physically or developmentally) tend to be lower than median area income, resulting

in affordability concerns. While new multi-family units are required to have accessibility for such populations, older units tend to be lacking such features. Moreover, persons with mental or developmental disabilities often require supportive housing that includes on-site services. Several organizations exist within Manatee County to serve this population, including Lighthouse of Manasota, Community Center for the Deaf and Hard of Hearing, Suncoast Center for Independent Living, Inc. among others.

Persons with Alcohol or Drug Addictions

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

Persons with HIV/AIDS

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

Other Groups

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

DESCRIBE PROGRAMS FOR ENSURING THAT PERSONS RETURNING FROM MENTAL AND PHYSICAL HEALTH INSTITUTIONS RECEIVE APPROPRIATE SUPPORTIVE HOUSING

Households with mental or physical health issues face barriers to safe, decent and affordable housing. Often, persons with mental or physical issues are discharged from institutions, but are then unable to find independent housing that they can afford or reasonably maintain. A number of homeless people have been discharged from institutions with no other housing options.

Manatee County will work with Suncoast Partnership to End Homelessness, the County's designated Continuum of Care 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.

SPECIFY THE ACTIVITIES THAT THE JURISDICTION PLANS TO UNDERTAKE DURING THE NEXT YEAR TO ADDRESS THE HOUSING AND SUPPORTIVE SERVICES NEEDS IDENTIFIED IN ACCORDANCE WITH 91.215(E) WITH RESPECT TO PERSONS WHO ARE NOT HOMELESS BUT HAVE OTHER SPECIAL NEEDS. LINK TO ONE-YEAR GOALS. 91.315(E)

Manatee County seeks to assist low-income households with their housing and community development needs, and the following FY 2017/2018 activities may also support persons with special needs. These activities include:

- Manatee County Housing Authority Resident's Service Center
- United Way Reading Room LaMirada Gardens Apartments & Robin's Apartments
- Meals on Wheels PLUS of Manatee, Inc. - Adult Day Care Emergency Generator
- Manatee County Homeowner Rehabilitation Program
- Gulfcoast Legal Services, Inc. - Housing Preservation
- Meals on Wheels PLUS of Manatee, Inc. - Unfunded Senior Meals
- Early Learning Coalition of Manatee County - Simple Source for Child Care Education
- AMFM Enterprise, Inc. - Allean's Loving Care
- CHDO Set-aside

FOR ENTITLEMENT/CONSORTIA GRANTEES: SPECIFY THE ACTIVITIES THAT THE JURISDICTION PLANS TO UNDERTAKE DURING THE NEXT YEAR TO ADDRESS THE HOUSING AND SUPPORTIVE SERVICES NEEDS IDENTIFIED IN ACCORDANCE WITH 91.215(E) WITH RESPECT TO PERSONS WHO ARE NOT HOMELESS BUT HAVE OTHER SPECIAL NEEDS. LINK TO ONE-YEAR GOALS. (91.220(2))

See response, above (previous question and response).

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

DESCRIBE ANY NEGATIVE EFFECTS OF PUBLIC POLICIES ON AFFORDABLE HOUSING AND RESIDENTIAL INVESTMENT.

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

Manatee County has several programs that it utilizes to remove or ameliorate the negative effects of public policies that are barriers to affordable housing. These programs are documented in the County's FY 2015-2018 Local Housing Assistance Plan (LHAP) and the related Manatee County 2014 Local Housing Incentives Strategies (LHIS) report.

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

- Barrier: Complex and timely development application review processes – Incentive: Processing of approval of development orders or permits for affordable housing is expedited to a greater degree than other projects.
- Barrier: Onerous impact fee requirements – Incentive: Modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
- Barrier: Density restrictions – Incentive: Allowance of flexibility in densities for affordable housing.
- Barrier: Limited infrastructure capacity – Incentive: Reservation of infrastructure capacity for very low-income persons, low-income persons, and moderate-income persons.

- **Barrier:** Zoning limitations for alternative housing units – **Incentive:** Allowance of affordable accessory residential units in residential zoning districts.
- **Barrier:** Onerous parking and setback requirements – **Incentive:** Reduction of parking and setback requirements for affordable housing.
- **Barrier:** Restrictive lot configurations – **Incentive:** Allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- **Barrier:** Onerous street requirements – **Incentive:** Modification of street requirements for affordable housing.
- **Barrier:** Policies that inadvertently increase the cost of housing – **Incentive:** Establishment of a process by which Manatee County considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- **Barrier:** Limited suitable land availability – **Incentive:** Preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- **Barrier:** Distance from employment and transportation – **Incentive:** Support of development near transportation hubs, major employment centers, and mixed-use developments.

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

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

INTRODUCTION

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

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

This section discusses the following topics:

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

ECONOMIC DEVELOPMENT MARKET ANALYSIS

TABLE 41: BUSINESS ACTIVITY

Business by Sector	Number of Workers	Number of Jobs	Share of Workers	Share of Jobs	Jobs less workers
			%	%	%
Agriculture, Mining, Oil & Gas Extraction	2,118	6,006	2%	6%	4%
Arts, Entertainment, Accommodations	15,081	15,706	11%	15%	4%
Construction	10,123	7,554	7%	7%	0%
Education and Health Care Services	31,056	23,459	22%	22%	0%
Finance, Insurance, and Real Estate	9,877	5,020	7%	5%	-2%
Information	1,940	1,004	1%	1%	0%
Manufacturing	10,856	8,001	8%	7%	0%
Other Services	7,874	9,522	6%	9%	3%
Professional, Scientific, Management	17,224	5,605	12%	5%	-7%
Public Administration	5,760	3,825	4%	4%	-1%
Retail Trade	19,462	15,263	14%	14%	0%
Transportation and Warehousing	5,163	2,429	4%	2%	-1%
Wholesale Trade	3,882	3,591	3%	3%	1%
Total	140,416	106,985	100%	100%	N/A

Data Source: 2011-2015 ACS (Workers, Age 16 and Over), 2014 Longitudinal Employer-Household Dynamics (Jobs, All)

Table 41 – Business Activity

Information provided in **Table 41** identifies workers and jobs within Manatee County by sector. This information is divided into 13 sectors by number of workers, number of jobs and then calculations of the ratio of workers to jobs by business sector. According to the 2011-2015 ACS, there are 140,416 workers within all business sectors identified in Manatee County. The number of jobs within all sectors is estimated to be 106,985 according to Longitudinal Employer-Household Dynamics data published by the U.S. Census Bureau.

The largest share of workers is within the Education and Health Care Services sector (22%). Workers in the Retail Trade sector and Professional, Scientific, and Management sector comprise 14% and 12% shares respectively. Workers in the Agriculture, Mining, Oil and Gas Extraction sector and Information sectors comprise the smallest percentage of workers (less than 2%).

Regarding the share of jobs, the largest share of jobs is within the Education and Health Care Services sector (22%). Jobs in the Arts, Entertainment, and Accommodations sector (15%) and Retail Trade sector (14%) are also well-represented. The Transportation and Warehousing sector and Information sector account for the smallest percentages of jobs (less than 2%).

By comparing the share of workers to share of jobs, it can be determined within which sectors there are deficiencies to be addressed. The calculation of “jobs less workers” is the percentage of jobs less the percentage of workers. A negative number reflects an oversupply of labor for the sector. As Table 41 shows, within Manatee County there are fewer jobs than workers within four (4) business sectors: Finance, Insurance, and Real Estate; Professional, Scientific, Management; Public Administration; and Transportation and Warehousing. This means that workers in these business sectors may have more difficulty finding a job that matches their skillset. In contrast, there may be more jobs than workers in four (4) business sectors: Agriculture, Mining, Oil, and Gas Extraction; Arts, Entertainment, Accommodations; Other Services; and Wholesale Trade. This means that workers from outside Manatee County may be meeting the needs of the local job market for these sectors.

TABLE 42: LABOR FORCE

Total Population in the Civilian Labor Force*	153,618
Civilian Employed Population 16 years and over	140,416
Unemployment Rate	8.6%
Unemployment Rate for Ages 16-24	15.0%
Unemployment Rate for Ages 25-65	7.6%

Data Source: 2011-2015 ACS

**Universe: population 16 years and over*

Table 42 – Labor Force

Table 42 portrays the labor force within Manatee County. According to the 2011-2015 ACS the total population within the County in the civilian labor force is 153,618. This number includes the number of

civilian workers plus those actively seeking employment and does not include those who are not actively seeking employment.

The number of the civilian population 16 years and over who are employed totals 140,416. According to 2011-2015 ACS estimates, the County's unemployment rate is approximately 8.6% (13,202). The unemployment rate for ages 16-24 is much higher than for the County as a whole. The unemployment rate for those between the ages of 16-24 is approximately 15.0% while for ages 25-65 the unemployment rate is approximately 7.6%.

TABLE 43: OCCUPATIONS BY SECTOR

Occupations by Sector	Number of People*	Median Earnings (\$)
Management, business and financial	46,634	50,345
Farming, fisheries and forestry occupations	1,747	17,884
Service	29,416	18,800
Sales and office	37,495	26,704
Construction, extraction, maintenance and repair	11,873	31,080
Production, transportation and material moving	13,251	26,397

Data Source: 2011-2015 ACS

**Universe: Civilian employed population 16 years and over with earnings (past 12 months)*

Table 43 – Occupations by Sector

Table 43 displays occupations by Sector within Manatee County according to the 2011-2015 ACS. Management, business and financial occupations account for the largest number of occupations with 46,634 people. The service sector (29,416 people) and sales and office sector (37,495 people) are also well-represented. The least represented sector in Manatee County is farming, fisheries and forestry (1,747 people). Of these occupations, median earnings are highest in the management, business, and financial occupations (\$50,345), whereas median earnings are lowest in the farming, fisheries, and forestry occupations (\$17,884).

TABLE 44: TRAVEL TIME

Travel Time	Number*	Percentage
< 30 Minutes	85,317	66%
30-59 Minutes	36,827	29%
60 or More Minutes	6,651	5%
Total	128,795	100%

Data Source: 2011-2015 ACS

*Universe: population not working at home

Table 44 – Travel Time

As shown in **Table 44**, the vast majority of Manatee County residents commute less than 30 minutes to work (66%). A notable percentage travel 30-59 minutes (29%) with a small percentage commuting more than one hour (5%). Seventy-nine (79%) percent of Manatee County workers drive to work alone and 10% carpool. According to 2011-2015 ACS estimates, for those who commute to work the average travel time is 24.5 minutes (less than 30 minutes) one-way.

EDUCATION:

TABLE 45: EDUCATIONAL ATTAINMENT BY EMPLOYMENT STATUS (POPULATION 16 AND OLDER)

Educational Attainment*	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	12,444	1,761	7,035
High school graduate (includes equivalency)	33,219	2,894	13,506
Some college or Associate's degree	35,717	3,310	12,097
Bachelor's degree or higher	33,104	1,493	9,332

Data Source: 2011-2015 ACS

*Universe: population 25 to 64 years (Civilian)

Table 45 – Educational Attainment by Employment Status

Table 45 displays educational attainment by employment status for the population 25 to 64 years of age. Within Manatee County, the highest numbers of employed are high school graduates (33,219 or 29%), those with some college or an Associate's degree (35,717 or 31%), and those with a Bachelor's degree or higher (33,104 or 29%). Each of these educational attainment levels represents approximately one-third of the civilian employed population in the labor force. In contrast, only 11% of the civilian employed population in the labor force never graduated from high school.

The highest numbers of unemployed are high school graduates (2,894 or 31%) and those with some college or an Associate's degree (3,310 or 35%). Approximately 19% of the civilian unemployed population in the labor force never graduated from high school; whereas, 16% of the civilian unemployed population in the labor force has a Bachelor's degree or higher.

TABLE 46: EDUCATIONAL ATTAINMENT BY AGE

	Age*				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	951	2,985	2,820	3,765	3,367
9th to 12th grade, no diploma	3,951	3,533	2,643	5,494	5,904
High school graduate, GED, or alternative	9,180	10,229	10,725	28,665	27,527
Some college, no degree	6,755	7,516	7,144	19,268	18,294
Associate's degree	1,882	3,473	3,307	10,421	4,927
Bachelor's degree	1,339	5,413	6,958	16,192	13,739
Graduate or professional degree	195	2,225	3,423	9,728	12,014

Data Source: 2011-2015 ACS

**Universe: population age 18 years and over*

Table 46 – Educational Attainment by Age

Table 46 shows Educational Attainment by Age. A significant population over the age of 18 (35,413 or 13%) in Manatee County did not graduate from high school. Half of adults (145,303 or 53%) graduated from high school or have some college education but no college degree. Combined, nearly 66% of the population 18 years or older (180,716 adults) do not have a college degree. An estimated 95,236 or 34% adults have an associate, bachelors, graduate or professional degree.

TABLE 47: EDUCATIONAL ATTAINMENT – MEDIAN EARNINGS IN THE PAST 12 MONTHS

Educational Attainment	Median Earnings in the Past 12 Months (\$)
Less than high school graduate	19,172
High school graduate (includes equivalency)	25,982
Some college or Associate's degree	31,250
Bachelor's degree	45,092
Graduate or professional degree	55,193

Data Source: 2011-2015 ACS

**Universe = population 25 years and over w/earnings*

***2015 inflation-adjusted dollars*

Table 47 – Median Earnings in the Past 12 Months

Table 47 identifies income over a 12-month period as it relates to educational attainment in Manatee County. The data shown is sourced from 2011-2015 ACS estimates. Greater educational attainment strongly correlates with increased income. In Manatee County, persons having a graduate or professional degree have an estimated median income of \$55,193 and persons having a Bachelor's degree have a median income of \$45,092. In contrast, persons with some college or an Associate's degree have a median of \$31,250. Similarly, those with a high school diploma or equivalency have a median income of \$25,982 and those without a high school diploma or equivalency have a median income of \$19,172. The greatest gains in median earnings are made for high school graduates (36% increase in median earnings compared to having no high school diploma) and for persons with a Bachelor's degree (44% increase in median earnings compared to having only some college or an Associate's degree). Having a Bachelor's degree corresponds to a 74% increase in median earnings compared to having no high school diploma.

BASED ON THE BUSINESS ACTIVITY TABLE ABOVE, WHAT ARE THE MAJOR EMPLOYMENT SECTORS WITHIN YOUR JURISDICTION?

The major employment sectors in Manatee County are Education and Health Care Services; Arts, Entertainment, Accommodations; and Retail Trade. Combined, these three employment sectors represent over half (51%) of all available jobs in Manatee County.

DESCRIBE THE WORKFORCE AND INFRASTRUCTURE NEEDS OF THE BUSINESS COMMUNITY:

The data show that there may be more jobs than workers in four (4) business sectors: Agriculture, Mining, Oil, and Gas Extraction; Arts, Entertainment, Accommodations; Other Services; and Wholesale Trade. This means that workers from outside Manatee County may be meeting the needs of the local job market for these sectors.

Of the civilian unemployed labor force in Manatee County, only 16% have a bachelor's degree or higher. Of the total population age 18 and older, only 26% have a bachelor's degree or higher. Since a large percentage of Manatee County's population lacks a college education, there may be a demand for adult basic education, workforce training and other education opportunities to better match the needs of employers with employees skilled in areas such as agriculture/mining, retail and wholesale trade, education, healthcare, arts/entertainment, and the hospitality industry. While some jobs in education or the arts may require a Bachelor's degree or higher, many jobs in the agriculture/mining, trade,

healthcare, and hospitality sectors only require a high school diploma or equivalency, some college, or an Associate's degree. With that, there are a number of private and public educational institutions, as well as workforce training initiatives, available in Manatee County to address this need.

DESCRIBE ANY MAJOR CHANGES THAT MAY HAVE AN ECONOMIC IMPACT, SUCH AS PLANNED LOCAL OR REGIONAL PUBLIC OR PRIVATE SECTOR INVESTMENTS OR INITIATIVES THAT HAVE AFFECTED OR MAY AFFECT JOB AND BUSINESS GROWTH OPPORTUNITIES DURING THE PLANNING PERIOD. DESCRIBE ANY NEEDS FOR WORKFORCE DEVELOPMENT, BUSINESS SUPPORT OR INFRASTRUCTURE THESE CHANGES MAY CREATE.

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

HOW DO THE SKILLS AND EDUCATION OF THE CURRENT WORKFORCE CORRESPOND TO EMPLOYMENT OPPORTUNITIES IN THE JURISDICTION?

Within four (4) business sectors there is a potential oversupply of labor where there are more workers than jobs: Finance, Insurance, and Real Estate; Professional, Scientific, Management; Public Administration; and Transportation and Warehousing. This means that workers in these business sectors may have more difficulty finding a job that matches their skillset. Some of these sectors, along with the education sector, generally require an educated workforce with a college degree, which corresponds to the educational attainment of 34% of the adult population.

In contrast, there are fewer workers than jobs within four (4) sectors: Agriculture, Mining, Oil, and Gas Extraction; Arts, Entertainment, Accommodations; Other Services; and Wholesale Trade. This means that workers from outside of Manatee County may be meeting the employment needs of these business sectors. These sectors, along with the healthcare and retail trade sectors, may only require a high school diploma or equivalency, some college, or an Associate's degree, which corresponds to the educational attainment of 61% of the adult population.

DESCRIBE ANY CURRENT WORKFORCE TRAINING INITIATIVES, INCLUDING THOSE SUPPORTED BY WORKFORCE INVESTMENT BOARDS, COMMUNITY COLLEGES AND OTHER ORGANIZATIONS. DESCRIBE HOW THESE EFFORTS WILL SUPPORT THE JURISDICTION'S CONSOLIDATED PLAN.

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

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

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

DOES YOUR JURISDICTION PARTICIPATE IN A COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)?

Yes, through the Tampa Bay Regional Planning Council's 2013-2017 Tampa Bay Comprehensive Economic Development Strategy (CEDS) planning document that includes Manatee County and its jurisdictions. Additionally, Manatee County annually conducts a local government economic development incentives survey and regularly coordinates with the Bradenton Area Economic Development Corporation on their annual planning efforts.

IF SO, WHAT ECONOMIC DEVELOPMENT INITIATIVES ARE YOU UNDERTAKING THAT MAY BE COORDINATED WITH THE CONSOLIDATED PLAN? IF NOT, DESCRIBE OTHER LOCAL/REGIONAL PLANS OR INITIATIVES THAT IMPACT ECONOMIC GROWTH.

Manatee County's opportunities for growth and reinvestment occur in the form of redevelopment and related economic incentives. The following are priority activities to attract more business and create more jobs in Manatee County:

- Florida International Gateway/Planned Development-Encouragement Zone
- Tax Increment Financing (TIF) Districts (e.g. Southwest TIF District)
- Transportation Concurrency Exception Areas (TCEA)
- Brownfields Redevelopment
- Scoping and Rapid Response Services Team
- Business Emergency Recovery Directory

DISCUSSION

According to the 2011-2015 ACS, the Manatee County civilian labor force is comprised of approximately 153,618 people, of which approximately 91.4% are employed and 8.6% are unemployed. The largest labor (i.e., workers) sectors in Manatee County are education and healthcare; retail trade; and professional, scientific, and management. Approximately half of workers are in these sectors.

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

Approximately 31% of Manatee County's adult population has a high school diploma or equivalent, but only 26% of the County's population has a Bachelor's, graduate or professional degree. While there may be a need for workforce training, there are also several workforce training initiatives in Manatee County to meet this need.

Approximately 66% of Manatee County's population drives less than 30 minutes to get to work, and approximately 29% of Manatee County's population drives less than one hour to get to work. This means that most employees live within Manatee County or adjacent counties.

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

MA-50 Needs and Market Analysis Discussion

ARE THERE AREAS WHERE HOUSEHOLDS WITH MULTIPLE HOUSING PROBLEMS ARE CONCENTRATED? (INCLUDE A DEFINITION OF "CONCENTRATION")

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

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

TABLE 48: CONCENTRATIONS OF HOUSEHOLDS WITH HOUSING PROBLEMS

% of Households w/Housing Problems	Extremely Low-Income Households	Low-Income Households	Moderate-Income Households
50-75	1.03, 1.05, 1.06, 2.02, 3.06, 3.08, 6.03, 6.04, 8.04, 8.09, 8.10, 10.00, 11.05, 11.07, 12.02, 14.03, 14.04, 16.01, 19.04, 19.09, 19.11, 19.13, 20.17	1.01, 1.03, 1.06, 3.05, 3.09, 3.1, 7.04, 7.05, 8.03, 8.04, 8.07, 8.08, 9.01, 9.02, 11.04, 11.06, 12.02, 15.01, 19.07, 19.09, 19.10, 19.11, 19.12, 20.08, 20.13, 20.14, 20.17	1.01, 4.07, 4.08, 6.01, 7.03, 7.04, 8.03, 9.02, 11.05, 11.07, 12.02, 12.03, 12.04, 15.01, 18.00, 19.09, 19.10, 19.13, 19.14, 20.07, 20.11, 20.13, 20.15
>75%	1.01, 3.04, 3.05, 3.09, 3.10, 4.05, 4.06, 4.07, 4.08, 7.03, 7.03, 7.04, 7.05, 8.05, 8.07, 8.08, 9.02, 10.00, 11.06, 11.08, 12.02, 12.03, 12.04, 14.03, 15.01, 15.02, 18.00, 19.07, 19.10, 20.03, 20.07, 20.08, 20.13, 20.15, 20.16	3.04, 6.01, 7.03, 8.05, 8.10, 11.05, 12.03, 13.00, 19.13, 20.03, 20.15, 20.16, 20.17	13.00, 20.16

Source: HUD CPD Maps, Accessed April 2017

Table 48 – Concentrations of Households with Housing Problems

Because of the age of Manatee County's housing stock, housing problems are distributed throughout the County's limits. Geographically, housing problems affecting extremely low-income households are widespread. The majority of extremely low-income households have some type of housing problem, regardless of their location. Housing problems affecting low-income households are also widespread, but only a dozen Census Tracts have a concentration of housing problems greater than 75% of low-income households, most of which correspond to East Bradenton and South County (including R/ECAPs), as well as the area east of I-75 between SR 64 and SR 70. Housing problems affecting greater than 75% of moderate-income households are most concentrated in two Census Tracts (13.00 and 20.16), which correspond to the Palmetto area and East County.

ARE THERE ANY AREAS IN THE JURISDICTION WHERE RACIAL OR ETHNIC MINORITIES OR LOW-INCOME FAMILIES ARE CONCENTRATED? (INCLUDE A DEFINITION OF "CONCENTRATION")

The lowest income areas of Manatee County are most affected by housing problems and in need of community investment. Unfortunately, these areas are widespread. Seventy (70) of the County's 193 Block Groups have a low- and moderate-income population of 51% or greater. These block groups are distributed throughout the County.

An area of concentration is defined herein as an area where a certain group (racial, ethnic, or income) comprises a percentage of the population that is 10 percentage points higher than the jurisdiction as a whole. Twelve (12) Census Tracts meet this definition for race. Census Tracts 1.03, 1.06, 3.04, 3.06, 3.09, 7.03, 7.04, 7.05, 8.03, 11.05, 15.01, and 15.02 are greater than 19% Black/African American according to HUD CPD Maps, Accessed April 2017. In contrast, Manatee County as a whole is 9% Black/African American. Additionally, 13 Census Tracts meet this definition for ethnicity. Census Tracts 1.03, 1.05, 1.06, 3.05, 3.06, 3.07, 3.10, 6.03, 7.04, 7.05, 8.03, 15.01, and 15.02 are greater than 26% Hispanic according to HUD CPD Maps, Accessed April 2017. In contrast, the County of Manatee County as a whole is 16% Hispanic. Census Tracts with greater concentrations of racial and ethnic minorities correspond to the County's R/ECAPs (including Samoset) and portions of South County, East Bradenton, and Palmetto.

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

WHAT ARE THE CHARACTERISTICS OF THE MARKET IN THESE AREAS/NEIGHBORHOODS?

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

ARE THERE ANY COMMUNITY ASSETS IN THESE AREAS/NEIGHBORHOODS?

Of the two R/ECAPs, only the South County area has a central recreation complex (Pride Park) that serves as a community asset for recreation, activities, and gatherings. Like in many neighborhoods, the residents themselves, through the public participation process advocated for economic development. Organization at the neighborhood-level combined with other means, including CDBG assistance, is the primary asset for positive change in Manatee County's low- and moderate-income neighborhoods.

ARE THERE OTHER STRATEGIC OPPORTUNITIES IN ANY OF THESE AREAS?

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

Strategic Plan



SP-05 Overview

STRATEGIC PLAN OVERVIEW

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

- Housing
- Social/Public Services
- Community Development/Public Improvements
- Economic Development
- Emergency/Disaster Response

Housing Needs

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

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

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

Goal: Housing

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

Objective 1:

Increase the supply of and/or reduce barriers to affordable housing units for low- and moderate-income and special needs households.

Objective 2:

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

Objective 3:

Provide rental assistance program(s) for homeless persons.

Objective 4:

Assist low- and moderate-income and special needs households to obtain and maintain homeownership (homebuyer education, foreclosure prevention).

Objective 5:

Expand Fair Housing outreach and improve Fair Housing enforcement within Manatee County.

Social/Public Services

Meeting social and public service needs of Manatee County residents is a collaborative effort comprising numerous individuals, agencies and organizations. The Suncoast Partnership to End Homelessness is the lead agency for collecting homeless data for the Continuum of Care. The Suncoast Partnership to End

Homelessness assists in conducting homeless needs assessments and developing community supported homelessness strategies in Manatee and Sarasota Counties. There are many other non-profit agencies along with County Departments that provide an array of services to individuals and families throughout Manatee County. In developing priority Social/Public Service needs, Manatee County did research and outreach through the Suncoast Partnership to End Homelessness and many other social/public service providers, as well as the citizens of Manatee County and stakeholders through public meetings, focus group meetings, and survey instruments.

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

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

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

Goal: Social/Public Services

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

Objective 1:

Reduce and prevent homelessness in Manatee County.

Objective 2:

Support programs that provides services to special needs populations.

Objective 3:

Support public services for low- and moderate-income persons with priority given to protected classes.

Objective 4:

Partner with community resources and local non-profit agencies to provide services that reduce poverty concentration (child care, financial literacy, English as a second language, etc.).

Community Development/Public Improvement Needs

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

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

- Street Lighting
- Youth Centers/Senior Centers
- Road Resurfacing/Construction
- Sidewalks
- Drainage Improvements
- Transportation Options and Services

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

Goal: Community Development/Public Improvements

Enhance the living environment of low- and moderate-income, homeless, and special needs populations through public improvement projects and activities.

Objective 1:

Improve public infrastructure within HUD designated low- and moderate-income areas (i.e. street lighting, sidewalks, drainage improvements, road improvements etc.).

Objective 2:

Improve existing or develop new public facilities that service HUD designated low- and moderate-income areas or benefit low- and moderate- income persons or special needs populations. (i.e. Libraries, Community Centers, Youth Recreational Facilities, Senior Centers etc.).

Objective 3:

Reduce blight within HUD-designated low- and moderate-income areas and R/ECAPs to spur reinvestment and redevelopment.

Economic Development Needs

Economic Development Needs is a category that applies to assisting low- and moderate- income populations and areas with economic opportunity. The category covers topics such as commercial building improvements, job training/education, and programs that assist low- and moderate- income persons with seeking and retaining employment. These specific services are often provided by non-profit agencies or for-profit business, but also could be provided through Manatee County programs.

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

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

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

Goal: Economic Development

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

Objective 1:

Support institutions, agencies, and programs that provide education and employment training opportunities to low- and moderate-income persons.

Objective 2:

Support businesses and commercial buildings through an exterior rehab/façade program within low- and moderate-income areas with priority given to R/ECAPs.

Goal: Emergency/Disaster Response

To plan, prevent, prepare, and respond to a community emergency and/or disaster event.

SP-10 Geographic Priorities

GENERAL ALLOCATION PRIORITIES

Describe the basis for allocating investments geographically within the County.

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

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

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

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

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

In addition, Manatee County has identified areas known as Racially/Ethnically-Concentrated Areas of Poverty (R/ECAPs) as target areas. HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, HUD defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. Census tracts with this extreme poverty that satisfy the racial/ethnic concentration threshold are deemed R/ECAPs. Manatee County has three Census Tracts that are identified as R/ECAPs. These three Census Tracts all reside within the South County area, more specifically, in and near the area known as "Samoset".

Finally, Manatee County is in the process of seeking a low- and moderate- income designation and/or a slum/blight area designation for the Rubonia Neighborhood which resides in North County. The Rubonia Neighborhood is an unincorporated community in Manatee County. The 2010 U.S. Census shows the Rubonia Neighborhood residing within Census Tract 16.01 Block Group number 2. It should be noted, the Rubonia Neighborhood limits do not match the Census Block group limits. The Fiscal Year 2016 Low- and Moderate- Income Areas Summary Data provided by HUD shows a low- and moderate- income percentage of 36.17 for this Census Block Group. This does not meet the 51% threshold required to be considered a low- and moderate- income area. Given these recent changes, the County has prepared the Rubonia Neighborhood Action Plan to potentially designate the area eligible for CDBG funding based on income levels within the neighborhood.

MAP 2 --Low- and Moderate- Income Areas Map

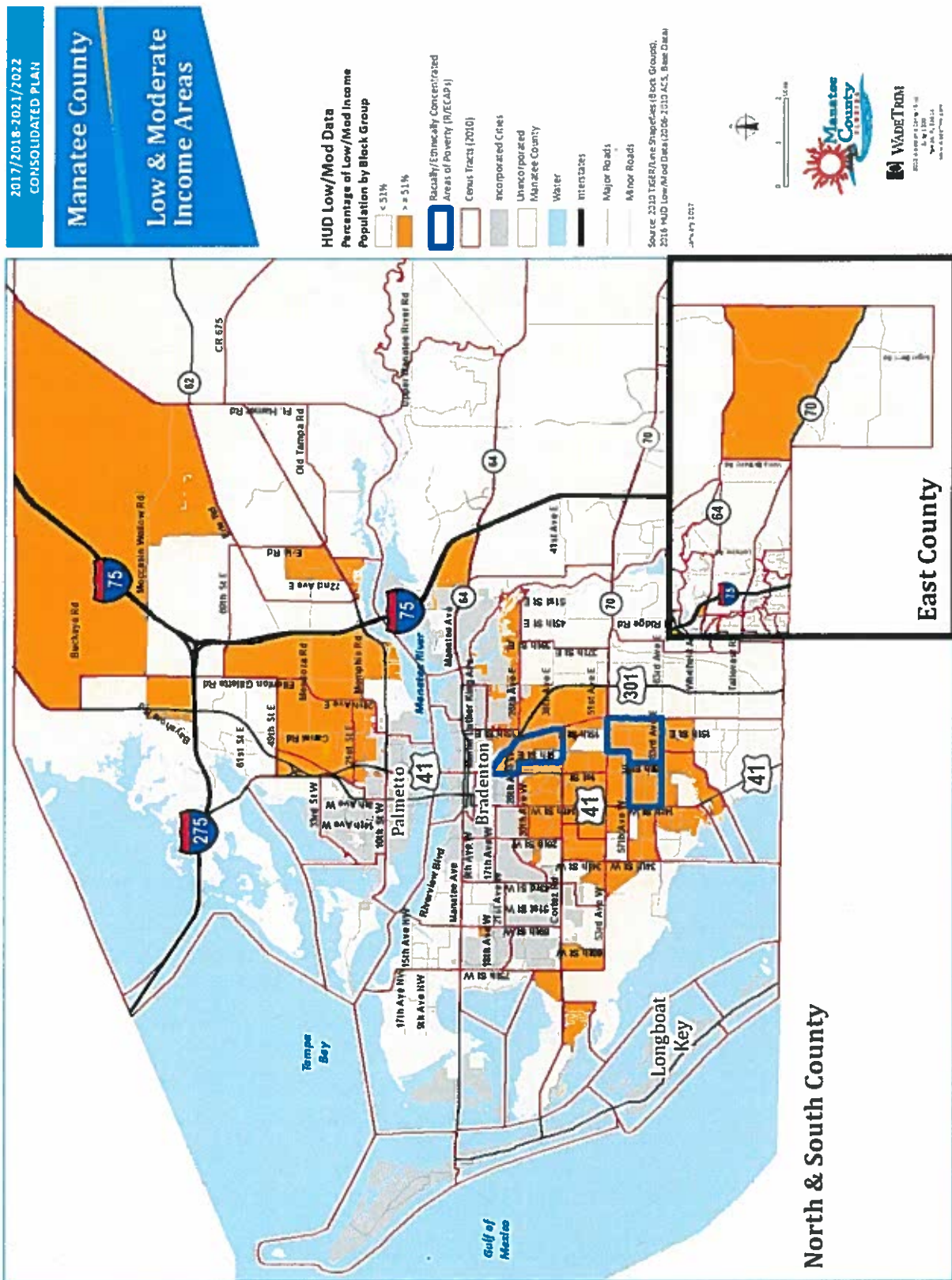


TABLE 49: GEOGRAPHIC AREA**1. Area Name: Racially/Ethnically-Concentrated Areas of Poverty (R/ECAPs)****Area Type:**

Local Target Areas

Identify the neighborhood boundaries for this target area.

In Manatee County, there are three (3) R/ECAP census tracts. The northern R/ECAP area is located southeast of downtown Bradenton, between 1st St./U.S. 41 and 15th St. E. (south of U.S. 301 and north of 44th Ave. E./Cortez Rd.). The southern R/ECAP area is located south of Bradenton, between 14th St. W. and 15th St. E. (south of 53rd Ave. E. and north of 63rd Ave. E.).

Include specific housing and commercial characteristics of this target area.

According to the 2011-2015 American Community Survey, within the three (3) R/ECAP census tracts housing characteristics consist of a higher percentage of renter households (57.2%) opposed to owner-occupied households (42.8%). In addition, there is a relatively high number of vacant units within these areas with 1,034 vacant units, or 169% within these three census tracts alone. Of the 6,090 housing units, over a third (36.2%) of housing units have been built in 1969 or earlier. Approximately, 27% of all housing units are single-family detached structures, 26.5% are single-family attached structures, 30% are mobile homes, and the remaining housing units consist of varying types of multiple-family units. Median values for owner occupied units tend to be much less than the County as a whole with median values ranging from \$34,300-\$59,800 for the R/ECAP areas and \$169,000 for Manatee County. According to comments received through the AFH and Consolidated Plan process, quality of housing and code enforcement are major concerns for residents within this target area.

Non-residential uses are primarily located along major corridors and consist mainly of commercial and light industrial development, including the Red Barn Flea Market (a regional attraction); hotel/motel; car repair/sales, and institutional (public schools and churches) uses. Public input revealed that there is a higher number of vacant commercial units throughout the R/ECAPs.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Manatee County utilized public input obtained through the development of the AFH and Five-Year Consolidated Plan to identify the R/ECAP census tracts as a Target Area.

Identify the needs in this target area.

Needs within the R/ECAP areas include, but are not limited to increasing the supply of quality affordable housing, expanding access to housing programs and services, elimination of slum and blight, fair housing, expanded social services, public infrastructure improvements (street lighting, park improvements, sidewalks, road resurfacing, drainage improvements), public facilities improvements (youth and seniors), basic needs assistance (seniors/special needs), transportation options and services, substance abuse and mental health services, homeless services and prevention, affordable child care, employment training, commercial exterior rehabilitation, resources for entrepreneurship/small business development, financial literacy, and English as a second language.

What are the opportunities for improvement in this target area?

The opportunities for improvement in this targeted area include, but are not limited to: targeted owner-occupied housing rehabilitation, code enforcement; street, sidewalk and drainage improvements; public facilities improvements; and employment training, and commercial exterior rehabilitation. Also, the data indicate disparities in the percentage of loan originations. Financial literacy, credit counseling, and housing assistance are needed to increase the number of loan originations to allow people to become home owners.

Additional resources that can be utilized to capitalize on opportunities include the Children's Services Dedicated Millage and the recently proposed half-cent sales tax.

Are there barriers to improvement in this target area?

The barriers of improvement for this target area include, but are not limited to the following: lack of resources outside of entitlement and County general fund dollars, limited incentives for private development, and lack of interest from private developers in the target area. Property and construction costs also create barriers to improvement within the defined target area.

2. Area Name: Low- and Moderate-Income Areas

Area Type:

Local Target Areas

Identify the neighborhood boundaries for this target area.

Manatee County has many low- and moderate- income census block groups throughout the County. These areas are defined as Census Block Groups with a low- and moderate- income population of 51% or more.

Include specific housing and commercial characteristics of this target area.

These areas are defined by mainly single family residential housing with some multi-family housing mixed in. Commercial development is located along major corridors and urban corridors and is defined as mainly strip commercial with more mixed use within and around downtown Bradenton.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Throughout the public participation process the areas defined as low- and moderate- income areas were identified as areas that needed expanded social services, affordable housing, blight elimination, and neighborhood improvements and rehabilitation.

Identify the needs in this target area.

The needs of the low- and moderate- income areas in the County include the following: blight removal, housing rehabilitation, affordable housing, home ownership opportunities, infrastructure improvements e.g. street improvements, sidewalks, drainage, water, sewer, public facilities, code enforcement to address living conditions, expanded and accessible social services, and economic development.

What are the opportunities for improvement in this target area?

The opportunities for improvement in low- and moderate- income areas include, but are not limited to: owner-occupied housing rehabilitation, code enforcement; street, sidewalk and drainage improvements; public facilities improvements; and neighborhood clean-up. In addition, there is an opportunity to develop a collaborative and coordinated effort by public services agencies to direct and focus resources and services within the areas that are greatly in need.

Are there barriers to improvement in this target area?

The barriers of improvement for low- and moderate- income areas include, but are not limited to the following: lack of resources outside of entitlement and County general fund dollars, limited to lack of desirable incentives for development as similar target areas, and lack of interest from private developers in the target area.

Table 49 – Geographic Priority Areas

SP-25 Priority Needs

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

TABLE 50: PRIORITY NEEDS SUMMARY

Priority Need Name	Priority Level	Population	Geographic Areas	Goals Addressing
AFH Factor and CPD: The availability of affordable units in a range of sizes	High	Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI)	Countywide, Low- and Moderate-Income Areas, R/ECAPs, Countywide	Goal 1: Housing
AFH and CPD: Location and type of affordable housing	High	Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI)	Countywide, Low- and Moderate-Income Areas, R/ECAPs, Countywide	Goal 1: Housing
Expand Access to Housing Programs and Services	High	Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI), Public Housing Residents	Low- and Moderate-Income Areas, R/ECAPs, Countywide	Goal 1: Housing
AFH and CPD: Deteriorated and abandoned properties	High	Non-housing Community Development	Low- and Moderate-Income Areas, R/ECAPs	Goal 3: Community Development/Public Improvements
AFH Factor: Lack of resources for fair housing agencies and organizations	High	Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI)	Low- and Moderate-Income Areas, R/ECAPs, Countywide	Goal 1: Housing, Goal 2: Social/Public Services, Goal 3: Community Development/Public Improvements
AFH Factor: Lack of local private fair housing outreach and enforcement	High	Public Housing Residents, Elderly, Frail Elderly, Persons with Physical Disabilities, Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI)	Low- and Moderate-Income Areas, R/ECAPs, Countywide	Goal 1: Housing, Goal 2: Social/Public Services, Goal 3: Community Development/Public Improvements
AFH Factor: Lack of local public fair housing enforcement	High	Public Housing Residents, Elderly, Frail Elderly, Persons with Physical Disabilities, Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI)	Low- and Moderate-Income Areas, R/ECAPs, Countywide	Goal 1: Housing, Goal 2: Social/Public Services, Goal 3: Community Development/Public Improvements
Legal Services	High	Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI)	Countywide, R/ECAPs	Goal 2: Social/Public Services
Street Lighting	High	Non-housing Community Development	Low- and Moderate-Income Areas, R/ECAPs	Goal 3: Community Development/Public Improvements

Priority Need Name	Priority Level	Population	Geographic Areas	Goals Addressing
Park Improvements	High	Non-housing Community Development	Low- and Moderate-Income Areas, R/ECAPs	Goal 3: Community Development/Public Improvements
Public Facilities Improvements	High	Non-housing Community Development	Low- and Moderate-Income Areas, R/ECAPs, Countywide	Goal 3: Community Development/Public Improvements
Youth Recreational Facilities and Programs	High	Families with Children, Non-housing Community Development	R/ECAPs, Low- and Moderate-Income Areas, Countywide	Goal 3: Community Development/Public Improvements
Senior/Elderly Facilities	High	Elderly, Frail Elderly, Persons with Physical Disabilities, Non-housing Community Development	R/ECAPs, Low- and Moderate-Income Areas, Countywide	Goal 3: Community Development/Public Improvements
Basic Needs Assistance, Transportation Services for Special Needs	High	Elderly, Frail Elderly, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental Disabilities	R/ECAPs, Low- and Moderate-Income Areas, Countywide	Goal 2: Social/Public Services
Road Resurfacing/Construction	High	Non-housing Community Development	Low- and Moderate-Income Areas, R/ECAPs	Goal 3: Community Development/Public Improvements
Sidewalk Improvements	High	Non-housing Community Development	Low- and Moderate-Income Areas, R/ECAPs	Goal 3: Community Development/Public Improvements
Drainage Improvements	High	Non-housing Community Development	Low- and Moderate-Income Areas, R/ECAPs	Goal 3: Community Development/Public Improvements
AFH Factor and CPD: Availability, Type, Frequency, and Reliability of Public Transportation	Low	Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI)	Countywide, R/ECAPs	Goal 2: Social/Public Services
Substance Abuse and Mental Health Services	High	Homeless - Individuals, Chronic Substance Abuse - Homeless, Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI), Persons with Alcohol or Other Addictions	Countywide, R/ECAPs	Goal 2: Social/Public Services

Priority Need Name	Priority Level	Population	Geographic Areas	Goals Addressing
Homeless Prevention, Services, and Shelters	High	Extremely Low-Income (30% AMI), Chronic Homelessness, Homeless - Individuals, Homeless Families with Children, Homeless Mentally Ill, Chronic Substance Abuse - Homeless, veterans - Homeless, Persons with HIV/AIDS - Homeless, Victims of Domestic Violence- Homeless, Unaccompanied Youth - Homeless	Countywide, R/ECAPs	Goal 2: Social/Public Services
Affordable Child Care Services	High	Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI), Families with Children, Large Families, Homeless Families with Children	Countywide, R/ECAPs	Goal 2: Social/Public Services
Employment Training	High	Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI)	Countywide, R/ECAPs	Goal 4: Economic Development
Exterior Rehabilitation of Commercial Structures	High	Non-housing Community Development	Low- and Moderate-Income Areas, R/ECAPs	Goal 4: Economic Development
Resources for Entrepreneurship/Small Business Development	Low	Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI)	Low- and Moderate-Income Areas, R/ECAPs	Goal 4: Economic Development
AFH Factor and CPD: Access to financial services	High	Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI)	Low- and Moderate-Income Areas, R/ECAPs, Countywide	Goal 2: Social/Public Services
English as a Second Language	High	Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI)	Low- and Moderate-Income Areas, R/ECAPs, Countywide	Goal 2: Social/Public Services
AFH Factor: Lack of community revitalization strategies	High	Non-housing Community Development	Low- and Moderate-Income Areas, R/ECAPs,	Goal 3: Community Development/Public Improvements
AFH Factor: Access to publicly supported housing for persons with disabilities	High	Public Housing Residents, Elderly, Frail Elderly, Persons with Physical Disabilities, Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI)	Low- and Moderate-Income Areas, R/ECAPs, Countywide	Goal 1: Housing

Priority Need Name	Priority Level	Population	Geographic Areas	Goals Addressing
AFH Factor: Lack of assistance for housing accessibility modifications	High	Public Housing Residents, Elderly, Frail Elderly, Persons with Physical Disabilities, Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI)	Low- and Moderate-Income Areas, R/ECAPs, Countywide	Goal 1: Housing
AFH Factor: Location of accessible housing	High	Public Housing Residents, Elderly, Frail Elderly, Persons with Physical Disabilities, Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI)	Low- and Moderate-Income Areas, R/ECAPs, Countywide	Goal 1: Housing
AFH Factor: Location of proficient schools	Low	Persons with Physical Disabilities, Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI), Families with Children, Large Families	Low- and Moderate-Income Areas, R/ECAPs, Countywide	Not Applicable
AFH Factor: Lack of public investments in specific neighborhoods, including services or amenities	High	Persons with Physical Disabilities, Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI),	Low- and Moderate-Income Areas, R/ECAPs,	Goal 3: Community Development/Public Improvements
AFH Factor: Lack of private investments in specific neighborhoods	High	Persons with Physical Disabilities, Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI),	Low- and Moderate-Income Areas, R/ECAPs,	Goal 3: Community Development/Public Improvements

Table 50 – Priority Needs Summary

SP-30 Influence of Market Conditions

TABLE 51: INFLUENCE OF MARKET CONDITIONS

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<p>Tenant-based vouchers are by far the most common voucher used in Manatee County. The average annual income of residents using TBRA is \$13,448. This voucher continues to be critical for persons with extremely low-incomes who are severely cost burdened. It is estimated that while approximately 1,261 TBRA vouchers are in use, nearly 10,410 households in Manatee County have extremely low-incomes (0-30% Area Median Income) and 12,535 have very low-incomes (30%-50% Area Median Income).</p>
TBRA for Non-Homeless Special Needs	<p>Non-Homeless Special Needs populations have a high need for TBRA, while at the same time are in need of improved accessibility within housing. Approximately 159 of program participants are elderly (>62 years old) and 232 disabled residents receive TBRA. Due to their limited income, housing needs for those with non-homeless special needs include affordability, availability of assistance, accessibility improvements and Fair Housing options.</p>
New Unit Production	<p>A shortage of affordable housing exists for several income groups, including both renter and owner households earning less than 80% HAMFI. The current housing inventory lacks rental units to house persons with low- and extremely low-incomes (less than 50% HAMFI). Necessary demolition of ageing and unsafe structures has contributed to the loss of affordable rental units in addition to high construction costs and the availability of affordable land.</p>
Rehabilitation	<p>Many of renter-occupied housing units have at least one housing problem (7,003), while a large number (10,534) of owner-occupied housing units have at least one housing problem (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden). Furthermore, 11,750 of owner-occupied housing units and 26,813 of renter-occupied were built prior to 1980 and are more than 35 years old. Generally, these statistics point toward the need for the Manatee County implement both owner-unit and rental-unit rehabilitations to improve the condition of housing within its jurisdiction.</p>
Acquisition, including preservation	<p>Housing preservation/restoration within low- and moderate-income neighborhoods was identified during the citizen participation process with regard to the expense associated with preserving/restoring homes and obstacles to demolition in cases of ageing and unsafe structures.</p>

Table 51 – Influence of Market Conditions

SP-35 Anticipated Resources

INTRODUCTION

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

Manatee County anticipates a total allocation of \$1,654,878 in CDBG funding, \$473,491 in HOME funding, and \$146,534 in ESG funding for the 2017/2018 program year. Program income may be realized over the course of the 2017/2018 program year and subsequent program years. These funds will be used for CDBG eligible activities consistent with the current goals and objectives identified in the Five-Year Consolidated Plan. CDBG, HOME, and ESG funds will be used for housing and community development activities including, but not limited to, increasing homeownership, providing existing homeownership assistance (e.g. housing rehabilitation), public services, infrastructure improvements, blight removal, homeless services/prevention and administration of the County's programs.

Other resources, such as private and non-Federal public sources may become available to the County during the program year. For CDBG leveraging, these include funding from State and Federal grant sources, County Departments (e.g. Public Works, 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 recently proposed 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 first-year of the Strategic Plan. These goals must be described in quantitative terms. Manatee County has selected goal outcome indicators and quantities based on the anticipated performance measures of the 2017/2018 Annual Action Plan. See **Table 57**.

TABLE 52: ANTICIPATED RESOURCES

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Consolidated Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public, Federal	Affordable Housing; Increasing Homeownership; Home Rehabilitation; Public Facility and Infrastructure Improvements; Public Services; Community and Economic Development; Planning & Administration	\$1,654,878	\$0	\$114,857	\$1,769,735	\$6,230,265	Additional resources for leveraging may include other State and Federal grant sources, County Departments (Public Works, Property Management, Parks and Natural Resources, Building and Development), public service providers or other sources of funding.
HOME	Public, Federal	Affordable Housing; Increasing Homeownership; Home Rehabilitation	\$473,491	\$0	\$0	\$0	\$1,776,509	Additional resources for leveraging may include other State and Federal grant sources (SHIP, CDBG)
ESG	Public, Federal	Homeless Prevention; Public Services	\$146,534	\$0	\$0	\$0	\$553,466	Funding to assist with homeless prevention and homeless services. May leverage resources from non-profit services providers.

Table 52 – Anticipated Resources

EXPLAIN HOW FEDERAL FUNDS WILL LEVERAGE THOSE ADDITIONAL RESOURCES (PRIVATE, STATE AND LOCAL FUNDS), INCLUDING A DESCRIPTION OF HOW MATCHING REQUIREMENTS WILL BE SATISFIED.

The County will look to leverage funds, if available, from State and Federal grants sources, County Departments (e.g. Public Works, Property Management, 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. 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 PUBLICALLY OWNED LAND OR PROPERTY LOCATED WITHIN THE JURISDICTION THAT MAY BE USED TO ADDRESS THE NEEDS IDENTIFIED IN THE PLAN.

Manatee County Departments will work closely to dispose of surplus properties that are owned by Manatee County. Currently, the County administers a surplus property program that gives potential individuals the opportunity to obtain surplus property owned by Manatee County. These properties are potential surplus and must be approved by the county departments, administrators, and the Board of County Commissioners 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 REO Department to identify surplus property that would be available for the development of permanent affordable housing. The County then seeks a non-profit partner to convey the property to in order to develop affordable housing.

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

DISCUSSION

Manatee County's anticipated funding allocation will address many of the County's goals, including housing, social/public services, community development/public improvements, and economic development. The County is fortunate to have a network of public or social service providers to help address these goals through financial leveraging, as well as other Federal funding sources, State funding sources, County Departments and other agency and program funding.

SP-40 Institutional Delivery Structure

EXPLAIN THE INSTITUTIONAL STRUCTURE THROUGH WHICH THE JURISDICTION WILL CARRY OUT ITS CONSOLIDATED PLAN INCLUDING PRIVATE INDUSTRY, NON-PROFIT ORGANIZATIONS, AND PUBLIC INSTITUTIONS.

Manatee County will have staff funded through CDBG and HOME administration dollars that will be dedicated to making sure these programs are fully administered. The County will also work with the following organizations throughout the implementation of the CDBG, HOME, and ESG Programs.

TABLE 53: INSTITUTIONAL DELIVERY STRUCTURE

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Manatee County Redevelopment and Economic Opportunity	Government	Planning/Administration	Manatee County
Manatee County Housing Authority (MCHA)	Government	Public Housing/ Section 8	Manatee County
Suncoast Partnership to End Homelessness	Non-Profit Organization	Homelessness	Manatee and Sarasota Counties
Affordable Housing Advisory Committee (AHAC)	Government	Affordable Housing	Manatee County
Manatee County Board of County Commissioners.	Government	Planning/Administration	Manatee County

Table 53 – Institutional Delivery Structure

ASSESS THE STRENGTHS AND GAPS OF THE INSTITUTIONAL DELIVERY STRUCTURE

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

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

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

The most obvious gap in the institutional delivery structure exists with the delivery of fair housing services, enforcement, and tracking. Manatee County recently completed the Assessment of Fair Housing. Through the AFH process it was determined that the County currently lacks the capacity to take on Fair Housing services and there is a lack of external organizations that provide Fair Housing services. Manatee County pursued preliminary discussion in the establishment of a Fair Housing Assistance Program (FHAP), however, due to loss of staff during the recession, was not able to move forward.

TABLE 54: AVAILABILITY OF SERVICES TARGETED TO HOMELESS PERSONS AND PERSONS WITH HIV AND MAINSTREAM SERVICES

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

Table 54 – Homeless Prevention Services Summary

DESCRIBE HOW THE SERVICE DELIVERY SYSTEM INCLUDING, BUT NOT LIMITED TO, THE SERVICES LISTED ABOVE MEET THE NEEDS OF HOMELESS PERSONS (PARTICULARLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH)

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

DESCRIBE THE STRENGTHS AND GAPS OF THE SERVICE DELIVERY SYSTEM FOR SPECIAL NEEDS POPULATION AND PERSONS EXPERIENCING HOMELESSNESS, INCLUDING, BUT NOT LIMITED TO, THE SERVICES LISTED ABOVE.

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

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

housing and community development activities which may lead to better coordination over the next five years.

PROVIDE A SUMMARY OF THE STRATEGY FOR OVERCOMING GAPS IN THE INSTITUTIONAL STRUCTURE AND SERVICE DELIVERY SYSTEM TO ADDRESS PRIORITY NEEDS.

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

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

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

SP-45 Goals Summary

TABLE 55: FIVE-YEAR GOALS SUMMARY INFORMATION

Goal Name	Description	Category	Start Year	End Year	Objective	Outcome	Geographic Area	Priority Needs Addressed	Funding Allocated (Five-Year Total)	Goal Outcome Indicator	Quantity (Five-Year Total)	Unit of Measure (UoM)
Housing	Improve availability, accessibility, and condition of affordable housing for low- and moderate-income and special needs households throughout Manatee County.	Affordable Housing; Homeless; Non-Homeless Special Needs; Fair Housing	2017/2018	2021/2022	Decent Housing	Affordability	R/ECAPs; Countywide	The availability of affordable units in a range of sizes, location and type of affordable housing, Deteriorated and abandoned properties, Homeless Prevention, Services, and Shelters, Expand Access to Housing Programs and Services, Access to financial services, Fair Housing, Legal Services	CDBG - \$1,240,000 HOME – \$2,025,000 ESG - \$518,000	CHDO Housing Units (Rental or Homeowner) (AFH 4.1) Homeowner Housing Rehabilitated - CDBG Homeowner Housing Rehabilitated - HOME Homelessness Prevention Direct Financial Assistance to Homebuyers Public Service Activities for Low/Mod-income Housing Benefit - HOME Public Service Activities for Low/Mod-income Housing Benefit – CDBG (AFH 5.2 and 5.3) Other (AFH 3.1) Other (AFH 3.2) Other (AFH 4.2) Other (AFH 7.1 and 7.2)	5 11 10 150 5 25 50 1 1 1 1	Household/Housing Units Household/Housing Units Household/Housing Units Persons Assisted Households Assisted Households Assisted Households Assisted Other Other Other Other
									CDBG - \$900,000 ESG - \$129,500	Public Service Activities Other Than Low/Mod-income Housing Benefit Income Housing Benefit Homeless Prevention Public Service Activities Other Than Low/Mod-income Housing Benefit (CPD/AFH 2.1) Income Housing Benefit (CPD/AFH 2.1) Public Service Activities Other Than Low/Mod-income Housing Benefit (CPD/AFH 2.1) Public Service Activities Other Than Low/Mod-income Housing Benefit (AFH 2.1 and 6.1)	450 100 280 50 35	Persons Assisted Persons Assisted Persons Assisted Persons Assisted Persons Assisted
Social/Public Services	Expand the accessibility and coordination of social services to Manatee County low- and moderate-income, homeless, and special needs populations.	Homelessness; Non-Homeless Special Needs; Non-Housing Community Development	2017/2018	2021/2022	Decent Housing; Suitable Living Environment	Availability/ Accessibility	R/ECAPs; Countywide	Homeless Prevention, Services, and Shelters, Basic Needs Assistance, Availability, Type, Frequency, and Reliability of Public Transportation, Expand Access to Housing Programs and Services, Youth Recreational Facilities and Programs, Transportation Options and Services, Affordable Child Care Services, Financial Literacy, English as a Second Language				
									CDBG - \$4,010,000	Public Infrastructure Projects Public Facility Projects Buildings Demolished (CPD/AFH 1.1) Other (AFH 1.2) Other (AFH 6.2)	10 5 15 1 1	Projects Projects Buildings Other Other
Community Development/ Public Improvements	Enhance the living environment of low- and moderate-income, homeless, and special needs populations through public improvement projects and activities.	Non-Housing Community Development	2017/2018	2021/2022	Suitable Living Environment;	Sustainability	RECAPs; Countywide; Low/Mod Income Areas	Deteriorated and abandoned properties, Street Lighting, Road Resurfacing/Construction, Drainage Improvements, Sidewalk Improvements, Park Improvements, Public Facilities Improvements, Youth Recreational Facilities and Programs, Senior/Elderly Facilities, Homeless Prevention, Services, and Shelters, Fair Housing, Lack of community revitalization strategies, Lack of private investments in specific neighborhoods, Lack of public investments in specific neighborhoods, including services or amenities, Location and type of affordable housing				
Economic Development	Support programs that create economic opportunities for low- and moderate- income persons or within the designated low- and moderate-income areas.	Non-Housing Community Development	2017/2018	2021/2022	Creating Economic Opportunities	Availability/ Accessibility	R/ECAPs; Countywide; Low/Mod Income Areas	Resources for Entrepreneurship/Small Business Development, Employment Training, Exterior Rehabilitation of Commercial Structures, Lack of public investments in specific neighborhoods, including services or amenities, Lack of	CDBG - \$250,000	Public Service Activities Other Than Low/Mod-income Housing Benefit (AFH 8.1) Façade Treatment/Business Building Rehabilitation	25 2	Persons Assisted Businesses

- 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.

This Plan also explains that there are no public housing units or Section 8 Vouchers expected to be lost from their inventory over the next five years. In addition, the PHA does not utilize a HOPE VI grant.

ACTIVITIES TO INCREASE RESIDENT INVOLVEMENTS

All current housing programs are available to public housing residents and address the common needs experienced by low-income persons, including public housing residents. In addition, public housing residents are encouraged to participate in the Consolidated Plan and Annual Action Plan development process.

Through late 2016 and early 2017 the MCHA and Manatee County teamed up to develop a joint Assessment of Fair Housing (AFH). Through the development of the AFH plan the County and MCHA staff worked together to develop joint goals and objectives related to Fair Housing. Through this process the County engaged public housing residents through surveys and public meetings. This input proved valuable in developing both the AFH and subsequently the Consolidated Plan.

IS THE PUBLIC HOUSING AGENCY DESIGNATED AS TROUBLED UNDER 24 CFR PART 902?

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

IF APPLICABLE, PLAN TO REMOVE THE ‘TROUBLED’ DESIGNATION

Not Applicable.

SP-55 Barriers to Affordable Housing

BARRIERS TO AFFORDABLE HOUSING

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

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

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

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

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

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

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

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

STRATEGY TO REMOVE OR AMELIORATE THE BARRIERS TO AFFORDABLE HOUSING

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

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

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

- **United Way 2-1-1 Manasota:** Provides free and confidential information and referral services 24/7 that connect people to local resources.
- **Turning Points:** Provide housing services such as rental and utility assistance.

Manatee County will continue providing housing programs and services, as resources are available, through the Redevelopment and Economic Opportunity Department. These programs include:

- SHIP Certified Lending Training
- SHIP Downpayment Assistance
- Housing Rehabilitation Program
- Housing Replacement Program
- Foreclosure Assistance & Prevention Network

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.

SP-60 Homelessness Strategy

REACHING OUT TO HOMELESS PERSONS (ESPECIALLY UNSHELTERED PERSONS) AND ASSESSING THEIR INDIVIDUAL NEEDS

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

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

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

ADDRESSING THE EMERGENCY AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS

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

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

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

HELPING HOMELESS PERSONS (ESPECIALLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH) MAKE THE TRANSITION TO PERMANENT HOUSING AND INDEPENDENT LIVING, INCLUDING SHORTENING THE PERIOD OF TIME THAT INDIVIDUALS AND FAMILIES EXPERIENCE HOMELESSNESS, FACILITATING ACCESS FOR HOMELESS INDIVIDUALS AND FAMILIES TO AFFORDABLE HOUSING UNITS, AND PREVENTING INDIVIDUALS AND FAMILIES WHO WERE RECENTLY HOMELESS FROM BECOMING HOMELESS AGAIN.

Another of Manatee County's strategies for preventing and reducing homelessness is to promote and encourage the development of programs that facilitate the transition from homelessness into permanent housing. Many of these programs are operated by the CoC partnering agencies.

HELP LOW-INCOME INDIVIDUALS AND FAMILIES AVOID BECOMING HOMELESS, ESPECIALLY EXTREMELY LOW-INCOME INDIVIDUALS AND FAMILIES WHO ARE LIKELY TO BECOME HOMELESS AFTER BEING DISCHARGED FROM A PUBLICLY FUNDED INSTITUTION OR SYSTEM OF CARE, OR WHO ARE RECEIVING ASSISTANCE FROM PUBLIC AND PRIVATE AGENCIES THAT ADDRESS HOUSING, HEALTH, SOCIAL SERVICES, EMPLOYMENT, EDUCATION OR YOUTH NEEDS

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

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

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

SP-65 Lead based paint Hazards

ACTIONS TO ADDRESS LBP HAZARDS AND INCREASE ACCESS TO HOUSING WITHOUT LBP HAZARDS

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

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

The County will address the lead-based paint hazards that are found in all homes rehabilitated with the County's CDBG and/or HOME funds. Only homes that are pre-1978 are subject to the lead-based paint provisions and, fortunately, many homes in Manatee County were constructed after 1978.

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

HOW ARE THE ACTIONS LISTED ABOVE RELATED TO THE EXTENT OF LEAD POISONING AND HAZARDS?

Housing built before 1978 is presumed to have a higher risk of lead-based paint. In Manatee County, according to the 2011-2015 American Community Survey 25.4% of owner-occupied housing units were built prior to 1980. For renter-occupied units, 46.8% were built prior to 1980. Generally, these statistics point toward the need for Manatee County to continue to facilitate housing rehabilitation and replacement within its jurisdiction.

HOW ARE THE ACTIONS LISTED ABOVE INTEGRATED INTO HOUSING POLICIES AND PROCEDURES?

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

The Environmental Protection Agency (EPA)

The EPA has a number of publications that can be found at this web address:

www.epa.gov/oppt/lead/pubs/leadpbcd.htm#brochures

EPA brochures include:

- "Give Your Child the Chance of a Lifetime, Keep Your Child Lead-Safe" (PDF)
- "What You Need to Know About Lead Poisoning" (PDF)
- "Health Specialist: Lead Poisoning Prevention" (PDF)

- "Home Advisory: Talking Points for Head Start Staff" (PDF)
- "Lead Poisoning Home Checklist" (PDF)
- "Head Start Classroom Exercises: Chip and Dusty" (PDF)
- "Healthy Snacks" (PDF)
- "Songs" (PDF)

The National Lead Information Center (NLIC)

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

Centers For Disease Control (CDC)

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

Centers For Disease Control

1600 Clifton Road

Atlanta, GA 30333

1-800-CDC-INFO • TTY: 1-800-232-6348

The CDC website contains valuable information on lead paint, and can be found at

www.cdc.gov/nceh/lead/tips.htm

The Department of Housing and Urban Development (HUD)

Information from HUD about lead-based paint can be found at:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/healthy-homes/healthyhomes/lead

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

- Each applicant receiving rehabilitation assistance receives an EPA approved pamphlet on identifying and preventing lead based paint hazards;

- Homes built prior to 1978 receiving rehabilitated with federal funds are tested to determine if lead-based paint is in the home; and
- If lead is found, the lead based paint will be abated as required by federal law.

SP-70 Anti-Poverty Strategy

JURISDICTION GOALS, PROGRAMS AND POLICIES FOR REDUCING THE NUMBER OF POVERTY-LEVEL FAMILIES

The poverty rate for all people in Manatee County was 15.2% according to the 2011-2015 American Community Survey 5-Year Estimates. Servicing poverty-stricken people is a high priority for the County through the CDBG Program.

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

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

As part of this, Manatee County, through the 10-Year Plan to End Chronic Homelessness, has developed a number of strategies in meeting the goals set in this Plan. Through the implementation of this Consolidated Plan Manatee County continues to strive to end chronic homelessness. Through implementation of the strategies outlined in the Consolidated Plan, Manatee County can begin to meet this goal.

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

- A public/private partnership with its business community to significantly expand the County's economic development activities. The Bradenton Area Economic Development Corporation is

charged with diversifying Manatee County's economy. In addition, the State of Florida has a wide range of economic development incentives for business recruitment and expansion. The County provides the required local match.

- The City of Palmetto has designated a section of the City as an enterprise zone with tax breaks and incentives for new economic development in this low-income area of the City.

The Manatee County Board of County Commissioners established regularly scheduled joint meetings of the BOCC, Manatee County's Southwest District (SWD), Bradenton's DDA, and Bradenton's 14th Street CRA to discuss common development trends and possible coordination efforts.

Manatee County REO, in partnership with the Bradenton Area Economic Development Corporation and other state and local reviewing agencies, has developed a Rapid Response Program and assembled the Rapid Response Team. The Rapid Response Team assists new industries looking to locate in Manatee County or existing industries looking to expand.

The benefit of using the Rapid Response Team is the ability to expedite the development approval process for qualified projects while working within the framework of existing rules and regulations. To qualify as a Rapid Response Team project, a company must export a product or service outside of the Bradenton area, pay at or above average annual wages, and be environmentally compatible with the community.

In an effort to create jobs in Manatee County, the County has developed the Manatee County Economic Development Incentive Program to offer incentives to businesses that choose to locate in Manatee County.

Incentives can be customized for businesses to promote high value job creation and capital investment. This business-friendly measure taken by the County Commission is one effort to jumpstart the local economy. Incentives include various grant opportunities, fee reductions, bonds, and workforce training.

HOW ARE THE JURISDICTION POVERTY REDUCING GOALS, PROGRAMS, AND POLICIES COORDINATED WITH THIS AFFORDABLE HOUSING PLAN

The Redevelopment and Economic Opportunity Department (REO) was created in October 2016 to focus county efforts on the redevelopment and revitalization of urban areas of the county and to create greater economic opportunities for residents and businesses with our housing, community and economic development projects and programs.

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

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

SP-80 Monitoring

DESCRIBE THE STANDARDS AND PROCEDURES THAT THE JURISDICTION WILL USE TO MONITOR ACTIVITIES CARRIED OUT IN FURTHERANCE OF THE PLAN AND WILL USE TO ENSURE LONG-TERM COMPLIANCE WITH REQUIREMENTS OF THE PROGRAMS INVOLVED, INCLUDING MINORITY BUSINESS OUTREACH AND THE COMPREHENSIVE PLANNING REQUIREMENTS

For activities being carried out in furtherance of the Plan, the County will perform on-going monitoring for Federal, State and local contract compliance of each of its sub-recipients at least once a year. Technical assistance will be included with the monitoring. The monitoring program incorporates in-house review of every payment request and progress report.

Manatee County has developed a checklist to assist in the monitoring and oversight of all of the programs and projects funded with CDBG, HOME, and ESG funds. These checklists help ensure consistent and thorough oversight of sub-recipient organizations.

In addition, Manatee County has project-based tracking systems that ensure all phases of the projects are executed properly. To make certain Manatee County continues to meet timeliness tests for the CDBG, HOME, and ESG programs, review of grant applications and continual monitoring of existing projects will be a focus of the administration.

REO staff continues to monitor affordable housing projects to ensure they meet long-term compliance with housing codes. All monitoring efforts delineated above are being implemented to meet Manatee County's goals and objectives as outlined in the Consolidated Plan.

Annual Action Plan



AP-15 Expected Resources

INTRODUCTION

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

Manatee County anticipates a total allocation of \$1,654,878 in CDBG funding, \$473,491 in HOME funding, and \$146,534 in ESG funding for the 2017/2018 program year. Program income may be realized over the course of the 2017/2018 program year and subsequent program years. These funds will be used for CDBG eligible activities consistent with the current goals and objectives identified in the Five-Year Consolidated Plan. CDBG, HOME, and ESG funds will be used for housing and community development activities including, but not limited to, increasing homeownership, providing existing homeownership assistance (e.g. housing rehabilitation), public services, infrastructure improvements, blight removal, homeless services/prevention and administration of the County's programs.

Other resources, such as private and non-Federal public sources may become available to the County during the program year. For CDBG leveraging, these include funding from State and Federal grant sources, County Departments (e.g. Public Works, 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 recently proposed is a possible source to fund infrastructure projects within designated low- and moderate- income areas.

TABLE 56: ANTICIPATED RESOURCES

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Consolidated Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public, Federal	Affordable Housing; Increasing Homeownership; Housing Rehabilitation/Reconstruction; Public Facility and Infrastructure Improvements; Public Services; Community and Economic Development; Planning & Administration	\$1,654,878	\$0	\$114,857	\$1,769,735	\$6,500,000	Additional resources for leveraging may include other State and Federal grant sources, County Departments (Public Works, Property Management, Parks and Natural Resources, Building and Development), public service providers or other sources of funding.
HOME	Public, Federal	Affordable Housing; Increasing Homeownership; Housing Rehabilitation/Reconstruction	\$473,491	\$0	\$0	\$0	\$1,800,000	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 Consolidated Plan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	Public, Federal	Homeless Prevention; Public Services	\$146,534	\$0	\$0	\$0	\$580,000	Funding to assist with homeless prevention and homeless services. May leverage resources from non-profit services providers, & non-federal resources.

*HUD 2017 Formula Allocation

Table 56 – Anticipated Resources

The Annual Action Plan must summarize the County's priorities and the specific goals it intends to initiate and/or complete within the first-year of the Strategic Plan. These goals must be described in quantitative terms. Manatee County has selected goal outcome indicators and quantities based on the anticipated performance measures of the 2017/2018 Annual Action Plan. See Table 57 and Table 58.

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 Community Coalition on Homelessness d/b/a Turning Points who receives grant funds through other non-federal sources. 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 PUBLICALLY OWNED LAND OR PROPERTY LOCATED WITHIN THE JURISDICTION THAT MAY BE USED TO ADDRESS THE NEEDS IDENTIFIED IN THE PLAN

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

available for the development of permanent affordable housing. The County then seeks a non-profit partner to convey the property to in order to develop affordable housing.

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

DISCUSSION

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.

ESTIMATE THE NUMBER OF EXTREMELY LOW-INCOME, LOW-INCOME, AND MODERATE-INCOME FAMILIES TO WHOM THE JURISDICTION WILL PROVIDE AFFORDABLE HOUSING AS DEFINED BY HOME 91.315(B)(2)

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

Through annual CDBG, HOME, and SHIP allocations, the County will provide affordable housing activities to support on average 30 income-eligible non-homeless and special needs persons and 21 households annually, or approximately 150 persons and 106 households over the next five years. Activities to support income-eligible non-homeless and special needs households may include rental assistance, down payment assistance, production of new units and/or housing replacement, and rehabilitation of existing units, as well as public service activities for low- and moderate-income housing benefit.

SP-50 Public Housing Accessibility and Involvement

NEED TO INCREASE THE NUMBER OF ACCESSIBLE UNITS (IF REQUIRED BY A SECTION 504 VOLUNTARY COMPLIANCE AGREEMENT)

Currently, Manatee County has two Public Housing Authorities working within its borders. These include the Bradenton Public Housing Authority, which also manages the Hope VI housing project, and the Manatee County Housing Authority. According to the 2010 Bradenton Housing Authority PHA plan and the 2008 Manatee County Housing Authority PHA plan, these two Authorities manage 325 housing units and 906 Section 8 vouchers.

These units/vouchers are in constant demand. The current waiting list is 100 applicants while the Section 8 voucher program is more than 500 applicants. Typical wait time is 6 months to 2 years before receiving assistance. Currently, both public housing authorities have closed their waiting lists in an effort to manage the current demand.

According to the Manatee County Housing Authority, their 2008 PHA Plan has taken the following steps to ensure consistency between this Plan and the Consolidated Plan for the jurisdiction:

AP-20 Annual Goals and Objectives

TABLE 57: GOALS SUMMARY INFORMATION

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator	Quantity	Unit of Measure (UoM)
1	Housing	2017	2018	Affordable Housing	R/ECAPs, Countywide	AFH: Lack of resources for fair housing agencies, AFH: Lack local private fair housing outreach/enforcement, Legal Services, AFH/CPD: Deteriorated and abandoned properties, Expand Access to Housing Programs and Services, AFH: Lack of assistance for housing accessibility, AFH/CPD: Availability of Affordable Units, AFH/CPD: Location/type of affordable housing, AFH: Lack of public investments in specific neighborhoods, AFH: Lack of private investments in specific neighborhoods	CDBG - \$340,000 HOME - \$426,142	Homeowner Housing Rehabilitated;	8	Household/Housing Units
								Public service activities for Low/Moderate Income Housing Benefit	7	Households Assisted
								CHDO Housing Units (Rental or Homeowner)	1	Household/Housing Units
2	Social/Public Service	2017	2018	Homeless Non-Homeless Special Needs	R/ECAPs, Countywide	Homeless Prevention, Services, and Shelters, Basic Needs Assistance, Transportation Services for Special Needs	CDBG - \$164,149 ESG - \$135,544	Public service activities other than Low/Moderate Income Housing Benefit	432	Persons Assisted
3	Community Development/Public Improvements	2017	2018	Non-Housing Community Development	R/ECAPs, Low/Mod Areas, Countywide	AFH: Lack local private fair housing outreach/enforcement, Youth Recreational Facilities and Programs, Employment Training, Sidewalk Improvements, Road Resurfacing/Construction, AFH: Lack of public investments in specific neighborhoods, Road Resurfacing/Construction, Senior/Elderly Facilities, Basic Needs Assistance, Transportation Services for Special Needs	CDBG - \$894,611	Homelessness Prevention	30	Persons Assisted
								Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit;	4	Public Facility Projects
								Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit;	4	Public Infrastructure Projects
4	Economic Development	2017	2018	Economic Development	R/ECAPs	Employment Training, Affordable Child Care	CDBG - \$40,000	Public service activities other than Low/Moderate Income Housing Benefit	15	Persons Assisted
5	Program Administration	2017	2018	Program Administration	Countywide	N/A	CDBG - \$330,975 HOME - \$47,349 ESG - \$10,990	Other	N/A	Other

Table 57 – Goals Summary Information

TABLE 58: GOAL DESCRIPTIONS

1	Goal Name	Housing
	Goal Description	Improve availability, accessibility, and condition of affordable housing for low- and moderate-income and special needs households throughout Manatee County. CDBG - \$340,000 HOME - \$426,142
2	Goal Name	Social/Public Service
	Goal Description	Expand the accessibility and coordination of social services to Manatee County low- and moderate-income, homeless, and special needs populations. CDBG - \$164,149 ESG - \$135,544
3	Goal Name	Community Development/Public Improvements
	Goal Description	Enhance the living environment of low- and moderate-income, homeless, and special needs populations through public improvement projects and activities. CDBG - \$894,611
4	Goal Name	Economic Development
	Goal Description	Support programs that create economic opportunities for low- and moderate- income persons or within the designated low- and moderate-income areas. CDBG - \$40,000
5	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. CDBG - \$330,975 HOME - \$47,349 ESG - \$10,990

Table 58 – Goal Descriptions

AP-35 Projects

INTRODUCTION

The Annual Action Plan includes proposed activities that meet the priority housing and community development needs as described in the 2017/2021 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 2017/2018. The 2017/2018 Annual Action Plan is based on a CDBG entitlement allocation from HUD of \$1,654,878, \$473,491 received from the HOME Program, and \$146,534 in ESG funds. In addition, the County has included \$114,857 in prior year CDBG resources.

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.

TABLE 59: PROJECT INFORMATION

#	Project Name
1	AMFM Enterprise, Inc. - Allean's Loving Care
2	Community Coalition on Homelessness/Turning Points - Project Smile
3	Early Learning Coalition of Manatee County - Simple Source for Child Care Education
4	Gulfcoast Legal Services, Inc. - Housing Preservation
5	Manatee County Homeowner Rehabilitation Program - CDBG
6	Manatee County Housing Authority Resident's Service Center
7	Manatee County Public Works - 15th Street East Sidewalk Project
8	Manatee County Public Works - Orange Ridge Edge Mill and Resurfacing Project
9	Manatee County Public Works - Overstreet Park/Tangerine Terrace Edge Mill and Resurfacing Project
10	Manatee County Public Works - Sunny Lakes Edge Mill and Resurfacing Project
11	Meals on Wheels PLUS of Manatee, Inc. - Adult Day Care Emergency Generator
12	Meals on Wheels PLUS of Manatee, Inc. - Unfunded Senior Meals
13	United Way of Manatee County - United Way Reading Room LaMirada Gardens Apartments & Robin's Apartments
14	CDBG - Planning and Administration
15	Manatee County Homeowner Rehabilitation Program - HOME
16	CHDO Set-Aside
17	HOME - Planning and Administration
18	ESG – Homeless Prevention/ ESG Planning and Administration

**Activities are public service – subject to 15% cap*

Table 59 – Project Information

DESCRIBE THE REASONS FOR ALLOCATION PRIORITIES AND ANY OBSTACLES TO ADDRESSING UNDERSERVED NEEDS

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

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

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

AP-38 Project Summary

TABLE 60: PROJECT SUMMARY INFORMATION

1	Project Name	AMFM Enterprise, Inc. - Allean's Loving Care
	Target Area	Countywide
	Goals Supported	Social/Public Service
	Needs Addressed	Basic Needs Assistance, Transportation Services for Special Needs
	Funding	\$40,000 - CDBG
	Description	Provide in-home companion, homemaker services to the elderly and the addition of exercise/nutrition educational components. This project will assist 15 elderly, frail elderly, and disabled non-elderly clients.
2	Planned Activities	Senior Services 05A
	Project Name	Community Coalition on Homelessness/Turning Points - Project Smile
	Target Area	Countywide
	Goals Supported	Social/Public Service
	Needs Addressed	Homeless Prevention, Services, and Shelters
	Funding	\$50,000 - CDBG
3	Description	Funding to pay for dentures, orthotics, and supplies for making such devices for homeless clients.
	Planned Activities	Health Services 05M
	Project Name	Early Learning Coalition of Manatee County - Simple Source for Child Care Education
	Target Area	R/ECAPs
	Goals Supported	Economic Development

	Needs Addressed	Employment Training
	Funding	\$40,000 - CDBG
	Description	Funding will be used to provide GED classes and a 45-hour child care training class to income qualified child care workers that work in child care facilities in the R/ECAP.
	Planned Activities	Child Care Services 05L
4	Project Name	Gulfcoast Legal Services, Inc. - Housing Preservation
	Target Area	Countywide
	Goals Supported	Housing
	Needs Addressed	AFH: Lack of resources for fair housing agencies, AFH: Lack local private fair housing outreach/enforcement, Legal Services
	Funding	\$40,000 - CDBG
	Description	Provide legal services to low-income residents on fair housing related issues.
	Planned Activities	Legal Services 05C
5	Project Name	Manatee County Homeowner Rehabilitation Program
	Target Area	R/ECAPs, Countywide
	Goals Supported	Housing
	Needs Addressed	Expand Access to Housing Programs and Services, AFH/CPD: Deteriorated and abandoned properties, AFH: Lack of assistance for housing accessibility
	Funding	\$300,000 - CDBG
	Description	Rehabilitation or reconstruction existing low- to moderate-income qualified homeowner occupied residential units.
	Planned Activities	14A Rehab: Single-Unit Residential
6	Project Name	Manatee County Housing Authority Resident's Service Center
	Target Area	R/ECAPs
	Goals Supported	Community Development/Public Improvements
	Needs Addressed	AFH: Lack local private fair housing outreach/enforcement, Youth Recreational Facilities and Programs, Employment Training
	Funding	\$352,000 - CDBG
	Description	Construction of a Resident's Center in the Pine Village development to serve 80 public housing units as a gathering place and for various services offered to housing authority residents, and to the community as a whole, for fair housing education, job training/placement services, etc.
	Planned Activities	03E Neighborhood Facilities
7	Project Name	Manatee County Public Works - 15th Street East Sidewalk Project
	Target Area	Low Mod Area

	Goals Supported	Community Development/Public Improvements
	Needs Addressed	Sidewalk Improvements
	Funding	\$186,290 - CDBG
	Description	Construct sidewalk along 15th Street East from 14th Ave. E. to 17th Ave. E., Bradenton to provide a safe route to Manatee County Headstart school.
	Planned Activities	03L Sidewalks
8	Project Name	Manatee County Public Works - Orange Ridge Edge Mill and Resurfacing Project
	Target Area	R/ECAPs
	Goals Supported	Community Development/Public Improvements
	Needs Addressed	Road Resurfacing/Construction, AFH: Lack of public investments in specific neighborhoods
	Funding	\$92,892 - CDBG
	Description	Resurface 3rd St. E. from 26th Ave. E. to dead end, 24th Ave. E. from 3rd St. E. to 5th St. E., 5th St. E. from 26th Ave. E. to dead end, 23rd Ave. E. from 5th St. E. to 9th St. E., and 25th Ave. E. from 5th St. E. to 7th St. E – South County.
	Planned Activities	03K Street Improvements
9	Project Name	Manatee County Public Works - Overstreet Park/Tangerine Terrace Edge Mill and Resurfacing Project
	Target Area	R/ECAPs
	Goals Supported	Community Development/Public Improvements
	Needs Addressed	Road Resurfacing/Construction, AFH: Lack of public investments in specific neighborhoods
	Funding	\$77,311 - CDBG
	Description	Resurface 58th Ave. Dr. E. from 11th St. E. to 12th St. E., 11th St. Ct. E. from dead end to dead end, 12th St. E. from 58th Ave. Dr. E. to 59th Ave. E., 59th Ave. E. from 12th St. E. to 15th St. E., 13th St. E. from 59th Ave. E. to 57th Ave. E., 57th Ave. Dr. e. from 13th St. E. to 15th St. E., and 14th St. E. from 57th Ave. Dr. E. to 57th Ave. E. - South County.
	Planned Activities	03K Street Improvements
10	Project Name	Manatee County Public Works - Sunny Lakes Edge Mill and Resurfacing Project
	Target Area	R/ECAPs
	Goals Supported	Community Development/Public Improvements
	Needs Addressed	Road Resurfacing/Construction, AFH: Lack of public investments in specific neighborhoods
	Funding	\$121,118 - CDBG
	Description	Resurface 60th Ave. W. from 12th St. W. to 2nd St. W., 59th Ave. Dr. W. west of 5th St. W., 2nd St. W. from 60th Ave. Ter. W. to 5th St. W., and 5th St. W. from

		60th Ave. Ter. W. south - South County.
	Planned Activities	03K Street Improvements
11	Project Name	Meals on Wheels PLUS of Manatee, Inc. - Adult Day Care Emergency Generator
	Target Area	Countywide
	Goals Supported	Community Development/Public Improvements
	Needs Addressed	Senior/Elderly Facilities
	Funding	\$25,000 - CDBG
	Description	Additional funding to support ongoing CDBG project to install an emergency generator at an existing adult day care facility.
	Planned Activities	03A Senior Centers
12	Project Name	Meals on Wheels PLUS of Manatee, Inc. - Unfunded Senior Meals
	Target Area	R/ECAPs
	Goals Supported	Social/Public Service
	Needs Addressed	Basic Needs Assistance, Transportation Services for Special Needs
	Funding	\$74,149 - CDBG
	Description	Funding will be provided to pay for meals for the elderly.
13	Planned Activities	05A Senior Services
	Project Name	United Way of Mantee County - United Way Reading Room LaMirada Gardens Apartments & Robin's Apartments
	Target Area	R/ECAPs
	Goals Supported	Community Development/Public Improvements
	Needs Addressed	Youth Recreational Facilities and Programs, AFH: Lack of public investments in specific neighborhoods
	Funding	\$40,000 - CDBG
	Description	Rehabilitation of an existing Community Room at both LaMirada Gardens Apartments and Robin's Apartments to be used primarily as a reading room for programs that support literacy, math, art, technology and social/emotional learning of children. The reading rooms will also be utilized for after school tutoring and summer literacy programs.
14	Planned Activities	03D Youth Center
	Project Name	CDBG – Planning and Administration
	Target Area	Countywide
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	\$330,975 - CDBG
	Description	Oversight, management, monitoring, and coordination

		of CDBG activities.
	Planned Activities	21A General Program Administration
15	Project Name	Manatee County Homeowner Rehabilitation Program
	Target Area	Countywide, R/ECAPs
	Goals Supported	Housing
	Needs Addressed	Expand Access to Housing Programs and Services, AFH/CPD: Deteriorated and abandoned properties, AFH: Lack of assistance for housing accessibility
	Funding	\$276,142 - HOME
	Description	Rehabilitation or reconstruction existing low- to moderate-income qualified homeowner occupied residential units.
	Planned Activities	14A Rehab: Single-Unit Residential
16	Project Name	CHDO Set-Aside
	Target Area	Countywide
	Goals Supported	Housing
	Needs Addressed	AFH/CPD: Availability of Affordable Units, AFH/CPD: Location/type of affordable housing, Expand Access to Housing Programs and Services, AFH: Lack of public investments in specific neighborhoods, AFH: Lack of private investments in specific neighborhoods
	Funding	\$150,000 - HOME
	Description	Set-aside for approved CHDO agencies for development of affordable housing for low- to moderate-income households.
	Planned Activities	12 Construction of Housing
17	Project Name	HOME – Planning and Administration
	Target Area	Countywide
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	\$47,349 - HOME
	Description	Oversight, management, monitoring, and coordination of HOME activities.
18	Planned Activities	21A General Program Administration
	Project Name	ESG Projects
	Target Area	Countywide
	Goals Supported	Social/Public Service
	Needs Addressed	Homeless Prevention, Services, and Shelters
	Funding	\$135,544 – ESG Homeless Prevention \$10,990 – ESG Program Administration
	Description	Funding will provide for housing relocation and stabilization services, and short-term and medium-term rental assistance.
	Planned Activities	Homeless Prevention (05Q Subsistence Payments) and

Table 60 – Project Summary Information

AP-50 Geographic Distribution

DESCRIPTION OF THE GEOGRAPHIC AREAS OF THE ENTITLEMENT (INCLUDING AREAS OF LOW-INCOME AND MINORITY CONCENTRATION) WHERE ASSISTANCE WILL BE DIRECTED

For the 2017/2018 Annual Action Plan, Manatee County will direct assistance to low- and moderate-income areas of the County including, but not limited to, the identified R/ECAP and Low- and Moderate-Income Target Areas. These Target Areas are identified in **Table 61**. Assistance will also be made available Countywide to persons meeting the CDBG eligibility requirements for low- and moderate-income benefit.

Manatee County has three Census Tracts that are identified as R/ECAPs. These three Census Tracts all reside within the South County area, more specifically, in and near the area known as “Samoset”.

TABLE 61: GEOGRAPHIC DISTRIBUTION

Target Area	Percentage of Funds
R/ECAPs	30.2%
Low- and Moderate-Income Areas	7.8%

Table 61 – Geographic Distribution

RATIONALE FOR THE PRIORITIES FOR ALLOCATING INVESTMENTS GEOGRAPHICALLY

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

The R/ECAPs are prioritized due to the Assessment of Fair Housing that was approved in February of 2017. Several activities will directly benefit the R/ECAPs: Simple Source for Child Care Education, Orange Ridge Edge Mill and Resurfacing Project, Overstreet Park/Tangerine Terrace Edge Mill and Resurfacing Project, Sunny Lakes Edge Mill and Resurfacing Project, and United Way Reading Room LaMirada Gardens Apartments & Robin's Apartments. These programs comprise 30.2% of expected funding for

2017/2018 and are directed toward physical and social enhancements of the R/ECAPs, as well as providing job skills training and financial literacy programs.

All other activities, or the remaining 69.8% 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 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 18 projects to implement the five goals of the Strategic Plan during the first year of the 2017-2021 Consolidated Plan. These projects benefit low- and moderate-income persons Countywide and within the County's Target Areas. Projects with Countywide benefit include CHDO Set-Aside, Manatee County Homeowner Rehabilitation Program, Project Smile, Allean's Loving Care, Housing Preservation, Meals on Wheels, as well as the County's administration of CDBG, HOME, and ESG funds. Furthermore, several projects are specific to the R/ECAPs.

AP-55 Affordable Housing

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 and renters. In addition, the County will continue to deliver its housing rehabilitation and rental assistance programs, and to support homebuyer education and Fair Housing activities.

The Annual Action Plan must specify goals for the number of homeless, non-homeless, and special needs households to be supported within the program year. These numbers are shown in **Table 62** and are inclusive of the affordable housing activities shown in **Table 57**, in addition to other planned housing activities identified in **Table 59**. **Table 63** indicates the number of households to be supported through specific activities, including rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units. For the purposes of this section, the term "affordable housing" is defined in

the HOME regulations at 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. [This section replaces the former HUD Table 3B.]

TABLE 62: ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT

One Year Goals for the Number of Households to be Supported	
Homeless	30
Non-Homeless	9
Special Needs	0
Total	39

Table 62 – One Year Goals for Affordable Housing by Support Requirement

TABLE 63: ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE

One Year Goals for the Number of Households Supported Through:	
Rental Assistance	30
The Production of New Units	1
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	39

Table 63 – 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. These housing activities will support thirty-nine (39) households through a combination of production of new units, rehabilitation of existing units, and short-term to medium-term rental assistance.

AP-60 Public Housing

INTRODUCTION

This section of the Annual Action Plan describes what actions Manatee County will take in the 2017/2018 program year to carry out the public housing portion of the Strategic Plan. Below, the County has identified the manner in which the 2017/2018 Annual Action Plan will address the needs of public housing during the program year.

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. According to the 2010 Bradenton Housing Authority PHA plan and the 2008 Manatee County Housing Authority PHA plan, these two Authorities manage 325 housing units and 906 Section 8 vouchers.

These units/vouchers are in constant demand. The current waiting list is 100 applicants while the Section 8 voucher program is more than 500 applicants. Typical wait time is 6 months to 2 years before receiving assistance. Currently, both public housing authorities have closed their waiting lists in an effort to manage the current demand.

According to the Manatee County Housing Authority, their 2008 PHA Plan has taken the following steps to ensure consistency between this Plan 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.

This Plan also explains that there are no public housing units or Section 8 Vouchers expected to be lost from their inventory over the next five years. In addition, the PHA does not utilize a HOPE VI grant.

ACTIONS TO ENCOURAGE PUBLIC HOUSING RESIDENTS TO BECOME MORE INVOLVED IN MANAGEMENT AND PARTICIPATE IN HOMEOWNERSHIP

All programs in the 2017/2018 Annual Action Plan are available to public housing residents and address the common needs experienced by low-income persons, including public housing residents. In addition, public housing residents are encouraged to participate in the Annual Action Plan development process.

Furthermore, in 2017 Manatee County collaborated with the MCHA to develop a joint AFH. The AFH was a citizen-driven plan that was developed through a series of public outreach efforts that included the surveys with PHA residents, meetings with MCHA staff, and attending PHA resident advisory board meetings.

IF THE PHA IS DESIGNATED AS TROUBLED, DESCRIBE THE MANNER IN WHICH FINANCIAL ASSISTANCE WILL BE PROVIDED OR OTHER ASSISTANCE

The Manatee County Housing Authority has a PHAS score of 97 and has a “small PHA deregulation” and is not listed as troubled by HUD. The Bradenton Housing Authority has a PHAS score of 88 and is considered a standard performer and is not listed as troubled by HUD.

DISCUSSION

Affordable housing needs are met by multiple service providers in Manatee County. The MCHA currently administers public housing units and tenant-based vouchers (HCVs). The County will continue to coordinate referrals with the MCHA in order to connect low-income residents with housing options.

AP-65 Homeless and Other Special Needs Activities

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

Consistent with the Five-Year Consolidated Plan’s Strategic Plan, Manatee County will pursue the goal of reduced homeless. To this end, the County has programmed activities that meet the objectives of the Strategic Plan. Activities include:

1. Project Smile - Funding to pay for dentures, orthotics, and supplies for making such devices for homeless clients.
2. Homeless Prevention - Funding will provide for housing relocation and stabilization services, and short-term and medium-term rental assistance.

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:

- 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 and the specific actions taken by Centerstone of Florida, Manatee County will continue to support the efforts of the Suncoast Partnership to End Homelessness, Inc., through this Action Plan Program Year.

ADDRESSING THE EMERGENCY SHELTER AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS

One of the County's strategies for preventing and reducing homelessness is to assist non-profit service providers in obtaining additional funding sources for emergency shelters. The primary activities to address homelessness during the 2017/2018 program year is Project Smile and Homeless Prevention through short-term and medium-term rental assistance.

As stated previously, the dramatic increase in foreclosures 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 Homeless Prevention activity, the County will provide or housing relocation and stabilization services, and short-term and medium-term rental assistance.

HELPING HOMELESS PERSONS (ESPECIALLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH) MAKE THE TRANSITION TO PERMANENT HOUSING AND INDEPENDENT LIVING, INCLUDING SHORTENING THE PERIOD OF TIME THAT INDIVIDUALS AND FAMILIES EXPERIENCE HOMELESSNESS, FACILITATING ACCESS FOR HOMELESS INDIVIDUALS AND FAMILIES TO AFFORDABLE HOUSING UNITS, AND PREVENTING INDIVIDUALS AND FAMILIES WHO WERE RECENTLY HOMELESS FROM BECOMING HOMELESS AGAIN

Another of the County's strategies for preventing and reducing homelessness is to promote and encourage the development of programs that facilitate the transition from homelessness into permanent housing. With ESG funds, the County supports homeless prevention and rapid rehousing services for the homeless.

HELPING LOW-INCOME INDIVIDUALS AND FAMILIES AVOID BECOMING HOMELESS, ESPECIALLY EXTREMELY LOW-INCOME INDIVIDUALS AND FAMILIES AND THOSE WHO ARE: BEING DISCHARGED FROM PUBLICLY FUNDED INSTITUTIONS AND SYSTEMS OF CARE (SUCH AS HEALTH CARE FACILITIES, MENTAL HEALTH FACILITIES, FOSTER CARE AND OTHER YOUTH FACILITIES, AND CORRECTIONS PROGRAMS AND INSTITUTIONS); OR, RECEIVING ASSISTANCE FROM PUBLIC OR PRIVATE AGENCIES THAT ADDRESS HOUSING, HEALTH, SOCIAL SERVICES, EMPLOYMENT, EDUCATION, OR YOUTH NEEDS

Homeless prevention is a major concern and goal of Manatee County. Strategies outlined in the Consolidated Plan and the specific actions taken by Centerstone of Florida, Manatee County will continue to support the efforts of the Suncoast Partnership to End Homelessness, Inc., through this Action Plan Program Year.

During the 2017/2018 program year, Manatee County will coordinate with Suncoast Partnership to End Homelessness, the County's designated Continuum of Care 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 and its 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 \$50,000 in CDBG funds and the entire ESG allocation of \$146,534 toward homeless services for the 2017/2018 program year. These activities will provide much needed services for the homeless population.

Additionally, toward both reducing homelessness and addressing special needs, the County will support health services and other related activities including rental assistance and services for at-risk families.

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 2017/2018 program year activities will support persons with special needs. These activities include:

- Manatee County Housing Authority Resident's Service Center
- United Way Reading Room LaMirada Gardens Apartments & Robin's Apartments
- Meals on Wheels PLUS of Manatee, Inc. - Adult Day Care Emergency Generator
- Manatee County Homeowner Rehabilitation Program
- Gulfcoast Legal Services, Inc. - Housing Preservation
- Meals on Wheels PLUS of Manatee, Inc. - Unfunded Senior Meals
- Early Learning Coalition of Manatee County - Simple Source for Child Care Education
- AMFM Enterprise, Inc. - Allean's Loving Care
- CHDO Set-aside

AP-75 Barriers to Affordable Housing

INTRODUCTION

Manatee County is dedicated to providing affordable housing to homeless, non-homeless, and special needs households. During the 2017/2018 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, workouts, 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 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.

Urban Corridor Plan - Starting in 2016, the County made amendments to the Comprehensive Plan and Land Development Code to improve opportunities for infill, redevelopment and development, along major corridors in strategic areas of the County. The amendments generally provide greater flexibility in the regulations, allow for moderate increases in density and intensity of development, and allow residential and mixed-use development patterns to occur along the corridors. They also ensure that development review is consistent, meaningful, and predictable for staff, the developer, and citizens. In

2017, the Urban Corridor Plan received statewide recognition for allowance of greater densities and building heights while promoting mixed-use and walkability.

Affordable Housing Impact Fee Program - The Manatee County Board of County Commissioners adopted a Resolution on February 24, 2004, establishing the Manatee County Affordable Housing Impact Fee Program. Beginning June 19, 2004, Manatee County began to provide assistance to developers of owner-occupied affordable housing, in the form of reimbursement of a portion of impact fees for the creation of owner occupied affordable housing for low- to moderate-income households. This incentive was recently reviewed 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.

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

Livable Manatee Incentive Program for Qualified New Affordable Housing - Manatee County recently approved Resolution R-17-069 on August 22, 2017, to enact the Livable Manatee Incentive Program for Qualified New Affordable Housing. This program provides for homeownership and rental incentives to foster the construction of new affordable units and is an improvement and expansion on the previous Affordable Housing Impact Fee Program. Through this program, Manatee County will pay 100% of impact fees for new qualified affordable units and will expedite the corresponding review and permitting process. The resulting development is subject to a Land Use Restriction Agreement to maintain affordability for a designated amount of time.

DISCUSSION

During the 2017/2018 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 2017/2018 program year, County staff will review and identify required revisions to the Comprehensive Plan and Land Development Code to further fair housing and remove or ameliorate barriers to affordable housing.

AP-85 Other Actions

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 2017/2018 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 housing requirements of the poverty-level renter and homeowner as a major underserved need. Although the County supports the construction of low-income rental

projects, these projects, which are primarily funded through the Florida Housing Finance Corporation, only reach up to 60% of median family income. Therefore, there is still a group of low-income residents who are unable to be housed through these initiatives. These projects include HOME, SHIP and other state funds, but are generally projects funded through the Low-Income Housing Tax Credit (LIHTC) program, and the State Apartment Incentive Loan (SAIL) Program. During the 2017/2018 program year, Manatee County will utilize incentive programs, such as the recently enacted Livable Manatee Incentive Program for Qualified Affordable Housing, 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 need.

ACTIONS PLANNED TO FOSTER AND MAINTAIN AFFORDABLE HOUSING

The County will continue to deliver its long-standing housing programs, including housing rehabilitation, housing replacement, rental assistance, and down payment assistance, coordinate with non-profit organizations and developers that construct affordable housing, and support homebuyer education and Fair Housing activities. These housing activities will support thirty-nine (39) households through a combination of production of new units, rehabilitation of existing units, and short-term to medium-term rental assistance.

Also during the 2017/2018 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. 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.

Three members of the housing staff within the Redevelopment and Economic Opportunity Department have successfully completed the HUD Office of Lead Hazard Control's "Visual Assessment Course" training. Participating contractors who have not attended the training continue to be encouraged to obtain training certification in lead-based paint safety procedures.

The County 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

Manatee County through programs proposed in the 2017/2018 Annual Action Plan has developed a program that will serve poverty level families and those in need. Through various housing initiatives the County will aim to increase the number of affordable units available, along with providing funds to rehabilitation substandard housing for income qualified households.

Also, with regards to financial literacy programs, legal services, and homeless prevention the County will provide a series of public services that address the priority needs identified within the Consolidated Plan.

ACTIONS PLANNED TO DEVELOP INSTITUTIONAL STRUCTURE

The County has a strong institutional structure in place to carry out its housing and community development strategies. The County's REO will administer the CDBG, HOME, and ESG, programs.

In conjunction with other County operating departments, REO will also implement any public works project proposed by the 2017/2021 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, REO and the County's non-profit agencies have long-standing ties and an effective delivery system for social services to the youth. REO 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. REO 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.

ACTIONS PLANNED TO ENHANCE COORDINATION BETWEEN PUBLIC AND PRIVATE HOUSING AND SOCIAL SERVICE AGENCIES

The Manatee County REO will continue to coordinate with various community groups and service agencies to determine objectives and goals through the public participation process. These groups play a vital role in implementing the Five-Year Consolidated Plan and the One-Year Action Plans, CAPERs, and any proposed Substantial Amendments. All stakeholders are welcomed and encouraged to participate in the implementation of this Consolidated Plan and Action Plan.

DISCUSSION

For the first-year Annual Action Plan, the County will support activities that will address underserved needs through community development and public services; foster and maintain affordable housing through rehabilitation, replacement, and homebuyer assistance; reduce lead-based paint hazards through responsible rehabilitation; reduce the number of poverty-level families through a combination

of job training and economic development; and develop 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 REO.

AP-90 Program Specific Requirements

INTRODUCTION

This section addresses the program specific requirements for the Annual Action Plan; included are the CDBG, HOME, and ESG programs.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG) REFERENCE 24 CFR 91.220. (I)(1)

Projects planned with all CDBG, HOME, and ESG funds expected to be available during the year are identified in Table 59. Table 64 identifies any program income that is available for use that is included in projects to be carried out. As shown, no program income is available.

TABLE 64: AVAILABLE PROGRAM INCOME

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

Table 64 – Available Program Income

TABLE 65: OTHER CDBG REQUIREMENTS

Available Program Income	Amount
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 (for year 2017/2018). <i>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.</i>	100%

Table 65 – Other CDBG Requirements**HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) REFERENCE 24 CFR 91.220(I)(2)**

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

The County will use funding from the State Housing Initiatives Program (SHIP) and/or other federal grants for the matching requirements under the HOME program.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Manatee County uses the recapture method for the entire amount of HOME funds provided as a subsidy, when HOME-assisted homeownership housing does not continue to be the principal residence of the assisted homebuyer for the full affordability period. The recapture provision is subject to the limitation that when the recapture requirement is triggered by a sale, voluntary or involuntary, of the housing unit, and there are no net proceeds or the net proceeds are insufficient to repay the HOME investment due, the County can only recapture the net proceeds, if any. The net proceeds are the sales price minus the superior loan repayment and closing costs. This language is included in the loan documents. These funds will be used by the County for other eligible HOME activities.

The proceeds from the sale of a CHDO property are retained by the CHDO, and used in conformance with 24 CFR 92.300(a)(2).

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

See the response to number 2, above.

4. **Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

The County will not use HOME funds to refinance the existing debt for multi-family projects.

EMERGENCY SOLUTIONS GRANT (ESG) REFERENCE 24 CFR 91.220(I)(4)

1. **Include written standards for providing ESG assistance:**

In Program Year 2017/2018, Manatee County will receive its fifth allocation of ESG funding in the amount of \$146,534, 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.

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. One very important activity entrusted to the CoC is the 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 has a standing committee to consider process improvements. Currently, 2-1-1 conducts the initial assessment upon engaging the client.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private non-profit organizations (including community and faith-based organizations) will be allocated:

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

Manatee County's match amount for ESG will come from the Community Coalition on Homelessness d/b/a Turning Points who receives grant funds through other non-federal sources.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG:

Manatee County itself does not have homeless or formerly homeless individuals elected to the commission but actively participates in the CoC Leadership Council for policy discussions and funding decisions. The CoC Leadership Council includes those with lived homeless experience, and the CoC membership includes active participants who are currently homeless or have past lived experience.

Manatee County awards all ESG funds to Turning Points, which does include homeless or formerly homeless individuals.

5. Describe performance standards for evaluating ESG:

During 2017/2018 program year, Manatee County will work with the CoC and homeless providers to create additional performance standards that insure that ESG funds are used efficiently. This is being done in collaboration with the CoC Leadership Council.

DISCUSSION

Manatee County anticipates \$1,654,878 in CDBG funds and \$114,857 in prior year resources. In addition, \$473,491 in HOME funds and \$146,534 in ESG funds. As shown in Table 65 the County has not identified funds for urgent need activities at this time; however, the percentage of overall benefit to low- and moderate-income persons is expected to be 100%. Manatee has calculated the percentage of overall benefit based on the first program year (2017/2018).

Citizen Participation Plan



Statement of Purpose

Manatee County recognizes that citizen participation is a very important part of the consolidated planning process. To better guide the County's outreach in gaining citizen input, the County has developed a Citizen Participation Plan. The Manatee County Citizen Participation Plan is designed to create opportunities for citizens to be involved in the development of the Consolidated Plan, Annual Action Plans, the implementation of Substantial Amendments, Assessment of Fair Housing (AFH), and the Consolidated Annual Performance and Evaluation Report (CAPER). These plans and documents are required in order to keep compliance with federal regulations related to the Community Development Block Grant (CDBG), HOME Investment Partnerships, and Emergency Solutions Grant (ESG) programs.

INTRODUCTION

In accordance with 24 CFR Section 91.105, the Manatee County Redevelopment and Economic Opportunity (REO) Department has prepared a Citizen Participation Plan to explain the opportunity all residents have to participate in the process of preparing the Consolidated Plan. The Manatee County Redevelopment and Economic Opportunity Department is responsible for administering the Citizen Participation Plan.

The overall goal of the Consolidated Plan is to utilize federal, state and local funding in a coordinated manner to promote the development of viable communities. Viable communities are described as meeting the residents' needs in regards to affordable and decent housing, a safe and suitable living environment, and adequate economic opportunities particularly for low- and moderate-income persons.

Citizen participation will be encouraged during development of the Consolidated Plan, Annual Action Plans, any Substantial Amendments, AFH, and the CAPER, by providing notice to residents and local organizations through various media methods.

The Citizen Participation Plan sets forth the policies to be used for citizen participation and outlines the procedures to be used to encourage the participation of all Manatee County residents – especially residents who are low-income, minorities, non-English speaking, disabled, and persons with HIV/ AIDS.

Five-Year Consolidated Plan

PUBLIC HEARINGS

In accordance with 24 CFR Section 91.105, Manatee County will host, at a minimum, one Board of County Commissioners (BOCC) public hearing during the development of the Consolidated Plan, prior to its proposed adoption by the Board of County Commissioners for submission to HUD.

PUBLIC NOTICE

The County will publish a notice of availability of the Consolidated Plan and corresponding Annual Action Plan for public review in a newspaper of general circulation, on the County's website at www.mymanatee.org and in any widely disseminated smaller publications serving low- and moderate-income persons or special needs populations. The date of publication will be the beginning of a 30-day public comment period at the end of which a public hearing on the Consolidated Plan and corresponding Annual Action Plan will also be held.

The notice of availability shall include a summary of the Consolidated Plan as well as a summary of those sections of the Consolidated Plan that concern HOME funds. The summary will describe the contents and purpose of the Consolidated Plan, and will include a list of locations where copies of the entire Consolidated Plan may be examined.

COMMENT PERIOD

Prior to the BOCC's approval of the Consolidated Plan, a 30-day public comment period shall be held as required by HUD.

The County shall publish a draft of the Consolidated Plan (including the corresponding Annual Action Plan) to be available during the 30-day comment period so that citizens have an opportunity to review the Consolidated Plan prior to adoption.

During the 30-day comment period, the Redevelopment and Economic Opportunity Department will receive written comments on the Consolidated Plan from the public and will later include those comments and the County's responses in the final publication of the Consolidated Plan.

Copies of the draft Consolidated Plan will be available for review at the Central Library, South Manatee and Palmetto Branches of the Manatee County Public Library System. Upon request, the Redevelopment and Economic Opportunity Department of Manatee County will provide a reasonable number of additional copies to citizens and groups.

The Manatee County BOCC, as the elected authority of the citizens of Manatee County, has responsibility for the Consolidated Plan. All public comments shall be reviewed and taken into consideration by the Board. The BOCC authorizes final publication of the Consolidated Plan and Annual Action Plan as well as their submission to HUD.

SUBMISSION OF PLAN

Following approval by the BOCC, the Consolidated Plan will be submitted to HUD no later than 45 days prior to the start of the program year. Upon submission, all certifications of compliance will be included.

Annual Action Plan

Each program year, as a part of the consolidated planning process, Manatee County must develop an Annual Action Plan that identifies sources of funding, statement of objectives, description of projects, graphic distribution, monitoring of sub-recipients, and results of past efforts.

PUBLIC HEARINGS

To receive public input prior to the adoption of the Annual Action Plan, the BOCC shall hold a minimum of one public hearing at the conclusion of a 30-day public comment period as required by HUD.

PUBLIC NOTICE

A public notice shall be published in a newspaper of general circulation, on the County's website at www.mymanatee.org and in any widely disseminated smaller publications serving low- and moderate-income persons or special needs populations no less than 10 days prior to the hearing date to notify the public of their opportunity to attend the hearing and provide comment.

The public notice shall include a summary of the proposed Annual Action Plan and all pertinent information as to where the Annual Action Plan is available for public examination, including the location's address and hours of availability.

COMMENT PERIOD

A 30-day comment period of the draft Annual Action Plan will be established for public review prior to submission to the Manatee County Board of County Commissioners for final consideration and adoption.

Hard copies of the draft Annual Action Plan will be available for review at the Central Library, South Manatee and Palmetto Branches of the Manatee County Public Library System. The Redevelopment and Economic Opportunity Department will provide electronic copies of the Annual Action Plan to interested citizens and organizations upon request.

Once the Annual Action Plan has been approved by the BOCC and submitted to HUD, a 45-day HUD review period will commence.

SUBMISSION OF PLAN

Following approval by the BOCC, the Consolidated Plan will be submitted to HUD no later than 45 days prior to the start of the program year. Upon submission, all certifications of compliance will be included.

Substantial Amendments

If there are changes because of legislative authority or the Department of Housing and Urban Development (HUD) causes changes in rules, regulations and guidelines which impact the CDBG, HOME, or ESG Programs, said changes will supersede any/all of the provisions contained in this Citizen Participation Plan. In addition, any general or substantial amendment to any portion of the Consolidated Plan will follow HUD's prescribed notice and comment period requirements.

Prior to the submission of any substantial change in the proposed use of funds, citizens will have reasonable notice of, and the opportunity to comment on, the proposed amendment using the citizen

participation methods outlined in this Citizen Participation Plan and/or other methods that result in effective notice and comment. Substantial amendments may be made up to six times per program year.

The following actions necessitate a substantial amendment to the Consolidated Plan:

3. A change in the use of CDBG, HOME, ESG or other HUD funds from one activity to another.
4. The elimination or addition of an activity originally described in the Annual Action Plan and/or Consolidated Plan.
5. A change in the purpose of an activity originally described in the Annual Action Plan and/or Consolidated Plan, such as a change in the type of activity or its ultimate objective (i.e., a change in a construction project from housing to commercial).
6. A meaningful change in the location of an activity originally described in the Annual Action Plan and/or Consolidated Plan.
7. A change that increases or decreases funding or the cost of an activity, project or program by more than 20% of the funds that were originally allocated for that activity, project or program as originally described in the Annual Action Plan. (This does not include activities, projects or programs that are completed under budget by more than 20%. In such cases, the unspent balance may go to existing previously approved activities.)
8. A change required by Federal law or regulation.

PUBLIC HEARINGS

Substantial Amendments to the CDBG, HOME, or ESG activities shall require approval by the Manatee County BOCC. The BOCC shall hold a minimum of one public hearing for public input on any Substantial Amendments. Prior to amending its Consolidated Plan for a new activity or a substantial change, the County will publish a notice of the substantial change in a newspaper of general circulation, on the County's website at www.mymanatee.org and in any widely disseminated smaller publications serving low- and moderate-income persons or special needs populations no less than 10 days prior to the hearing date to notify the public of their opportunity to attend the hearing and provide comment.

COMMENT PERIOD

The public shall be given an opportunity to comment on any Substantial Amendments made to the County's Consolidated Plan or Annual Action Plan. After proper notice is given, a 30-day public review

period will be required to obtain public comment prior to BOCC approval.

Copies of the draft Substantial Amendments will be made available for review by the Redevelopment and Economic Opportunity Department and on the County's website at www.mymanatee.org. Copies of the Substantial Amendments will be made available to interested citizens and organizations upon request.

Performance Reports

Each year the County will issue a Performance Report showing the progress it has made in carrying out its Strategic Plan and Action Plan.

The Performance Report, or the Consolidated Annual Performance and Evaluation Report (CAPER), will include a description of the resources available, the investment of those resources, where those resources were spent geographically, persons assisted (including the racial and ethnic status of persons assisted), actions taken to further fair housing, and other actions indicated in the Strategic Plan and Action Plan. The County must send HUD a CAPER by December 30 or within 90 days of the close of the program year. Manatee County's program year begins on October 1 and ends on September 30.

PUBLIC HEARINGS

The County will hold a minimum of one public hearing with the BOCC to consider any comments or views of citizens in relation to the published CAPER. A public notice shall be published in a local newspaper and on the County's website at www.mymanatee.org no less than 10 days prior to the hearing date to notify the public of their opportunity to attend the hearing and provide comment.

COMMENT PERIOD

The County will receive comments and make all CAPERs available to the public at least 15 days prior to submission to HUD. The County will consider any comments or views of citizens received in writing or orally at public hearings in preparing the final version of CAPERs.

A summary of these comments will be attached to the Performance Report, upon completion of the final version to be submitted to HUD. HUD conducts a 30-day review of the CAPER after submission.

Copies of the draft CAPER will be made available for viewing by the Redevelopment and Economic Opportunity Department and located on the County's website at www.mymanatee.org. Electronic copies of the CAPER will be provided to interested citizens and organizations, upon request.

Assessment of Fair Housing (AFH)

PUBLIC HEARINGS

In accordance with the Department of Housing and Urban Development (HUD) requirements, a minimum of one public hearing shall be held for public input for the AFH, prior to the draft document being made available for 30-day public comment. An additional public hearing shall be held within the noticed 30-day public comment period and prior to approval by the Board of County Commissioners.

PUBLIC NOTICE

The County will publish a notice of availability of the AFH for public review in a newspaper of general circulation, on the County's website at www.mymanatee.org and in any widely disseminated smaller publications serving low- and moderate-income persons or special needs populations. The date of publication will be the beginning of a 30-day public comment period at the end of which a public hearing on the AFH will also be held.

The notice of availability shall include a summary of the AFH. The summary will describe the contents and purpose of the AFH, and will include a list of locations where copies of the entire AFH may be examined.

The summary will describe the contents and purpose of the AFH, and will include a list of locations where copies of the entire proposed AFH may be examined.

COMMENT PERIOD

Prior to the BOCC's approval of the AFH, a 30-day public comment period shall be held as required by HUD.

The County shall publish a draft of the AFH to be available during the 30-day comment period so that citizens have an opportunity to review the AFH prior to approval and submission to HUD.

During the 30-day comment period, the Redevelopment and Economic Opportunity Department will receive written comments on the AFH from the public and will later include those comments and the County's responses in the final publication of the AFH.

Copies of the draft AFH will be available for review at the Central Library, South Manatee and Palmetto Branches of the Manatee County Public Library System. Upon request, the Redevelopment and Economic Opportunity Department of Manatee County will provide a reasonable number of additional copies to citizens and groups.

The Manatee County BOCC, as the elected authority of the citizens of Manatee County, has responsibility for the AFH. All public comments shall be reviewed and taken into consideration by the Board. The BOCC authorizes final publication of the AFH as well as their submission to HUD.

SUBMISSION OF PLAN

Following approval by the BOCC, the AFH will be submitted to HUD.

Consultation

During the development of the AFH and/or Consolidated Plan Year Manatee County will make every effort to consult with other public and private agencies that provide assisted housing, health services, and social services, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. The agencies may include local Public Housing Authorities and the local Continuum of Care. Manatee County shall also consult with community-based and regionally-based organizations that represent protected class members and organizations that enforce fair housing laws when preparing both the AFH and the Consolidated Plan.

Consultation will also include coordination with regional government agencies in addition to adjacent units of general local government and local government agencies. This includes local government agencies with metropolitan-wide planning and transportation responsibilities.

Comments/Grievances

The County's Redevelopment and Economic Opportunity Department Director or designee will provide a timely written response to complaints, comments, and grievances, within 15 working days, where practicable.

Public Hearings/Public Notices

Manatee County will host, at a minimum, two public hearings with the BOCC annually during the Five-Year Consolidated Plan's term.

To receive public input prior to the adoption of the Annual Action Plan, the BOCC shall hold a minimum of one public hearing at the conclusion of the 30-day public comment period as required by HUD. A second BOCC public hearing will be held later in the program year to consider comments from citizens regarding the published Performance Report (CAPER).

To ensure that advance notice is provided to the public and that BOCC public hearings are accessible to persons with special needs, the County will:

9. Publish a notice of the BOCC public hearing in a newspaper of general circulation, on the County's website and in any widely disseminated smaller publications serving low- and moderate- income persons or special needs populations 10 days prior to the day of the BOCC public hearing to allow interested parties to attend.
10. Published notices in readable size and provide complete summary information on the purpose of the BOCC public hearing, the date, time and location of the BOCC public hearing, and contact information for persons who may have questions about the BOCC public hearing or who may require information regarding accessibility for persons with special needs.
11. Provide a translator at the prior written request of an individual or organization representing non-English speaking persons. Written requests must be made to the Manatee County Redevelopment and Economic Opportunity Department, a minimum of five business days prior to BOCC public hearing dates.
12. Disseminate this information at appropriate County libraries, government offices and public spaces.

Community Meetings

Manatee County will host, at a minimum, two community meetings with low- and moderate-income persons and special needs populations annually during the Five-Year Consolidated Plan's term to solicit comments on the strategies and proposed use of funds and to review program performance.

To ensure that advance notice is provided to the public and that community meetings are accessible to persons with special needs, the County will:

13. Publish a notice of the community meeting in a newspaper of general circulation, on the County's website and in any widely disseminated smaller publications serving low- and moderate-income persons or special needs populations 10 days prior to the day of the community meeting to allow interested parties to attend.
14. Publish notices in readable size and provide complete summary information on the purpose of the community meeting, the date, time and location of the community meeting, and contact information for persons who may have questions about the community meeting or who may require information regarding accessibility for persons with special needs.
15. Disseminate this information at appropriate County libraries, government offices and public spaces.

Access to Information

Citizens, public agencies and other interested parties, including those most affected, will have the opportunity to receive information, and review and submit comments on any proposed submission concerning any of the following documents:

16. The proposed Annual Action Plans
17. The proposed Five-Year Consolidated Plan
18. Proposed Substantial Amendments to either an Annual Action Plan or the Five-Year Consolidated Plan
19. CAPER (Annual Performance Reports)
20. The Citizens Participation Plan
21. Assessment of Fair Housing (AFH)
22. Other plans requiring submission to HUD

Copies of the previously identified documents will be made available at advertised public buildings and upon request from the Redevelopment and Economic Opportunity Department.

All correspondence, records, and minutes of BOCC public hearings will be retained in the Redevelopment and Economic Opportunity Department and by the Clerk of the Circuit Court. All input received through, or in association with, community meetings and workshops will be retained in the Redevelopment and Economic Opportunity Department only. Any pertinent information such as written proposals from a citizens group, etc., will be presented to the Redevelopment and Economic Opportunity Department staff for review and consideration. If assistance in reading or obtaining program records is needed, the Redevelopment and Economic Opportunity Department should be contacted at 941-749- 3029 or interested parties can access records at the Redevelopment and Economic Opportunity Department at 1112 Manatee Avenue West, 5th Floor, Bradenton, Florida, 34206.

Interested parties may also access many of the program documents at the Manatee County website, www.mymanatee.org.

Technical Assistance

Technical assistance will be provided to citizens, citizen groups, non-profit organizations and agencies as needed in developing project proposals. Such assistance is available upon request from the Redevelopment and Economic Opportunity Department. Anyone needing technical assistance should contact the Manatee County Redevelopment and Economic Opportunity Department at 941-749-3029.

Anti-Displacement

The County has not, nor does it anticipate, funding any activities that will displace any residents or businesses. If displacement does occur, the residents or businesses displaced would be entitled to compensation and/or assistance under applicable Federal laws. Should the need for displacement ever arise, the County will officially notify the residents or businesses expected to be displaced as soon as practicable following approval of the activity. The notice will include a description of the proposed action, a discussion of how the resident or business owner might be affected, and information concerning their rights and benefits.

The County's Local Relocation and Anti-Displacement Policy provides more information on this subject. It is included in the Appendix of the Consolidated Plan.

Use of Plan

Manatee County will follow this Citizen Participation Plan in the development of the Consolidated Plan, any substantial amendments to the Consolidated Plan, Annual Action Plan, AFH, and the Performance Report.

For more information regarding the Consolidated Plan or to submit your comments:

Inquiries and complaints concerning the Consolidated Plan, any substantial amendments to the Consolidated Plan, Annual Action Plan, AFH, or the Performance Reports can be conveyed by contacting the County staff at:

Manatee County Redevelopment and Economic Opportunity Department
1112 Manatee Avenue West, 5th Floor
Bradenton, FL 34206
Telephone: 941-749-3029 • Fax: 941-742-5848
Telephone en Espanol: 941-749-3029
Manatee County, FL

Complaints and related comments on the programs may also be offered at the public hearings. Written complaints may also be made to the Jacksonville 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 Charles Bennett Federal Building
400 West Bay Street, Suite 1015
Jacksonville, FL 32202
Telephone: 904-232-1777
Fax: 904-232-3617