

RESOLUTION R-26-098

**RESOLUTION TO ADOPT THE MANATEE COUNTY
2026/2027 ANNUAL ACTION PLAN &
SUBSTANTIAL AMENDMENTS TO THE 2024 AND 2025 ANNUAL ACTION PLANS**

WHEREAS, Manatee County is eligible to receive federal funds through the Community Development Block Grant, HOME Investment Partnership, and Emergency Solutions Grant Programs from the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, Manatee County conducted public input efforts on unmet housing and community development needs with residents and stakeholders through one community meeting and two Public Hearings between March 2nd and July 28th, 2026; and

WHEREAS, a 30-day public comment period on the draft 2026/27 Annual Action Plan and Substantial Amendments to the 2024 and 2025 Annual Action Plans was held between June 29th and July 29th, 2026; and

WHEREAS, the 2023-2028 Consolidated Plan is a prerequisite for receiving funds under HUD's program, and the Plan was approved by HUD in October 2023; and

WHEREAS, the process for adopting the 2026/27 Annual Action Plan and Substantial Amendments to the 2024 and 2025 Annual Action Plans is outlined in the Manatee County Citizen Participation Plan, HUD regulations, and regulatory waivers, and each of those steps has been followed in this process; and

WHEREAS, the activities identified in all Annual Action Plans are designed to provide decent housing, suitable living environment, affirmatively furthering fair housing, and expand economic opportunities, which are consistent with the goals of the Manatee County 2023-2028 Consolidated Plan; and

WHEREAS, the Plans were developed with public input from all concerned citizens and organizations on housing and community development needs, which were considered by staff and incorporated into the Manatee County 2026/27 Annual Action Plan as appropriate; and

WHEREAS, the approval of the Manatee County FY 2026/27 Annual Action Plan is required to receive funds under HUD's program.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THAT:

1. Resolution R-26-098 is hereby adopted to provide for the approval of the Manatee County FY2026/27 Annual Action Plan and Substantial Amendments to the 2024 and 2025 Annual Action Plans, attached hereto as "Exhibit B".
2. The Chairman is hereby authorized to sign any documents from the U.S. Department of Housing and Urban Development (HUD) necessary to implement the Federal CDBG, HOME, and ESG program activities as approved and adopted by the Board of County Commissioners in Manatee County Consolidated Plan and Annual Action Plans, including the Non-State Certifications and federal assistance applications (SF424 forms)
3. The Chairman is hereby authorized to sign and execute upon receipt of the HUD Grant Agreements for Federal CDBG, HOME, and ESG program activities as approved and

adopted by the Board of County Commissioners in the Manatee County Consolidated Plan and Annual Action Plans.

4. Submission of this resolution along with the Manatee County FY 2026/27 Annual Action Plan to the U.S. Department of Housing and Urban Development is hereby authorized.
5. The Director of the Community and Veterans Services Department, or designee, is hereby authorized to approve and execute subrecipient funding agreements, amendments, associated standard Land Use Restriction Agreements, environmental reviews and assessments, policies and procedures governing the implementation of the HUD entitlement programs and authorize payments up to the maximum allowable funding for Manatee County's HUD entitlement funding under CDBG, HOME, ESG, CDBG-CV, ESG-RUSH and HOME-ARP program activities as approved and adopted by the Board of County Commissioners in Manatee County Consolidated Plan and Annual Action Plans.
6. The Director of the Community and Veterans Services Department, or designee, is hereby authorized to approve and execute changes in project and activity scope, funding, and location, project and activity creation, elimination, and funding reallocations associated with the Manatee County Consolidated Plan and Annual Action Plans, following decisions made by the Board of County Commissioners, requirements of the Citizen Participation Plan and all applicable Federal Regulations governing Manatee County HUD Entitlement Funding.

ADOPTED, with a quorum present and voting this 28th day of July 2026.

ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By: 
Deputy Clerk

By: 
Chairman



Exhibit A

Summary of Substantial Amendment to the 2024/25 Annual Action Plan

The 2024/2025 Annual Action Plan substantial amendment cancels the CDBG activity for the 2024 Code Enforcement project in the amount of \$207,227.00 (Account Key # 1729012578) and reallocates these funds to CDBG activity 23101 Sidewalk Expansion within designated CDBG target areas (Account Key # 1729012577). The project will be implemented by Manatee County Government Public Works and includes the design, permitting, and construction of sidewalks to improve pedestrian safety, accessibility, and connectivity in low- and moderate-income areas and supports the County's ongoing investment in critical infrastructure serving CDBG-eligible populations. The total funding amount for project 23101 CDBG Sidewalk Improvements will be \$657,227.00.

Summary of Substantial Amendment to the 2025/26 Annual Action Plan

The 2025/2026 Annual Action Plan substantial amendment reduces funding for the CDBG activity 23373 Power of Love Facility Expansion for Adults with Disabilities in the amount of \$150,000.00 (Account Key # 1729012599) and reallocates these funds to two CDBG activities. The first activity provides \$100,000.00 for the Under One Roof Kitchen Rehabilitation project, which will support improvements to an existing facility to enhance service delivery for individuals and families in need. The total funding amount for the project Under One Roof Kitchen Rehabilitation will be \$811,497.00. The second activity provides \$50,000.00 for the 23371 Salvation Army Shelter Rehabilitation project (Account Key # 1729012597), which will fund critical repairs and improvements to an emergency shelter serving low- and moderate-income residents. The total funding amount for the project 23371 Salvation Army Shelter Rehabilitation will be \$462,446.00.

Summary of the 2026/27 Annual Action Plan

The Action Plan includes an estimate of available resources from private and public sources to address identified needs; a description of the priorities and specific objectives to be addressed in this program year; a summary of the eligible programs or projects that Manatee County will undertake to address the needs; a description of the geographic areas of the County in which assistance will be directed; a description of the projects to address the needs of the homeless, at-risk and special needs populations; the plans to reduce the number of poverty level families; and the standards in which the County will monitor its housing and community development projects.

Alternate Projects: The following activities are proposed as alternate project options in the event that additional funding becomes available during the program year. For the Community Development Block Grant Program: Alternate Project #1 - Non-Congregate Shelter Initiatives – Acquisition, conversion, rehabilitation, and/or construction of a non-congregate shelter facility, as defined by HUD. Alternate Project #2 - Public Facility – Pre-Development components, Common Areas/Facilities Infrastructure, Exterior upgrades as needed, and other appurtenances for functioning public facilities. For the HOME Investment Partnership Program: Alternate Project #1 - HOME-Tenant-Based Rental Assistance – Provision of Rental Assistance, rental and utility deposits as needed to low- and moderate-income Manatee County residents. Alternate Project #2 - CHDO Housing Construction – Construction of single-family or multi-family homeownership or rental developments.

Statement of Proposed Budget and Use of Estimated Funds

Sources of Funds

2024/25 Community Development Block Grant (CDBG)	\$ 207,227.00
2025/26 Community Development Block Grant (CDBG)	\$ 150,000.00
2026/27 Community Development Block Grant (CDBG)	\$ 1,981,290.00
2026/27 HOME Investment Partnership	\$ 623,460.88
2026/27 Emergency Solutions Grant (ESG)	\$ 161,149.00
TOTAL	\$ 3,123,126.88

Use of Funds

Community Development Block Grant (CDBG)

1. 23654 Easter Seals Southwest Florida. - Campus Kitchen Rehabilitation Project – **\$240,000.00**
Project to support campus kitchen rehabilitation to serve children at the preschool and K-12 Autism Center.
2. 23655 The Food Bank of Manatee - Mobile Produce – **\$25,000.00**
Funding will be provided to distribute fresh produce in the Pride Park and Samoset areas of unincorporated Manatee County.
3. 23689 Genesis Health Services – Dental Facility Expansion – **\$310,000.00**
Project to support dental facility expansion offering free and reduced-rate comprehensive oral care to low- and moderate-income Manatee County residents.
4. 23675 Gulfcoast Legal Services – 2026/27 Housing Legal Services - **\$40,000.00**
The project will provide legal services to low- and moderate-income residents of Manatee County for housing-related issues.
5. 23677 Helping Up Mission, Inc. - Under One Roof Gateway Shelter – **\$132,150.00**
Funding will be provided for the general operations of the Under One Roof Gateway Shelter, which serves unhoused individuals in Manatee County.
6. 23672 Manatee Educ Foundation, Inc. / Soar in 4 – Soar Lab Backyard Expansion - **\$180,000.00**
Project to support the construction of a playground space at the Soar Lab.
7. 23646 Meals on Wheels – 2026/27 Unfunded Senior Meals – **\$25,000.00**
Funding will be provided for meals for eligible elderly residents of unincorporated Manatee County.
8. 23371 The Salvation Army - Shelter Rehabilitation – **\$207,940.00** (\$157,940.00 2026/27 CDBG & \$50,000.00 2025/26 CDBG)
The project will rehabilitate the emergency shelter facility.
9. 23650 Turning Points – 2026/27 Project Smile – **\$75,000.00**
The project will provide uninsured low-income Manatee County residents with access to high-quality, free dental care and oral prosthetics.

10. Manatee County Property Management - Under One Roof Kitchen Rehabilitation - **\$300,000.00**
(\$200,000.00 2026/27 CDBG & \$100,000.00 2025/26 CDBG)

The project will assist with a portion of the costs for the kitchen rehabilitation of the emergency shelter facility.

11. 23101 Manatee County Department of Public Works – Sidewalk Improvements - **\$407,227.00**
(\$200,000.00 2026/27 CDBG & \$207,227.00 2024/25 CDBG)

Sidewalk design and construction in eligible CDBG low- and moderate-income areas.

12. Manatee County Community Development Division (CVS) - 2026/27 CDBG Administration and Planning - **\$396,200.00**

Funding will be provided for personnel and related costs for the general oversight and administration of the CDBG program.

HOME Investment Partnership Program (HOME)

1. 23658 Manatee County Habitat for Humanity – Palmetto Townhomes (CHDO) - **\$111,000.00**

The project will subsidize a portion of the development costs for 20 new homes for income-eligible families (up to 80% of AMI), located at 3903 11th St W, Palmetto, FL 34221.

2. 23638 The Salvation Army – FY 2026/27 Rental Assistance Program HOME TBRA – **\$200,000.00**

The project will provide Tenant-Based Rental Assistance, rental and utility deposits as needed to low- and moderate-income Manatee County residents.

3. 23656 Turning Points - FY 2026/27 Rental Assistance Program HOME TBRA – **\$250,120.00**

The project will provide Tenant-Based Rental Assistance, rental and utility deposits as needed to low- and moderate-income Manatee County residents.

4. Manatee County Community Development Division (CVS) – 2026/27 HOME Administration and Planning - **\$62,340.00**

Funding will be provided for personnel and related costs for the general oversight and administration of the HOME program.

Emergency Solutions Grant Program (ESG)

1. 23668 Catholic Charities Diocese of Venice, Inc. – FY 2026/27 Manatee County Rapid Rehousing / Homeless Prevention - **\$149,069.00**

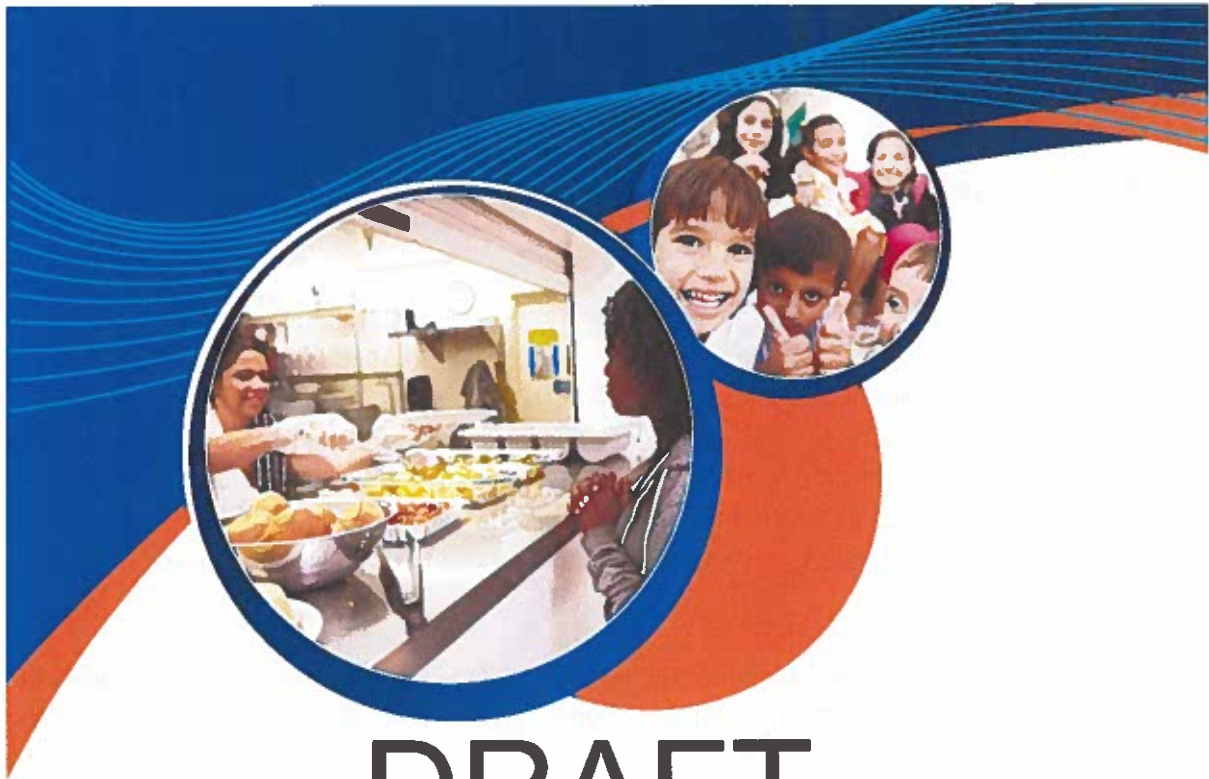
Funding will provide housing relocation, stabilization services, and rental assistance to at-risk citizens of Manatee County. An emergency shelter alternative may also be provided if needed.

2. Manatee County Community and Veterans Service -2026/27 ESG Administration and Planning - **\$12,080.00**

Funding will be provided for personnel and related costs for the general oversight and administration of the ESG program.

Exhibit B

Copy of the Adopted Manatee County 2026/2027 Annual Action Plan



June 2026

DRAFT

Annual Action Plan Program Year 2026/2027

MANATEE COUNTY, FLORIDA

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



Annual Action Plan
2026

1

funding allocations and community development needs of the County to ensure that this Annual Action Plan is a citizen-driven plan.

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

Statutory Goals

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

Decent Housing:

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

A Suitable Living Environment:

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

Expanded Economic Opportunities:

- Job creation and retention for low-income persons
- Availability of mortgage financing for low-income persons at reasonable rates using nondiscriminatory lending practices

Goal 3: Support Healthcare and Wellbeing Activities for Special Needs Populations

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

Objectives:

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

Goal 4: Provide Access to Supportive Services y Economic Development Opportunities

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

Objectives:

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

Goal 5: Expand Community Development Strategies

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

Objectives:

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

- Affordable Housing Redevelopment/Rehabilitation
- Homeless Prevention, Services, and Shelters
- Homeless Outreach
- Homeowner Housing Rehabilitation
- Park Improvements
- Boys and Girls Club
- Library Roof Replacement
- Career Technical Training
- Resurfacing
- Sidewalk Projects
- Shelter Support

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

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

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

The development of the Consolidated Plan and Annual Action Plan was based on the previous Consolidated Plan and numerous other studies, plans and reports that have been prepared in recent years. Some of the primary documents included the County's SHIP Local Housing Incentives Strategy and Local Housing Assistance Plan, and the Suncoast Partnership to End Homelessness Point-in-Time (PIT) Homeless Report and Annual Homeless Assessment reports, and the 2024 Analysis of Impediments to Fair Housing (AFH), among others.

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

- Several public notices;
- Grant application workshop;
- Two public hearings;

7. Summary

The Five-Year Consolidated Plan for years 2023/2024 – 2027/2028 identifies goals, objectives, and strategies to address the County's housing and community development priority needs. These needs were identified through an extensive citizen participation process that involved neighborhood residents, service providers and other community partners. The Consolidated Plan guides the County's use of HUD resources through five goals. These goals are summarized as: Affordable Housing, Public/Social Services, Homelessness, Community Development/Public Improvements, and Economic Development. Over the next five years, Manatee County will continue to deliver housing and community development services through housing programs, public works, as well as through partnerships with an array of public service providers. Each of the projects selected in the 2026/2027 Annual Action Plan address a specific goal in the Consolidated Plan.

1112 Manatee Avenue West

Bradenton, FL 34205

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

Julia.vieira@mymanatee.org

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

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

U.S. Department of Housing and Urban Development

Community Planning and Development Division

400 West Bay St., Ste. 1015

Jacksonville, FL 32202

Phone: (904) 232-2627

Fax: (904) 232-3759

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

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

The CoC and the MCHA were also invited to review the Annual Action Plan and provide input on the narratives of the plan.

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

Manatee County receives and administers an Emergency Solutions Grant (ESG). The Suncoast Partnership to End Homelessness is the regional Continuum of Care (CoC), which is comprised of ten board members and 13 staff 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.

During the project selection phase for the FY 2026/2027 Annual Action Plan, Manatee County included the Chief Executive Officer of Suncoast Partnership to End Homelessness on the Review Committee to offer a wider scope of experience in ESG-funded projects and activities.

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

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

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

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

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

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

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

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Suncoast Partnership to End Homelessness	Homelessness
State Housing Initiatives Partnership	Manatee County/State of Florida	State Housing Initiatives Partnership (SHIP) Local Housing Incentives Strategy and Local Housing Assistance Plan - Housing
Manatee County Public Works	Manatee County	Facility Improvements
Assessment of the Currently Proposed Homelessness	Manatee County	Homelessness

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Many of the programs and activities that will be carried out by the County during the program years will involve coordination with several agencies and organizations. At a minimum, implicit in these goals is the County's commitment to providing coordinated community, housing, and supportive services to its lower income residents. These services are provided through partnerships with government and quasi-government agencies, as well as respective planning efforts shown in the tables above. 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.

Social/Public Service strategies were developed through consultation with the Suncoast Partnership to End Homelessness annual PIT and homeless assessment reports to obtain the latest counts of the homeless population. The Suncoast Partnership to End Homelessness is the lead agency for homeless services and represents agencies that implement homeless services. The County utilized data from HUD that details homelessness and homeless service providers, including the Sarasota, Bradenton/Manatee, Sarasota Counties CoC housing inventories. Finally, input from other service providers, stakeholders, and citizens through community meetings, community surveys, meetings with CVS staff proved helpful in crafting the Public Service strategy.

Community Development/Public Improvements Strategy

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

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

Economic Development Strategy

Economic Development Needs were determined through community meetings, community surveys, and consultation with service providers. As with the social/public service and housing topics, HUD and the U.S. Census provide data on various economic development items. Information was collected from citizens, stakeholders, and service providers that are knowledgeable about economic development. The County does not have specific economic development projects funded through CDBG.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Internet Outreach	Non-targeted/broad community	No responses received.	No comments received.	No comments received.	www.facebook.com / manatee.county.fl/
4	Public Meeting	Non-targeted/broad community	BCC Regular Meeting - June 2, 2026	Discussion on the proposed 2026 Annual Action Plan budget. BCC approved proposed budget.	Agenda and minutes included in attachments.	
5	30-Day Public Comment Period	Non-targeted/broad community	June 29, 2026 thru July 28, 2026	No comments received.	No comments received.	www.mymanatee.org
6	Public Hearing	Non-targeted/broad community	BCC Regular Meeting - July 28, 2026 (Adoption)	BCC approval of the 2026 Annual Action Plan for submittal to HUD.	Agenda and minutes included in attachments.	

Table 4 – Citizen Participation Outreach

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	623,460.88	0.00	0.00	623,460.88	600,000.00	Additional resources for leveraging may include other State and Federal grant sources (SHIP, CDBG)

The County will also look to leverage funds, if available, from other agencies and programs against CDBG, HOME, and ESG dollars. The County will use funding from the State Housing Initiatives Program (SHIP) and/or other federal grants for the matching requirements under the HOME program, with 25% match on all expenditures except planning and administration, CHDO operating, CHDO capacity building, and CHDO project specific expenses when repayment is waived under §92.301. Manatee County's match amount for ESG will come from the selected subrecipients who receive grant funds through other non-federal sources. ESG match may also come from other local sources that fund initiatives to address the priority needs of sheltering and supportive services to unhoused individuals. Consistent with ESG program requirements, a 100% match on all expenditures will be provided after the date that HUD signs the grant agreement. For ESG, cash, non-cash, and program income must meet requirements of § 576.201.

During the 2016 General Election, Manatee County voters approved a half-cent sales tax to pay for local roads, parks and public safety needs. Where possible, Manatee County will look to leverage these dollars with federal funds.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Access to Affordable Housing	2023	2027	Affordable Housing	Manatee County Samoset Target Area	Preserve and Maintain Existing Housing Stock Increase Supply of Affordable Housing Fair Housing & Equitable Access Rental Assistance	CD8G: \$40,000.00 HOME: \$561,120.00	Public service activities for Low/Moderate Income Housing Benefit: 94 Households Assisted Homeowner Housing Added: 1 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 75 Households Assisted
2	Reduce Homelessness in Manatee County	2023	2027	Homeless	Manatee County	Transitional and Supportive Housing Homeless Prevention Assistance Rental Assistance Shelter Facilities and Operations	ESG: \$149,069.00	Tenant-based rental assistance / Rapid Rehousing: 8 Households Assisted

Goal Descriptions

1	Goal Name	Increase Access to Affordable Housing
	Goal Description	Improve availability, accessibility, and condition of affordable housing for low- and moderate-income and special needs households throughout Manatee County.
2	Goal Name	Reduce Homelessness in Manatee County
	Goal Description	Enhance the living environment for homeless populations and those at-risk of homelessness through strategies that reduce and prevent homelessness throughout Manatee County.
3	Goal Name	Support Healthcare and Wellbeing Activities
	Goal Description	Expand the accessibility and coordination of social services to Manatee County low- and moderate-income, homeless, and special needs populations.
4	Goal Name	Expand Community Development Strategies
	Goal Description	Enhance the living environment of low- and moderate-income, homeless, and special needs populations through public improvement projects and activities.
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.

Projects

#	Project Name
1	Easter Seals Southwest Florida Campus - Kitchen Rehabilitation
2	Food Bank of Manatee
3	Genesis Health Services - Facility Expansion
4	Gulfcoast Legal Services, Inc. - Housing Legal Services
5	Helping Up Mission, Inc - Under One Roof Gateway Shelter Operations
6	Manatee Education Foundation, Inc. / Soar in 4 - Soar Lab Backyard Expansion
7	Meals On Wheels PLUS of Manatee, Inc. - Unfunded Senior Meals
8	The Salvation Army - Shelter Conversion Project
9	Turning Points - Project Smile
10	Manatee County - Property Management - Under One Roof
11	Manatee County - Public Works - Sidewalk Expansion
12	CDBG Planning and Administration
13	Manatee County Habitat for Humanity - Palmetto Homes
14	The Salvation Army - TBRA
15	Turning Points - TBRA
16	HOME Planning and Administration
17	ESG26 Manatee County

Table 3 - Project Information

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

Manatee County's allocation priorities for FY 2026/2027 are based on identified community needs, with a primary focus on expanding access to affordable housing, reducing homelessness, and supporting low- and moderate-income (LMI) residents through essential services and infrastructure improvements. Priority is given to activities that provide direct housing assistance, including tenant-based rental assistance, homelessness prevention, rapid rehousing, and the development or preservation of affordable housing. Additional emphasis is placed on public services that support housing stability, such as legal assistance, mental health services, and supportive services for vulnerable populations.

One of the primary obstacles to addressing underserved needs is the continued reduction and limited availability of entitlement funding relative to growing community demand. Increasing housing costs, limited housing supply, and rising service needs place additional strain on available resources. As a result, the County is often unable to fully fund all eligible and needed activities.

To address these challenges, Manatee County will continue to pursue alternative funding sources and partnerships. This includes seeking competitive grant opportunities at the federal, state, and local levels, as well as coordinating with nonprofit and community-based organizations to leverage resources and maximize impact. However, staff capacity to administer additional grants and programs may also limit

**AP-38 Project Summary
Project Summary Information**

	Needs Addressed	Public Facilities Improvements Health and Dental Care for Underinsured
	Funding	CDBG: \$310,000.00
	Description	Facility Expansion to include increase in 836 sq ft dental facility (adding 3 clinic suites and imaging/exam room) offering free and reduced rate comprehensive oral care to low- and moderate income Manatee County residents. Address: 707 7th Street W., Palmetto, FL 34221
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Expand 1 facility that serves 440 individuals annually
	Location Description	Address: 707 7th Street W., Palmetto, FL 34221
	Planned Activities	CDBG Public Facilities 24 CFR 570.201 (c) 03P-Health Facilities
	Planned Activities	CDBG Public Facilities 24 CFR 570.201 (c) 03P-Health Facilities
4	Project Name	Gulfcoast Legal Services, Inc. - Housing Legal Services
	Target Area	
	Goals Supported	Increase Access to Affordable Housing
	Needs Addressed	Fair Housing & Equitable Access
	Funding	CDBG: \$40,000.00
	Description	Housing Legal Services 2026-27 to provide Manatee County residents with free access to representation to cases addressing housing issues such as discrimination, predatory lending, foreclosure, substandard housing conditions, and unlawful eviction practices.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Serve 94 unduplicated individuals
	Location Description	Countywide
	Planned Activities	CDBG - Public Services 24 CFR 570.201 (e)
5	Project Name	Helping Up Mission, Inc - Under One Roof Gateway Shelter Operations
	Target Area	
	Goals Supported	Reduce Homelessness in Manatee County

	Description	Unfunded Senior Meals 2026-27 to prevent hunger for home-bound Manatee County seniors and allow them to age in place without institutionalization.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Serve 35 unduplicated individuals
	Location Description	Countywide
	Planned Activities	CDBG - Public Services 24 CFR 570.201 (e)
8	Project Name	The Salvation Army - Shelter Conversion Project
	Target Area	
	Goals Supported	Expand Community Development Strategies
	Needs Addressed	Shelter Facilities and Operations
	Funding	CDBG: \$157,940.00
	Description	Shelter Conversion Project (FY 2025/26 Continuation) - Conversion of homeless congregate shelter for male adults into non-congregate shelter units for families with children. Funding to complete Phases I and II.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	1 facility conversion. Non-congregate shelter units for families with children.
	Location Description	1204 14th Street West, Bradenton, FL 34205
	Planned Activities	CDBG Public Facilities 24 CFR 570.201 (c) 03C-Homeless Facilities
9	Project Name	Turning Points - Project Smile
	Target Area	
	Goals Supported	Support Healthcare and Wellbeing Activities
	Needs Addressed	Health and Dental Care for the Underinsured
	Funding	CDBG: \$75,000.00

	Estimate the number and type of families that will benefit from the proposed activities	Sidewalk project (1.3 miles) to benefit LMI residents in proximity.
	Location Description	301 Blvd E from 51st Ave E to US 41.
	Planned Activities	CDBG Public Facilities 24 CFR 570.201(c) 03L-Sidewalks
12	Project Name	CDBG Planning and Administration
	Target Area	
	Goals Supported	Program Administration
	Needs Addressed	Planning, Preparedness, & Resiliency
	Funding	CDBG: \$396,200.00
	Description	2026/27 CDBG Administration and Planning
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	CDBG - Program Administration 24 CFR 570.206
13	Project Name	Manatee County Habitat for Humanity - Palmetto Homes
	Target Area	
	Goals Supported	Increase Access to Affordable Housing
	Needs Addressed	Increase Supply of Affordable Housing
	Funding	HOME: \$111,000.00
	Description	Palmetto Townhomes - Construction of twenty (20) homeownership units (3BR/2BA) for income eligible Manatee County residents. Address: 903 11th St W, Palmetto, FL 34221(Expected Mortgage: \$1,000 - \$1,200)
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	There will be 20 homeownership units built with 1 HOME-Assisted Unit

16	Project Name	HOME Planning and Administration
	Target Area	
	Goals Supported	Program Administration
	Needs Addressed	Planning, Preparedness, & Resiliency
	Funding	HOME: \$62,340.88
	Description	2026/27 HOME Administration and Planning
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	HOME - Program Administration 24 CFR 92.207
17	Project Name	ESG26 Manatee County
	Target Area	
	Goals Supported	Reduce Homelessness in Manatee County
	Needs Addressed	Homeless Prevention Assistance Rental Assistance
	Funding	ESG: \$161,149.00
	Description	ESG Rapid Rehousing and Homelessness Prevention Program will provide housing relocation, stabilization services, and rental assistance to Manatee County residents who are literally homeless or at imminent risk of homelessness. (\$149,069)2026/27 ESG Administration and Planning (\$12,080)
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Serve 8 unduplicated households
	Location Description	Countywide

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

For the FY 2026/2027 Annual Action Plan, Manatee County will direct assistance to geographic areas with the greatest concentration of low and moderate income (LMI) residents, as well as areas identified as having higher levels of need. These areas are identified in Table 10 and reflect census tracts and block groups that meet HUD's LMI national objective criteria.

The County prioritizes investments in these target areas to address gaps in access to safe and affordable housing, public infrastructure, and supportive services. Projects funded through CDBG and HOME that have a defined physical location are strategically located to benefit these areas and include Palmetto Townhomes, Sidewalk Expansion, Under One Roof, The Salvation Army Shelter Conversion Project, Soar Lab Backyard Expansion, Genesis Health Services Facility Expansion, and Easter Seals Southwest Florida Campus Kitchen Rehabilitation.

In addition to geographically targeted investments, several programs are implemented on a countywide basis and are available to income eligible households regardless of location. These activities, including housing assistance, tenant based rental assistance, and supportive services, ensure that LMI individuals and families throughout Manatee County, including those living outside of designated LMI areas, can access needed resources.

This approach allows the County to concentrate resources in areas of greatest need while maintaining flexibility to serve eligible residents throughout the community.

Geographic Distribution

Target Area	Percentage of Funds
Samoseet Target Area	10

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

All other activities will benefit any person meeting the CDBG eligibility requirements for low- and

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

The Annual Action Plan must specify goals for the number of homeless, non-homeless, and special needs households to be supported within the program year. These numbers are shown in **Table 11** and are inclusive of the affordable housing activities shown in **Table 9**. **Table 12** indicates the number of households to be supported through specific activities, including rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units. For the purposes of this section, the term “affordable housing” is defined in the HOME regulations at 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

One Year Goals for the Number of Households to be Supported	
Homeless	83
Non-Homeless	1
Special-Needs	0
Total	84

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	83
The Production of New Units	1
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	84

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

This section of the Annual Action Plan describes what actions Manatee County will take in the 2026 program year to carry out the public housing portion of the Strategic Plan.

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

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

The units/vouchers administered by these PHAs are in constant demand. Typical wait time is 4 to 5 years before receiving assistance. Currently, both public housing authorities have closed their waiting lists in an effort to manage the current demand.

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

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

Additionally, in 2024 Manatee County worked collaboratively with the MCHA to update the Analysis of Impediments to Fair Housing Choice. This effort strengthened coordination between agencies and helped identify barriers to fair housing, as well as strategies to address those barriers moving forward.

The County will continue to partner with MCHA to implement the recommendations outlined in the Analysis of Impediments and to promote fair housing practices throughout the community. This ongoing collaboration includes coordination on outreach efforts, policy development, and program implementation to ensure equitable access to housing opportunities for all residents.

Furthermore, Manatee County invites MCHA to participate in the annual project application review and scoring process. This involvement helps ensure that funding decisions are informed by fair housing considerations and aligned with identified community needs and priorities.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

This section of the Annual Action Plan describes Manatee County's one-year goal, and the specific action steps it will undertake in the program year to carry out the homeless strategy identified in the Strategic Plan. Additionally, this section addresses any activities related to the supportive housing needs of non-homeless populations.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Consistent with the Five-Year Consolidated Plan's Strategic Plan, Manatee County will continue to prioritize efforts to reduce and prevent homelessness through coordinated outreach, service delivery, and housing stabilization strategies. In FY 2026/2027, the County will advance a comprehensive approach that emphasizes both immediate assistance and long term housing solutions.

A central component of the County's strategy is proactive outreach to individuals experiencing homelessness, particularly those who are unsheltered. Manatee County paramedicine teams, in partnership with the Manatee County Sheriff's Office, Centerstone, and local law enforcement agencies, conduct regular outreach activities throughout the community. In addition, the County has expanded capacity by supporting dedicated outreach staff. Outreach workers serve as mobile access points to the homeless response system, conducting needs assessments, completing Coordinated Entry evaluations, and connecting individuals to housing and supportive services. These efforts allow providers to identify urgent needs, prioritize vulnerable populations, and link individuals to available resources such as emergency shelter, rental assistance, or community-based funding sources such as Season of Sharing.

The County continues to invest Emergency Solutions Grant (ESG) funds and other federal, state, and local resources to support a range of homelessness response activities. These include homelessness prevention services, rapid rehousing, and housing relocation and stabilization services, along with short- and medium-term rental assistance to help households avoid eviction or quickly return to stable housing. ESG funded programs also support outreach, essential services, and coordinated entry activities.

Additional targeted initiatives address both immediate needs and underlying barriers to housing stability. Project Smile, a nationally recognized program, provides dental prosthetics and related services to individuals experiencing homelessness, helping remove barriers to employment and self-sufficiency. Disaster Survivor Services funding will assist individuals and families who were homeless or at risk of homelessness before or after the 2024 hurricane season by providing essential services not covered by

of housing instability, offering coordinated intake, case management, healthcare referrals, employment assistance, and housing navigation.

The County is also advancing Project Fresh Start, a planned lower barrier shelter designed to serve a growing single adult population, including individuals involved in the criminal justice system. Following its implementation, The Salvation Army will transition to serving families exclusively, increasing family shelter capacity from 6 to approximately 26 units.

In addition to expanding shelter capacity, the County prioritizes prevention and rapid rehousing to reduce reliance on shelters. Emergency Solutions Grant, HOME, and HOME ARP funds support rental assistance, housing relocation and stabilization services, and rapid rehousing. These programs help individuals avoid homelessness or quickly return to permanent housing.

For the 2026 program year, ESG funds will support Rapid Rehousing and Homelessness Prevention through Catholic Charities Diocese of Venice.

In the past the County has supported non-congregate shelter options such as hotel vouchers and public facility improvements, including the HOPE Domestic Violence Shelter rehabilitation. While Community Development funds were not used for new construction, they support individuals transitioning from shelter to permanent housing.

Through coordination with the Suncoast Partnership to End Homelessness and local providers, Manatee County is expanding shelter capacity, improving service access, and implementing a more effective and responsive system to meet emergency shelter and transitional housing needs.

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

Homelessness prevention remains a central priority for Manatee County's homeless response system. Consistent with the Consolidated Plan, the County continues to implement strategies that emphasize coordinated service delivery, system integration, and proactive interventions to prevent individuals and families from entering homelessness. These efforts are carried out in close partnership with the Suncoast Partnership to End Homelessness, Inc., the designated Continuum of Care (CoC), as well as a network of nonprofit and community-based providers.

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

Manatee County will coordinate with the Suncoast Partnership to End Homelessness, the County's designated CoC lead agency, along with other homeless service providers, to implement a cohesive, community-wide discharge coordination policy aimed at preventing individuals from becoming homeless upon release from publicly funded agencies and institutions. However, a significant challenge in effectively implementing this strategy is the community's limited availability of emergency shelter resources, particularly facilities equipped to support individuals with medical needs exiting hospitals or similar institutions. Additionally, the overall shortage of affordable and supportive housing options further strains the ability to provide stable placements for individuals transitioning out of institutional care. Existing programs, including Turning Points, The Salvation Army, and Catholic Charities, play a critical role in addressing these needs, but additional resources are necessary to close existing service gaps and ensure successful housing outcomes for this vulnerable population.

The County will coordinate with Suncoast Partnership to End Homelessness (lead agency) and other CoC member agencies that offer self-sufficiency training, medical/healthcare, mental health counseling, case management, and other activities to prevent homelessness in populations that may be discharged from systems of care but require housing assistance and continued access to related social services.

Discussion

The County plans to allocate the entire ESG allocation (minus the 7.5% allowed administration budget) toward homeless services for the 2026 program year. These activities will provide much needed services for people experiencing homelessness.

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 2026 program year activities will support persons with special needs. These activities include:

- Turning Points – Project Smile
- Gulfcoast Legal Services, Inc. – Housing Legal Assistance
- The Salvation Army and Turning Points - Tenant-Based Rental Assistance

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Manatee County is dedicated to providing affordable housing to homeless, non-homeless, and special needs households. During the 2026 program year, the County will utilize the Housing Rapid Response Team, Land Development Code, Urban Corridor Plan, Affordable Housing Impact Fee Program, and the recently enacted Livable Manatee Incentive Program for Qualified New Affordable Housing that act to reduce barriers to and incentivize affordable housing. Moreover, County staff will review and identify required revisions to the Comprehensive Plan and Land Development Code to further fair housing and remove or ameliorate barriers to affordable housing.

With regard to fair housing, Manatee County has in previous years made available funds to the Gulf Coast Legal Services for elderly, low- and moderate-income residents who are victims of predatory lending practices, foreclosure rescue scams, persons who are experiencing or who have experienced discrimination and/or fraud in housing and to remedy these matters through negotiation, mediation, or litigation.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

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

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

Housing Rapid Response Team – assists housing developers who wish to participate in the County's affordable/workforce housing programs expedite the development and permitting processes. Manatee County Land Development Code – outlines incentives which may be available to developers of affordable/workforce housing developments. Developers for income-eligible households may seek expedited review and permit processing, review and permit fee refunds, and other incentives, as applicable.

The Manatee County Board of County Commissioners adopted a Resolution on February 24, 2004, establishing the Manatee County Affordable Housing Impact Fee Program. Beginning June 19, 2004,

such as rental and utility assistance.

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

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

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

During the 2026 program year, the County will utilize the Housing Rapid Response Team, Land Development Code, Urban Corridor Plan, Affordable Housing Impact Fee Program, and the recently enacted Livable Manatee Incentive Program for Qualified New Affordable Housing (effective August 22, 2017) to reduce barriers to and incentivize affordable housing. It should also be noted that, through the development of the AFH, the County identified several policies and regulations that need to be reviewed with the goal in determining what impediments to fair housing and barriers to affordable housing exist within these policies. The Land Development Code and County Comprehensive Plan were identified as documents that will need to be reviewed. During the 2026 program year, County staff will continue to review and identify required revisions to the Comprehensive Plan and Land Development Code to further fair housing and remove or ameliorate barriers to affordable housing.

Actions planned to foster and maintain affordable housing

The County will continue to deliver its long-standing housing programs, including housing rehabilitation, housing replacement, rental assistance, and down payment assistance, coordinate with non-profit organizations and developers that construct affordable housing, and support homebuyer education and Fair Housing activities. These housing activities will support 88 households through a combination of production of new units, rehabilitation of existing units, direct financial assistance, and short-term to medium-term rental assistance.

Also during the 2026 program year, the County will utilize the Housing Rapid Response Team, Land Development Code, Urban Corridor Plan, Affordable Housing Impact Fee Program, and the Livable Manatee Incentive Program for Qualified New Affordable Housing (effective August 22, 2017) to reduce barriers to and incentivize affordable housing. These programs foster affordable housing through expedited review and permitting, impact fee waivers, density and height allowances, and other measures to facilitate the production of new units affordable to low and moderate-income residents.

Actions planned to reduce lead-based paint hazards

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

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

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

Actions planned to reduce the number of poverty-level families

Through activities proposed in the FY 2026/2027 Annual Action Plan, Manatee County has developed a program that will serve poverty level families and those in need. Through various housing initiatives the County will aim to increase the number of affordable units available, along with providing funds to rehabilitation substandard housing for income qualified households.

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

community meeting.

The Project Selection Review Committee for 2026/2027 reviewed project applications and consisted of 9 members of the Community & Veterans Services grant managers, but also included the Director of Housing Choice Vouchers of the Manatee County Housing Authority and Chief Executive Officer of Suncoast Partnership to End Homelessness (CoC).

Discussion:

For the fourth 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 housing programs, replacement, and homebuyer assistance; reduce lead-based paint hazards through responsible rehabilitation; reduce the number of poverty-level families through a combination public services, housing initiatives, and economic development activities; and continue to develop and maintain an institutional structure through a network of community partners, including the County and its departments. Additionally, the County will continue to encourage coordination with the MCHA, non-profit and private for-profit housing developers, and public service providers, Annual Action Plan participation, and regular day-to-day referrals through CVS.

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

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

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

Manatee County uses the recapture method for the entire amount of HOME funds provided as a subsidy, when HOME-assisted homeownership housing does not continue to be the principal residence of the assisted homebuyer for the full affordability period. The recapture provision is subject to the limitation that when the recapture requirement is triggered by a sale, voluntary or involuntary, of the housing unit, and there are no net proceeds or the net proceeds are insufficient to repay the HOME investment due, the County can only recapture the net proceeds, if any. The net proceeds are the sales price minus the superior loan repayment and closing costs. This language is included in the loan documents. These funds will be used by the County for other eligible HOME activities.

The proceeds from the sale of a CHDO property are retained by the CHDO and used in conformance with 24 CFR 92.300(a)(2).

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

See the response to number 2, above.

**Emergency Solutions Grant (ESG)
Reference 91.220(I)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

In Program Year 2026/2027, Manatee County will receive its fourth allocation of ESG funding for the 2023 – 2027 Consolidated Planning cycle in the amount of \$161,149, 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 Suncoast Partnership, the lead agency for the Continuum of Care (CoC) and social service providers serving those experiencing homelessness, have prepared written standards which are located within the Appendix of this report, and will be updated during the lifetime of this Consolidated Plan.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Suncoast Partnership, the lead agency for the Continuum of Care (CoC) and social service providers serving those experiencing homelessness, have established a coordinated entry and assessment system in full compliance with HUD requirements. This system includes designated access points where those experiencing literal homelessness and in need of a housing intervention can be identified and assessed. If a client cannot be diverted from homelessness, information pertaining to the client and their housing situation is placed on the CoC community by-name list. Utilizing information from the community by-name list, Suncoast Partnership, as the lead agency for the Continuum of Care, prioritizes clients for housing interventions available in the community through social service providers. The Manatee and Sarasota CoC coordinated entry system also includes trained outreach specialists who can serve as mobile access points on the streets.

The CoC meets regularly to share best practices, solve problems and introduce new ideas. Some very important activities entrusted to the CoC are the homeless task force, annual point-in-time census of individuals experiencing homelessness, 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 those experiencing homelessness in the community shift.

The CoC has established a centralized assessment system using HMIS principles. The CoC leadership council approves all major changes and updates to coordinated entry system. The current coordinated entry system is Oneby1. The Oneby1 Coordinated Entry System (CES) allows for people in Sarasota and Manatee County to access needed housing and other services through a uniform screening and assessment, defined prioritization and program matching guidelines, and monitored referrals to services to help those seeking housing and services access programs more efficiently. Clients who are literally homeless, or cannot be otherwise diverted, will receive a Oneby1 Coordinated Entry Access Point Intake at one of the 9 Access Points in our community. Clients are

Attachments



