



2025 - 2026 Annual Action Plan

October 1, 2025 - September 30, 2026

Approved by Polk County Board of County Commissioners: July 15, 2025

Executive Summary

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

1. Introduction

Polk County receives annual federal grant allocations from the United States Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG). Over the last several years the County has expended HOME ARP funds to complete multifamily projects as well. Polk County's Consolidated Plan is the five-year planning document required by HUD to identify priority needs and establish corresponding goals to address those needs. The Action Plan is the annual planning document identifying specific activities to be undertaken during the HUD Program Year for 2025-2026 by federally funded grants. The Five-Year Consolidated Plan and the Annual Action Plan also consider other sources of state and local funding that may be used to support, match, or leverage federally funded grants. A state source of funding is Florida's State Housing Initiatives Partnership (SHIP) program. Polk County's Consolidated Plan provides goals and coordinated strategies to address the housing and community needs of very low, low, and moderate-income residents. The preparation and administration of the Consolidated Plan offers opportunities to shape various programs into effective, coordinated neighborhood and community development strategies. The strategies become action-driven initiatives to foster positive changes for the county's lowest income neighborhoods and residents. The planning process emphasizes creating an environment for strategic planning and citizen participation while reducing duplication of efforts at the local level. Over the past five-year period, as part of the community needs assessment for the Consolidated Plan, County staff reached out to area community organizations and neighborhood groups; however, due to the COVID-19 pandemic, the opportunity for these types of meetings was limited. In-person meetings were held throughout the County along with three virtual meetings. Community surveys (hard copy and online) were distributed to gather more information on the needs and concerns of communities. Surveys and other citizen input indicate a need for: continuing infrastructure improvements including but not limited to drainage, roadway, and sidewalk improvements; providing access to high-speed internet; and providing access to neighborhood, special needs, and homeless services. Community feedback also reflected the desire to have safe, affordable housing.

2. Summarize the objectives and outcomes identified in the Plan

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

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The Polk County Five Year 2021-2025 Consolidated Plan and 2025-2026 Annual Action Plan will use CDBG, ESG, and HOME funds to address priority needs in very low, low, and moderate census block groups (target areas) across the County. In addition to unincorporated target areas of Polk County, funds

will be used in the County's nine (9) partner municipalities, Auburndale, Bartow, Dundee, Eagle Lake, Frostproof, Lake Alfred, Mulberry, Hillcrest Heights, and Winter Haven. Funds will not be used in the City of Lakeland, an entitlement city, or in cities that join the State Small Cities Program. The unmet need for decent, safe, and affordable rental housing continues to outpace the ability of federal, state, and local governments to supply housing assistance. The Consolidated Plan and the 2025-2026 Annual Action Plan include long and short-term goals to meet the needs identified through Needs Assessment Surveys and community conversations, as well as input from community organizations. For the 2025-2026 Annual Action Plan, Polk County has established the following goals for funding decision-making. The goals focus on creating and maintaining a suitable living environment, by providing needed infrastructure improvements; access to improved public facilities; improving roads; and providing public services. Funding will be also directed to the demolition of blighted structures.

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(1) **Neighborhood Improvements:** Provide funding for public facility improvements in target areas, and in very low-, low- and moderate-income areas to improve the quality of life and health of neighborhood residents.

(2) **Public Services:** Provide funding for operating expenses of public services benefitting very low, low, and moderate income, homeless, and/or special needs populations.

(3) **Housing:** Provide funding for the following activities:

- ***Shelter for Homeless Population*** – The acquisition, construction, and/or rehabilitation of shelter facilities and housing for the homeless.
- ***Rental Assistance*** – Rental assistance and security or utility deposits for income-eligible individuals and households. Rapid Rehousing (ESG) for individuals and households at risk of or already experiencing homelessness.
- ***Housing Preservation*** – Rehabilitation, and/or preservation of affordable housing for low- and moderate-income residents.
- ***New Housing*** – Acquisition, development, and construction of new affordable housing using State funds.

(4) ***Emergency/Disaster Response*** – Assistance to prepare for, protect during an event, mitigate loss, and aid with recovery prior to, during, and after a community emergency or disaster event.

3. Evaluation of past performance

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

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The 2025-2026 Annual Action Plan is the fifth and final year of the current Five-Year Consolidated Plan 2021 – 2025. The past year was challenging due to the economic hardships as we continue to work through the economic hardships of the pandemic and the market conditions reflected in local rent increases. Polk County CDBG funds have primarily been used for public infrastructure improvement

projects such as sidewalk improvements, drainage improvements, and recreational facilities improvements in eligible low-income areas. Several projects are phased infrastructure projects and are planned to be completed during the Polk County 2021 to 2025 Five Year Consolidated Planning cycle and may be considered for the upcoming 2025–2026-year planning cycle.

The County recognizes the need to concentrate revitalization efforts in targeted areas to provide results that are coordinated, tangible, and visible to the community. Polk County has identified local target areas in unincorporated Polk County such as the Bradley Junction Neighborhood, Wabash Neighborhood, and Crystal Lake Park. Other areas include Rifle Range Road, near Bomber Road to Eagle Lake Loop Road in the Wahneta Community, and our municipal partner cities. On an as needed basis the Housing and Neighborhood Development Office collaborates with the County Office of Planning and Land Development on local community planning efforts.

Because the need for infrastructure improvements and public facilities are so great a need in unincorporated Polk County, the Polk County CDBG program remains committed to providing funding for necessary infrastructure improvement projects. In addition to infrastructure improvements CDBG funds are also used to provide public services to eligible agencies that provide services for youth, seniors, people with disabilities, persons with mental illness and homeless populations. CDBG funds are also used for demolition of blighted structures and emergency minor repairs of owner-occupied units.

In the post pandemic atmosphere, the current Action Plan for October 1, 2025, to September 30, 2026, continues to address three Consolidated Plan Goals. **The first goal addressed** is Affordable Housing which is met by completing emergency repairs to owner-occupied low-income housing units, providing substantial repairs which may include reconstruction of a house, and by using CDBG funds to support the Case Management for the provision of Tenant-Based Rental Assistance (TBRA) for elderly and

disabled clients. The second goal addressed is providing for a Suitable Living Environment/Quality of Life. This goal was met this year by completing needed infrastructure improvements in various target areas in the low-income communities in Polk County. Our Municipal Partners complete projects that address infrastructure and public facilities improvements. This goal is also met by reducing blighting influences on a spot basis countywide. The third goal addressed is expanding the Economic Opportunity/Self Sufficiency through Public Services dollars. Public Services dollars are expended on programs through our subrecipients to provide job skills training and promote employment opportunities for low-income residents.

As we prepare the upcoming 2025-2026 Annual Action Plan, the affordable housing needs, quality of life, and self-sufficiency remain high priorities. Approved projects and activities reflect addressing these goals in the upcoming year.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Summary from citizen participation section of plan.

Two public input meetings were held during the FY 2025 - 2026 Action Plan planning process. The first public meeting for citizen input was held Wednesday, January 29, 2025. This meeting was held at the

Polk Street Community Center in Bartow, Florida. This meeting was advertised in the Sun News on Wednesday, January 22, 2025, with the estimated available funding for the upcoming 2025-2026 planning year, and outlined the objectives developed in the 2021-2025 Consolidated Plan's long and short-term strategies. Potential projects and activities were discussed with attendees that would meet the identified needs from the Community Needs Assessment Surveys, feedback from community organizations, and other needs identified in local collaborative planning initiatives.

The second public meeting was held during the 2025-2026 Action Plan's draft 30-day public comment period. This meeting was scheduled for 6:00 p.m. Wednesday, June 18, 2025, in the Commission Chambers, 330 W. Church Street, Bartow, Florida. A draft of the strategies, objectives, projects, and activities along with proposed budgets was presented in detail during the meeting. This meeting was held in person in the Commission Chambers which allows for social distancing.

Meetings were held with social services agencies such as the Homeless Coalition of Polk County and the agencies submitting applications for CDBG public services dollars. Housing and Neighborhood Development staff attended several community meetings during the planning process. Recently Housing and Neighborhood Development staff were asked to present at local nonprofit service providers such as Liberty Link Foundation, the Homeless Coalition, Florida Rural Legal Services, and The Agency Connection Network.

5. Summary of public comments

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

Two public meetings were held during the development of this plan. The second public meeting was held during the 30-day public comment period for the draft plan. All comments were received and accepted.

After the public input meeting all comments are received and accepted.

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

At the second public meeting both attendees were pleased with the overall results. The questions was asked if this action plan was the start of the new consolidated plan. The answer was no; FY 2025-2026 Annual Action Plan(AAP) is the last AAP under the current consolidated plan (FY2021-2025). Next year will be the start of a new five year consolidated plan which will include a new action plan under that five year period.

The second question was asked, will information be provided on how to expend the funds. The answer was yes, a one-on-one technical assistance meeting will be provided by the CDBG staff of which all contracts information and reimbursement documents will be provided.

7. Summary

All comments were accepted during the planning process for the 2025-2026 Annual Action Plan. All comments were accepted during the planning process for the 2025-2026 Annual Action Plan

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

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

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

Agency Role		Name	Department/Agency
CDBG Administrator	Polk County	Housing and Neighborhood Development Office	
HOME Administrator	Polk County	Housing and Neighborhood Development Office	
ESG Administrator	Polk County	Housing and Neighborhood Development Office	

Table 1 – Responsible Agencies

Narrative (optional)

Polk County is designated as an Entitlement Urban County. The Polk County Board of County Commissioners designated the Housing and Neighborhood Development Office as the lead agency in developing and implementing the Consolidated Plan and yearly Action Plans.

Consolidated Plan Public Contact Information

The Polk County Housing and Neighborhood Development Office is located at 1290 Golfview Ave. Suite 167, Bartow, FL 33830. Materials are also available on the Polk County website www.polk-county.net.

Street Address: 1290 Golfview Ave., Bartow, FL 33830 Housing and Neighborhood Office Phone number: (863) 534-5240

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

1. Introduction

The Polk County Housing and Neighborhood Development Office (HND) is strongly committed to obtaining input from all housing and social service provider partners. Each agency plays a role in the provision of services and assistance to very low-, low- and moderate-income residents. Throughout the five-year planning cycle, the County's goals and objectives are met in partnership with these agencies.

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

Polk County will fund this program a second year. The pilot program for an additional five (5) vouchers for the Homeless Coalition to administer will be funded a second year. This program was added to the HOME TBRA program last year. This program was designed to target homeless families and last year's pilot program was considered a success for the Coalition.

Additionally, throughout the planning process the Polk County Housing and Neighborhood Development Office coordinates with various private and nonprofit agencies whose missions are to assist in the provision of housing and social services, including mental health providers. These agencies focus their efforts on very low-, low- and moderate-income people. Additional consultations were conducted over the phone, through emails, and during one-on-one meetings with various agencies. During the 2025-2026 planning cycle Housing and Neighborhood Development staff attended various meetings to facilitate neighborhood planning for the Florence Villa/Boggy Bottom area, and the Wahneta Neighborhood of Polk County. Staff reviewed the planning process at the first public meeting conducted this year. Information about upcoming programs/projects was explained. HND staff members regularly attend various neighborhood meetings.

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 Polk County Housing and Neighborhood Development Office (HND) is strongly committed to obtaining input from all housing and social service provider partners. Each agency plays a role in the provision of services and assistance to very low-, low- and moderate-income residents. Throughout the five-year planning cycle, the County's goals and objectives are met in partnership with these agencies.

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

In addition to representation at regular homeless coalition meetings, the Homeless Coalition of Polk County (HCPC) serves as the Continuum of Care. HCPC provides HMIS data tracking for the County Emergency Solutions Grant (ESG). Over the past 5 years Polk County has allocated \$30,000 annually for HMIS services. For the third year a total of \$35,000 will be dedicated to assisting with client tracking software ClientTrack by ECCOVIA. The majority of the ESG funding for homeless prevention, rapid rehousing, and a limited number of essential services for shelters. Program administration for this grant is 7.5%. The ESG program administration funds are used by Polk County HND staff. The funding allocated for HMIS services for the COC lead agency is used primarily for payroll and server equipment to keep the HMIS systems up to date. Housing and Neighborhood Development staff participated in the Point In Time Survey this year. Polk County's Housing Administrative Coordinator serves on the Board of Directors for the Homeless Coalition of Polk County.

Polk County Housing and Neighborhood Development Program Managers work closely with the ESG subrecipients to develop performance standards and evaluate outcomes of projects and activities. Each year ESG funds are awarded following a Request for Application (RFA) process. This year the Citizen's Advisory Committee (CAC) reviewed and ranked the applications using a virtual meeting format to award funds for the 2025-2026 Action Plan year. The following chart outlines the groups, organizations, housing, and social service agencies consulted during this process.

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

Table 2 – Agencies, groups, organizations who participated

2	Agency/Group/Organization	Habitat for Humanity of East Polk County
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy 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?	AHAC memeber
4	Agency/Group/Organization	Mulberry Community Center
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy 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?	The Mulberry Community Center staff attended the workshop to apply for CDBG public services funding and ESG funding to assist with financial education for low-income people and rental assistance for very low-income people.
5	Agency/Group/Organization	Gospel Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Gospel Inc. attended the workshop to apply for CDBG public services funding and ESG funding to provide services for the homeless in Polk County.
6	Agency/Group/Organization	LAKELAND VOLUNTEERS IN MEDICINE, INC.
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children 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?	LVIM attended the workshop to apply for CDBG public services funding to apply for funds to provide services to low- and moderate-income people in Polk County

8	Agency/Group/Organization	Peace River Center
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children 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?	This agency attended a technical assistance workshop to apply for funding for CDBG public facilities funds.
9	Agency/Group/Organization	SALVATION ARMY
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children 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 a CDBG Public Services application meeting and applied for Public Services funding for the HALO Childcare program
10	Agency/Group/Organization	Tampa Light House for the Blind
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	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 CDBG Public Services Technical Assistance Meeting and applied for CDBG Public Services funds

11	Agency/Group/Organization	Achievement Academy, Inc.
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities
	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 a CDBG Technical Assistance meeting and applied for CDBG Public Services funds to assist special needs children from families 80% and below of the area median income levels in unincorporated areas of Polk County Florida.
12	Agency/Group/Organization	Women's Resource Center
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Homelessness Strategy 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?	Representatives from the Women's Resource Center attended the CDBG Public Services Application workshop and applied for CDBG Public Services funding.
13	Agency/Group/Organization	kidsPACK, Inc.
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy 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?	Members of the KidsPACK, Inc. staff attended the CDBG application workshop to learn the steps to apply for CDBG public services funds., and submitted an application for CDBG funds.

14	Agency/Group/Organization	VISTE - Volunteers In Service to the Elderly
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Public Services Feeding the Low Income Elderly
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff attended the CDBG Public Services application workshop and applied for funding for services for meal delivery for frail elderly
15	Agency/Group/Organization	BOYS AND GIRLS CLUB OF MULBERRY
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Services Youth Summer Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
16	Agency/Group/Organization	Lake Wales Care Center
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Applied for CDBG funds under the Public Services application cycle and attended the technical assistance training for CDBG and ESG funding.

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

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	Homeless Coalition of Polk County	The Polk County Housing and Neighborhood Development Office works closely with the Homeless Coalition of Polk County and the Continuum of Care Provided to leverage federal and state funds to meet the affordable housing goals outlined in this plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Each year over twenty agencies apply for CDBG Public Services funding as well as ESG Homeless assistance funding.

AP-12 Participation – 91.105, 91.200(c)

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

The Polk County Housing and Neighborhood Development (HND) Office is committed to broadening citizen participation during the Consolidated Five-Year and Annual Action Planning process. To engage stakeholders and the public, various methods were employed to obtain input on community needs and priorities. Both public meetings and public hearing announcements were advertised in the display section of the largest local newspaper. For the five-year plan phone interviews were conducted with the Executive Directors of the five local Housing Authorities, surveys were delivered to local nonprofit service organizations, housing authorities, and community centers around the county for input. Tenant Based Rental Assistant (TBRA) clients received surveys via mail and were supplied with a postage-paid envelope for return.

Polk County HND staff worked to ensure there was broad community participation during the planning process for the one-year action plan and the 5-year consolidated plan as well. Public notices were advertised in various venues including the County's general circulation newspaper and via social media. Community engagement efforts were guided by the goals of increasing the community's knowledge about programs and funding offered, to establish and reestablish partnerships and align resources, and encourage public input regarding both the Consolidated Plan and the 2025-2026 Annual Action Plan.

The County HND managers attended Homeless Coalition of Polk County (HCPC) meetings and regularly attended the Affordable Advisory Committee (AHAC) meeting, which are held monthly. Meetings of the Community Relations Action Committee (CRAC) were also attended as well as meetings with the ten partner cities, to discuss priorities.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Non-targeted/broad community	none	No comments were received.	N/A	
2	1st Public Meeting January 29, 2025	Non-targeted/broad community	Staff only	No comments received.	N/A	
3	Newspaper Ad	Non-targeted/broad community	None	No comments received.	N/A	
4	2nd Public Meeting June 18, 2025	Non-targeted/broad community	Small attendance and all comments were accepted, and all questions answered at the meeting.	Received comments on the start of the new consolidated Plan and clarification on action plan. Answered explaining FY2025-2026 action plan is the last under the prior consolidated plan FY 2021-2025; a new consolidated plan(five year period) starts next year.	All comments were accepted.	

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)
5	Agenda Review July 11, 2025	Non-targeted/broad community				
6	Polk County Commission Meeting July 15, 2025	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Polk County will receive a total of \$4,234,555 in CDBG funds, \$1,414,159 in HOME funds, and \$351,466 in ESG fund. CDBG funding includes \$200,000 in anticipated program income, and \$100,000 anticipated program income from the HOME program is budgeted for this year. These are yearly entitlement amounts and are used to estimate priorities over the next five- year period of this Consolidated Plan and this year's Action Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	4,334,555.00	200,000.00	0.00	4,534,555.00	0.00	This year's Community Development Block Grant (CDBG) funding will be used assist with activities that support low and moderate income areas of Polk County and support nonprofit organizations that assist very low, low income and homeless residents of Polk County.

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	1,414,159.00	100,000.00	0.00	1,514,159.00	0.00	HOME funds will be used for Tenant Based Rental Assistance (TBRA), substantial rehabilitation of single family homes, which may include reconstruction, and CHDO single family new construction.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	351,466.00	0.00	0.00	351,466.00	0.00	This year's Emergency Solutions Grant (ESG) funding will be used for Rapid Rehousing, Shelter Operations and Homeless Prevention Services.
Other	public - federal	Multifamily rental rehab New construction for ownership Other	0.00	0.00	0.00	0.00	0.00	

Table 5 - Expected Resources – Priority Table

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

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matching requirements will be satisfied

Much of the funding earmarked to improve the quality of life of low and moderate-income households, revitalize deteriorating infrastructure/neighborhoods and offer opportunities for safe, decent affordable housing has been provided by: Federal Community Development Block Grant (CDBG) Program Funds, Federal HOME Investment Partnership Program (HOME), Florida's State Housing Initiatives Partnership (SHIP) Program, and the Emergency Solutions Grant (ESG) Program. These programs provide rehabilitation of substandard units, emergency repairs, infrastructure improvements, elimination of slum and blighting influences, delivery of Countywide public and homeless services, and construction of community meeting places and centers. Polk County also supports affordable housing efforts with its impact fee waiver program for affordable housing. Impact fees are waived for single-family housing units and multifamily housing for people with incomes at or below 80 percent of the area median. Since 2003, Polk County has provided impact fee waivers and funds for affordable multi-family developments as part of the Florida Housing Finance Corporation's Low-income Housing Tax Credit Program. Polk County has a successful impact fee waiver program for affordable housing. Impact fees are waived for single-family and multifamily developments that house persons that make less than 80 percent of the area median income for the Lakeland – Winter Haven MSA. These impact fee waiver amounts and State Housing Initiative Partnership (SHIP) down payment assistance dollars (80 percent and below of the area median income) are used as a match for the HOME funds. Polk County has experienced budget cuts at the Federal, State, and local levels in recent years. Due to limited funding from the Federal, State, and other sources, efforts should be made to coordinate and target improvements to eligible low moderate communities to address the greatest needs and provide the most impact.

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

The Polk County Housing and Neighborhood Development Office works closely with the county's Real Estate Services Administrator. The County Real Estate Office identifies lots that are suitable for the development of affordable housing. Lots are vetted for possible new construction projects and once approved they are provided through an RFP process to local affordable housing developers. Last year new rules were developed for the state affordable housing funding under the State Housing Initiatives Partnership (SHIP) program regarding county owned land suitable for affordable housing development. Polk County will be adhering to these new rules and working to provide additional affordable housing units as available vacant lots are provided. Two lots were developed using SHIP funding to be sold to moderate income households this year.

This year the Florida Legislature outside of the Live Local Act, authorized local governments to approve affordable housing developments on land owned by religious institutions containing a house of worship regardless of underlying zoning.

Discussion

Due to limited resources available to Polk County, HND staff believe that targeting improvement projects and funds for specific communities is an effective way to foster community revitalization. The coordinated targeted approach to investing in communities has been effective in various neighborhoods in Polk County over the years.

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	Affordable Housing	2021	2025	Affordable Housing	Countywide	Affordable Housing Emergency Minor Repairs - CDBG Homelessness Tenant Based Rental Assistance	CDBG: \$312,615.00	Homeowner Housing Rehabilitated: 2 Household Housing Unit Other: 1 Other
2	Suitable Living Environment/Quality of Life	2021	2025	Non-Housing Community Development	Countywide	Demolition and Clearance Spot Slum and Blight Emergency Minor Repairs - CDBG Municipal Partners Neighborhood Improvements Public Services	CDBG: \$2,671,045.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7059 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 2193 Persons Assisted Buildings Demolished: 20 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Expanding Economic Opportunities/Self Sufficiency	2021	2025	Non-Housing Community Development	Countywide	Homelessness Public Services	CDBG: \$120,000.00	Homelessness Prevention: 65 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	CDBG funds are allocated to provide two (2) owner-occupied Homes that need repair to correct code violations, health and safety issues, roofing systems (including soffit and fascia) septic tanks, wells or handicapped accessibility including ramps, grab bars, widening doors. Funds are budgeted to complete the demolition and reconstruction of one (1) home that would be too expensive to rehabilitate and will require reconstruction. CDBG funds will also be used to assist with the Case Management of 50 HOME funded Tenant Based Rental Assistance Clients who are elderly and/or disabled during the 2025-2026 program year.
2	Goal Name	Suitable Living Environment/Quality of Life
	Goal Description	CDBG funds will provide demolition of substandard units on a spot basis for slum and blighting conditions. Funds will be provided <u>for various public services activities</u> for the goal of providing a suitable living environment and quality of life for low-income residents for Polk County in the Municipal Partner cities of Auburndale, Bartow, Dundee, Eagle Lake, Frostproof, Lake Alfred, Mulberry, and Winter Haven. CDBG Funds are budgeted for a future Request for Proposals to be published for Public Facilities to be funded to support local nonprofit organizations.

3	Goal Name	Expanding Economic Opportunities/Self Sufficiency
	Goal Description	The year the Women's Resource Center will use \$60, 000 in CDBG Public Services Funds for a job coach and a job trainer who will provide career counseling, job interview and resume creation training, job placement, one-on-one job coaching, and supportive services needed by homeless women seeking employment. It also funds training and testing material for client job certifications. It is estimated that 40 homeless women will benefit from this activity. Some of our Public Services activities meet the Self Sufficiency Goal as well. Another 25 clients of the Lighthouse for the blind are and visually impaired are provided on the job training to maximize their skills needed for independence to remain employed or employable.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects were identified by the outcomes for citizen input at neighborhood meetings held by the Parks and Recreation Department, Roads and Drainage Division and one on one meetings held with County Social Services Offices. Additional input is gathered throughout the planning cycle via citizens phone calls and staff attendance at neighborhood meetings.

Projects

#	Project Name
1	CDBG Administration 2025-2026
2	CDBG Neighborhood Improvements Projects 2025-2026 Parks +Roads + Drainage and Public Facilities RFPs
3	CDBG Minor Repair 2025-2026
4	CDBG TBRA Case Management for TBRA Clients (HOME) 2025-2026
5	CDBG Demolition and Clearance 2025-2026
6	CDBG Municipal Partners Projects 2025 - 2026
7	CDBG Public Services for 2025-2026 - 11 Activities
8	2025 2026 HOME Program Administration
9	2025-2026 HOME Demolition and Reconstruction
10	2025-2026 CHDO SF New Construction HOME
11	2025-2026 TBRA HOME Tenant Based Rental Assistance
12	HESG 2025-2026 HMIS/RR/HP/SO and Administration - 6 Activities

Table 7 - Project Information

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

Actions that will take place during the next year to address obstacles to meeting underserved needs are outlined as follows: Although the needs of the underserved far exceed the limited funding available to provide services, the County will continue investing CDBG, HOME, and ESG funds into neighborhoods for improvements that foster neighborhood viability and create suitable, safe living environments. The ESG RUSH second allocation will provide an additional source of assistance for the local nonprofit providers to assist the homeless with Rapid Rehousing support this year.

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG Administration 2025-2026
	Target Area	Countywide
	Goals Supported	Affordable Housing Suitable Living Environment/Quality of Life Expanding Economic Opportunities/Self Sufficiency
	Needs Addressed	Affordable Housing Homelessness Neighborhood Improvements Municipal Partners Public Services Demolition and Clearance Spot Slum and Blight Emergency Minor Repairs - CDBG Tenant Based Rental Assistance
	Funding	CDBG: \$799,056.00
	Description	CDBG administrative funds will be used for the CDBG projects and activities for program year October 1, 2025, and ending September 30, 2026.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	5,000
	Location Description	Countywide
	Planned Activities	Staff to administer the Community Development Block Grant during the 2025-2026 program year.
2	Project Name	CDBG Neighborhood Improvements Projects 2025-2026 Parks +Roads + Drainage and Public Facilities RFPs
	Target Area	Countywide Auburndale Bartow Eagle Lake Dundee Winter Haven
	Goals Supported	Suitable Living Environment/Quality of Life
	Needs Addressed	Neighborhood Improvements

Funding	CDBG: \$2,150,000.00
Description	This year CDBG funds will be used for various Neighborhood Improvement projects to include Park activities, Roads and Drainage activities and Public Facilities activities.
Target Date	9/30/2026
Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 7,059 low-income people will benefit from these activities.
Location Description	These activities will be located in various location throughout Polk County and the municipal partner cities.

<p>Planned Activities</p>	<p><u>Countywide Demolition and Clearance - \$200,000</u></p> <p>Funds will be used for demolition services and program delivery costs such as salaries. It is estimated that 20 units will be demolished in FY 2025-2026.</p> <p><u>Roads & Drainage Projects - \$1,000,000</u></p> <p>Construction North Rifle Range Road Drainage Improvements Phase 2B–Wahneta -</p> <p>The Project will deliver a new drainage system for a portion of Rifle Range Road from 6th Street East to Eloise Loop Road. The Project will remove the outdated/failing drainage pipes along this 1.25-mile segment of Rifle Range Road and convert the drainage system to semi-closed from the current open configuration.</p> <p>Ave. E. NW Lake Deer Drive W. Inwood area - This project will deliver a new drainage system for the intersection of Ave E NW @ Lake Deer Dr W that will discharge the stormwater runoff to Lake Deer.</p> <p><u>Parks & Recreation Projects -\$500,000</u></p> <p>Crystal Lake Park- Funds will be used to expand the boardwalk and supporting facilities to ensure the park is safe recreational space for the community.</p> <p>Wilfred Smith Center Play Area- Funds will be used for a safe play surface with multiple activities inlaid and a shade cloth that would provide protection and a year around usability system for all age groups in the Boggy Bottom area of Winter Haven.</p> <p>Rolling Hills Park - Various park improvements to enhance an isolated community and create a safe recreational area for the Bradley Junction community.</p> <p><u>Public Facilities Projects - \$450,000</u></p> <p>Tri-County Human Services - Funds will be used for the replacement of a critically damaged roof for the New Beginning Women/Transitional living facility.</p> <p>Heart for Winter Haven - Acquisition of six(6) two bedroom housing units in low-to-moderate income areas for housing stability for families experiencing homelessness.</p> <p>Achievement Academy - Improvements to the outdoor recreational area including equipment which will heighten sensory skills, wheelchair accessibility and to ensure a safe play area for children with disabilities.</p> <p>Women's Resource Center - Funds will be used for critical safety upgrades for improved lighting, wiring and to enhance emergency preparedness for a secure environment for low income clients being served.</p>
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3	Project Name	CDBG Minor Repair 2025-2026
	Target Area	Countywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$252,615.00
	Description	CDBG funds will be used to complete repairs to homes owned by low-income owners 80% and below of the area median income. There may be the need to demolish a house and reconstruct the home if the cost to rehabilitate the unit is not cost effective and the cost to rebuild is the more economical way to complete the remodeling for the client.
	Target Date	9/28/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that three (3) families, 80% and below of the area median income will benefit from this activity during the 2025-2026 program year.
	Location Description	This project will take place Countywide.
	Planned Activities	Countywide Owner-Occupied Housing Rehabilitation.
4	Project Name	CDBG TBRA Case Management for TBRA Clients (HOME) 2025-2026
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing Tenant Based Rental Assistance
	Funding	CDBG: \$60,000.00
	Description	CDBG funds are budgeted in the 2025-2026 program year to assist with the TBRA Case Manager's salary for HOME TBRA clients.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 50 families will be assisted during the 2025-2026 program year.
	Location Description	This activity takes place countywide.
	Planned Activities	CDBG funds pay the Case manager's salary for the HOME TBRA clients.

5	Project Name	CDBG Demolition and Clearance 2025-2026
	Target Area	Countywide
	Goals Supported	Suitable Living Environment/Quality of Life
	Needs Addressed	Demolition and Clearance Spot Slum and Blight
	Funding	CDBG: \$200,000.00
	Description	CDBG funds are budgeted for the demolition program for spot slum and blight demolition of units that pose a health and safety hazard to residents.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that twenty (20) blighted structures will be demolished during the 2025-2026 program year.
	Location Description	Scattered sites countywide.
6	Planned Activities	Spot slum and blight demolition of unsafe structures.
	Project Name	CDBG Municipal Partners Projects 2025 - 2026
	Target Area	Auburndale Bartow Frostproof Eagle Lake Dundee Mulberry Winter Haven
	Goals Supported	Suitable Living Environment/Quality of Life
	Needs Addressed	Municipal Partners
	Funding	CDBG: \$642,884.01
	Description	The following Municipal Partners have submitted projects for 2025-2026 Auburndale, Bartow, Dundee, Lake Alfred, and Winter Haven. They will be completing projects this year to improve the low- and moderate- income areas of their cities. Projects include ADA parking spaces upgrade, and a Neighborhood Community Center Renovation for ADA restroom updates and flood mitigation to Neighborhood Services Center repairs.
	Target Date	9/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 5,595 low-income people will benefit from the activities the municipal partners intend to complete this program year.
	Location Description	Auburndale, Bartow, Dade and Lake Alfred.

<p>Planned Activities</p>	<p><u>MUNICIPAL PARTNERS</u></p> <p>City of Auburndale – \$110,195.46</p> <p>#1- Cleveland Street Parking Lot Project - Design and construction of parking lot on dirt/grass lot. The lot will include ADA accessible spots, 4" sub-grade and 6"-line rock base, curb stops, curbing, striping, lighting, and landscaping.</p> <p>#2- Earl Wright Park Improvement Project - 203 Bridgers Avenue, E., Auburndale, FL 33823 City of Auburndale will use CDBG funds to create an ADA accessible parking spot, lighting improvements within the park, replace and install a new playground and resurface the playground from rubber mulch to a durable in place rubber.</p> <p>City of Bartow - \$201,630.19</p> <p>Carver Recreation Lighting Enhancement and Project SAFE – Sidewalk Accessibility for Everyone</p> <p>Town of Dundee – \$ 31,615.98</p> <p>For the Dundee Community Center Improve indoor energy efficient lighting and resurface asphalt driveway and parking areas to include ADA parking spots and enhance safety.</p> <p>Eagle Lake Park Improvement Project - \$23,660.15</p> <p>For the continuation and installation of an ADA accessible and non-accessible playground equipment and surfacing to integrate into the existing playground at Egel Lake.</p> <p>The City of Frostproof – \$ 16,924.22 - Requested a Carryover</p> <p>City of Lake Alfred - \$38,077.08</p> <p>City Hall ADA Restroom project will consist of demolishing existing restrooms and to creating one male, one female and one ADA Accessible restroom. A door will be added from the City Hall Chambers to the existing restroom hallway to create a direct path for access to the ADA restroom.</p> <p>City of Mulberry – \$22,179.89 - Requested to Roll over funds to 2026-2027</p> <p>Town of Hillcrest Heights – \$1,398.30_Did not accept these funds for the 2025-2026 year.</p> <p>City of Winter Haven – \$296,202.74</p> <p>Winter Haven Neighborhood Service Center Renovation- 608 Avenue S, NE, Winter Haven, FL 33881- The City of Winter Haven will use CDBG funds to complete ADA upgrades, expanding services accessibility in and outside the building and alleviating areas of flooding. Upgrades include but not limited to roof replacement, updated plumbing, parking improvement.</p>
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7	Project Name	CDBG Public Services for 2025-2026 - 11 Activities
	Target Area	Countywide
	Goals Supported	Suitable Living Environment/Quality of Life
	Needs Addressed	Public Services
	Funding	CDBG: \$630,000.00
	Description	During the 2025-2026 program year 11 nonprofit service providers were selected to assist in the delivery of various services for the homeless, homeless children, disabled adults, and extremely low-income residents of Polk County.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that during program year 2025-2026, 2,193 low-income families and or individuals will be assisted with various public services activities during the program year.
	Location Description	Countywide.

<p>Planned Activities</p>	<p><u>CDBG Public Service Funding 2025-2026</u></p> <p>Lighthouse for the Blind - Funds will be used to provide case management and independent living rehabilitation programs to 145 blind or visually impaired adults.</p> <p>Lakeland Volunteers in Medicine - Will provide FREE outpatient medical, dental, and mental health care. Funds are used to offset personnel expenses for credentialed and licensed clinicians providing direct care to patients.</p> <p>Peace River Center - Funding is requested for support of two Care Coordinators who will support approximately eighty (80) individuals each in the Polk County community on an annual basis. Peace River Center's Care Coordinators support clients through comprehensive, evidence-based outpatient treatment, substance abuse services, and related services to support sustained recovery for children, youth and adults with physical or mental disorders.</p> <p>Achievement Academy – The proposed services offer an opportunity to change a child's learning trajectory and reduce the need for future interventions. The program supports the Polk County identified priority to provide services for disabled persons. The immediate impact is providing hope to families by offering actionable strategies and therapeutic interventions, helping unsure parents confidently meet their child's unique needs.</p> <p>The Salvation Army – Will address the need for affordable childcare for homeless families and ultimately expanding economic opportunities and self-sufficiency for homeless families.</p> <p>Women's Resource Center - The Back to Work Program is projected to assist up to 40 clients with job skills, job searching, resume writing, onboarding to get back to work, promoted, or new employment. Up to 100 potential new clients will benefit from our blessing bags (hygiene/essentials) to help bring them to the WRC to introduce them to us and our expanded services.</p> <p>Central Florida Speech & Hearing Center - provides speech/language therapy for children with communication difficulties.</p> <p>Lake Wales Care Center - Lake Wales Care Center will provide housing, case management and supportive services to people experiencing homelessness and in transition. CDBG Public Services funds will provide a portion of salaries and fringe benefits to three staff members to provide direct-client services within the Transitional Housing program. Approximately 30 clients will be assisted this year.</p> <p>VISTE - CDBG funds 2025 requested to purchase hot meals for seniors in need living in western Polk County. VISTE volunteers deliver these meals two times each week directly to clients in their own homes. These funds are requested to help offset the rising cost of hot meals while continuing to expand services to a rapidly increasing elderly population.</p>
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8	Project Name	2025 2026 HOME Program Administration
	Target Area	Countywide
	Goals Supported	Affordable Housing Suitable Living Environment/Quality of Life Expanding Economic Opportunities/Self Sufficiency
	Needs Addressed	Affordable Housing Homelessness Tenant Based Rental Assistance
	Funding	HOME: \$141,415.11
	Description	HOME funds are allocated for staff administration of the HOME program projects and activities.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 55 low-income families will be assisted with the HOME funds while benefiting from the proposed activities.
	Location Description	These activities will take place countywide
9	Planned Activities	Tenant Based Rental Assistance (TBRA), CHDO Activity, Housing Demolition and Reconstruction activities, and a pilot program to offer 5 vouchers to the Homeless Coalition of Polk County to assist 5 homeless families with rent assistance for 1 year.
	Project Name	2025-2026 HOME Demolition and Reconstruction
	Target Area	Countywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing Homelessness
	Funding	HOME: \$400,000.00
	Description	During the 2025-2026 program year HOME funds are budgeted to complete the demolition and reconstruction for approximately two (2) homes.
	Target Date	9/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that two (2) families whose incomes are 80% or below of the area median income will benefit from this project.
	Location Description	This project and activities undertaken will take place countywide.
	Planned Activities	Demolition of substandard units and reconstruction of a unit in its place.
10	Project Name	2025-2026 CHDO SF New Construction HOME
	Target Area	Countywide
	Goals Supported	Affordable Housing Suitable Living Environment/Quality of Life
	Needs Addressed	Affordable Housing Homelessness
	Funding	HOME: \$225,000.00
	Description	The CHDO set aside for program year 2025 2026 will be used to construct a new (1) single-family home and will be sold to a family whose income does not exceed 80% of the area median income.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that one family will benefit from the construction of a new CHDO home during the 2025-2026 program year.
	Location Description	Scattered sites within Polk County site will be selected with the project is awarded to a CHDO Developer.
	Planned Activities	New Construction of the CHDO single family home.
11	Project Name	2025-2026 TBRA HOME Tenant Based Rental Assistance
	Target Area	Countywide
	Goals Supported	Affordable Housing Suitable Living Environment/Quality of Life
	Needs Addressed	Affordable Housing Homelessness Tenant Based Rental Assistance
	Funding	HOME: \$647,744.00

	Description	2025-2026 HOME funds are budgeted to assist very low and low income elder and/or disabled clients with rent during the program year. Market studies showed the need for rent assistance for this segment of the population in Polk County.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that fifty (50) individuals and/or families will benefit from this activity. Based on previous voucher roles 36 clients are 30% AMI and 14 are 50% AMI.
	Location Description	The TBRA activity is available countywide.
	Planned Activities	Tenant Based Rental Assistance (TBRA).
12	Project Name	HESG 2025-2026 HMIS/RR/HP/SO and Administration - 6 Activities
	Target Area	Countywide
	Goals Supported	Affordable Housing
	Needs Addressed	Homelessness
	Funding	ESG: \$351,466.00
	Description	Emergency Solution Grant (ESG) funds for this project are planned this year for HMIS, Rapid Rehousing, Homeless Prevention, and Shelter Operations
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that \$1,548 families will benefit from these activites.
	Location Description	ESG Homeless Services will be provided Countywide.

<p>Planned Activities</p>	<p><u>ESG Funding 2025-2026</u></p> <p>Catholic Charities</p> <p>The focus of the Homelessness Prevention is to provide one-time financial assistance with rent and/or utilities along with case management to help participants remain housed. The client meets with a case manager to explain the immediate crisis. The case manager gathers information such as pay stubs, benefits received, monthly expenses including the current crisis expense, and other information to determine what is necessary to address the immediate problem. The requested funding will keep 13 households sheltered while the heads of these households learn to live within a budget they have developed with the help of our case manager.</p> <p>Women’s Resource Center</p> <p>To address housing instability and prevent homelessness, our proposed services will provide targeted support designed to stabilize vulnerable individuals and families in their current homes or secure alternative housing when needed. Our Housing Stabilization and Prevention Services will include: Financial Assistance, Housing Search Assistance and Case Management. WRC proposes to serve 10 individuals or families who are currently living in Polk County and facing homelessness by helping with rent, utility assistance, and case management.</p> <p><u>Homeless Coalition of Polk County -Emergency Solutions Grant HMIS Services</u></p> <p>Emergency Solutions Grants funds will be used for HMIS services. Funds will be used for equipment and staffing for the provision of required HMIS participant tracking and reports for the ESG program.</p> <p><u>Homeless Coalition of Polk County -Emergency Solutions Grant – Housing Navigator</u></p> <p>The following services and activities will be performed to avoid duplicated or redundant efforts among ESG recipients and Continuum of Care members. Create and maintain inventory listing of available units in Polk County • Work with provider agency case managers to locate appropriate housing for clients • Represent HCPC at landlord meetings and networking events • Submit weekly reports regarding number of clients successfully housed, inventory turnover, and average unit cost.</p> <p><u>Mulberry Community Service Center</u></p> <p>Program activities will include intake and eligibility determination for a minimum of 25 households meeting 30% of poverty level criteria, facing eviction or currently unhoused. To serve a minimum of 25 low-to-moderate families/households/individuals with rent/utility assistance.</p> <p><u>Faith Xtreme Inc.</u></p> <p>Faith Xtreme's Rise and Shine Initiative will provide food, clothing and needed supplies to children and families in need residing in at-risk communities and experiencing homelessness on the threat of</p>
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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

Polk County allocates its investments in low-income Census areas/locations Countywide. CDBG funds are allocated to participating cities through the Polk County Municipal Partner Program. Each of the nine participating jurisdictions receives an allocation of CDBG funds based on population. Each planning cycle, public hearings are held in the low-income areas of their respective jurisdictions. Proposed projects are presented as part of targeted area revitalization plans. Five municipal partners will receive CDBG funding for various public facility projects that were identified by the city's respective needs assessments. All municipal projects are qualified for eligibility by HND staff members. Polk County's priorities are assigned based on the results of the Five-Year Consolidated Plan Community Needs Assessment Survey and each local municipal partners citizen's input surveys.

Geographic Distribution

Target Area	Percentage of Funds
Wahneta Community	30
Countywide	15
Auburndale	4
Bartow	4
Davenport	0
Frostproof	1
Eagle Lake	1
Dundee	1
Mulberry	1
Winter Haven	12

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Rationale for the priorities for allocating investments geographically

Auburndale-

Proposed Project #1:

Cleveland Street Parking Lot Project - \$140,000- Design and construction of parking lot on dirt/grass lot. The lot will include ADA accessible spots, 4" sub-grade and 6"-line rock base, curb stops, curbing, striping, lighting, and landscaping.

Proposed Project #2:

Earl Wright Park Improvement Project - \$100,000 - 203 Bridgers Avenue, E., Auburndale, FL 33823 City of Auburndale will use CDBG funds to create an ADA accessible parking spot, lighting improvements within the park, replace and install a new playground and resurface the playground from rubber mulch to a durable in place rubber

Rationale for Assigning This Project - Public facility improvements in low -income target area.

Bartow – Carver Recreation Lighting Enhancement and Project SAFE – Sidewalk Accessibility for Everyone

Dundee – For the Dundee Community Center Improve indoor energy efficient lighting and resurface asphalt driveway and parking areas to include ADA parking spots and enhance safety

Eagle Lake – Acquire and install ADA accessible and non accible playground and recreational equipment and surfacing to intergarte into Ealgle Lake Recreation Park.

City of Lake Alfred - City Hall ADA Restroom project will consist of demolishing existing restrooms and to creating one male, one female and one ADA Accessible restroom. A door will be added from the City Hall Chambers to the existing restroom hallway to create a direct path for access to the ADA restroom.

Rationale for Assigning This Project – provide ADA access to a public facility, in a low-income area.

Mulberry – Requested a Carryover of 2025-2026 funds.

City of Winter Haven – Winter Haven Neighborhood Service Center Renovation- \$296,202.74- 608 Avenue S, NE, Winter Haven, FL 33881- The City of Winter Haven will use CDBG funds to complete ADA upgrades, expanding services accessibility in and outside the building and alleviating areas of flooding. Upgrades include but not limited to roof replacement, updated plumbing, parking improvement.

Rationale for Assigning This Project - Public facility improvements providing new access in low-income target area.

Discussion

CDBG funding is increasingly important to help with needed improvements in our partner cities. With city budgets strained these funds assist in much needed projects in the low-income areas. Using CDBG funds to improve neighborhood facilities benefits low-income residents with programs and activities for seniors, and activities for children in the various cities receiving the CDBG funding.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Resources from federal, state, and local agencies are used to create housing that is affordable, decent, safe, and sanitary for low to moderate-income individuals and families residing in Polk County. Homeownership and housing rehabilitation opportunities are offered for income-eligible persons using a variety of funding sources including leveraging private dollars. In addition to homeownership, subsidized rental units are available locally through our federal programs in the form of Housing Choice Vouchers, which are administered by each of the local housing authorities. This office manages the Tenant Based Rental Assistance program (TBRA) as well. Polk County maintains its housing stock by completing much needed repairs and reconstruction projects for low-income families through our Owner-Occupied Rehabilitation Program. We repair roofing systems, septic systems, assist with accessibility for bathrooms and provide ramps for residents as they age in place.

To ensure the specific objectives and goals of affordable housing programs are accomplished, very low and low-income individuals and families, physically handicapped, and the elderly are invited and urged to participate in Polk County's Affordable Housing Program. In developing Polk County's housing assistance program, consideration was given to the large percentage of substandard housing present throughout the county. The rehabilitation program is limited to income-eligible owners who occupy existing dwellings which do not conform to established minimum housing standards.

In previous fiscal years, a major portion of the Federal HOME and State Housing Initiatives Partnership (SHIP) Program funds were used to deliver replacement/improved Housing Rehabilitation. In developing Polk County's housing assistance program, consideration was given to the large percentage of substandard housing present throughout the county. The rehabilitation program is limited to income-eligible owners who occupy existing dwellings which do not conform to established minimum housing standards.

HND administers the housing rehabilitation programs for eligible residents of Polk County and maintains a housing rehabilitation waiting list. HND coordinates with County Divisions and State agencies such as the State Health Department, Polk County Building Division, Procurement Division, Permitting, Office of the County Attorney, and Code Enforcement to complete the rehabilitation projects.

One Year Goals for the Number of Households to be Supported	
Homeless	5
Non-Homeless	0

One Year Goals for the Number of Households to be Supported	
Special-Needs	0
Total	5

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	1
Rehab of Existing Units	3
Acquisition of Existing Units	0
Total	54

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

During Federal FY 2025-2026 Polk County will use CDBG funds to provide emergency minor repairs to eligible households. HOME Funds will be used to provide owner-occupied housing rehabilitation and CHDO activities (acquisition, rehabilitation, and resale of units to provide affordable housing opportunities). During the upcoming program year Polk County HND will be seeking a nonprofit partner(s) for the development of single-family homes using the HOME CHDO funds.

AP-60 Public Housing – 91.220(h)

Introduction

All five of the Polk County Housing Authorities offer assistance to low-income families with safe, decent, and affordable housing opportunities. Each one is committed to providing families in assisted housing with opportunities for growth and development as well as programs to improve living, social skills, and home purchase opportunities. Over the last three years HND has worked with the Winter Haven Housing Authority on a Multi-family development using Low Income Housing Tax Credits and HOME ARP funds.

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

Over the last three years HND has worked with the Winter Haven Housing Authority on a Multi-family development using Low Income Housing Tax Credits and HOME ARP funds. This project will provide a new apartment building for low-income elderly residents in Winter Haven.

The Polk County Housing & Neighborhood Development Office continues to work with local Housing Authority Offices to offer funds to support Low Income Housing Tax Applications on a competitive basis.

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

In addition to jurisdiction-wide citizen participation efforts, grantees are required to make special efforts to encourage participation of public housing residents in the consolidated planning process, as well as other activities. HND notifies the local housing authorities of public hearings and any other relevant community meetings and invites them to participate. Additionally, Polk County makes every effort to have housing authority representation on the Community Development Citizen Advisory Committee. It is the responsibility of the local housing authorities to make this information available to residents and to Housing Choice Voucher Program tenants.

Polk County HND sponsors Homebuyer Education courses free of charge to anyone interested in pursuing the path to homeownership. The class is approved by the Department of Housing and Urban Development (HUD) and covers topics including income requirements, financing options, and the home buying process. After attending a course, homebuyers leave with the tools and resources necessary for taking the next step toward homeownership. The Homebuyer Education course provides not only information but also the confidence to pursue homeownership. The Subrecipient awarded funds to provide homebuyer education on behalf of the Polk County Housing and Neighborhood Development Office works closely with the Public Housing Authorities to offer Home Buyer Education classes in English and Spanish.

If the PHA is designated as troubled, describe the manner in which financial assistance will be

provided or other assistance

All five Housing Authorities in Polk County are designated as standard performers.

Discussion

Polk County HND works closely with the larger local Housing Authorities to support and partner with them to encourage the development of additional rental units. Most recently HOME ARP funds were used to support a project for rental housing development for the Winter Haven Housing Authority.

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

Introduction

Each year the county encourages public service providers to submit proposals for its CDBG and ESG funding in response to a Request for Applications (RFA). HND staff evaluate proposals for compliance with HUD guidelines. The Community Development Citizen's Advisory Committee (CAC) reviews and ranks applications for CDBG and ESG funding. The CAC ranks the proposals by priority and probability of successful completion. Based on these criteria, the CAC recommends a list of proposals to be funded to the Polk County BoCC for approval. The successful respondents deliver services after the execution of a subrecipient agreement with the BoCC. According to contract terms, each agency is responsible for submitting progress reports and invoices to HND. HND reviews all invoices and authorizes reimbursement upon satisfactory completion of work. Polk County solicits proposals for Public and Homeless Services annually.

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

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs. This year Public Service dollars are allocated to homeless service providers to meet the goals and actions for reducing and ending homelessness. Homeless clients are supported with food, rent assistance, and job services programs. Substance abuse programs and rehabilitation services for the blind are also provided.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Homeless Coalition of Polk County has created a Governance committee to review the local discharge coordination policies. HND staff will continue to work with HCPC to develop a countywide policy. The procedures determined client eligibility, sets medical conditions required prior to acceptance of a client. Talbot House educates the client on their responsibilities in the shelter. The procedures provide for transportation responsibility, for medication and medical services from the medical provider. Upon referral by outside sources, Peace River Center does an initial interview and evaluates the need for further services. Peace River Center will make referrals to CoC programs on behalf of discharged clients. The Coalition will maintain a listing of programs available for clients with mental illness. The Sheriff continues to work with the CoC to develop a discharge plan, but discussions have stalled.

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

The Homeless Coalition of Polk County has created a committee to review the local discharge coordination policies. which is part of this year's Continuum of Care (CoC) Application, outlines the development of a discharge planning policy by institution. HND staff will continue to work with HCPC to develop a countywide policy. To address discharge from healthcare facilities, Talbot House established procedures with Lakeland Regional Medical Center on behalf of CoC. The procedures determined client eligibility, sets medical conditions required prior to acceptance of a client. Talbot House educates the client on their responsibilities in the shelter. The procedures provide for transportation responsibility, for medication and medical services from the medical provider. Upon referral by outside sources, Peace River Center does an initial interview and evaluates the need for further services. Peace River Center will make referrals to CoC programs on behalf of discharged clients. The Coalition will maintain a listing of programs available for clients with mental illness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Homeless Coalition of Polk County has created a committee to review the local discharge coordination policies. which is part of this year's Continuum of Care (CoC) Application, outlines the development of a discharge planning policy by institution. HND staff will continue to work with HCPC to develop a countywide policy. To address discharge from healthcare facilities, Talbot House established procedures with Lakeland Regional Medical Center on behalf of CoC. The procedures determined client eligibility, sets medical conditions required prior to acceptance of a client. Talbot House educates the client on their responsibilities in the shelter. The procedures provide for transportation responsibility, for medication and medical services from the medical provider. Upon referral by outside sources, Peace River Center does an initial interview and evaluates the need for further services. Peace River Center will make referrals to CoC programs on behalf of discharged clients. The Coalition will maintain a listing of programs available for clients with mental illness.

Discussion

The Polk County Housing and Neighborhood Development Office Staff continue to work with the

director of the Homeless Coalition to investigate innovative ways to address homelessness in Polk County. The Manager of the Polk County HND Office is a member of the Governance Board of the Homeless Coalition of Polk County. The Board is made up of members of the agencies from the community poised to create a plan to address the homelessness issues in Polk County in the next year and over the next five years.

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

Introduction:

Since the adoption of the 2008 Affordable Housing Incentives Plan, and the current 2025 updated Plan, Polk County continues to expedite the review and processing of permits for affordable housing, provide waivers of impact fees for affordable housing and mitigation of impact fees for workforce housing, maintain an inventory of publicly owned land for affordable housing opportunities and supports development near transportation hubs, employment centers, and mixed- use development.

Additionally, Polk County HND continues to review policies, procedures, regulations, and plan provisions that could impact the cost of affordable housing. A new incentive for affordable housing was added two years ago called the Demolition Lien Waiver Program. Lots vacant because of the CDBG spot slum and blight demolition program, that have been vacant for years that are suitable for affordable housing development will be made available for affordable housing developers, with the lien released after a ten-year affordability period. Currently, we have had one application submitted for this program.

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

The following ongoing actions are planned to remove or ameliorate the negative effects of local policies that impede the development of affordable units:

1) Expedited Permitting - Polk County began the implementation of expedited permitting for affordable housing in 1998. Many permits can be processed the same day, while drop-off permits can be processed within 24 hours. Pre-construction plan review for affordable housing developments is reduced to 10 days and plat review times is reduced to 5 working days.

2) On Going Review Process - Polk County HND staff coordinates with other County divisions regarding ordinances or regulations impacting affordable housing. Staff provides reports and updates to the AHAC for review and discussion at their regularly scheduled meetings. The AHAC (Affordable Housing Advisory Committee) provides staff with input and recommendations and HND prepares various reports for Polk County Board of County Commissioners (BoCC) consideration

3) Demolition Lien Waiver Program - This amendment to the current structural Maintenance Ordinance will implement a process to release the claim of lien for the costs incurred by the County for a demolition of an unsafe structures. These lots are located throughout Polk County and the affordable housing Demolition Lien Waiver is targeted to very low (50% of the area median income), low (80% of the area median income) and moderate-income persons (120% of the area median income) persons.

Discussion:

The Housing and Neighborhood Development Office will continue to monitor policies that may have a negative effect on affordable housing. State SHIP Housing funds will be used to provide down payment assistance to low- and moderate-income households and to repair and rehabilitate homes owned by low-income households. CDBG and SHIP funds will be used to repair roofs, septic systems, and to do structural repairs to homes built after 1979.

AP-85 Other Actions – 91.220(k)

Introduction:

Polk County's FY 2021-2025 Consolidated Plan for use of the Community Development Block Grant, Emergency Solutions Grant, and HOME Investment Partnership Program assesses community development and housing needs in approximately eighty-seven predominately low/moderate-income census block groups across the county, excluding Lakeland, Winter Haven has joined the Municipal Parter Program), and the municipalities that participate in the State Small Cities Program. Social and personal needs result from and are perpetuated by low incomes. According to survey data, communities in the relevant census tracts desire infrastructure improvements, including drainage and roadway improvements, access to public facilities and/or neighborhood facilities, and public/homeless services. In addition, community feedback reflected the need to have safe affordable housing. The Consolidated Plan addresses the issue of the fact that low-incomes place severe housing cost-burdens and accompanying problems on families and the elderly who either own or rent their place of residence.

Actions planned to address obstacles to meeting underserved needs

Actions that will take place during the next year to address obstacles to meeting underserved needs are outlined as follows: Although the needs of the underserved far exceed the limited funding available to provide services, the County will continue investing CDBG funds into neighborhood improvements that foster neighborhood viability and create suitable, safe living environments. These needs and projects are prioritized using the responses outlined in the Community Needs Assessment Survey. The Community Needs Survey helps establish the goals and objectives for funding opportunities during the 2021-2025 Consolidated Plan cycle. Using the residents' survey responses projects are developed and put forth for approval by the Polk County Board of County Commissioners.

Actions planned to foster and maintain affordable housing

Polk County Housing and Neighborhood Development Office will continue to support multifamily tax credit applications with assistance in completing the impact fee waiver program for affordable rental units. Polk County also has an older housing stock that may be preserved by housing rehabilitation and emergency minor repairs. A little more than half (53.6 percent) of the units in the County were constructed in the 1980s or earlier. The Housing Rehabilitation Program keeps the older units from falling into disrepair. Polk County will use HOME funds to make rehabilitation/replacement loans and grants to low- and moderate-income eligible occupants of substandard housing units. Funds may also be used for the County Tenant Based Rental Assistance (TBRA) program. Fifteen percent (15 percent) of the HOME funds will be provided to Community Housing Development Organizations (CHDO) for the acquisition, rehabilitation, resale, and construction of housing affordable to low- and moderate-income households.

Actions planned to reduce lead-based paint hazards

Polk County will continue to evaluate and reduce lead-based paint hazards in all contracts funded with federal monies. Affordable housing activities address lead-based paint liabilities and provide required information to affected citizens. Staff continues to attend current training sessions to remain updated on Federal regulations governing lead-based paint concerns. At this time, all housing activities comply with regulations regarding lead-based paint notification, evaluation, and abatement. The Housing and Neighborhood Development (HND) Office conducts activities in accordance with its Policy and Procedures pertaining to notification, evaluation, and reduction of lead-based paint hazards to assure compliance with federal regulations. When required, risk assessment, paint testing, lead hazard reduction, and clearance will be performed through contracts with qualified professionals in accordance with standards established in 24 CFR part 35, subpart R. All contractors used for lead-based paint related activities are referenced by EPA Region IV as lead-based paint abatement certified or approved by the State of Florida to enter contracts pertaining to such issues. All subrecipients of federal funding enter into contracts prior to funds being dispersed assuring that all activities they conduct with federal funds comply with lead-based paint-related requirements cited in 24 CFR 570.608.

Actions planned to reduce the number of poverty-level families

According to the American Community Survey, Polk County's poverty rate has decreased over the last five years. In the 2017 estimate the poverty rate was 15.6%. The 2014 5-Year estimate projected Polk County's poverty rate at 18.5 percent and the 2019 5-Year estimate projected Polk County's population rate at 15.8 percent. Polk County provides and administers programs that assist some of the most vulnerable populations in Polk County. Many of the programs that are funded with CDBG, HOME and ESG funds help meet basic needs and promote self-sufficiency, by referring participants to agencies that can provide skills training or other assistance.

Polk County will address the needs of severely cost-burdened, very low-income households through rental assistance programs. The County Tenant Based Rental Assistance (TBRA) Program will make very low-income, elderly, and very low-income, disabled households preferred target groups for rental assistance for the 2021-2025 Consolidated Plan Period. The Tenant Based Rental Assistance program is for very low-income renters that are either 1) severely cost-burdened, 2) living in substandard housing, or 3) involuntarily displaced from housing.

Actions planned to develop institutional structure

HND is the lead agency administering CDBG funds. Through the Urban County agreement, the County contracts with nine municipal jurisdictions to plan and develop projects using these funds, the nine partner jurisdictions are Auburndale, Bartow, Dundee, Eagle Lake, Frostproof, Hillcrest Heights, Lake Alfred, Mulberry, and Winter Haven. Several virtual meetings were held with the municipal partners before the completion of this Plan. Information about the plan and the surveys was conveyed and questions were answered by HND staff. Additionally, Polk County partners with non-profit organizations

and other agencies, including Parks and Natural Resources, Polk County Facilities Management for the effective delivery of services.

Memoranda of Understanding or subrecipient agreements, which identify the project scope of services, budget, and timeline are entered into and used as a management tool ensuring objectives, performance measures, and project delivery schedules are successfully met. HND staff performs administrative management for all CDBG projects. Various sections of Polk County government such as Procurement, the Office of the County Attorney, and the Clerk of Courts Accounting and Finance Division provide procurement, legal, and fiscal oversight. During the past thirty (30) years of Polk County's CDBG funding, HND has relied on the professional skills and expertise of many County divisions in implement successful projects. HND is the lead agency administering CDBG funds. Through the Urban County agreement, the County contracts with nine municipal jurisdictions to plan and develop projects using these funds, the ten partner jurisdictions are Auburndale, Bartow, Dundee, Eagle Lake, Frostproof, Hillcrest Heights, Lake Alfred, Mulberry, and Winter Haven. Several virtual meetings were held with the municipal partners before the completion of this Plan. Information about the plan and the surveys was conveyed and questions were answered by HND staff. Additionally, Polk County partners with non-profit organizations and other agencies, including Parks and Natural Resources, Polk County Facilities Management, and for the effective delivery of services.

Actions planned to enhance coordination between public and private housing and social service agencies

Polk County Housing and Neighborhood Development Office (HND) continues to address obstacles to meeting underserved needs, and foster and maintain affordable housing, by implementing the projects outlined in this Consolidated Plan. As units are rehabilitated, lead-based paint hazards are addressed. Working with various outside agencies to support their programs for poverty-level families, Polk County HND provides grant funds to further this assistance. Staff members are available to support new initiatives that occur as grant funding becomes available. Opportunities to partner or offer support to public and private housing and social service agencies to further the objectives of this Consolidated Plan are considered a priority.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Polk County solicits proposals for public and homeless services annually. Over past several years applications have been submitted in the Neighborly Software System. With this system HND staff and scoring Committee members are able to accept, review and score grant applications submitted by nonprofit service providers seeking CDBG public service funding and ESG funding. Non-profit organizations are encouraged to apply. HND staff evaluates the proposals for compliance with HUD guidelines. The Community Development Citizen's Advisory Committee (CAC) reviews and ranks proposals for CDBG and ESG funding. The CAC ranks the proposals by priority, organizational capacity, and probability of successful completion of the proposed project. Based on these criteria, the CAC recommends a list of proposals to be funded to the Polk County BoCC for approval. The successful respondents deliver services after the execution of a subrecipient agreement with the BoCC. According to contract terms, each agency is responsible for submitting progress reports and invoices to HND. HND reviews all invoices and authorizes reimbursement upon satisfactory completion of work.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	200,000
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:	200,000

Other CDBG Requirements

1. The amount of urgent need activities	90
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2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

0.00%

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

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

Polk County HND does not supply other forms of investment.

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:

Polk County Housing and Neighborhood Development Office will use the following form for recapture:

The following is the Recapture Provision for the Polk County HOME Funds:

Polk County will use HOME funds to provide rehabilitation, reconstruction, or new construction of eligible affordable housing units. Each household must meet the period of affordability as outlined in the County Rehabilitation/Reconstruction/New Construction Homeowner Assistance Agreement. The assistance will be secured with a mortgage and note. If the property ceases to be the principal place of occupancy or the title changes hands, the full amount of the

HOME assistance will be recaptured. The homeowner must occupy the home as their principal residence during the affordability period to comply with the terms of the loan. Failure to comply with the provisions constitutes a default and may result in repayment of the loan. The minimum affordability periods for the Polk County

HOME program are as follows:

Homeownership Assistance HOME Amount Per Unit Minimum Period of Affordability

Under \$ 15,000 - 5 years

\$15,000 to \$40,000 - 10 years

Over \$ 40,000 - 15 years

If the net proceeds from a voluntary (sale) or involuntary (foreclosure) sale are insufficient to repay the amount of the HOME assistance, the County shall recapture the balance due on the loan or

100% of net proceeds from the sale, whichever is less. If there are no net proceeds from the sale, no repayment is required. Net proceeds are defined as the sales price minus superior Loan repayment and any closing costs incurred by the homebuyer.

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:

The following is the Recapture Provision for the Polk County HOME Funds:

Polk County will use HOME funds to provide rehabilitation, reconstruction, or new construction of

eligible affordable housing units. Each household must meet the period of affordability as outlined in the County Rehabilitation/Reconstruction/New Construction Homeowner Assistance Agreement. The assistance will be secured with a mortgage and note. If the property ceases to be the principal place of occupancy or the title changes hands, the full amount of the

HOME assistance will be recaptured. The homeowner must occupy the home as their principal residence during the affordability period to comply with the terms of the loan. Failure to comply with the provisions constitutes a default and may result in repayment of the loan. The minimum affordability periods for the Polk County

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Over \$ 40,000 - 15 years

If the net proceeds from a voluntary (sale) or involuntary (foreclosure) sale are insufficient to repay the amount of the HOME assistance, the County shall recapture the balance due on the loan or 100% of net proceeds from the sale, whichever is less. If there are no net proceeds from the sale, no repayment is required. Net proceeds are defined as the sales price minus superior Loan repayment and any closing costs incurred by the homebuyer.

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:

There are no plans to use HOME funds to refinance existing debt.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

The Action Plan outline the TBRA program targeted to the elderly and/or disabled clients for housing vouchers using these HOME funds.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will

narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Not applicable to our current TBRA program see above.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Not applicable

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

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

See Attachment

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 Homeless Coalition of Polk County is the lead agency of the Continuum of Care funding that addresses the needs of the homeless and at-risk, many of which fall within the special needs groups and need supportive housing services. The Homeless Coalition of Polk County (HCPC) has applied for and received funding from the McKinney-Vento Homeless Assistance Act Continuum of Care program for the last several years. HCPC also was awarded funding through the Supportive Housing Program (SHP).

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The Emergency Solutions Grant funds are sub awarded to local nonprofit and faith-based organizations each year using an application process. Subrecipients are selected to meet the goals and objectives outlined in the Consolidated Plan to address homelessness in Polk County. Funds are advertised as available at the beginning of the year. Nonprofits are notified by email and an announcement is put up on the web page.

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.

This requirement is met through the Homeless Coalition of Polk County staff and Board members.

5. Describe performance standards for evaluating ESG.

Emergency Solutions Grant (ESG)

Reference 91.220(l)(4)

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

See Attachment

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This requirement is met through the Homeless Coalition of Polk County staff and Board members.

1. 5. Describe performance standards for evaluating ESG.

Compliance monitoring of Subrecipients including Emergency Solutions Grant (ESG) recipients will be conducted by HND and other county agencies such as internal auditors and external auditors carrying out the single point audit program. They provide an assessment of performance and regulatory and financial contract compliance, along with technical assistance in program administration and service delivery. HND will work with Subrecipients not only to identify program deficiencies but at the same time to identify remedies. A risk factor is assigned to each project, and monitoring visits are conducted at least once a year or more during the contract, depending upon the degree of risk assigned. During these visits, staff will review program records to ensure that all necessary documentation is on file. HND monitoring staff will discuss how the project is proceeding with managers and personnel and resolve any issues that may arise. After the visit, they will provide a monitoring report with findings, concerns, and suggested changes to resolve the findings and concerns. The monitoring aims to ensure activities are implemented in a manner that complies with federal regulations and ensures the anticipated outcomes are achieved.

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