



BOARD OF COUNTY COMMISSIONERS

DATE: June 18, 2013

AGENDA ITEM NO. 16a.

Consent Agenda ☐

Regular Agenda ☒

Public Hearing ☐

County Administrator's Signature:

Subject:

Authorization to advertise a Public Hearing to be held July 9, 2013, on the Pinellas County Consortium's 2013-2014 Annual Action Plan for Federal funding.

Department:

Healthy Communities

Staff Member Responsible:

Anthony M. Jones, Director
Community Development

Recommended Action:

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BOARD) AUTHORIZE THE PUBLICATION OF A NOTICE OF PUBLIC HEARING ON THE PINELLAS COUNTY CONSORTIUM'S FY 2013-2014 ANNUAL ACTION PLAN FOR COMMUNITY PLANNING AND DEVELOPMENT PROGRAMS FUNDED WITH FEDERAL GRANT FUNDS.

Summary Explanation/Background:

The purpose of the public hearing before the Board is to receive comments, suggestions and views of citizens on the FY 2013-2014 Pinellas County Consortium's Consolidated Application (Action Plan) for Federal funding prior to approval by the Board. Public notices informing interested groups about the grants and proposed use of funds, a prior public hearing on needs and performance, and a public comment period were also held to provide this annual update to the Five-Year Consolidated Plan.

The Pinellas County Consortium consists of Pinellas County in its capacity as the Urban County, joined by the City of Largo. The Urban County is defined as unincorporated Pinellas along with the following municipalities: Belleair, Belleair Bluff, Belleair Beach, Dunedin, Gulfport, Indian Shores, Indian Rocks Beach, Kenneth City, Madeira Beach, North Redington Beach, Oldsmar, Pinellas Park, Redington Shores, Safety Harbor, St. Pete Beach, Seminole, South Pasadena, Tarpon Springs, and Treasure Island. As lead agency for the Consortium, Pinellas County is responsible for preparation and transmittal of the Consortium's Action Plan to the U.S. Department of Housing and Urban Development. The Action Plan contains the application for the Consortium's HOME Investment Partnership (HOME), County's Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) funds.

The deadline for submission of the FY 2013-2014 Action Plan to the U.S. Department of Housing and Urban Development is August 14, 2013. The recommended public hearing date of July 9, 2013 allows sufficient time to prepare the materials necessary for submission.

Fiscal Impact/Cost/Revenue Summary:

Revenue:	\$2,517,880	CDBG Entitlement
	\$ 100,000	CDBG Program Income
	\$1,057,900	HOME Entitlement
	\$ 600,000	HOME Program Income and Recapture
	\$ 174,337	ESG Entitlement
	\$4,450,117	Federal Funds Total
Cost:	\$4,450,117	Housing preservation and production, housing counseling and down payment assistance, public facilities and capital improvements, demolition and clearance, shelter operations, public services, and administration.

All costs listed in the Consolidated Plan and Action Plan are offset by grant revenue.

Exhibits/Attachments Attached:

2013-2014 Proposed Projects
Draft 2013-2014 Action Plan

2013-2014 Proposed Projects

Category/Activity	National Objective	Performance Objective/ Outcome	Funding Source	Beneficiaries	Funding Amount
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Priority: Target Area Improvement Program

Concentrated investments will be provided in designated areas of special interest that will impact neighborhood stabilization and revitalization in order to achieve local objectives and desired outcomes.

Central Lealman Land Acquisition and Infrastructure Improvements	Low/Mod Area	SL-3	CDBG	7,800 people	\$166,997
Affordable Housing Pre-Development	Low/Mod Area	SL-3	CDBG	N/A	\$25,000
Lealman Fire Hydrant Installation	Low/Mod Area	SL-3	CDBG	7,800 people	\$15,000
Target Area Activity Delivery	Low/Mod Area	SL-3	CDBG	N/A	
Target Area Improvement Program Total					\$206,997

Alternate Activities

Greater Ridgecrest NRSA Clean-Up	Low/Mod Area	SL-3	CDBG	1,100 households	\$15,000
Omni Center Facility Rehabilitation	Low/Mod Area	SL-3	CDBG	1,250 people	\$125,620

Priority: Public Facilities Program

Funding of new or existing facilities that provide services to meet the needs of low- and moderate-income or special needs populations. Some activities may be phased over multiple fiscal years and will be considered continuation projects.

Religious Community Services, Inc. Facility Construction	Low/Mod Clientele	SL-3	CDBG	10,000	\$300,000
Public Facilities Activity Delivery	Low/Mod Clientele	SL-3	CDBG	N/A	
Public Facilities Program Total					\$300,000

Alternate Activities

Gulf Coast Jewish Family & Community Services Facility Rehabilitation	Low/Mod Clientele	SL-3	CDBG	800 households	\$15,000
Homeless Emergency Project Emergency Housing Rehabilitation	Low/Mod Clientele	DH-1	CDBG	50+ households	\$59,600
WestCare Gulfcoast Florida Inebriate Receiving Facility Rehabilitation	Low/Mod Clientele	SL-3	CDBG	1,100 people	\$25,600
PEMHS Public Baker Act Receiving Facility Rehabilitation	Low/Mod Clientele	SL-3	CDBG	1,826 people	\$61,593
The Local Community Housing Corporation Community Facility Rehabilitation	Low/Mod Clientele	SL-3	CDBG	70 youth	\$19,656
Girls, Incorporated Facility Design	Low/Mod Clientele	SL-3	CDBG	300-350 people	\$281,005

Priority: Public Infrastructure Program

Funding for projects that address the prevention and elimination of slum and blight within officially designated areas of interest or areas within the County where land may be cleared for future development

Clearance and Demolition	Slum/Blight Area	SL-3	CDBG	3 households	\$50,000
City of Dunedin Streetscape & Sidewalk Construction	Slum/Blight Area	SL-3	CDBG	9,874 people	\$205,500
Public Infrastructure Activity Delivery	Slum/Blight Area	SL-3	CDBG	N/A	
Public Facilities Program Total					\$255,500

Alternate Activities

Category/Activity	National Objective	Performance Objective/ Outcome	Funding Source	Beneficiaries	Funding Amount
City of Oldsmar Street Resurfacing	Slum/Blight Area	SL-3	CDBG	3,839 people	\$87,500
City of Indian Rocks Beach Sidewalk Construction	Slum/Blight Area	SL-3	CDBG	4,112 people	\$300,000

Priority: Public Services Program

Funds will be provided, with a maximum 15% limitation, to provide salaries and operational services to entities that provide services to meet the needs of low- and moderate income families.

Continuum of Care Matching Funds for Homeless Needs	Low/Mod Clientele	SL-1	CDBG	425 people	\$117,000
Omni Center Operations	Low/Mod Area	SL-1	CDBG	1,250 people	\$235,000
Public Services Program Total					\$352,000

Priority: Homeless and Homelessness Prevention Services Program

Funding to provide short-term rental assistance to individuals or families who are homeless or at risk of homelessness, as well as housing relocation and stabilization services to stabilize individuals and families in their current housing or quickly re-house in other permanent housing.

Rental Assistance	Low/Mod Clientele	DH-2	ESG	50 households	\$141,262
Homeless and Homelessness Prevention Data Collection (HMIS)	Low/Mod Clientele	DH-2	ESG	N/A	\$10,000
Homeless and Homelessness Prevention Activity Delivery	Low/Mod Clientele	DH-2	ESG	N/A	\$10,000
Homeless and Homelessness Prevention Services Program Total					\$161,262

Priority: Housing Preservation Program

Program facilitates the preservation of affordable homeowner and rental units through rehabilitation and/or acquisition. Applications are provided on a first come, first serve basis and funding selections are based on eligibility of households served and financial feasibility. Private funds available through local lending institutions may be leveraged by Federal funds.

City of Largo Single Family Rehabilitation Program	Low/Mod Housing	DH-1	HOME	2 households	\$137,540
Housing Preservation Program	Low/Mod Housing	DH-1	HOME	5 households	\$150,000
Housing Preservation Activity Delivery	Low/Mod Housing	DH-1	HOME	N/A	
HOME Housing Preservation Program Subtotal					\$287,540
Housing Preservation Program	Low/Mod Housing	DH-1	CDBG	6 households	\$202,527
Target Area Code Enforcement	Low/Mod Housing		CDBG	1,500 households	\$80,000
Housing Preservation Activity Delivery	Low/Mod Housing	DH-1	CDBG	N/A	
CDBG Housing Preservation Program Subtotal					\$282,527
Housing Preservation Program Total					\$570,067

Priority: Housing Production Program

Program facilitates the construction of single-family and multifamily affordable housing units. Applications are provided on a first come, first serve basis and funding selections are based on eligibility of households served and financial feasibility. Private funds available through local lending institutions may be leveraged by Federal funds. Includes CHDO set-aside funding requirements.

Housing Production Program	Low/Mod Housing	DH-1	HOME	20 housing units	\$785,359
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Category/Activity	National Objective	Performance Objective/ Outcome	Funding Source	Beneficiaries	Funding Amount
Housing Production Activity Delivery	Low/Mod Housing	DH-1	HOME	N/A	
Housing Production Program Total					\$785,359
Priority: Homeownership Promotion Program					
Program facilitates housing education and maintenance through counseling services and provides financial assistance to home buyers in the form of down payment and closing costs.					
City of Largo Down Payment Assistance Program	Low/Mod Housing	DH-2	HOME	1 household	\$50,000
Down Payment Assistance Programs	Low/Mod Housing	DH-2	HOME	10 households	\$150,000
Homeownership Assistance Activity Delivery	Low/Mod Housing	DH-2	HOME	N/A	
HOME Homeownership Promotion Program Subtotal					\$200,000
Direct Homeownership Assistance Programs	Low/Mod Housing	DH-2	CDBG	3 households	\$300,000
Homeownership Assistance Activity Delivery	Low/Mod Housing	DH-2	CDBG	N/A	
CDBG Homeownership Promotion Program Subtotal					\$300,000
Housing Services	Low/Mod Housing	DH-1	SHIP	500 people	\$175,000
Homeownership Assistance Activity Delivery	Low/Mod Housing	DH-1	SHIP	N/A	
SHIP Homeownership Promotion Program Subtotal					\$175,000
Homeownership Promotion Program Total					\$675,000
Priority: Administration					
General program planning costs related to the administration of the CDBG, HOME and ESG Grants.					
CDBG Administration	Admin	N/A	CDBG	N/A	\$503,576
CDBG Administration (from PI)	Admin	N/A	CDBG	N/A	\$20,000
HOME Administration	Admin	N/A	HOME	N/A	\$105,790
HOME Administration (from PI)	Admin	N/A	HOME	N/A	\$60,000
ESG Administration	Admin	N/A	ESG	N/A	\$13,075
Administration Total					\$702,441
Contingency					
Funds have been reserved for construction cost overruns and additional funding for emergency assistance, if needed.					
CDBG Contingency	Low/Mod	N/A	CDBG	N/A	\$397,280
HOME Contingency	Low/Mod	N/A	HOME	N/A	\$219,211
Contingency Total					\$616,491
CDBG Total					\$2,617,880
HOME Total					\$1,657,900
ESG Total					\$174,337
SHIP Total					\$175,000



Pinellas County, Florida **Action Plan** **2013-2014 FY**



Executive Summary

ES-05 Executive Summary

1. Introduction

In 2010, Pinellas County completed the 2011-2015 Consolidated Plan, a five-year planning document that identifies the County's priority housing, homeless, special populations, and community development needs for the Pinellas County Consortium. Each year during the five-year planning period, an annual action plan details the County's plan of action for the upcoming fiscal year to further the five-year priorities and strategies.

The Pinellas County Consortium is made up of the jurisdictions of Pinellas County, acting in its capacity as an Urban County, and the City of Largo. The Urban County consists of all unincorporated areas and the 20 municipalities participating in the County's program. The County is the lead entity for the Consortium.

The Annual Action Plan is the Consortium's annual application for HOME Investment Partnership (HOME) funds and Pinellas County's application for Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) funds. This Fourth Year Action Plan outlines how the County will target its Federal resources to address the community's housing and community development needs during the 2013-2014 fiscal year.

The County anticipates receiving \$4,450,117 in Federal funding, including program income. Additionally, it is anticipated that the County will receive a small allocation of State funds to assist in meeting housing goals. The City of Largo prepares and approves its own Action Plan for CDBG funding.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

For the 2013-2014 funding year, Pinellas County will continue to address the objectives of sustainability of a suitable living environment and increased accessibility to decent housing by funding of projects to improve public infrastructure and facilities in low- to moderate-income neighborhoods and in blighted areas and to preserve or produce affordable housing.

The 5-Year Consolidated Plan that was submitted to the U.S. Department of Housing and Urban Development (HUD) identifies four priority needs for the County: affordable housing; homeless; non-homeless special needs and urban county. As a result of these identified needs, Pinellas County identified the following priority programs: Target Area Improvement Program; Public Facilities Program; Public Infrastructure Program; Public Services Program; Homeless and Homelessness Prevention Services Program; Housing Preservation Program; Housing Production Program; and Homeownership Promotion Program.

The activities being recommended for each of the programs initial funding support the priority needs identified in the 5-Year Consolidated Plan. These activities support the following specific objectives and outcomes: availability/accessibility of decent housing; affordability of decent housing; availability/accessibility of suitable living environment; and sustainability of suitable living environment.

3. Evaluation of past performance

Pinellas County successfully completed the second year of the County's Five-Year Consolidated Plan period. Projects completed during the 2011-2012 fiscal year helped to meet the goals and objectives identified in the County's Annual Action Plan. During the 2011-2012 fiscal year, Federal resources were utilized throughout the community for a variety of housing and community development activities to address the following objectives of the 2011-2015 Consolidated Plan: sustainability of a suitable living environment and increased accessibility to decent housing by improvement of public infrastructure and facilities in low- to moderate-income neighborhoods and in blighted areas.

Below are the objectives and outcomes during the 2011-2012 Action Plan period:

Objective: Performance Measure One (SL-3: Sustainability of Suitable Living Environment): 54,160 people, 2 housing units and 450 households will have a sustainable (more livable) environment through infrastructure construction and improvements and facility rehabilitation for the purpose of creating a suitable living environment. **Outcome:** 115,191 people; 2 housing units served.

Objective: Performance Measure Two (SL-1: Availability/Accessibility of Suitable Living Environment): 1,800 people will have access to recreational and social services for the purpose of creating a suitable living environment. (Please note this is a duplicated count as these people reside in areas served through Performance Measure One.) **Outcome:** 2,132 people served.

Objective: Performance Measure Three (DH-2: Affordability of Decent Housing): 38 households will have access to affordable housing through down payment and housing assistance for the purpose of providing decent affordable housing. **Outcome:** 212 households and 37 housing units served.

Objective: Performance Measure Four (DH-1: Availability/Accessibility of Decent Housing): 15 households will have new access to housing through the creation or acquisition of additional units for the purpose of creating decent affordable housing. 2 parcels of land will be acquired. **Outcome:** 93 housing units served.

Objective: Performance Measure Four (DH-1: Availability/Accessibility of Decent Housing): 29 homeless or disabled people will have available improved access to affordable housing through rehabilitation and 300 persons will have available improved access to housing services for the purpose of providing decent affordable housing. **Outcome:** 3,227 persons and 1 household served.

Currently for the 2012-2013 program year, Pinellas County is utilizing 74% of CDBG funds for public infrastructure improvements, public facility improvements and housing preservation activities and 15% of CDBG funds for public service activities. HOME funds are being utilized for homeowner preservation, homebuyer and rental activities. ESG funds are being used to provide rental assistance through the Community Housing Assistance Program.

4. Summary of citizen participation process and consultation process

Pinellas County Community Development is responsible for the preparation and implementation of the Consortium's Consolidated Strategic Plan and specific goals identified in the Annual Action Plan. Community Development developed the Plan in consultation with a wide range of public and private entities, including governmental and non-profit organizations that are knowledgeable regarding the needs of the low- and moderate-income residents of the Consortium and the County as a whole.

This process included holding public hearings early in the planning process to identify and prioritize the needs of Pinellas County over the next five years. In addition, a public hearing was conducted on January 10, 2013 to solicit input of the priorities and needs of Pinellas County to include in the Annual Action Plan. It also provided an opportunity to summarize the accomplishments and an overview of existing programs completed over the past year.

The following outreach was completed throughout the County to solicit input and included:

- **Solicitation** of input through direct mailings to existing partners and organizations in the community to encourage participation in identifying housing needs and needs of the homeless and special populations and in the development of the Plan. A public notice was published in *The Tampa Bay Times* prior to the public hearing. Additionally, the notice was published on the Pinellas County Community Development website, released as a County press release, and ran on the electronic bulletin board on the County's local government television station.
- **Neighborhood-based Citizen Committees** in areas targeted for comprehensive revitalization activities under Federal grant programs. These committees advise on needs and activities relative to their community. Additionally, Community Development is represented on the Low Income Housing Network and its Committees that has representation from a variety of housing advocates and local nonprofits.
- **Coordination** with the local Housing Authorities within the jurisdiction to solicit information related to the Authorities' developments and surrounding communities, as well as the Authorities' future development plans.

5. Summary of public comments

On January 10, 2013, the County held a public meeting to report on the past performance of Community Development programs and to seek input on the future focus priority needs over the next year. Comments received during the public hearing are identified in the Citizen Participation Outreach section of this Action Plan.

The draft Annual Action Plan was made available for viewing and public comment on April 19, 2013 and ended May 18, 2013. The notice of availability for viewing was advertised in the *Tampa Bay Times* on April 19, 2013. Additionally, the notice was published on the Pinellas County Community Development website, released as a County press release, and ran on the electronic bulletin board on the County's local government television station. The draft Action Plan was distributed to the City of Largo's Community Development Department and made available for download on the Pinellas County Community Development website.

No comments were received during the public comment period.

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

No comments were received during the public comment period.

PR-05 Lead & Responsible Agencies

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

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

Agency Role	Name	Department/Agency
Lead Agency	PINELLAS COUNTY	Community Development

Table 1 – Responsible Agencies

Narrative

Pinellas County is the lead entity for the Pinellas County Consortium, consisting of Pinellas County and the City of Largo. Pinellas County Community Development is the entity responsible for the preparation of the Pinellas County Consolidated Plan and Annual Action Plan and for the administration of the CDBG, HOME and ESG programs for Pinellas County.

Consolidated Plan Public Contact Information

The Action Plan 30-day comment period begins on Friday, April 19, 2013. Interested parties are encouraged to submit comments in writing, via mail, or email to:

Sheri Harris, Compliance Manager
Pinellas County Community Development Department
600 Cleveland Street, Suite 800
Clearwater, FL 33755
727-464-8210
cdplanning@pinellascounty.org

AP-10 Consultation

1. Introduction

Partnering with other local public and private entities is vital to addressing community needs, including services, affordable housing and neighborhood revitalization within the community.

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

Prior to advertising the notice of funding availability and application availability for our annual funding cycle, the County holds a public hearing to receive input on community needs. Notification of the public hearing is mailed to nonprofits, housing providers, and cooperating local governments. Notice is also posted on the County's website. Attendees at the meeting have the opportunity to identify housing, special needs population, community development, and homeless needs in the community. Participants are given the opportunity to discuss potential projects to bring forth for funding during the annual cycle to address their needs.

The Pinellas County Health Department is the local lead agency for addressing lead poisoning in the community and works to identify lead-based paint hazards. The Pinellas County Health Department works closely with the state to collect data and also relies on grant funding to develop strategies to provide targeted blood lead screenings to high risk children. The expiration of the grant funding and current budgetary constraints has limited the Department's lead screening and case management activities, but the agency responds to all confirmed cases of lead poisoning as determined by local pediatricians and health care facilities throughout Pinellas County. A team of specialists perform inspections and risk assessments at no charge for families with children having elevated blood levels and family day care homes.

Additionally, Pinellas County coordinates with the Continuum of Care each year to identify a service agency to receive funding for operational support as a match for the CoC's Super NOFA application.

Describe coordination 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

The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), enacted into law on May 20, 2009, consolidated three of the separate homeless assistance programs administered by HUD under the McKinney-Vento Homeless Assistance Act into a single grant program, and revised and renamed the Emergency Shelter Grant program to the Emergency Solutions Grants (ESG) program. Requirements of the new ESG Program include increased coordination and collaboration between the ESG Grantee and local Continuum of Care; adoption of performance and outcome measures; and encourages Grantees to build on successful homelessness prevention and rapid re-housing strategies developed through the ARRA-funded Homelessness Prevention and Rapid Re-housing Program (HPRP).

As required by the new ESG regulations, Pinellas County consulted with members of the Continuum of Care for the area. Sarah Snyder, Executive Director for the Homeless Leadership Board, convened a meeting held in December 2011. Attendees asked to participate at the meeting included representatives from the City of St. Petersburg, Pinellas County Health and Human Services Department, and the City of Clearwater. These meetings have continued on a monthly basis in an effort to enhance opportunities to collaborate.

Discussions included providing input related to the success of the most recent Homelessness Prevention and Rapid Re-housing Program (HPRP) and the desire to replicate the established policies and procedures. There was also discussion of the need to focus on both aspects of the program; prevention of homelessness and rapid re-housing. Currently, Pinellas County is providing local financial resources to families at risk of homelessness. This program is a replication of the HPRP program and is administered by the Department of Health and Human Services; however, this program has the flexibility to serve families at 50% of Area Median Income (AMI). The consensus of the group was that since HPRP was effective, the new ESG program would be modeled after the HPRP program and would focus on families versus individuals. Additionally, even though the ESG funding must focus on incomes less than 30% AMI, the consensus was that the local program administered by the Department of Health and Human Services should continue to serve families at the 50% income level. The blend of the two programs would provide maximum flexibility in serving families in Pinellas County.

The County's Community Housing Assistance Program (CHAP) that administers new Emergency Solutions Grant funds for homeless and homelessness prevention activities began serving residents in

fiscal year 12-13. The County has partnered with three community agencies to administer the new CHAP program: Homeless Emergency Project, Catholic Charities Diocese of St. Petersburg, and the Pinellas County Housing Authority. The CHAP program is designed to assist eligible participants to avoid homelessness by providing short-term rental assistance and security and utility deposits. Participants of the program are provided one-on-one counseling to ensure housing stability.

Describe consultation with the Continuum(s) of Care that serves the State 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

Not applicable.

2. Agencies, groups, organizations and others who participated in the process and consultations

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
VAN GOGH'S PALETTE, INC.	Services-Persons with Disabilities	Non-Homeless Special Needs
R CLUB CHILD CARE, INC.	Services-Children	Community Development Needs
RELIGIOUS COMMUNITY SERVICES, INC.	Services-Victims of Domestic Violence Services-homeless	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
YMCA OF THE SUNCOAST, INC.	Services-Children Services-Elderly Persons Neighborhood Organization	Community Development Needs
Gulf Coast Jewish Family Services, Inc.	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health	Non-Homeless Special Needs

Table 2 – Agencies, groups, organizations who participated

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination

Agencies provided input at the needs assessment public hearing.

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

All agencies were provided notice and the opportunity to provide input on community needs and comment on the Annual Action Plan draft.

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 Leadership Board	Pinellas County's identified specific homeless objectives overlap with the Continuum of Care's plan to address homeless needs. Supporting the construction/acquisition/preservation of permanent supportive housing for individuals and families with children transitioning out of homelessness; establishing beds to provide outreach, assessment, and short-term emergency or transitional housing for the chemically dependent, mentally ill, or dually diagnosed chronic homeless; providing funding for operations of existing facilities; preserving emergency or transitional housing facilities to ensure continued operations of facilities providing services to homeless are priorities for both the County and the CoC.
Healthy Communities Initiative	Pinellas County	Pinellas County's identified specific housing and community development objectives overlap with the Healthy Communities Initiative. Five at-risk communities were identified in Pinellas County. Each of the communities has at least 16% of its residents living in poverty. Three of the five communities include areas that are Community Development targeted areas: Tarpon Springs, Highpoint, and the Lealman Corridor. Overlapping goals consist of Preserving and maintaining safe, stable and attractive neighborhoods and places that preserve and reinforce the livability, character and history of Pinellas County; and stabilizing targeted neighborhoods that have been hit hard by foreclosures and abandoned properties including neighborhoods at most risk of decline.
Justice and Consumer Services Strategic Plan	Pinellas County Justice & Consumer Services	Pinellas County's identified specific community development objectives overlap with the Healthy Communities Initiative. Overlapping goals include mental health and youth population support.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation

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

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Public Meeting	Non-targeted/broad community partners and organizations in the community	Pinellas County will hold a public hearing on Tuesday, July 9, 2013 at 9:30am in the BCC Assembly Room, 315 Court Street, Clearwater for interested parties to provide comments on the 2013-2014 Annual Action Plan. Following the public hearing, the Board of County Commissioners will vote on approval of the Action Plan. On Tuesday, June 18, 2013, the BCC will vote to authorize/ advertise permission to hold the public hearing. A notice will be advertised in the Tampa Bay Times announcing the public hearing.	All comments received during the public hearing will be incorporated into this Plan.	All comments will be accepted.
Public Meeting	partners and organizations in the community	The public hearing notice was advertised in the Tampa Bay Times and mailed to participating partners and nonprofit organizations within the community. Fifteen representatives from nine organizations attended the public hearing to obtain information on the County's performance during the 2011-2012 and 2012-2013 fiscal years and to provide input on the needs to be	Van Gogh's Palette/Vincent House identified the need for housing for the mentally ill. Their agency is interested in the possibility of purchasing bank-owned properties, and renovating them for client use. Harvey Landress of R'Club Childcare Centers informed the group that R'Club has been designated as the facility to provide child care for the children of first responders during emergencies. In addition, there is a need for larger facilities to serve the low- and extremely low-income, families with childcare (foster, DCF);	

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
		addressed in the upcoming 2013-2014 fiscal year.	<p>however, there is not a willingness to provide service money for these programs, underlying funding is not clear and lead time do not match with future funding commitments (long-term).Caitlin Higgins Joy of Religious Community Services identified the need to focus on homeless families to stop children from experiencing homelessness and to break the generational cycle of homelessness through re-building and outreach. Studies show women who experience domestic abuse leads to homelessness. Religious Community Services, The Haven, is expanding to continue to serve homeless families and youth aging out of foster care. Vernon Bryant of the Ridgecrest YMCA thanked staff for on-going support and let the group know that he was encouraged by the current collaborations with other agencies at the Ridgecrest YMCA. The Ridgecrest area needs services to provide health and food plus a list of other things. Ridgecrest is perched in a great place to make an impact and provide services in the community. George Garcia of the HighPoint YMCA provided their Four P's Data Collection Category Form that shows community needs that they are working to address. Elizabeth Shaw of Gulf Coast Jewish Family and Community Services asked about the County's use of CDBG funds for public service activities and how the amount provided is determined. Brook Gajan stated the percentage of public service dollars provided for activities is based on a projection of program income, which at times can be slightly off actual program income received and that sometimes, we adjust the</p>	

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
			program income or fund additional agencies or give current agencies additional dollars. Elliott Steele of Van Gogh's Palette/Vincent House asked how need is determined. Sheri Harris stated that Board of County Commissioners makes the final decision on which projects are selected based on the priorities set in the Five-Year plan.	
Newspaper Ad	Non-targeted/broad community partners and organizations in the community	Pinellas County published a notice in the Tampa Bay Times on Friday, April 19, 2013 advertising the availability of the draft of the Fourth Year Annual Action Plan for Fiscal Years 2013-2014. The notice provided the start and end of the 30-day comment period, available resources, proposed activities to receive funding, and the process by which to provide comments on the Plan.	All comments received during the 30-day comment period will be incorporated into this Plan.	All comments will be accepted.
Internet Outreach	Non-targeted/broad community partners and organizations in the community	Pinellas County published a notice on the Community Development Department's website on advertising the availability of the draft of the Fourth Year Annual Action Plan for Fiscal Years 2013-2014. The notice provided the start and end of the 30-day comment period, available resources, proposed activities to receive funding, and the process by which to provide comments on the Plan.	All comments received during the 30-day comment period will be incorporated into this Plan.	All comments will be accepted.

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources

Introduction

Pinellas County struggles to meet the needs in the community with reducing Federal, State and local funding resources. Over the past two fiscal years, Pinellas County has seen a twenty-six percent (26%) reduction in CDBG funding and a forty percent (40%) reduction in HOME funding. Additionally, the State has not provided a SHIP allocation since 2008, a loss of approximately \$4.5 million dollars annually.

Final funding allocations for FY13-14 CDBG, HOME and ESG programs were not available for inclusion in this Action Plan. Pinellas County has utilized funding allocations from FY12-13, with the understanding that reductions may occur in funding.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Reminder 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	2,517,880	100,000	0	2,617,880	2,617,880	Pinellas County proposes to use FY13-14 CDBG funding to support the following priority programs: Target Area Improvements, Public Facility Improvements, Public Services, Public Infrastructure, Housing Preservation, Homeownership Promotion and for program administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Reminder 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	1,057,900	600,000	0	1,657,900	1,657,900	Pinellas County proposes to use FY13-14 HOME funding to support the following priority programs: Housing Preservation, Housing Production, Homeownership Promotion and for program administration.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	174,337	0	0	174,337	174,337	Pinellas County proposes to use FY13-14 ESG funding to support the following priority program: Homeless and Homelessness Prevention Services and for program administration.
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Conversion and rehab for transitional housing Overnight shelter Rapid re-housing (rental assistance) TBRA Transitional housing	3,454,714	0	0	3,454,714	3,454,714	The St. Petersburg/Clearwater/ Largo/ Pinellas County Continuum of Care was awarded funding for renewal homeless assistance projects in March of 2013 under the 2012 CoC Program competition. Funding is administered through the Pinellas County Homeless Leadership Board.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Housing Trust Fund	public - local	Acquisition Admin and Planning Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership	80,000	0	0	80,000	80,000	Pinellas County anticipates receiving approximately \$80,000 in program income generated from the original allocations of HTF. Funds will be used to support the following priority programs: Housing Preservation, Housing Production, Homeownership Promotion and for program administration.
Other	public - state	Admin and Planning Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Services	190,000	300,000	0	490,000	490,000	Pinellas County anticipates receiving a \$190,000 allocation from the State of Florida's State Housing Initiatives Partnership (SHIP) Program and approximately \$300,000 in program income. SHIP funds will be used to support the following priority programs: Housing Preservation, Housing Production, Homeownership Promotion and for program administration.

Table 1 - Expected Resources – Priority Table

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

The State of Florida State Housing Initiatives Partnership (SHIP) program provides local entitlement jurisdictions with funds for housing activities and can be used to satisfy Federal HOME match requirements. The State requires that 65% of the allocation be expended on homeownership activities and 75% be expended on rehabilitation or construction activities. Pinellas County anticipates program income generated from past allocations and will continue to utilize these funds for addressing the affordable housing needs of Pinellas County. The projected program income from SHIP for FY 2013-2014 is \$300,000. These funds will be used for homeowner rehabilitation activities, down payment assistance, and housing services.

Private funds available through local lending institutions will be leveraged by Federal funds in the rehabilitation and homebuyers assistance programs. The Homebuyers Club will leverage private funds from individuals and families saving for down payment and closing costs, and will also leverage private lender funds for the purchase of homes. Investor and private lending institution funds will be used to leverage Federal funds to accomplish both new construction and preservation of existing units. Match requirements for the Emergency Shelter Grant will be satisfied with County general funds budgeted to programs and activities that benefit homeless individuals and families.

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

Pinellas County owns property in the Greater Ridgecrest Neighborhood Revitalization Strategy Area (NRSA), which houses the Greater Ridgecrest Branch YMCA. The Y administers a comprehensive recreation program for the residents of the surrounding Greater Ridgecrest Area, low- and moderate-income neighborhoods. The Y serves three crucial areas of focus to help residents with youth development; healthy living; and social responsibility. The Y also serves other Y school age programs, Ridgecrest Elementary School, and Indian Rocks Christian School, by providing access to the pool and gym. For community residents, the Y serves as an affordable rental venue for private community events. The Greater Ridgecrest Branch of the YMCA of the Suncoast is guided by an advisory board with 100% of its membership being residents of the community or persons whose principal place of business is in the community.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Specific Housing Objective #1	2010	2014	Affordable Housing		Affordable Housing	HOME: \$785,359	Rental units constructed: 20 Household Housing Unit
Specific Housing Objective #2	2010	2014	Affordable Housing		Affordable Housing	CDBG: \$202,527 HOME: \$150,000	Rental units rehabilitated: 10 Household Housing Unit
Specific Housing Objective #3	2010	2014	Affordable Housing		Affordable Housing	HOME: \$137,540	Homeowner Housing Rehabilitated: 2 Household Housing Unit
Specific Housing Objective #5	2010	2014	Affordable Housing		Affordable Housing	CDBG: \$300,000 HOME: \$200,000	Direct Financial Assistance to Homebuyers: 14 Households Assisted
Specific Housing Objective #7	2010	2014	Affordable Housing		Affordable Housing		Other: 500 Other
Specific Homeless Objective #3	2010	2014	Homeless		Homeless	CDBG: \$300,000	Public Facility or Infrastructure Activities other than Low/ Moderate Income Housing Benefit: 10000 Persons Assisted
Specific Homeless Objective #4	2010	2014	Homeless		Homeless	CDBG: \$117,000	Public service activities other than Low/Moderate Income Housing Benefit: 425 Persons Assisted
Specific Homeless Objective #6	2010	2014	Homeless		Homeless	ESG: \$161,262	Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted; Homelessness Prevention: 25 Persons Assisted

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Specific Community Development Objective #1	2010	2014	Non-Housing Community Development	GREATER RIDGECREST AREA	Urban County	CDBG: \$235,000	Public Facility or Infrastructure Activities other than Low/ Moderate Income Housing Benefit: 1250 Persons Assisted
Specific Community Development Objective #2	2010	2014	Non-Housing Community Development			CDBG: \$181,997	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15600 Persons Assisted
Specific Community Development Objective #3	2010	2014	Non-Housing Community Development			CDBG: \$80,000	Other: 1500 Other
Specific Community Development Objective #4	2010	2014	Non-Housing Community Development	DANSVILLE REDEVELOPMENT & GREATER RIDGECREST AREA	Affordable Housing	CDBG: \$25,000	
Specific Community Development Objective #5	2010	2014	Non-Housing Community Development	DANSVILLE REDEVELOPMENT & GREATER RIDGECREST AREA	Urban County	CDBG: \$50,000	Other: 3 Households Assisted
Specific Community Development Objective #6	2010	2014	Non-Housing Community Development		Urban County	CDBG: \$205,500	Public Facility or Infrastructure Activities other than Low/ Moderate Income Housing Benefit: 9874 Persons Assisted

Table 2 – Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

It is estimated that the County will provide affordable housing 46 low- and moderate income households by providing down payment/closing cost assistance, preserving the existing housing stock by acquiring/rehabilitation/modernizing/replacing owner or renter housing, and acquiring and/or constructing owner or renter housing .

Projects

AP-38 Project Summary

Project Summary Information

Project Name		Target Area	Goals Supported	Needs Addressed	Funding
Target Area Improvement Program		DANSVILLE REDEVELOPMENT AREA GREATER RIDGECREST AREA	Specific Community Development Objective #2 Specific Community Development Objective #4	Affordable Housing Urban County	CDBG: \$206,997
Description	Concentrated investments will be provided in designated areas of special interest that will impact neighborhood stabilization and revitalization in order to achieve local objectives and desired outcomes.				
Planned Activities	<p>Activities planned under the Target Area Improvement Program include the following:</p> <ul style="list-style-type: none"> • <u>Central Lealman Land Acquisition and Infrastructure Improvements</u> - engineering/design of roadway improvements and acquisition of land for storm water drainage/utilities in Central Lealman. • <u>Affordable Housing Pre-Development</u> - predevelopment activities of county-owned lots including, but not limited to, zoning approvals, platting, site work, legal, design, consulting, developer and other costs associated with property maintenance and site development; surveys, geotechnical studies and investigations, utility engineering and environmental assessments. • <u>Lealman Fire Hydrant Installation</u> - installation of fire hydrants in Central Lealman located at 54th Avenue N and 35th Way N; Duval Circle and 52nd Avenue N. • <u>Target Area Activity Delivery</u> - staff and overhead costs directly related to carrying out activities under the Target Area Improvement Program. <p>Alternate activities have been selected, subject to funding availability and project readiness:</p> <ul style="list-style-type: none"> • <u>Greater Ridgecrest NRSA Clean-up</u> - curbside cleanup and trash removal activities in the Greater Ridgecrest Neighborhood Revitalization 				

Project Name		Target Area	Goals Supported	Needs Addressed	Funding
		Strategy Area. <ul style="list-style-type: none"> • <u>Omni Center Facility Rehabilitation</u> - rehabilitation/ enhancement activities to the facilities aquatic center and playground. 			
Public Facilities Program			Specific Homeless Objective #3	Homeless	CDBG: \$300,000
Description	Funding of new or existing facilities that provide services to meet the needs of low- and moderate-income or special needs populations. Some activities may be phased over multiple fiscal years and will be considered continuation projects.				
Planned Activities	Activities planned under the Public Facilities Program include the following: <ul style="list-style-type: none"> • <u>Religious Community Services, Inc. Special Purpose Facility Construction</u> - construction of a new outreach center for The Haven of RCS Domestic Violence Services. • <u>Public Facilities Activity Delivery</u> - staff and overhead costs directly related to carrying out activities under the Public Facilities Program. Alternate activities have been selected, subject to funding availability and project readiness: <ul style="list-style-type: none"> • <u>Gulf Coast Jewish Family & Community Services Facility Rehabilitation</u> - installation of a separate energy efficient air cooling system, electrical wiring, and window tinting to a portion of the existing. • <u>Homeless Emergency Project Emergency Housing Rehabilitation</u> - rehabilitation of emergency shelter apartments to include upgrades to bathrooms, kitchens and floors. • <u>WestCare Gulfcoast Florida Inebriate Receiving Facility Rehabilitation</u> - construction of a stand along building to be used as a laundry facility for homeless clients. • <u>PEMHS Public Baker Act Receiving Facility Rehabilitation</u> - removal and installation of new roof for two buildings and exterior painting of one building at the facility. • <u>The Local Community Housing Corporation Community Facility Rehabilitation</u> - enhance facility by soundproofing indoor space to increase usable space for youth programming. • <u>Girls Incorporated Facility Enhancement Design</u> - engineering/design plans for the renovation of existing space to be used as a STEM educational laboratory. 				
Public Infrastructure Program			Specific Community Development Objective #5 Specific Community Development Objective #6	Urban County	CDBG: \$255,500
Description	Funding for projects that address the prevention and elimination of slum and blight within officially designated areas of interest or areas within the County where land may be cleared for future development.				
Planned Activities	Activities planned under the Public Infrastructure Program include the following: <ul style="list-style-type: none"> • <u>Clearance and Demolition</u> - demolition and clearance of deteriorated structures and vacant developable land. • <u>City of Dunedin Streetscape Improvements</u> - Grant Street and Skinner Boulevard streetscape improvements including pavement narrowing, sidewalk and driveway installation, landscaping, irrigation and lighting. 				

Project Name		Target Area	Goals Supported	Needs Addressed	Funding
		<ul style="list-style-type: none"> <u>Public Infrastructure Activity Delivery</u> - staff and overhead costs directly related to carrying out activities under the Public Infrastructure Improvement Program. <p>Alternate activities have been selected, subject to funding availability and project readiness:</p> <ul style="list-style-type: none"> <u>City of Oldsmar Street Resurfacing</u> - St. Petersburg Drive roadway resurfacing to include milling asphalt, creating proper drainage slopes and cross sections, repaving, stripping and installation of ADA accessible cross walks. <u>City of Indian Rocks Beach Sidewalk Construction</u> - demolition of existing asphalt and concrete sidewalks and installation of new sidewalks and handicap accessible ramps in the Narrows Business District Triangle. 			
Public Services Program		GREATER RIDGECREST AREA	Specific Community Development Objective #1 Specific Homeless Objective #4	Homeless Urban County	CDBG: \$352,000
	Description	Funds will be provided, with a maximum 15% limitation, to provide salaries and operational services to entities that provide services to meet the needs of low- and moderate income families.			
	Planned Activities	<p>Activities planned under the Public Services Program include the following:</p> <ul style="list-style-type: none"> <u>Continuum of Care Matching Funds for Homeless Needs</u> - operating funds to fill gaps in the Pinellas Continuum of Care for the homeless and to respond to urgent community need. <u>Omni Center Operations</u> - operating funds to provide recreational programming, youth development and social responsibility, health initiatives and family services. 			
Homeless and Homelessness Prevention Services Program			Specific Homeless Objective #6	Homeless	ESG: \$161,262
	Description	Funding to provide short-term rental assistance to individuals or families who are homeless or at risk of homelessness, as well as housing relocation and stabilization services to stabilize individuals and families in their current housing or quickly re-house in other permanent housing.			
	Planned Activities	<p>Activities planned under the Homeless and Homelessness Prevention Services Program include the following:</p> <ul style="list-style-type: none"> <u>Rental Assistance</u> - short-term rental assistance and security/utility deposits to families and individuals who have recently lost or are in jeopardy of losing their housing. <u>Homeless and Homelessness Prevention Activity Delivery</u> - staff and overhead costs directly related to carrying out activities under the Homeless and Homelessness Prevention Services Program. 			
Housing Preservation Program			Specific Housing Objective #2 Specific Housing Objective #3 Specific Community Development Objective #3	Affordable Housing	CDBG: \$282,527 HOME: \$287,540
	Description	Funding to provide short-term rental assistance to individuals or families who are homeless or at risk of homelessness, as well as housing relocation and stabilization services to stabilize individuals and families in their current housing or quickly re-house in other permanent housing.			
	Planned	Activities planned under the Housing Preservation Program include the following:			

Project Name		Target Area	Goals Supported	Needs Addressed	Funding
Activities	<ul style="list-style-type: none"> • <u>City of Largo Single Family Rehabilitation Program</u> - homeowner housing preservation through low-interest home improvement loans. • <u>Housing Preservation Programs</u> - preservation of homeowner housing and/or rental units through rehabilitation and/or acquisition. • <u>Target Area Code Enforcement</u> - code enforcement activities in designated Neighborhood Revitalization Strategy and Target Areas. • <u>Housing Preservation Activity Delivery</u> - staff and overhead costs directly related to carrying out activities under the Housing Preservation Program. 				
Housing Production Program			Specific Housing Objective #1	Affordable Housing	HOME: \$785,359
Description	Program facilitates the construction of single-family and multifamily affordable housing units. Applications are provided on a first come, first serve basis and funding selections are based on eligibility of households served and financial feasibility. Private funds available through local lending institutions may be leveraged by Federal funds. Includes CHDO set-aside funding requirements. If insufficient applications are received during FY13-14, committed funds may be reprogrammed to other projects without amending this Action Plan.				
Planned Activities	Activities planned under the Housing Production Program include the following: <ul style="list-style-type: none"> • <u>Housing Production Program</u> - production of new affordable owner or rental housing through acquisition or construction financing. • <u>Housing Production Activity Delivery</u> - staff and overhead costs directly related to carrying out activities under the Housing Production Program. 				
Homeownership Promotion Program			Specific Housing Objective #5 Specific Housing Objective #7	Affordable Housing	CDBG: \$300,000 HOME: \$200,000
Description	Program facilitates housing education and maintenance through counseling services and provides financial assistance to home buyers in the form of down payment and closing costs and low rate mortgages. If insufficient applications are received during FY13-14, committed funds may be reprogrammed to other projects without amending this Action Plan.				
Planned Activities	Activities planned under the Homeownership Promotion Program include the following: <ul style="list-style-type: none"> • <u>City of Largo Down Payment Assistance Program</u> - provide interest free down payment/closing cost assistance second mortgage to first-time homebuyers. • <u>Down Payment Assistance Programs</u> - provide deferred payment, interest free second mortgages to first-time homebuyers. • <u>Direct Homeownership Assistance Programs</u> - provide low-rate mortgages to low- and moderate-income homebuyers through a revolving loan fund. • <u>Housing Services</u> - provide credit counseling, homeownership training, housing education and maintenance through counseling services to prospective low- and moderate-income homebuyers. • <u>Homeownership Assistance Activity Delivery</u> - staff and overhead costs directly related to carrying out activities under the Homeownership Assistance Program. 				

Table 3 – Project Summary

AP-35 Projects

Introduction

Pinellas County has identified the following Programs as a result of the needs identified in the 5-Year Strategic Plan. The activities being recommended in each of the programs for initial funding have been evaluated for eligibility, readiness to proceed, leveraged funds, and capacity of the entity carrying out the activity. Additionally, should funds become available from unanticipated program income or activities coming in under budget, the County had identified alternate activities or may add additional activities to the identified priority Programs.

#	Project Name
1	Target Area Improvement Program
2	Public Facilities Program
3	Public Infrastructure Program
4	Public Services Program
5	Homeless and Homelessness Prevention Services Program
6	Housing Preservation Program
7	Housing Production Program
8	Homeownership Promotion Program

Table 4 – Project Information

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

Pinellas County allocates investments geographically within its jurisdiction by utilizing a target area concept. This target area concept does not preclude the possibility that there will be projects selected that may operate county-wide, or otherwise outside of one of the identified target areas.

Redevelopment and revitalization funds continue to be directed to the County's targeted areas and provide support for redevelopment activities in cooperating cities. All areas are either principally low/moderate income as determined through HUD generated Low and Moderate Income Summary Data or slum/blight areas as designated by the local government.

Housing programs are available throughout the Urban County, with a focus on areas with a concentration of older housing, as well as on special targeted areas. The Department encourages mixed-income developments.

Some of the obstacles to meeting underserved needs are as follows:

1. The overall economic climate of the country and local government tax cuts mandated by the State of Florida and additional reductions of Federal funding, continue to constrain local

government finances. These reductions also impact the ability of non-profit agencies to meet underserved needs of the population.

2. Local governmental policies, such as building codes, subdivision standards, and impact fees, are enacted to protect and further the general welfare of the public. However, a complex regulatory environment can have the unintended effect of creating barriers to housing affordability by increasing per unit costs associated with housing development.
3. The supply of housing in the Consortium, affordable to extremely low-, low- and moderate- and middle-income families. Based on 2010 Census data, Pinellas County has a significant housing affordability issue with both ownership and rental housing. Countywide 49% of owner households exceed HUD affordability threshold. Fifty-six percent of countywide rents exceed HUD's affordability threshold. Families transitioning to rental as a result of foreclosure are finding it difficult to secure housing. One of the barriers for these families is the inability to qualify for the housing due to credit issues.
4. The supply of rental housing in the Consortium, affordable to extremely low-, low-, moderate-, and middle-income families, has not kept pace with the increased demand for rental housing. Average rents are not affordable and households are barely able to afford rent making it difficult to afford necessities such as food, clothing, medical care or transportation. Pinellas County is built out and lacks developable land for construction of new affordable rental housing.
5. Foreclosures and short sales continue at a high rate in Pinellas County. Multi-family developments have been either foreclosed or are in the foreclosure process. Pinellas County continues to look for opportunities to preserve affordable rental using utilizing Neighborhood Stabilization Program (NSP) funding.

AP-50 Geographic Distribution

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

Redevelopment and revitalization funds will continue to be directed to County targeted areas, including two HUD approved Neighborhood Revitalization Strategy Areas (NRSA), and provide support for redevelopment activities in cooperating cities. All areas are either principally low/moderate income as determined through HUD generated Low and Moderate Income Summary Data or slum/blight areas as designated by the local government.

Housing programs are available throughout the Urban County, with a focus on areas with a concentration of older housing, as well as on special targeted areas. The Department encourages mixed-income developments. For activities involving homeless or special needs, the emphasis continues to be cooperation with other entitlement communities in the County to ensure that those in need within all areas of the County are served (while ensuring that the project sponsor or sub-grantee is serving Urban County residents).

Geographic Distribution

Target Area	Percentage of Funds
DANSVILLE REDEVELOPMENT AREA	
GREATER RIDGECREST AREA	

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Pinellas County allocates investments geographically within its jurisdiction by utilizing a target area concept. This target area concept does not preclude the possibility that there will be projects selected that may operate county-wide, or otherwise outside of one of the identified target areas. Target areas are established by meeting at least one of the following criteria:

1. At least 51% of the households in the area must have incomes at 80% or less of the HUD Median Family Income (MFI) for the Tampa-St. Petersburg MSA, adjusted by household size, or
2. There must be a substantial number of deteriorating or dilapidated buildings or infrastructure needs throughout the area, or
3. Generally, the current conditions of a target area meet the slums and blight definition of a State of Florida designated Community Redevelopment Area (CRA), as defined in the Florida Statutes, Chapter 163, Part III, the "Act".

The list of Pinellas County CRAs within the Consortium includes the Gulfport, Tarpon Springs Oldsmar, Safety Harbor, Dunedin, and Pinellas Park CRA's. Each CRA was established pursuant to the criteria established in F.S.; Chapter 163 with extensive analysis of existing conditions, studies completed utilizing census data, along with local databases such as comprehensive plans, redevelopment implementation plans, capital improvement plans, and consultations with City and County personnel. The Consortium will continue to allocate its housing funds throughout the Consortium. ESG funding will be allocated to projects located outside the City of St. Petersburg. Both the City of Largo and Pinellas County (Urban County) will allocate their Community Development Block Grant (CDBG) funds within their respective low-income/redevelopment areas. They may also contribute a proportionate share to homeless and special needs projects outside the municipality boundaries.

Affordable Housing

AP-55 Affordable Housing

Introduction

Providing access to affordable housing for all residents continues to be a high priority for Pinellas County. Affordable housing will be provided through the use of Federal CDBG, HOME, and NSP funds, State SHIP funds, and local Housing Trust Funds. Priorities include the acquisition, construction and/or rehabilitation of new and/or existing owner, rental, homeless and special needs housing and down payment and closing cost assistance for low- and moderate-income households.

One Year Goals for the Number of Households to be Supported	
Homeless	50
Non-Homeless	46
Special-Needs	0
Total	96

Table 6 - 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	20
Rehab of Existing Units	12
Acquisition of Existing Units	14
Total	96

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

Discussion

In 2013-2014, providing affordable housing will specifically be addressed by:

- Providing down payment/closing cost assistance and low-rate mortgages to 14 low- and moderate-income homebuyers using HOME and CDBG funds.
- Preserving the existing housing stock by acquiring/rehabilitation/modernizing/replacing 12 units of owner or renter housing for low- and moderate-income households using HOME and CDBG funds.
- Acquiring and/or constructing 20 units of owner or renter housing for low- and moderate-income households using HOME funds.

Approximately \$1.7 million of CDBG and HOME funds will be used for single-family and multi-family residential rehabilitation and construction, down-payment assistance, and purchase and rehabilitation

for home buyers. In addition, approximately \$2 million from the Neighborhood Stabilization Program (NSP3) awarded to Pinellas County in 2011 will target the acquisition and reconstruction of foreclosed or abandoned properties within the County. The State of Florida provides local entitlement jurisdictions with funds for housing under the State Housing Initiatives Partnership (SHIP) Program. The State requires that 65% of the allocation be expended on homeownership activities and 75% be expended on rehabilitation or construction activities. The anticipated allocation for the County for FY 2013-2014 is approximately \$190,000 with an additional \$300,000 projected in program income. These funds will be used for homeowner rehabilitation activities, down payment assistance, and housing services. Private funds available through local lending institutions will be leveraged by Federal funds in the rehabilitation and homebuyers assistance programs. The Homebuyers Club will leverage private money from individuals and families saving for down payments and closing costs, and will also leverage private lender's money in the purchase of homes. In new construction projects, investor and private lending institutions' funds will be leveraged by Federal funds. Federal funds will also leverage the use of private homeowner and investor-owner funds to accomplish rehabilitation. Federal housing funds leverage local resources such as donated homes and land, relief from certain impact fees and regulations, as well as encourage private investment from developers and lending institutions.

AP-60 Public Housing

Introduction

Public Housing Authorities in Florida are created as independent organizations under Florida Statutes. Thus, the County interfaces with the local housing authorities on activities as requested by them, and the County has contributed toward safe and sound public housing, as well as the provision of recreational and other social accommodations. The County's policy, however, is not to substitute CDBG funds for funds that are available to the Housing Authority through other Federal programs.

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

Pinellas County Community Development is providing local Housing Trust Funds to the Pinellas County Housing Authority for Pinellas Heights, a new 153-unit affordable Senior Rental Housing Facility consisting of 139 one-bedroom and 14 two-bedroom apartments. All units in the development will be available to households with incomes less than sixty percent (60%) of the area median income (AMI). Ninety-two units will be available to households with incomes less than fifty percent (50%) of AMI and 15 units will be available to households with incomes less than thirty-three percent (33%) of AMI. The development will consist of a portion of public housing units and project-based housing vouchers. Other sources of funds for the project include Housing Finance Authority of Pinellas County Multi-Family Bonds and City of Largo SHIP funds.

Additionally, Pinellas County will provide funding to the Housing Authority of Tarpon Springs' Local Community Housing Corporation for the acquisition of land to be used for the development of sixteen (16) affordable rental units within the targeted Union Academy area of Tarpon Springs.

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

Pinellas County will provide support to the Pinellas County Housing Authority for their pilot Wounded Warrior Housing Project. Pinellas County will contribute three vacant residential parcels purchased through the Neighborhood Stabilization Program for the construction of custom accessible homes for eligible purchasers. The Housing Authority will provide financing for the construction of the homes. In order to keep the purchase price of the homes affordable, the properties are currently in the Pinellas Community Land Trust and the cost of the land is removed from the purchase cost of the homes.

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

Not applicable.

Discussion

Funds will be utilized to provide additional resources for preservation of existing units or acquisition of new units through the on-going housing application process and funding will be based on financial feasibility. Ongoing communication with the Pinellas County Housing Authority and the Tarpon Springs Housing Authority will continue in order to identify opportunities to further address preservation of existing affordable housing units.

AP-65 Homeless and Other Special Needs Activities

Introduction

In February 2012, the Pinellas County Coalition for the Homeless, Inc. and the Homeless Leadership Network merged into the Homeless Leadership Board. The mission of the Homeless Leadership Board is to prevent, reduce, and end homelessness in Pinellas County. The new Homeless Leadership Board was created by an Interlocal Agreement between Pinellas County; the Cities of Clearwater, Largo, Pinellas Park, St. Petersburg, and Tarpon Springs; the School Board of Pinellas County; the Pinellas-Pasco Public Defender's Office; and the Juvenile Welfare Board/Children's Services Board. The Board is responsible for setting and implementing policies for the homeless services system; planning, implementing, and advocating for design and critical activities of the Pinellas system of services; monitoring and reporting on system and provider performance towards adopted goals/outcomes (including the Tampa Bay Information Network, the County's Homeless Management Information System); designing, tracking and

reporting outcomes to ensure effective use of resources to ensure homeless persons gain stable housing; performing lead agency responsibilities for Federal and State homeless funding; administering Federal, State and local public and private funding for homeless services, providing strategic alignment of funding to best meet the needs; coordinating between Interlocal Agreement entities; and advocating for effective homeless/at-risk services at the Federal, State and local levels.

The Homeless Leadership Board identified families/children and chronic homeless (individuals, families) as the top priorities for housing in the strategic plan, & is redirecting resources to them. Major cities, Pinellas County, the Juvenile Welfare Board, and others are setting the same priorities and are working together to create more housing. New 'Going Home Project-Pinellas' includes a public/private-funded apartment specialist to find very low income apartments that will accept persons with poor credit or rental records, then match the housing with specific clients, for scattered-site permanent supportive housing. The Homeless Leadership Board also adopted strategies to stop individuals and families from becoming chronic homeless by getting them into permanent housing more quickly. The Homeless Leadership Board continues to work with other Florida CoCs to get the Florida Legislature to again put money into the State Sadowski Housing Trust Fund for very low-income housing.

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

The Consortium is a member of the Pinellas County Homeless Leadership Board, formerly the Pinellas County Coalition for the Homeless, through the County's Health and Human Services Department. In order to better serve the homeless and at risk populations in Pinellas County, the Pinellas County Coalition for the Homeless merged with the Homeless Leadership Network. The Pinellas County Homeless Leadership Board prepared the County's Continuum of Care. The Homeless Leadership Network, now a part of the Homeless Leadership Board, made up of elected officials and community leaders, drafted *Opening Doors of Opportunity: A 10-Year Plan to End Homelessness in Pinellas County*, to establish the groundwork for guiding Pinellas County in their efforts to end homelessness.

The Consortium supports the Homeless Leadership Board and the priorities established in this plan match those of the Continuum of Care and the 10-Year Plan to End Homelessness.

The Continuum of Care Strategic Planning objectives include:

- Creation of new permanent housing beds for chronically homeless through conversion of transitional housing beds to permanent supportive housing.
- Increase the percentage of homeless persons that are successful in staying in permanent housing over six months.
- Increase the percentage of persons employed at program exit to a success rate of 20 percent.
- Decrease the number of homeless households with children.
- Facilitate access to essential services needed to obtain mainstream services.

The County also provides funding through its Homeless Initiatives Funding, for operating expenses and services for emergency shelters for the homeless.

To meet the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act requirements for rapid re-housing, Pinellas County will use the 2013-14 ESG funding allocation to support homelessness prevention and rapid re-housing assistance programs. Additionally, Pinellas County will use CDBG funding to provide support to the Continuum of Care in the form of matching funds for the CoC SuperNOFA application.

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

The Homeless Leadership Board (HLB) partners with the Juvenile Welfare Board's Children's Services Council & 2-1-1 Tampa Bay Cares on the Family Services Initiative (FSI) that works with families with needs. The goal of the Family Services Initiative is to prevent homelessness while working on longer-term issues and to have one place for families to make initial contact for help. FSI is publicized widely as the place to go for help for the homeless and at-risk families. Homeless/at risk families call 2-1-1 & are directed to specific triage staff for short assessment. Outreach is done by 3 full-time/2 half-time Street Outreach Teams who cover major parts of the county five days a week.

The Street Outreach Teams are the center of the Continuum of Care's efforts to find & engage street homeless, in place since late 2006. Each Street Outreach Team is composed of one law enforcement officer and one case manager. Additionally, Street Outreach Individuals focus on finding unaccompanied youth. The Veterans Administration funds Veterans Outreach persons.

All the outreach personnel meet bi-monthly to discuss problems, identify increases/decreases in specific populations, problem-solve, and meet with providers of emergency mats and beds. Law enforcement staff members train their police departments on working with street homeless persons. Once a street homeless individual or couple seeks assistance, they are encouraged to go to Safe Harbor, the County's major intake/emergency shelter and are assigned to a case manager for assessment & referral to services, etc. Unaccompanied youth are 'friended' and referred to Family Resources and other youth programs to get them off the street. Street Outreach Teams also process individuals for entrance to Pinellas Hope, another major emergency shelter.

Addressing the emergency shelter and transitional housing needs of homeless persons

As a result of limited funding for operations, Pinellas County will support emergency and transitional housing needs by providing CDBG funding to assist with brick and mortar type projects. In FY 2013-14, the County is partnering with the City of Clearwater and the City of Largo and will provide \$300,000 in CDBG funding to Religious Community Services for the construction of a new outreach center for The Haven of RCS Domestic Violence Services. Additionally, Homeless Emergency Project's emergency

housing rehabilitation project has been selected as an alternate project should additional funding become available.

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

Pinellas County continues to show increased homelessness in families with children due to high unemployment and do not expect the number to decrease much until there are more jobs created. The HLB is working to complete implementation of the Family Coordinated Access/Assessment in this year, to help with identifying those not yet homeless or to get homeless families into permanent housing more quickly. This process involves Emergency Solutions Grants and other County-funded programs and funders. The HLB will continue to work with JWB and 2-1-1 to improve the Family Services Initiative to meet needs of families that call for help. New Going Home Project–Pinellas, finding affordable apartments for families and others, will be coordinated with Navigators in the FSI program and families in prevention/diversion, to get families housed faster.

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

Homeless prevention activities planned for 2013-2014 include information outreach (affordable housing and rights), pre-purchase and post-purchase counseling, housing services, and eviction/foreclosure prevention. The County will continue to use its ESG allocation for providing short term rental assistance for families that are at risk of becoming homeless or to house families that are currently homeless. Community Development will continue to monitor the availability of additional Federal funds that may become available to address homeless and homeless prevention activities. Pinellas County will coordinate these activities with other jurisdictions within the County to ensure that eligible recipients are not moving needlessly in order to access the funding.

AP-75 Barriers to affordable housing

Introduction

Pinellas County continues to work to eliminate barriers that limit the production or preservation of affordable ownership and rental housing for residents in the community. Based on 2010 Census data,

Pinellas County has a significant shortage of both affordable ownership and rental housing. Although the current purchase prices of homes in the County remain low and interest rates are low, larger down payment requirements and tighter credit standards keeps homeownership from being affordable.

The average rental apartment housing in Pinellas County is not affordable to very-low, or low-income households. Data from the National Low Income Housing Coalition indicates that it takes a household income of \$37,340 to afford a two-bedroom rental unit at Fair Market Value. According to the American Community Survey, over thirty-eight (38) percent of Pinellas households have annual household incomes of less than \$35,000. Countywide, forty-eight (48) percent of owner households and fifty-six (56) percent of rental households have monthly mortgage or rent payments that exceed HUD's affordability standards.

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

Several factors exist that impede the development of affordable housing in Pinellas County. In past years, Government review processes have prolonged development timelines resulting in increased per unit housing development costs. Over the next year, Pinellas County will continue to focus on the preservation of existing housing since new production has been impacted by the market. Acquisition and rehabilitation of existing affordable units that are in the foreclosure process or in jeopardy of losing affordability subsidies continues to increase.

Pinellas County continues to support the established Affordable Housing Incentive Program to provide private sector builders and developers with regulatory and financial incentives to produce affordable housing. These Incentives are periodically reviewed in conjunction with The State of Florida statutory requirements, Pinellas County and the City of Largo (as recipients of the State's SHIP Affordable Housing funds). The Community Housing Workgroup 2.0 is the committee that is involved in the planning and implementation of affordable housing. The Committee has completed the review of established policies and procedures, ordinances, land development regulations, and the adopted comprehensive plan and submitted their report to the State in May, 2012.

Discussion

The most significant barrier continues to be the lack of financial resources to address affordable housing. The State funded SHIP Program has not provided the annual \$4 million allocation due to the budget crisis. Since 2009, the County has received a total of just over \$1 million from the State SHIP Program, a loss of approximately \$14 million in affordable housing funding. With the projected cuts to the CDBG and HOME programs, there will be additional impact to the number of households that can be served.

Additionally, the new Federal Regulations for the HOME program will have a direct impact on the types of housing that will be produced.

AP-85 Other Actions

Introduction

Coordination and collaboration between agencies is important to ensuring that the needs in the community are addressed.

Actions planned to address obstacles to meeting underserved needs

The largest obstacle that Pinellas County faces is the reduction of State and local funding for affordable housing. The County continues to lose affordable housing units as affordability requirements expire; however, the limited funding that is available restricts our ability to respond to preserving the units. There continues to be a need for affordable housing within the Consortium. The County will continue to work with non-profits to identify additional funding for purchase and purchase/rehabilitation of existing affordable units.

Pinellas County also has limited land available to create additional affordable units within the Consortium. In 2007, the County authorized the HFA to utilize land trusts to help facilitate the ownership and development of affordable housing projects in Pinellas County. The HFA established the Pinellas Community Housing Foundation as trustee for the land trusts. The Pinellas Community Land Trust currently has eighteen distinct land trusts located throughout the County that include 457 permanently affordable housing units. This diverse portfolio represents 403 rental units and 54 ownership units that consist of 48 single-family and 6 townhome units that will be permanently affordable for low-income households in Pinellas County.

Actions planned to foster and maintain affordable housing

Fostering and maintaining affordable housing is a high priority for the County. The County has established three priority programs that will address affordable housing needs in FY2013-2014, the Housing Preservation Program, the Housing Production Program, and the Homeownership Promotion Program. Specifically, the County will use HOME and CDBG funding for:

- Provide down payment/closing cost assistance and low-rate mortgages to 14 low- and moderate-income homebuyers using HOME and CDBG funds.
- Preserve the existing housing stock by acquiring/rehabilitation/modernizing/replacing 12 units of owner or renter housing for low- and moderate-income households using HOME and CDBG funds.
- Acquire and/or construct 20 units of owner or renter housing for low- and moderate-income households using HOME funds.

The County will also use State SHIP Program funds to provide housing services to low- and moderate-income households. Services include homebuyer education counseling, budgeting and mortgage classes, and foreclosure prevention services.

Actions planned to reduce lead-based paint hazards

The Pinellas County Health Department is the local lead agency for addressing lead poisoning in the community and works to identify lead-based paint hazards. The Pinellas County Health Department works closely with the state to collect data and also relies on grant funding to develop strategies to provide targeted blood lead screenings to high risk children. Grants received from the Center for Disease Control and Prevention allowed the Department to routinely perform lead screenings and investigations and provide educational materials to the public. The expiration of the grant funding and current budgetary constraints has limited the Department's lead screening and case management activities, but the agency responds to all confirmed cases of lead poisoning as determined by local pediatricians and health care facilities throughout Pinellas County. A team of specialist performs inspections and risk assessments at no charge for families with children having elevated blood levels and family day care homes. Residential lead evaluations were free of charge, but now are performed for an established fee. Going forward, more public and private funding efforts will be necessary to expand lead based programs and initiatives.

Pinellas County Community Development follows procedures as specified in applicable regulations and, specifically, those detailed in Title X of the Housing and Community Development Act of 1992. The Department and its representatives provide all required notifications to owners and occupants when there is evidence of defective paint surfaces of pre-1978 properties that are being identified as affordable housing projects. Any defective paint conditions found are included in the scope of work and treatment provided to the defective areas. No children under 6 years of age have been found to have identified Environmental Intervention Blood Lead Level (EIBLL) condition; however, interior chewable surfaces are treated as necessary. All Department policies and procedures meet the concepts and requirements of Title X. Utilization of trained and certified lead professionals assure that lead hazard control work is done safely and effectively.

Recent budget difficulties have limited some of the activities and outreach efforts to expand screening programs and health investigations. The Agency still performs lead inspections when a confirmed case of lead poisoning has been identified. An analysis conducted as a result of lead activity investigations conducted by the Pinellas County Health Department from 2005-2009 reported 125 new cases of lead poisoning. The majority of those cases occurred in the cities of St. Petersburg and Clearwater. This represents a 7% decline in new cases from the previous years of 2000-2004, where 134 cases of lead poisoning were identified.

Actions planned to reduce the number of poverty-level families

While the County lacks the resources to directly evaluate the incomes of poverty-level persons, it can, and does, to the extent allowed by the level of funding and economic conditions (housing market, job opportunity rate, health care systems, the willingness of the target populations to utilize the preferred assistance, etc.) act to reduce the housing costs and fund services that could assist individuals to stabilize their lives and increase their job skills and marketability.

By funding the maximum number of programs possible with the available resources, the County assists many agency programs that contribute to the reduction of the number of persons living below the poverty level.

Actions planned to develop institutional structure

Non-profit agencies receiving CDBG, HOME, and ESG funding will primarily carry out the activities established in the Consolidated Plan in conjunction with the Pinellas County Community Development Department. A host of other public and private organizations contribute to this effort through the provision of financial and organizational resources that are coordinated with the CDBG, HOME, and ESG funding for projects.

These include neighborhood associations, the Housing Finance Authority of Pinellas, the Pinellas Community Housing Foundation, the Pinellas Planning Council, the Metropolitan Planning Organization, Pinellas County Health Department, Pinellas County Homeless Coalition, Pinellas County Sheriff's Office, the Shimberg Center for Affordable Housing, University of South Florida, the Pinellas County Departments of Planning, Health and Human Services, Justice and Consumer Services, Building, Development and Review Services, Environmental Management, Economic Development, Public Works, and various other non-profit, faith-based and community-based service providers and advocates.

Community Development is charged with executing the County's housing and community development programs. The County's housing and community development programs are integrated with those of the Housing Finance Authority of Pinellas and the Pinellas County Consolidated Plan.

The Pinellas County Housing Authority (PCHA) and the Tarpon Springs Housing Authority develop and maintain public housing within the Consortium with a five-member board of commissioners governing each Authority. The County has no direct ability to exercise any oversight responsibility. Pinellas County and the Housing Authorities do work closely to address the housing needs of the community, such as providing financing for preservation of existing affordable housing units.

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

Key agencies that are involved in the implementation of the Plan as well as additional resources that may be available are described below.

The Health and Human Services Coordinating Council for Pinellas County (HHSCC) works with funding agencies and providers across the community to develop a human service system for citizens that provide seamless, high-quality care based on the best use of available resources. The four Leadership Networks are: Homeless, Health and Behavioral Health, Low-Income Housing and Disaster Recovery.

Public Sector

The County's Community Development Department administers the County's community development and affordable housing programs, including programs that assist target income residents as well as serves as both the lead agency for CDBG funds for Pinellas County and for HOME funds for Pinellas County and the Urban County.

Pinellas County's Department of Health and Human Services operates the welfare programs for the County.

The Pinellas County Department of Health offers a variety of services and programs to County residents such as child care licensing, childhood lead poisoning, family planning, Florida KidCare, Healthy Start, HIV/AIDs programs, WIC and women's health, among others.

The Housing Finance Authority of Pinellas County (HFA) assists families and individuals in the County with homeownership opportunities and increasing the number of affordable rental units available to our residents.

The Pinellas County Metropolitan Planning Organization's Long Range Transportation Plan (LRTP) serves as a guide for making decisions regarding the future of Pinellas County's transportation system through the year 2035.

The Pinellas County Housing Authority and Tarpon Springs Housing Authority administer the Housing Choice (Section 8) Voucher Program and the Family Self-Sufficiency Programs within the County. Supportive services in Pinellas County are provided by the Department of Family and Children's Services, the Health Department, Agency for Persons with Disabilities, Department of Elder Affairs, Department of Veterans' Affairs, Department of Juvenile Justice, and the Agency for Workforce Innovation. The funding for these agencies is inadequate for the needs they are expected to meet in Pinellas County.

There are a host of non-profit agencies that service target income households within the Consortium as well as the County as a whole

A coordinated effort is necessary to facilitate service provisions to varying groups throughout Pinellas County especially in light of the current economic challenges. As members of our Consortium, our Cooperating Cities will be instrumental in accomplishing the goals and activities set forth in the Consolidated Plan.

Private Sector

The private sector is an important collaborator in the services and programs associated with the Consolidated Plan bringing additional resources and expertise that can be used to supplement existing services or fill gaps in the system. Lenders, affordable housing developers, business and economic development organizations, and private service providers offer a variety of assistance to residents such as health care, small business assistance, home loan programs, and assisted housing, among others.

Discussion

The County is committed to continuing its participation and coordination with Federal, State, municipal and local agencies, as well as with the private and non-profit sector, to serve the needs of target income individuals and families in the community. In particular, the County will continue to work in close coordination with County departments regarding infrastructure improvements and the provision of services.

Program Specific Requirements

AP-90 Program Specific Requirements

Introduction

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	89%

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:**

Pinellas County will do a financial analysis of projects to determine what other forms of investments, if any, are needed to complete a project, or if there are other sources of funding that would better serve the project development.

- 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:**

Pinellas County is not utilizing the resale provisions. For recapture, please refer to question #3.

- 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 jurisdiction has elected to utilize the recapture provision versus the resale provision for all HOME-assisted activities not meeting affordability requirements or primary residency requirements. Pinellas County is responsible for administering recapture provisions for all HOME funded activities.

Pinellas County utilizes HOME funds in support of affordable rental and homeowner housing. For rental activities consisting of acquisition, major rehabilitation or new construction, Pinellas County requires an affordability period of thirty (30) years. For homeownership activities consisting of new construction, Pinellas County requires an affordability period of twenty (20) years. HOME-assisted rental and homeownership housing must meet affordability requirements for not less than the specified periods, after project completion. For homebuyer projects consisting of down payment assistance, Pinellas County requires an affordability period consistent with the minimum affordability requirements as described in 24 CFR 92.254(a)(4). HOME-assisted homebuyer housing must meet the affordability requirements for not less than the applicable period specified by HOME regulations, after project completion.

In accordance with 24 CFR Part 92.254, HOME-assisted activities that are determined to be out of compliance with set affordability requirements, the jurisdiction will recapture the entire amount of the direct HOME subsidy. If homebuyer housing does not continue to be the principal residence of the homebuyer for the duration of the period of affordability, in accordance with 24 CFR Part 92.254, the jurisdiction will recapture the entire amount of the direct HOME subsidy to the homebuyer. In order to facilitate the recapture of HOME funds, the HOME recipient will be required to execute a mortgage that will be recorded as a lien against the property. In instances where net proceeds are not sufficient to recapture the entire direct HOME subsidy, recapture of all available

proceeds shall be deemed to satisfy the recapture requirements of 24 CFR Part 92.254. All recaptured funds will be used to carry out HOME-eligible activities in accordance with the requirements of 24 CFR Part 92. If funds are recaptured during the period of affordability, the recaptured funds will be used for other eligible projects in accordance with the HOME regulations.

CHDO Set Aside: Pinellas County exceeds the minimum requirement for CHDO funding and is requesting a waiver for the FY13-14 requirement that a minimum of 15% of HOME funds will be committed to CHDO projects. CHDO's and sub-recipients do not administer the provisions and this is the responsibility of the jurisdiction.

- 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:**

Pinellas County does not use HOME funds to refinance existing debt.

Emergency Solutions Grant (ESG)

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

Pinellas County Community Development is using Emergency Solutions Grant funding to administer a Community Housing Assistance Program (CHAP) in the same manner as HPRP funding. Three nonprofit agencies were selected to provide counseling and process applications to determine eligibility for the CHAP program. All documentation is submitted to Community Development for final approval and disbursement of funds. Coordination among emergency shelter providers, essential services providers, homelessness prevention and rapid re-housing assistance providers, and other homeless assistance providers will maximize the use of the ESG funding and ensure that there is a centralized effort to reach families in need. Established eligibility requirements for the rapid re-housing and/or prevention components of the CHAP program are attached.

- 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 Continuum of Care is in the process of developing a coordinated access/assessment system. The Family Coordinated Access/Assessment system is in the final design stage and will be fully implemented in the next few months. Parts of the system, triage operators and homeless navigators, are already in place and functioning. The system builds on the Juvenile Welfare Board Children's Services Council's existing system for families with children seeking services who were not homeless. The addition of homeless/at-risk families to the developed system, allows families with all types of needs access to services in one process. Families call 2-1-1 looking for help; if they are homeless or about to become homeless they are directed to triage staff experienced in homeless

issues and the Pinellas homeless system of services. An initial screening/preliminary assessment on the phone is used to identify those families that are suitable for prevention or diversion services, and the families are directed to those services. Homeless families that require more assistance are connected with a navigator for a more detailed assessment and services; if they are literally homeless and the shelters are full, the families are eligible for up to 30 days' stay in a hotel, paid for by the JWB Family Services Initiative. Families with more serious issues identified during the assessment are referred to the homeless services system for emergency, transitional, rapid re-housing, or permanent supported housing. The homeless triage and navigator staff are funded by JWB Children's Services Council. The Task Group designing this process includes family services providers, JWB and 2-1-1 staff, ESG staff from Pinellas County and the City of St. Petersburg, three public housing agencies, and others.

The Coordinated Access/Assessment system for individuals is under development, although it is not as far along as the system for families with children. The task force to develop it is in place and has done the preliminary work of researching successful systems in the country; it is focusing now on how to create a local system that has multiple points of access, as it is difficult for homeless persons in the County to get to one or two locations. This system may also use 2-1-1 as the initial point of contact, but that has not yet been decided.

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).

In 2012, Pinellas County issued a Request for Qualifications from nonprofit service providers to administer the Community Housing Assistance Program (CHAP). Three nonprofit agencies responded to the RFQ and were selected to administer the program. Pinellas County Community Development provided the necessary training to the selected providers to insure requirements of the ESG program are met. ESG funding is available in a first-come, first-served pool to the selected agencies. The agencies process applications and once complete, a file will be submitted to Community Development for final approval and reimbursement to the agency.

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.

Pinellas County Community Development is unable to meet the requirement of 576.405 (a) as the Board is made up of elected officials. However, through coordination efforts with the local Continuum of Care provider, the Homeless Leadership Board, we will receive input from homeless or previously homeless individuals, as they are part of the Continuum process. Throughout the development of a homeless and homelessness prevention program, input was provided by the Continuum in the establishment of the policies.

5. Describe performance standards for evaluating ESG.

The agencies selected to administer the CHAP program are monitored annually to insure that CHAP program and ESG guidelines are being followed. In addition, before reimbursement can be made verification will be required including certification of homelessness, lease documents, and income calculations, as well as cancelled checks and invoices. Specific performance agreements are executed each fiscal year with the selected agencies that require quarterly reimbursement requests and timely expenditure of funds.

Discussion

Pinellas County Community Development consulted with members of the Continuum of Care for the area. Sarah Snyder, Executive Director for the Homeless Leadership Board, convened a meeting held in December 2011. Attendees asked to participate at the meeting included representatives from the City of St. Petersburg, Pinellas County Health and Human Services Department, and the City of Clearwater. Discussions included providing input related to the success of the most recent Homelessness Prevention and Rapid Re-housing Program (HPRP) and the desire to replicate the established policies and procedures. There was also discussion of the need to focus on both aspects of the program; prevention of homelessness and rapid re-housing. Currently, Pinellas County is providing local financial resources to families at risk of homelessness. This program is a replication of the HPRP program and is administered by the Department of Health and Human Services; however, this program has the flexibility to serve families at 50% of Area Median Income (AMI). The consensus of the group was that since HPRP was effective, the new ESG program should be modeled after the HPRP program and should focus on families versus individuals. Additionally, even though the ESG funding must focus on incomes less than 30% AMI, the consensus was that the local program administered by the Department of Health and Human Services should continue to serve families at the 50% income level. The blend of the two programs will provide maximum flexibility in serving families in Pinellas County. According to the 'Strategic Homelessness Action Plan for the Pinellas County Area' there is a critical lack of units and services for families with children. This is at crisis levels. Every family service provider interviewed indicated approximately 10-20 families were being turned away on a daily basis. Because there is no central case management tracking system and there is no master waiting list, it is impossible at this time to ascertain how many families are not getting assistance. Dealing with families with children is so important since the children are innocent victims, and if not helped now, will create more expensive problems later.