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# **Pinellas County, Florida 2015-2019 Consolidated Plan and 2015-2016 Annual Action Plan**

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# **Pinellas County - Executive Summary**

## **ES-05 Executive Summary - 91.200(c), 91.220(b)**

### **1. Introduction**

The Five-Year Consolidated Plan and Annual Action Plan meet the U. S. Department of Housing and Urban Development (HUD) requirements for consolidating the application for several grant programs into one submission. The programs include: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Solutions Grant (ESG). Pinellas County does not receive Housing Opportunities for People with HIV/AIDS (HOPWA) funds directly. These funds are set aside through the City of Tampa's allocation for Pasco, Hernando, Hillsborough, and Pinellas Counties.

The Consolidated Plan brings together the planning, application, reporting, and citizen participation components of each of the grant programs. The coordination of these processes is accomplished through a consortium of local jurisdictions referred to as the Pinellas County Consortium. The Community Development and Planning Division of the Pinellas County Planning Department is the lead agency in development, coordination, submission, and implementation of Pinellas County's 2015-2019 Consolidated Plan.

This Five-Year Consolidated Plan, which begins on October 1, 2015 and ends September 30, 2020, identifies goals, strategies and objectives for addressing priority housing, homeless, special population and community development needs. The Annual Action Plan, submitted each of the five years of the Consolidated Plan, identifies specific projects and activities to be undertaken each year to address the needs identified in the Consolidated Plan. The Pinellas County Board of County Commissioners is the entity responsible for approving the application of grant funds for various activities identified in the Consolidated and Annual Action Plans.

### **2. Summary of the objectives and outcomes identified in the Plan**

Section SP-25 of the Consolidated Plan provides an overview of the priority needs identified for the County. Section SP-45 provides an overview of the broad goals identified to address the established priority needs. The following is a summary of the goals to be undertaken:

- Preserve existing and/or produce new affordable housing for low- to moderate-income owner and renter households, including special needs populations.
- Support improvements of public facilities serving low- and moderate-income persons, including the homeless and special needs populations.
- Support operations of programs serving low- and moderate-income persons, including the homeless and special needs populations.
- Support the elimination and/or prevention of slum and blight.
- Improve Neighborhood Revitalization Strategy and Local Target Areas to create suitable living environments.

- Planning and administration of housing and community development activities.

The County plans to address all of the identified needs. However, with limited and reducing funding, it is possible that some of the goals identified in the Plan may not be met. However, the County is including them in the Consolidated Plan because they are identified community needs. Additionally, including them will allow the County to provide a Certification of Consistency with the Plan in support of applications for funding from other programs.

Allocation priorities for CDBG and ESG funds are based upon a competitive application process, whereby organizations such as County departments and non-profit agencies have the opportunity to submit proposals to fund projects that meet the goals and objectives of the HUD approved Consolidated Plan.

Objectives reflect the statutory goals of providing decent housing, creating a suitable living environment, and expanding economic opportunity; outcomes refer to the benefits to the public/program participants that were served by the program; the outcome statement connects each outcome to an overarching objective to produce a statement that can be used by HUD to develop narratives which will document results of program activities on a national level. The link between objectives, outcomes, and outcome statements is as follows:

**Availability/Accessibility** – applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low- and moderate- income people, including persons with disabilities.

**Affordability** – applies to activities that provide affordability in a variety of ways to low- and moderate-income people.

**Sustainability** – applies to activities that are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

	<b>Outcome 1:</b>	<b>Outcome 2:</b>	<b>Outcome 3:</b>
	Availability/Accessibility	Affordability	Sustainability
<b>Objective 1: Sustainable Living Environment</b>	(SL-1) Availability/accessibility for the purpose of creating suitable living environments.	(SL-2) Affordability for the purpose of creating suitable living environments.	(SL-3) Sustainability for the purpose of creating suitable living environments.
<b>Objective 2: Decent Housing</b>	(DH-1) Availability/accessibility for the purpose of providing decent housing.	(DH-2) Affordability for the purpose of providing decent housing.	(DH-3) Sustainability for the purpose of providing decent housing.
<b>Objective 3: Economic Opportunity</b>	(EO-1) Availability/accessibility for the purpose of creating economic opportunities.	(EO-2) Affordability for the purpose of creating economic opportunities.	(EO-3) Sustainability for the purpose of creating economic opportunities.
<b>Table 1 - Outcome/Objectives</b>			



### 3. Evaluation of past performance

The County was successful in meeting many of the objectives identified in the 2010-14 Consolidated Plan. Projects selected for funding provided for a balance addressing priority needs. CDBG, HOME, and ESG projects addressed the overall goal of developing viable communities by providing decent housing and expanding economic opportunities for low- and moderate-income persons. Program accomplishments include:

<b>Need: Affordable Housing</b>	
<b>Goal</b>	<b>Accomplishment</b>
75 housing units	140 units of mixed-income rental housing produced
50 housing units	147 units of mixed-income rental housing preserved
50 housing units	171 units of existing owner housing preserved
50 housing units	31 units of owner housing produced
100 households	166 households received down payment assistance
1,500 households	7,936 households received housing counseling/homeownership training
150 individuals/households	396 individuals/households received rental assistance

Although the County was successful meeting many of the identified housing goals, the County did experience a reduction in eligible applicants for homeowner preservation, production and homeownership programs due to the previous downturn in the economy.

<b>Need: Homeless</b>	
<b>Goal</b>	<b>Accomplishment</b>
5 facilities	1 homeless facility received operation funding
10 facilities	4 emergency/transitional housing facilities improved/produced
10 facilities	3 homeless facilities received operation funding

Several homeless goals identified above were met and additional goals were not funded as a result of regulatory changes that replaced the Emergency Shelter Grant with the Emergency Solutions Grant. The focus of ESG funding changed from addressing emergency/transitional shelter needs to assisting people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. Activities creating new emergency shelters and additional beds were unfunded due to homeless service providers being unable to fund ongoing operations as a result of reduced charitable contributions due to the economic recession.

<b>Need: Special Needs</b>	
<b>Goals</b>	<b>Accomplishment</b>
2 facilities	1 special needs facility expanded/produced
2 facilities	9 special needs facilities improved
150 households	86 elderly households received services ensuring continued independent living
30 housing units	75 units of supportive housing preserved/produced

<b>Need: Community Development</b>	
<b>Goal</b>	<b>Accomplishment</b>
10 facilities	10 public facilities received operation funding
5 activities/10 housing units	8 streetscape activities/2 units demolished to remove slum/blight
6 facilities	20 public facilities received improved/produced
10 campaigns	3 neighborhood cleanup/beautification campaigns
10,000 people	23,650 people benefitted from physical neighborhood improvements

Over the four year period, a few projects identified for funding were cancelled including Demolition and Clearance (no applications received), Lealman Land Acquisition for Stormwater Drainage (unable to successfully acquire all necessary properties), Housing Preservation and Homeownership Opportunities (activities funded using State funds).

HUD's review of performance for the Plan, consistently found that the Consortium substantially carried out the CDBG, HOME and ESG Programs as described in the Pinellas County Consortium's Consolidated and Action Plan submissions. The Consortium successfully leveraged funds with various other resources to meet the needs identified. Past program performance helped the County choose new goals and objectives for the upcoming Plan. Public facility/infrastructure improvements, public services, and housing activities have historically been successful and will continue to be funded.

#### **4. Summary of citizen participation process and consultation process**

Pinellas County's Citizen Participation Plan incorporates the goals, policies and implementation strategies that the County will undertake to encourage and ensure adequate citizen participation in the development of the Consolidated Plan, the Annual Action Plans, any substantial Plan amendments and required performance reports.

The Pinellas County Citizen Participation Plan (CPP) requires that public meetings be held to obtain citizen comments, that a public period of not less than 30 days is allowed for citizen comment, and that timely responses to citizen inquiries is provided. No less than 30 days prior to the adoption of a Consolidated/Action Plan, information will be made available to citizens, public agencies, and other interested parties. This information must include the amount of expected assistance to be received, the range of activities that may be undertaken, the proposed benefit to extremely low- and low-income persons, and plan to minimize the displacement of persons and provide assistance to any persons displaced. The Citizen Participation Plan provides a means of involving the citizens of Pinellas County in an advisory capacity in all phases of HUD programs.

The current CPP was approved by the Pinellas County Board of County Commissioners on July 26, 2005. Pinellas County's Planning Department is responsible for the preparation and implementation of the Consortium's Consolidated Strategic Plan and specific goals identified in the Annual Action Plan. The Plan was developed 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. Pinellas County conducted a public hearing on January 29, 2015, to solicit input on the priorities and needs of Pinellas County to include in the Annual Action Plan. The public hearing also served as an opportunity for the County to provide an overview of existing programs and to summarize the County's accomplishments in meeting identified goals over the past year.

## **5. Summary of public comments**

On January 29, 2015, 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 meeting are attached.

The draft Consolidated and Annual Action Plans were made available for viewing and public comment on April 3, 2015 and ended May 2, 2015. The notice of availability for viewing was advertised in the Tampa Bay Times on April 3, 2014 and in The Weekly Challenger. Additionally, the notice was published on the Pinellas County Community Development and Planning Division website, released as a County press release, ran on the electronic bulletin board on the County's local government television station and distributed to the City of Largo's Community Development Department.

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

No comments were received that were not accepted.

## **7. Summary**

Over the course of the five years covered by the Consolidated Plan, Pinellas County will hold public meetings annually. The meetings will be held to obtain public input on changing needs and to receive comment on the activities selected each year to address the needs and meet the identified goals and objectives.

## The Process

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

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

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	Pinellas County Planning Department – Community Development and Planning Division
CDBG Administrator	PINELLAS COUNTY	Pinellas County Planning Department – Community Development and Planning Division
HOME Administrator	PINELLAS COUNTY	Pinellas County Planning Department – Community Development and Planning Division
ESG Administrator	PINELLAS COUNTY	Pinellas County Planning Department – Community Development and Planning Division
HOPWA Administrator	Hillsborough County	
HOPWA-C Administrator	Hillsborough County	
<b>Table 2 – Responsible Agencies</b>		

### Narrative

The County acts as the lead agency for the Pinellas County HOME Consortium and is responsible for the development of the Consolidated Plan. Pinellas County, designated as an Urban County by HUD, consists of all unincorporated areas of the County and the twenty (20) municipalities participating in the County's program.

The cooperating cities are identified below.

Participating Municipalities			
Belleair	Indian Rocks Beach	Oldsmar	St. Pete Beach
Belleair Beach	Indian Shores	Pinellas Park	Seminole
Belleair Bluffs	Kenneth City	Redington Beach	South Pasadena
Dunedin	Madeira Beach	Redington Shores	Tarpon Springs
Gulfport	North Redington Beach	Safety Harbor	Treasure Island

The Pinellas County Board of County Commissioners is the entity responsible for approving the application of grant funds for various activities outlined in the Consolidated Plan and the Annual Action Plan. The Pinellas County Planning and Public Works Departments, along with nonprofits and the cooperating cities, will play a major role in implementing and administering programs and projects selected to carry out strategic objectives identified in the Plan.



## **Consolidated Plan Public Contact Information**

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

Partnering with other local, public and private entities is vital to addressing the identified priority affordable housing, homeless, special needs and community development needs. Pinellas County's Citizen Participation Plan incorporates the goals, policies, and implementation strategies that the County will undertake to encourage and ensure adequate citizen participation in the development of the Consolidated Plan, the Annual Action Plan, any substantial amendments to the Plans, and the Consolidated Annual Performance and Evaluation Report. Citizen participation provides a means of involving the citizens of Pinellas County in an advisory capacity in all phases of HUD programs. Citizen participation in such efforts is essential if the activities to be undertaken are to be truly successful and responsive to the needs and concerns of the community. The Citizen Participation Plan provides for and encourages residents to explain their needs and voice their concerns. Particular emphasis is placed on persons of low- and moderate-income who are residents of low- and moderate-income areas in which funds are proposed to be used. However, at the same time, residents are reminded that their input is advisory and that final authority for decision-making rests with the Board of County Commissioners, who is responsible to both the citizens of Pinellas County and the Federal government. The most recent update to the Citizens Participation Plan was approved by the Board of County Commissioners on July 26, 2005.

The Citizen Participation Plan requires that public meetings be held to obtain citizen comments, that a public period of not less than 30 days is allowed for citizen comment, and that timely responses to citizen inquiries are provided.

The Public Technology Institute recently designated Pinellas County as a 2013-2015 Citizen-Engaged Community. The Institute created this designation program to recognize excellence in the use of web technology and citizen engagement tools in local government. This designation was awarded to 13 local government communities across the United States, three of which are counties, with Pinellas County being the only designated Citizen-Engaged Community in Florida for 2013-2015. The cities and counties designated as citizen-engaged communities were noted as demonstrating impressive accomplishments through innovative processes for citizen participation in local government, strategic use of integrated communication channels and technology, and the application of meaningful performance metrics.

One publicly noticed meeting, one outreach forum, and an on-line and in-person survey was conducted to determine the priorities and needs of the community. The public meeting, forum, and survey provided an opportunity for citizens and interested parties to become knowledgeable about County housing and community development programs and eligibility requirements. Participants were asked to provide input on how funds should be allocated on affordable housing programs, public services and facilities, homeless programs, infrastructure, and economic development projects.

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

The public participation process included public hearings and consultation with public and private agencies that provide assisted/affordable housing, including the Pinellas County, Clearwater, Dunedin and Tarpon Springs public housing authorities, health service agencies, homeless service providers, and social and human service providers. The Consortium consulted these entities throughout the year concerning ongoing topics of mutual interest and preparation of the Consolidated Plan. Consultation occurred via e-mail, meetings, forums for discussion, or through the survey instrument. In some cases, specific reports and plans of the agencies were utilized in the preparation of the Plan.

In an effort to broaden public participation, public hearing notices were placed on the County's Pinellas Television Bulletin Board, website, and in two local newspapers. Additionally, advisory emails were sent to all participating agencies and organizations, including participating local governments and relevant State government offices. Notices of public meetings and hearings requested clients of all agencies are invited to attend meetings in order to gather necessary information from citizens. Attendees had the opportunity to identify housing, special needs population, community development, and homeless needs in the community. The notice of availability for viewing of the draft Consolidated Plan and Annual Action Plan and projected use of funds was advertised in two local newspapers and posted on the County's website at [www.pinellascounty.org/community](http://www.pinellascounty.org/community).

The Pinellas County Health Collaborative is comprised of government entities, nonprofit organizations, business and labor organization, educational institutions, and health care professionals who have committed to working together to improve the healthcare delivery system for uninsured and underinsured Pinellas County residents. The Human Services Department has been diligent in partnering with local community organizations and health care leaders to ensure collaboration among the stakeholders of this system design. Collaboration between public and private sector agencies is fundamental in the new system to help leverage all of the needed resources for an efficient and comprehensive health and social service model, including staffing, improved technologies, fiscal contributions, and infrastructure.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The Continuum of Care (CoC) has conducted annual Point-in-Time surveys to determine the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans, unaccompanied youth, and persons at risk of homelessness. Consortium member agencies work closely with the Pinellas County Homeless Leadership Board, attend general meetings of the Board, participate on the Coordinated Intake Assessment and Referral Planning Committee, and provide staff support for the Point-in-Time count.

Pinellas County, as required by the Emergency Solutions Grant (ESG) Program, consulted with members of the CoC. 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. Pinellas County Human Services Department is currently administering a program that provides local financial resources to families at risk of homelessness. The program is structured similar to the HPRP program and assists families with incomes at or below 150% of the Federal poverty level.

The consensus of the group was to model the required homelessness prevention and rapid-re-housing components of the ESG program after the effective HPRP program. Additionally, even though ESG funding must focus on serving incomes at or below 30% AMI, the consensus was that the local program administered by the Human Services Department should continue to serve families at or below 150% of the Federal poverty level. The blend of the two programs would provide maximum flexibility in serving families in Pinellas County. The County Community Housing Assistance Program (CHAP) began providing short-term rental and utility assistance for homelessness prevention and rapid re-housing activities in fiscal year 2012-2013. The County has partnered with three community agencies to administer the 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 jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

Consortium member agencies have consulted with the CoC on a regular basis to determine how to allocate ESG funds in accordance with the CoC and the Consolidated Plan and review of applications for funding requests. Performance standards are currently being developed to evaluate the outcome of projects goals and objectives of the program. This allows better coordination with other service providers and provides integration with other programs targeted to homeless people in the area covered by the CoC. The *10-Year Plan to End Homelessness in Pinellas County* provides a strategic, communitywide system to prevent and end homelessness in Pinellas County.

ESG funds are awarded to agencies that provide street outreach to the chronic homeless and that provide case management, homeless prevention, rapid re-housing, and emergency shelter and services to homeless persons.

The CoC is responsible for the administration and operation of the Homeless Management Information System (HMIS). Policies and procedures in place are consistently reviewed for necessary updates. ESG agencies awarded funds are required to enter client data into HMIS in accordance with HUD guidelines. The Tampa Bay Information Network (TBIN) is the official HMIS system of record for Pinellas County. TBIN is a locally administered, electronic case management system that stores longitudinal client-level data about the men, women, and children who have accessed homeless and other basic needs social service programs in Pinellas County. TBIN is funded by the Human Services Department, HUD, the Pinellas County Homeless Leadership Board and the Juvenile Welfare Board. 2-1-1 Tampa Bay Cares (2-1-1) operates TBIN. The system is responsible for annual system-level accountability reports showing the progress to end homelessness such as the Annual Homeless Assessment Report (a report on the use of homeless housing), the Point-in-Time Count Report (a report on the one-day count of clients living in shelters and on the street) and the Housing Inventory Chart (a report on the availability of homeless dedicated housing beds and units).

Consortium member agencies are part of the development and implementation of the Pinellas Coordinated Assessment process; ESG subcontractors will use the process for selecting families to enroll in their programs. All ESG participant data is entered in HMIS and the reports are used to track/report on ESG performance. Member agency staffs are part of the System Quality Improvement Committee working to set performance outcome goals and overseeing measurement and reports.

The County can build upon the success of 2-1-1 and TBIN to develop performance metrics and advanced reports that monitors and evaluates client-level and provider-level utilization and outcome.

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

1	<b>Agency/Group/Organization</b>	COMMUNITY SERVICE FOUNDATION
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. Agency also attended and provided input at the needs assessment public hearing in January 2015. One-on-One meeting was held with agency Executive Director on January 22, 2015.
2	<b>Agency/Group/Organization</b>	GULF COAST JEWISH FAMILY SERVICES, INC.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities



		Services-Health Services-Education Services-Employment Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. Agency also attended and provided input at the needs assessment public hearing in January 2015.
3	<b>Agency/Group/Organization</b>	LARGO
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Largo, as a member of the HOME Consortium provides input on housing needs at the needs assessment public hearing. The City jointly sponsored and participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. City staff also attended and provided input at the needs assessment public hearing in January 2015.
4	<b>Agency/Group/Organization</b>	PINELLAS OPPORTUNITY COUNCIL - CHORE SERVICES
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. Agency also attended and provided input at the needs assessment public hearing in January 2015.
5	<b>Agency/Group/Organization</b>	YMCA OF THE SUNCOAST, INC.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Health Services-Education Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. Agency also attended and provided input at the needs assessment public hearing in January 2015.

6	<b>Agency/Group/Organization</b>	RELIGIOUS COMMUNITY SERVICES, INC.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended and provided input at the needs assessment public hearing in January 2015 held to gather input from community partners on the priority needs in the County.
7	<b>Agency/Group/Organization</b>	POLICE ATHLETIC LEAGUE
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. Agency also attended and provided input at the needs assessment public hearing in January 2015. Several one-on-one meetings were held with agency Executive Director in FY 14 and FY 15.
8	<b>Agency/Group/Organization</b>	CITIZENS ALLIANCE FOR PROGRESS
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Health Services-Education Services-Employment Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended and provided input at the needs assessment public hearing in January 2015 held to gather input from community partners on the priority needs in the County. One-on-One meeting was held with agency Executive Director on January 15, 2015.
9	<b>Agency/Group/Organization</b>	HOMELESS EMERGENCY PROJECT, INC.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children

		Services-homeless Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended and provided input at the needs assessment public hearing in January 2015 held to gather input from community partners on the priority needs in the County.
10	<b>Agency/Group/Organization</b>	PINELLAS COUNTY HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended and provided input at the needs assessment public hearing in January 2015 held to gather input from community partners on the priority needs in the County. Several one-on-one meetings were held with agency Executive Director in FY 14 and FY 15.
11	<b>Agency/Group/Organization</b>	CASA, INC.
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended and provided input at the needs assessment public hearing in January 2015 held to gather input from community partners on the priority needs in the County. Several one-on-one meetings were held with agency Executive Director in FY 14 and FY 15.
12	<b>Agency/Group/Organization</b>	CITY OF GULFPORT
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City attended and provided input at the needs assessment public hearing in January 2015 held to gather input from community partners on the priority needs in the County. Several one-on-one meetings were held with City staff in FY 14 and FY 15.
13	<b>Agency/Group/Organization</b>	DIRECTIONS FOR LIVING
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. Agency also attended and provided input at the needs assessment public hearing in January 2015. Several one-on-one conversations were held with agency Executive Director in FY 14 and FY 15.
14	<b>Agency/Group/Organization</b>	CITY OF PINELLAS PARK
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City attended and provided input at the needs assessment public hearing in January 2015 held to gather input from community partners on the priority needs in the County. Several one-on-one conversations were held with City staff in FY 14 and FY 15.
15	<b>Agency/Group/Organization</b>	TAMPA BAY COMMUNITY DEVELOPMENT CORP
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. Agency also attended and provided input at the needs assessment public hearing in January 2015. Several one-on-one meetings were held with agency Executive Director and staff during FY 14 and FY 15.
16	<b>Agency/Group/Organization</b>	GRAYDI
	<b>Agency/Group/Organization Type</b>	Services-Children Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended and provided input at the needs assessment public hearing in January 2015 held to gather input from community partners on the priority needs in the County. One-on-one meeting was held with agency Executive Director on April 30, 2015.
17	<b>Agency/Group/Organization</b>	GULFCOAST LEGAL SERVICES, INC.
	<b>Agency/Group/Organization Type</b>	Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. Agency also attended and provided input at the needs assessment public hearing in January 2015. Several one-on-one conversations were held



		with agency Executive Director.
18	<b>Agency/Group/Organization</b>	BRIGHT COMMUNITY TRUST
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
19	<b>Agency/Group/Organization</b>	BOLEY CENTERS, INC.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-homeless Services-Health Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. Several one-on-one meetings were held with agency Executive Director and staff during FY 14 and FY 15.
20	<b>Agency/Group/Organization</b>	CITY OF ST. PETERSBURG HOUSING & COMMUNITY DEVELOPMENT
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City jointly sponsored and participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
21	<b>Agency/Group/Organization</b>	CLEARWATER
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City jointly sponsored and participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.

22	<b>Agency/Group/Organization</b>	ST. PETERSBURG AREA CHAMBER OF COMMERCE
	<b>Agency/Group/Organization Type</b>	Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
23	<b>Agency/Group/Organization</b>	TREASURE ISLAND
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
24	<b>Agency/Group/Organization</b>	CLEARWATER HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
25	<b>Agency/Group/Organization</b>	FL DEPARTMENT OF HEALTH - PINELLAS
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Health Agency Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
26	<b>Agency/Group/Organization</b>	HABITAT FOR HUMANITY OF PINELLAS, INC.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization</b>	Agency participated in the October 2014 Public Outreach

	<b>consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Forum held to gather input from community partners on the priority needs in the County.
27	<b>Agency/Group/Organization</b>	HOME DEPOT
	<b>Agency/Group/Organization Type</b>	Local Business Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Business participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
28	<b>Agency/Group/Organization</b>	PINELLAS COUNTY HOMELESS LEADERSHIP BOARD
	<b>Agency/Group/Organization Type</b>	Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. Bimonthly meetings throughout FY 14 and FY 15.
29	<b>Agency/Group/Organization</b>	THE LOCAL COMMUNITY HOUSING CORPORATION - HOME SHARE PROGRAM
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. One-on-one meeting with Executive Director in April 2015.
30	<b>Agency/Group/Organization</b>	JUVENILE WELFARE BOARD OF PINELLAS COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Health Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. Quarterly meetings in FY 2014.
31	<b>Agency/Group/Organization</b>	OPERATION PAR

	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
32	<b>Agency/Group/Organization</b>	PINELLAS COUNTY URBAN LEAGUE
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
33	<b>Agency/Group/Organization</b>	PINELLAS COUNTY HOUSING FINANCE AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
34	<b>Agency/Group/Organization</b>	RAYMOND JAMES BANK
	<b>Agency/Group/Organization Type</b>	Housing Private Sector Banking / Financing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Business participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.

35	<b>Agency/Group/Organization</b>	R CLUB CHILD CARE, INC.
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
36	<b>Agency/Group/Organization</b>	ST. PETERSBURG HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
37	<b>Agency/Group/Organization</b>	UNITED WAY SUNCOAST
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. Agency facilitated Bridges Out of Poverty Initiatives/Training. County staff participated in FY 13, 14 and 15.
38	<b>Agency/Group/Organization</b>	PINELLAS COUNTY ECONOMIC DEVELOPMENT
	<b>Agency/Group/Organization Type</b>	Other government - County Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Pinellas County Department participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
39	<b>Agency/Group/Organization</b>	PINELLAS COUNTY JOB CORP
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment Other government - Federal
	<b>What section of the Plan was addressed by</b>	Anti-poverty Strategy

	<b>Consultation?</b>	Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
40	<b>Agency/Group/Organization</b>	PINELLAS COUNTY CONSTRUCTION LICENSING BOARD
	<b>Agency/Group/Organization Type</b>	Housing Other government - County Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Pinellas County Department participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
41	<b>Agency/Group/Organization</b>	PINELLAS COUNTY OFFICE OF HUMAN RIGHTS
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Other government - County Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Pinellas County Department participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
42	<b>Agency/Group/Organization</b>	PINELLAS COUNTY SHERIFF'S OFFICE
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Pinellas County Appointing Authority participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
43	<b>Agency/Group/Organization</b>	PINELLAS COUNTY HUMAN SERVICES
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Other government - County



		Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Pinellas County Department participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. Department was organizationally aligned with Community Development from October 2013 to December 2014. Human Services is currently co-located with the Community Development and Planning Division which promotes frequent consultation and collaboration.

**Table 3 – Agencies, groups, organizations who participated**

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

The City of Tampa administers HOPWA funding for local jurisdictions. Both the County and the City coordinates with the local CoC. As part of the citizen participation outreach, the County strives to receive input and participation from all interested agencies, groups, and organizations. Business and civic leaders have historically chosen not to participate or provide input into development of the Plan.

### 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	Pinellas County Homeless Leadership Board	Promote a countywide goal to the commitment of ending homelessness. Promote access to and effective use of mainstream benefits. Optimize self-sufficiency among individuals and families experiencing homelessness.
10-Year Plan to End Homelessness	Pinellas County Homeless Leadership Board	Agencies receiving funding are required to use HMIS for data collection purposes. Reduce homelessness. Increase self-sufficiency. Provide technical assistance to agencies. Increase case management services.
Pinellas County Strategic Plan	Pinellas County Board of County Commissioners	Foster continual economic growth and vitality. Invest in communities that need the most. Catalyze redevelopment through planning and regulatory programs. Invest in infrastructure to meet current and future needs. Support a vibrant community with recreation, arts, and culture to attract residents and visitors.
Pinellas by Design	Pinellas County Economic Development	Establish the economic, real estate, and regulatory considerations upon which the recommended strategies for countywide economic development, industrial development, and redevelopment are founded.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Pinellas County SHIP Plan	Pinellas County Planning Department	Produce, preserve and promote affordable housing.
<b>Table 4 – Other local / regional / federal planning efforts</b>		

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The County partnered with the cities of Clearwater, Largo and St. Petersburg to conduct an outreach forum to obtain input on the priority needs within Pinellas County for incorporation into each jurisdiction's Consolidated Plans. Representatives from each of the 20 municipalities located within the County that cooperate with the County in the CDBG program, were invited to participate in the forum and provide input on the needs within each of their communities. Participants from several municipalities located within the County and several representatives from the State Department of Health participated in the forum and provided input on the priority needs. Additionally, an on-line survey allowed interested parties to provide input on the needs, regardless of their location.

The cities of Clearwater, Largo and St. Petersburg are entitlement jurisdictions located within Pinellas County. When funding requests come into the County for projects physically located within the city limits of one of these entitlement jurisdictions, the County coordinates closely with that city to jointly fund projects that serve both City and County residents.

The County is currently coordinating with the cities of Clearwater, Largo and St. Petersburg in the preparation of a joint Analysis of Impediments to Fair Housing Choice (AI).

The County reviews and approves plans of the local housing authorities for consistency with the County's Consolidated Plan.

**Narrative**

Effective implementation of the Consolidated Plan involves a variety of agencies both in the community and in the County. Coordination and collaboration between agencies is important to ensuring that the needs in the community are addressed. The Pinellas County Consortium maintains an on-going relationship with local housing authorities, affordable housing providers, and agencies providing services to low- and moderate-income populations and the homeless. Not all agencies were able to attend the public hearings, but individual meetings were held over the planning period to discuss priority needs in the community and to determine the goals for the next five-year period.

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 sectors, 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.



## **PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation**

#### **Summarize citizen participation process and how it impacted goal-setting**

The Consortium made every effort to broaden citizen participation. Public notices were advertised in two local newspapers, placed on the County's television bulletin board and on the County's website. In addition, advisory emails were sent to all service providers advertising public meetings and requesting comments on the Consolidated Plan. Identifying strengths and needs; increasing the community's knowledge; establishing partnerships and aligning resources, allowed for community buy-in and support of the Plan.

Pinellas County's Consolidated Plan for 2015-2019 is the result of an ongoing process of consultation and coordination to ensure that all residents have an opportunity to help shape a community vision for the County. Housing and community development issues and needs are made known to the staff and public and private agencies through various means:

1. Administration of Affordable Housing Programs for Pinellas County;
2. Participation of County staff on committees of local agencies such as the Low Income Housing Leadership Network, the Neighborhood Family Centers, and the Housing Finance Authority of Pinellas County;
3. Technical assistance to agencies and other entities: CDBG, ESG, HOME, NSP;
4. Participation in public forums and neighborhood meetings such as the Behavioral Health Summit and the County Action Teams (CAT) for the Greater Ridgecrest Area and Central Lealman;
5. Meetings with public housing authorities: Pinellas County/Tarpon Springs Housing Authorities.
6. Outreach to minorities, non-English speakers and persons with disabilities: public hearings and meetings are the primary means by which individual citizens are able to provide input into the Consolidated Plan. Open meetings are held at the town level, city level, and countywide level. All such meetings are scheduled in advance and posted in the community. All meetings are held in handicapped accessible facilities with Spanish translation available if needed.

As part of the Citizen Participation process, Pinellas County, along with the cities of Largo and Clearwater, conducted a Housing and Community Development Needs Survey during the first two weeks of August 2014. The survey process was overseen by the County and implemented through the internet. Some participants, however, were able to complete hard copies of the survey at other outreach venues, which were then entered into the online system for inclusion in the final results. Providers were encouraged to engage and collect feedback from individuals receiving services during the community needs assessment.

In addition to receiving input from the surveys, staff received input on community needs and priorities at the Outreach Forum held on October 23, 2014, in which participants identified what they felt were the top three needs or programs that should be focused on over the next five years. Representatives from the County, and the cities of Largo, Clearwater and St. Petersburg led and facilitated discussions. Break-out group discussions centered on the three (3) basic goals of the Consolidated Plan - Decent Housing, Sustainable Living Environment and Expanded Economic Opportunity.

The results of the survey, compiled with input received during the outreach forum identified the priority community needs to focus on for the next five years.

### Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted & reasons
Internet Outreach	Non-targeted/broad community  partners and organizations in the community & other community residents	An online citizen survey was conducted in 2014 to receive input on priority housing, homeless, special populations, and community development needs.	Survey and results are included as an attachment.	All comments were considered.
Public Meeting	partners and organizations in the community	A Community Outreach Forum was held on October 26, 2014. Invitations were emailed to participating partners and nonprofit organizations within the community. Attendees participated in roundtable discussions to identify priority housing, homeless, special populations, and community development needs.	Outreach Forum results are included as an attachment.	All comments were considered.
Public Meeting	Minorities  partners and organizations in the community	A public hearing was held on January 29, 2015. The public hearing notice was advertised in the Tampa Bay Times and The Weekly Challenger, mailed to participating partners and nonprofit organizations within the community, and posted on the Community Development and Planning Division's website. Twenty three representatives from twenty organizations attended the public hearing to provide input on the needs to be addressed in the next five years and in the 2015-16 fiscal year and to obtain information on the County's performance during the 2013-14 and 2014-15 fiscal years.	Minutes from the January 29, 2015 public hearing are included as an attachment.	All comments were considered during the preparation of the Consolidated and Action Plans.
Newspaper Ad	Minorities  Non-targeted/broad community  partners and organizations in the community	Pinellas County published a notice in the Tampa Bay Times on Friday, April 4, 2015 and in The Weekly Challenger on April 9, 2015 advertising the availability of the draft of the 2015-2019 Five-Year Consolidated Plan and 2015-2016 Action Plan. 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.	No comments were received.	No comments were received.
Public Meeting	Non-targeted/broad community	County held a public hearing on Tuesday, June 23, 2015 at 6:00 pm in the BCC Assembly Room, 315 Court Street, Clearwater for interested parties to provide comments on the 2015-2019 Five-Year	The City of Dunedin offered support of the Consolidated Plan and Annual	The City of Dunedin offered support of Consolidated/ Action Plan and thanked

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted & reasons
	partners and organizations in the community	Consolidated Plan and 2015-2016 Annual Action Plan. Following the public hearing, the BCC approved the Plan. On June 2, 2015, the BCC voted to authorize permission to advertise to hold the public hearing. A notice announcing the public hearing was advertised in the Tampa Bay Times and posted on the Community Development and Planning Division's website.	Action Plan and thanked the County for partnering with the City, providing CDBG funds for streetscape improvements in the City's CRA. The City expressed how CDBG funds help support infrastructure improvements like sidewalks and helps to eliminate slum and blight.	County for partnering and providing CDBG funds for streetscape improvements in the CRA. City expressed CDBG funds help support infrastructure improvements like sidewalks and helps to eliminate slum and blight.
<b>Table 5 – Citizen Participation Outreach</b>				

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

Pinellas County identified the following four priority housing and community development needs using available data, citizen participation, agency and stakeholder input, and staff recommendations:

#### Affordable Housing

- Preservation/Production of Owner and Rental Housing
- Homeownership Opportunities
- Rental Assistance

#### Homeless

- Public Facility and Improvements
- Public Services
- Rental Assistance
- Emergency Shelter/Transitional Housing

#### Non-Homeless Special Needs

- Public Facility and Improvements
- Public Services
- Preservation/Production of Rental Housing

#### Non-Housing Community Development

- Public Facility and Improvements
- Public Services
- Elimination of Slum and Blight
- Code Enforcement
- Neighborhood Improvements

As part of the consolidated planning process, the County conducted public meetings, hearings an on-line and in-person survey to gather input on the needs of the community. Over the next five years, the County will use Federal, State and local resources to address these identified needs. Additionally, each year during the Annual Action Plan process, the County will hold public meetings and hearings to seek input on the current needs to ensure that the County continues to address the needs of the community.

## NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a, b, c)

### Summary of Housing Needs

Based on 2007-2011 American Community Survey 5-Year Estimates, Pinellas County had a total of 503,662 housing units of which 401,598 units were occupied (79.7%) and 102,064 units were vacant (20.3%). Of the 401,598 occupied housing units, 279,544 units were owner occupied (69.6%) and 122,054 units were renter occupied (30.4%). For occupied housing units, 297,584 units (74.1%) were households consisting of 1-2 persons and 104,014 units (25.9%) were households consisting of 3+ persons. The average household size of owner-occupied housing units was 2.24 and the average household size of renter-occupied housing units was 2.14. The County's total housing stock consisted of 273,006 single unit structures (54.3%), 36,176 2-4 unit structures (7.1%), 147,163 5-20+ unit structures (29.2%), 46,730 mobile homes (9.3%) and 587 other types of units e.g. boats, RVs, vans, etc. (0.1%).

The County has been a center for retirement living over the last 60 years, which has dictated the size, layout and functionality of a large percentage of the County's housing inventory. The total housing inventory consists of 318,680 units with 2 bedrooms or less (63.2%), 134,918 units with 3 bedrooms (26.8%), and 50,064 units with 4 or more bedrooms (9.9%). These smaller units are typical of older homes that were built in the 1960's and earlier, as well as retiree housing. Approximately 90% of the County's total inventory of housing units was built prior to 2000 with 287,601 units (57.1%) built between 1970 to 2000, 185,274 units (36.8%) built prior to 1970 and 30,787 units (6.1%) build since 2000. As a result of age, the County's housing stock is becoming functionally obsolete in terms of layout, size, insulation, energy efficiency and electrical connectivity with limited room outlets that may require updating or replacement. The main question is whether it is economically viable to renovate these units or whether many of these owner-occupied homes will revert to lower priced rental housing, with high maintenance and utility costs that may eventually decline to create more slum and blight within the County.

Housing cost burden, or affordability, is the greatest need in Pinellas County. The U.S. Department of Housing and Urban Development defines affordability as a household paying no more than 30% of its annual income on housing. Of the total 250,293 households in the Pinellas County Consortium area, 21.5% pays between 30-50% of the household income for housing and 15.8% pays more than 50% of the household income for housing, for a total of 37% of the households considered cost burdened or severely cost burdened.

The following tables reflect data for the Pinellas County Consortium which includes the Pinellas County Urban County and the City of Largo. The data demonstrates the need for more quality affordable housing for both owners and renters. It also demonstrates the need for continued economic development to increase the median income of low- and moderate-income households countywide.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	564,311	563,831	-0%
Households	257,399	250,293	-3%
Median Income	\$47,500	\$55,700	17%
<b>Table 6 - Housing Needs Assessment Demographics</b>			
<b>Data Source:</b>	2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)		

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	22,020	27,685	41,970	26,875	131,760
Small Family Households *	4,827	5,075	10,494	8,194	58,280
Large Family Households *	629	650	1,459	1,064	5,443
Household contains at least one person 62-74 years of age	4,652	7,338	10,381	7,021	31,625
Household contains at least one person age 75 or older	5,134	9,652	11,211	5,270	16,057
Households with one or more children 6 years old or younger *	2,310	2,211	3,803	2,483	7,772
* the highest income category for these family types is >80% HAMFI					
<b>Table 7 - Total Households Table</b>					
<b>Data Source:</b>	2007-2011 CHAS				

### Housing Needs Summary Tables

#### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	415	410	299	150	1,274	155	84	160	75	474
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	35	60	164	65	324	25	30	14	25	94
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	234	282	385	98	999	54	74	150	159	437
Housing cost burden greater than 50% of income (and none of the above problems)	6,164	5,818	2,330	433	14,745	7,393	6,060	5,799	2,773	22,025

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	514	2,500	7,704	2,708	13,426	1,124	6,310	7,010	4,834	19,278
Zero/negative Income (and none of the above problems)	1,363	0	0	0	1,363	2,404	0	0	0	2,404
<b>Table 8 – Housing Problems Table</b>										
<b>Data Source:</b>	2007-2011 CHAS									

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	6,854	6,563	3,175	743	17,335	7,633	6,245	6,119	3,033	23,030
Having none of four housing problems	1,604	3,620	11,409	7,393	24,026	2,158	11,240	21,250	15,704	50,352
Household has negative income, but none of the other housing problems	1,363	0	0	0	1,363	2,404	0	0	0	2,404
<b>Table 9 – Housing Problems 2</b>										
<b>Data Source:</b>	2007-2011 CHAS									

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,234	2,553	3,471	8,258	1,566	1,944	3,957	7,467
Large Related	289	389	305	983	233	221	723	1,177
Elderly	2,104	3,473	2,420	7,997	4,791	8,342	5,813	18,946
Other	2,564	2,614	4,268	9,446	2,097	2,010	2,463	6,570
Total need by income	7,191	9,029	10,464	26,684	8,687	12,517	12,956	34,160
<b>Table 10 – Cost Burden &gt; 30%</b>								
<b>Data Source:</b>	2007-2011 CHAS							

#### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,134	1,934	638	4,706	1,431	1,365	2,258	5,054
Large Related	234	210	15	459	229	148	395	772
Elderly	1,849	2,268	838	4,955	3,957	3,319	1,952	9,228
Other	2,420	1,855	945	5,220	1,912	1,275	1,253	4,440
Total need by income	6,637	6,267	2,436	15,340	7,529	6,107	5,858	19,494
<b>Table 11 – Cost Burden &gt; 50%</b>								
<b>Data Source:</b>	2007-2011 CHAS							

#### 5. Crowding (More than one person per room)

	Renter					Owner				
	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	179	327	539	143	1,188	75	100	124	110	409
Multiple, unrelated family households	70	0	20	0	90	4	4	35	68	111
Other, non-family households	20	15	15	20	70	0	0	0	0	0
Total need by income	269	342	574	163	1,348	79	104	159	178	520
<b>Table 12 – Crowding Information - 1/2</b>										
<b>Data Source:</b>	2007-2011 CHAS									

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Households with Children Present	0	0	0	0	0	0	0	0
<b>Table 13 – Crowding Information – 2/2</b>								
<b>Data Source Comments:</b>								

#### Describe the number and type of single person households in need of housing assistance.

The 2013 Florida County Profiles by the Florida Department of Elder Affairs indicates 130,951 Pinellas elderly (age 65+), single-person households (or 17.3% of the households with the homeowner age 65+) have a cost burden above 30% and income below 50% of the area median income.



**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Based on the 2014 Point-in-Time Homeless Count, there are 1,051 homeless individuals in Pinellas County with a disabling condition. The PIT Count also identified 252 homeless victims of domestic violence, dating violence, sexual assault or stalking. Based on data from the Florida Department of Law Enforcement, Crime in Florida, Florida Uniform Crime Report, in 2014 Pinellas County law enforcement agencies reported a total of 6,834 domestic violence offenses and 4,193 domestic violence related arrests. The offenses included murder (11), forcible rape (52), forcible fondling (19), aggravated assault (890), aggravated stalking (3), simple assault (5,750), threat/intimidation (96), and stalking (13). Pinellas County has the highest rate of domestic violence among Florida's large counties (500,000 population or more).

Pinellas County currently has two domestic violence shelters: CASA in St. Petersburg which provides safe, temporary shelter for survivors for a maximum of forty-five (45) days and The Haven of RCS in Clearwater which provides up to 24 months of transitional housing and supportive programs for survivors exiting emergency shelters. CASA also provides transitional housing through the Gateway Housing program. Based on the 2014 Housing Inventory Chart, CASA had 30 emergency shelter beds and 44 transitional housing beds, all with a 100% utilization rate. Religious Community Services had 36 emergency shelter beds and 35 transitional living beds.

In part to address space limitations that resulted in CASA turning away 1,400 survivors of domestic violence, in 2014, CASA broke ground on a new 100-bed domestic violence shelter to help address the needs of survivors of domestic violence. Additionally, Pinellas County partnered with the cities of Clearwater and Largo to provide funding to Religious Community Services for the construction of the new RCS The Haven Domestic Violence Outreach Center serving as a public access site offering support and services for victims of domestic violence new outreach center.

**What are the most common housing problems?**

Housing cost burden, or affordability, is the most common housing problem in Pinellas County. Of the total 250,293 households in the Pinellas County Consortium area, 21.5% pays between 30-50% of the household income for housing and 15.8% pays more than 50% of the household income for housing, for a total of 37% of the households considered cost burdened or severely cost burdened.

Based on 2007-2011 CHAS data, Pinellas County has a significant housing affordability issue with both ownership and rental housing. Families who pay more than 30% of their income for housing may have difficulty affording necessities such as food, clothing, transportation and medical care. According to the 2012 Pinellas County Housing Market Study, countywide, 48% of owner households with mortgages exceeded HUD affordability of which 38% exceeded the 35% threshold. Half of the County's cities had 50% or more owner households that exceeded HUD standards. Renter affordability was worse than ownership housing. Fifty-six percent of Countywide renter households reported gross rents that exceeded HUD's 30% affordability standard, 45% of which exceeded the 35%+ threshold. Every municipality with the exception of Belleair Shores

exceeded the 30% affordability threshold, with Kenneth City reporting that 81% of its rental households exceeded HUD's standards.

**Are any populations/household types more affected than others by these problems?**

Homeowner households are more affected by housing problems and severe cost burden than rental households. Elderly homeowner households spending greater than thirty percent (30%) of their income on mortgages experience the greatest cost burden. Rental households are more affected by overcrowding than homeowner households. Although the Consortium has a low percentage of overcrowding, low income families accounted for the majority of the consortium families living in overcrowded conditions.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Having an adequate supply of quality, affordable rental housing is an important part of ensuring that low-income households and households coming out of homelessness or out of rapid re-housing assistance maintain housing. Continuing homelessness prevention in the form of rental assistance is needed to ensure that households at imminent risk of homelessness remain housed.

Sustainable employment is a large factor impacting extremely low-income individuals and families. In Pinellas County, the largest business sector is education and healthcare services and one of the largest occupational sectors is management business and financial. These two sectors of employment often require a degree, certification, or license which are costly to obtain and not feasible for low-income individuals or families.

By employment status, 32% of civilians employed in the Pinellas County labor force have education levels at or below high school graduation. Although retail trade is another large sector of employment in Pinellas County, these jobs often provide minimal wages. Employment training and assistance with the goal of self-sufficiency is a need for low-income individuals and families.

Many low-income residents depend on public transportation, if available, for transportation for daily tasks and to get to their place of employment. In Pinellas County, 34% of workers must travel in excess of 30 minutes to their place of employment. Access to adequate and reliable transportation is a need for low-income individuals and families. Without transportation many households would be unable to maintain employment.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

HUD estimates that very low-income renter households paying over 50% of their income for rent are the most at risk for becoming homeless. 2007-2011 ACS data indicates almost 14% of all households in Pinellas County were severely cost-burdened, spending over 50% of their income on housing.

The populations that have been affected by the scarce job environment and those populations experiencing part-time employment appear to be at the greatest risk for homelessness.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Many factors, such as overcrowding, substandard housing units, lack of employment opportunities and the lack of affordable housing can cause housing instability. Populations experiencing drug addiction and/or mental health issues are at great risk of homelessness.

**Discussion**

Households with a negative income and those which experience a housing cost burden greater than 30 percent of their household income tend to be exposed to more risk of losing their homes. Income is the determining factor when homelessness occurs and it is driven by the lack of economic opportunities that are available in the County. The 2012 Pinellas County Housing Market Study reported 47% of Pinellas County residents pay 35% or more of gross household income towards rent.

**NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)**

**Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.**

**Introduction**

The following section examines the number of low- to moderate-income households, categorized by race, within the Pinellas County Consortium jurisdiction experiencing housing problems. According to the information supplied below by HUD, approximately 60% of all low- and moderate-income households (0-100% AMI) in the Pinellas County Consortium area experience one more of the following four housing problems: lacks complete kitchen facilities, lacks complete plumbing facilities, more than one person per room, cost burden greater than 30% or has no/negative income. In extremely low-income (0-30% AMI) and very low-income (30-50% AMI) households all racial and ethnic groups experience high instances of housing problems.

Approximately 88.6% of all extremely low-income households (0-30% AMI) in the jurisdiction as a whole experience one or more of the four housing problems or has no/negative income. Although all racial and ethnic groups in this income range have high percentages of households with housing problems, Hispanic (92.1%), Asian (93.5%), and Pacific Islander (100%) households experience the highest percentages.

Approximately 73% of all very low-income (30-50% AMI) households in the jurisdiction as a whole experience one or more of the four housing problems or has no/negative income. Although all racial and ethnic groups in this income range have high percentages of households with housing problems, Hispanic (89.2%), Black/African American (93.7%), and Pacific Islander (100%) households experience the highest percentages.

Approximately 53.2% of all low-income (50-80% AMI) households in the jurisdiction as a whole experience one or more of the four housing problems or has no/negative income. All racial and ethnic groups in this income range have similar percentages of households with housing problems as the whole jurisdiction. However, Hispanic (64.5%), Asian (76.9%), and Pacific Islander (100%) households experience the highest percentages.

Approximately 34.2% of all moderate-income (80-100% AMI) households in the jurisdiction as a whole experience one or more of the four housing problems or has no/negative income. All racial and ethnic groups in this income range have similar percentages of households with housing problems as the whole jurisdiction. However, Hispanic (46.7%), Asian (53.3%), and Pacific Islander (100%) households experience the highest percentages.

#### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	18,248	2,704	2,701
White	15,348	2,299	2,281
Black / African American	1,010	220	104
Asian	420	45	224
American Indian, Alaska Native	44	24	0
Pacific Islander	20	0	0
Hispanic	1,209	108	55
Table 14 - Disproportionally Greater Need 0 - 30% AMI			
Data Source:	2007-2011 CHAS		
*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%			

#### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	21,723	8,074	0
White	18,358	7,658	0
Black / African American	1,185	80	0
Asian	304	59	0
American Indian, Alaska Native	0	30	0
Pacific Islander	65	0	0
Hispanic	1,628	198	0
Table 15 - Disproportionally Greater Need 30 - 50% AMI			
Data Source:	2007-2011 CHAS		
*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%			

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	24,409	21,463	0
White	20,614	19,523	0
Black / African American	1,075	600	0
Asian	649	195	0
American Indian, Alaska Native	152	110	0
Pacific Islander	25	0	0
Hispanic	1,671	921	0
Table 16 - Disproportionally Greater Need 50 - 80% AMI			
Data Source:	2007-2011 CHAS		
*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%			

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,554	18,397	0
White	8,254	17,206	0
Black / African American	394	214	0
Asian	200	175	0
American Indian, Alaska Native	0	0	0
Pacific Islander	10	0	0
Hispanic	596	680	0
Table 17 - Disproportionally Greater Need 80 - 100% AMI			
Data Source:	2007-2011 CHAS		
*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%			

**Discussion**

In the County's jurisdiction as a whole, 60.2% of all households at income levels up to 100% AMI experience one of the four main housing problems. Households in the lower income ranges have higher instances of housing problems. 88.6% of all households in the jurisdiction with incomes at 0-30% AMI have one or more of the four housing problems compared to 72.9% of all households at 30-50% AMI, 53.2% of all households at 50-80% AMI and 34.1% of all households at 80-100% AMI.

Pacific Islander households have a disproportionately greater need in comparison to the needs of each category of need as a whole. 100% of all Pacific Islander households at all income levels experience one or

more of the four following housing problems: lacks complete kitchen facilities, lacks complete plumbing facilities, more than one person per room, cost burden greater than 30% of income.

## **NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### **Introduction**

The following section examines the number of low- to moderate-income households, categorized by race, within the Pinellas County Consortium jurisdiction experiencing severe housing problems. According to the information supplied below by HUD, approximately 32% of all low- and moderate-income households (0-100% AMI) in the Pinellas County Consortium area experience one more of the following four severe housing problems: lacks complete kitchen facilities, lacks complete plumbing facilities, more than 1.5 persons per room, cost burden over 50% or has no/negative income. In extremely low-income (0-30% AMI) and very low-income (30-50% AMI) households all racial and ethnic groups, with the exception of American Indian/Alaska Native households, experience high instances of housing problems compared to the jurisdiction as a whole.

Approximately 76.4% of all extremely low-income households (0-30% AMI) in the jurisdiction as a whole experience one or more of the four severe housing problems or has no/negative income. With the exception of American Indian/Alaska Native households, all racial and ethnic groups in this income range have high percentages of households with housing problems. However, White (76.2%), Hispanic (86.1%), and Pacific Islander (100%) households experience the highest percentages.

Approximately 38% of all very low-income (30-50% AMI) households in the jurisdiction as a whole experience one or more of the four severe housing problems or has no/negative income. With the exception of American Indian/Alaska Native households, all racial and ethnic groups in this income range have percentages near or above the percentage of households in the whole jurisdictions. However, Hispanic (49.5%), Black/African American (68.8%), and Pacific Islander (100%) households experience the highest percentages.

Approximately 18.8% of all low-income (50-80% AMI) households in the jurisdiction as a whole experience one or more of the four severe housing problems or has no/negative income. All racial and ethnic groups in this income range have similar percentages of households with housing problems as the whole jurisdiction with the exception of Pacific Islander and American Indian/Alaska Native households. Pacific Islander households have no households experiencing severe housing problems and American Indian/Alaska Native households have approximately 1.6% of households experience one or more of the four severe housing problems. White (18.4%), Hispanic (24.6%) and Asian (31.4%) households experience the highest percentages.

Approximately 10% of all moderate-income (80-100% AMI) households in the jurisdiction as a whole experience one or more of the four severe housing problems or has no/negative income. All racial and ethnic groups in this income range have similar percentages of households with housing problems as the whole

jurisdiction with the exception of Pacific Islander households which have no households experiencing severe housing problems. American Indian/Alaska Native has no households in the income range. Black/African American (8.2%), White (9.9%), and Asian (29.5%) households experience the highest percentages.

#### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,386	5,577	2,701
White	12,913	4,739	2,281
Black / African American	853	375	104
Asian	295	170	224
American Indian, Alaska Native	20	48	0
Pacific Islander	20	0	0
Hispanic	1,140	192	55
Table 18 – Severe Housing Problems 0 - 30% AMI			
Data Source:	2007-2011 CHAS		
*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%			

#### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,372	18,433	0
White	9,176	16,833	0
Black / African American	870	394	0
Asian	159	205	0
American Indian, Alaska Native	0	30	0
Pacific Islander	65	0	0
Hispanic	894	912	0
Table 19 – Severe Housing Problems 30 - 50% AMI			
Data Source:	2007-2011 CHAS		
*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%			

#### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,649	37,253	0
White	7,388	32,754	0
Black / African American	284	1,384	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	265	579	0
American Indian, Alaska Native	4	253	0
Pacific Islander	0	25	0
Hispanic	639	1,961	0
Table 20 – Severe Housing Problems 50 - 80% AMI			
Data Source:	2007-2011 CHAS		
*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%			

#### 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,789	25,177	0
White	2,514	22,936	0
Black / African American	50	558	0
Asian	115	275	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	10	0
Hispanic	103	1,161	0
Table 21 – Severe Housing Problems 80 - 100% AMI			
Data Source:	2007-2011 CHAS		
*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%			

#### Discussion

In the County's jurisdiction as a whole, approximately 32% of all households at income levels up to 100% AMI experience one or more of the four main severe housing problems. Households in the extremely low income range have higher instances of housing problems. 76.4% of all households in the jurisdiction with incomes at 0-30% AMI have one or more of the four severe housing problems compared to 38.2% of all households at 30-50% AMI, 18.8% of all households at 50-80% AMI and 10% of all households at 80-100% AMI.

Pacific Islander households with incomes between 0-50% AMI have a disproportionately greater need in comparison to the needs of each category of need as a whole. 100% of all Pacific Islander households at income levels up to 50% AMI experience one or more of the four following severe housing problems: lacks complete kitchen facilities, lacks complete plumbing facilities, more than 1.5 persons per room, cost burden over 50% of income. Black/African American households at 30-50% AMI also have a disproportionately greater need in comparison to the needs of each category of need as a whole, with 68.8% of all Black/African American households in this income range experiencing one or more of the four severe housing problems compared to



38.2% of the jurisdiction as a whole. Asian households in the higher income ranges of 50-80% AMI and 80-100% AMI have a disproportionately greater need in comparison to the needs of each category of need as a whole. 31.4% of all Asian households at 50-80% AMI experience one or more of the four severe housing problems compared to 18.8% of the jurisdiction as a whole and 29.5% of all Asian households at 80-100% AMI experience one or more of the four severe housing problems compared to 10% of the jurisdiction as a whole.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

The following section examines the number of households, categorized by race, within the Pinellas County Consortium jurisdiction experiencing housing cost burdens. When a household pays up to 30% of the household annual income on housing costs, the housing is considered affordable. When a household pays in excess of 30% of the household annual income on housing, the household is considered cost burdened. When a household pays in excess of 50% of the household annual income on housing costs, the household is considered severely cost burdened. Cost burdened households may experience difficulty affording necessities such as food, clothing, transportation and medical care.

As a whole, 93,714 households, or 37.4% of the total 250,293 households in the Pinellas County Consortium area experience housing cost burdens, with 21% of all households paying between 30-50% of the household annual income on housing costs and 16% of all households paying in excess of 50% of the household annual income on housing costs.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	155,688	54,014	39,700	2,841
White	142,230	46,720	34,204	2,281
Black / African American	3,064	1,940	1,849	104
Asian	2,803	1,351	788	234
American Indian, Alaska Native	428	203	24	0
Pacific Islander	25	35	85	0
Hispanic	6,048	3,280	2,361	190
<b>Table 22 – Greater Need: Housing Cost Burdens AMI</b>				
<b>Data Source:</b>	2007-2011 CHAS			

## Discussion

Based on the HUD data, all racial and ethnic groups experience similar instances of households with housing cost burdens as the jurisdiction as a whole. 37.4% of the total 250,293 households in the Pinellas County Consortium area experience housing cost burdens, while 34.7% of all American Indian/Alaska Native households, 36.3% of all white households and 43.3% of all Asian households experience cost burdens or severe cost burdens. The three racial and ethnic groups experiencing the highest instances of housing cost burdens are Hispanic households (48.3%), Black/African American households (55.3%) and Pacific Islander households (82.8%).

Pinellas County has a significant housing affordability issue with both ownership and rental housing. Based on the HUD data provided, there are a total of 2,841 households in the Pinellas County Consortium area with no income or a negative income. White households experience the greatest housing cost burden based on this factor. The risk of becoming homeless is greater for this group without any financial assistance. These are determining factors for families and individuals at-risk of becoming homeless. The households with a negative income and those which experience a housing cost burden greater than 30% of the household income tends to be exposed to more risk of losing their homes.

The availability of safe and affordable housing is necessary to improve outcomes for those living in poverty. The percent of income spent on housing is the leading indicator of housing affordability in the United States. Historically, housing expenditures exceeding 30% of household income have been an indicator of a housing affordability problem. The 2012 Median Annual Income in Pinellas County identified in the 2013 Economic Impact of Poverty Report was \$43,882 with an average household size of 2.2. Recent data from the National Low Income Housing Coalition indicates that a family in Florida without a housing subsidy needs to make \$41,574 a year to afford a two-bedroom unit at the fair market rent. This would require an individual earning minimum wage in Florida to work 97 hours a week to meet fair market rent prices, making most housing units unaffordable.

According to the 2012 Pinellas Housing Market Study, Countywide, 48% of owner households with mortgages exceeded HUD's 30% affordability threshold of which 38% exceeded the 35% threshold. Half of the County's cities had 50% or more owner households that exceeded HUD standards. Renter affordability was worse than ownership housing. Fifty-six percent of Countywide renter households reported gross rents that exceeded HUD's 30% affordability standard, 45% of which exceeded the 35%+ threshold. Every municipality with the exception of Belleair Shores exceeded the 30% affordability threshold, with Kenneth City reporting that 81% of its rental households exceeded HUD's standards. Families who pay more than 30% of their income for housing, based on HUD's definition of affordability, are considered cost-burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care.

## **NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)**

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

As a whole, there is a need for more affordable rental and homeownership units. The housing stock in Pinellas County is older and consists of more two bedroom type units. The County's anti-poverty strategy ties together the housing, homeless, public housing, and non-housing community development strategies as one overall plan for reducing the number of families that fall below the poverty level. The Strategic Plan goals and objectives noted throughout the Consolidated Plan promote self-sufficiency and empowerment to low-and moderate-income persons. Pacific Islander households experience the greatest housing cost burden, compared to the jurisdiction as a whole, with 82.8% of the households experiencing either a 30% - 50% cost burden or a >50% severe housing cost burden. Black/African American households follow with a total of 55.3% of the households experiencing either a 30% - 50% cost burden or a >50% severe housing cost burden. Asian households also experience a higher housing cost burden, compared to the jurisdiction as a whole with 48.3% the households experiencing either a 30% - 50% cost burden or a >50% severe housing cost burden.

**If they have needs not identified above, what are those needs?**

Needs have been identified above.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

As defined by HUD, areas of minority concentration are any neighborhoods in which the percentage of households in a particular racial or ethnic minority group is at least 20 points higher than their percentage for the jurisdiction as a whole or a neighborhood in which the percentage of minorities is at least 20 points above the overall percentage of minorities in the jurisdiction. The minority populations in Pinellas County are located throughout the County with several clusters of the Hispanic population located mainly in middle portion of the County. Several Black/African American communities are located in the middle portion of the County, some specifically located in the Dansville Neighborhood Revitalization Area and Greater Ridgcrest Revitalization Area, Central Clearwater, East Tarpon Springs, Highpoint and South St. Petersburg (see Attachments.)

## **NA-35 Public Housing - 91.405, 91.205 (b)**

### **Introduction**

There are five public housing authorities within Pinellas County: Pinellas County Housing Authority, Clearwater Housing Authority, Dunedin Housing Authority, Tarpon Springs Housing Authority, and St. Petersburg Housing Authority. The Pinellas County, Dunedin, and Tarpon Springs Housing Authorities fall within the entitlement jurisdiction of Pinellas County. The Pinellas County Housing Authority, Clearwater Housing Authority and the St. Petersburg Housing Authority, all have public housing units and administer vouchers. These three agencies continue to redevelop many of their public housing sites into mixed-income developments. The Dunedin

Housing Authority currently has no public housing units and does not administer vouchers. Additionally, the Housing Authority of Tarpon Springs owns and operates public housing units but does not administer vouchers. The boards of the city housing authorities are appointed by the respective cities; the board of the Pinellas County Housing Authority is appointed by the governor. The County and the Housing Authority of Tarpon Springs, through the Local Community Housing Corporation, continue to work together to identify opportunities that will provide affordable units to households at 50% AMI, 60% AMI and up to 120% AMI. The Pinellas County, Tarpons Springs and Dunedin Housing Authorities are part of the Pinellas County Consortia and comprise the housing authority data and needs assessments reported in this Consolidated Plan.

The Pinellas County Housing Authority manages six housing authority developments with 331 low rent units. Additionally, the Pinellas County Housing Authority has 3,335 units of Section 8 housing. The Tarpon Springs Housing Authority manages three housing authority developments with 274 low rent units. The housing authorities have identified the lack of funds for basic needs such as food, medication, and monthly expenses such as electricity and rent; transportation to low-cost or free health care providers and grocery stores; cleaning services (residents who fail to comply with housekeeping requirements may be evicted); lack of affordable housing; and requests for reserved parking, shower grab bars, ADA toilets, and ADA ramps to units as the most immediate resident needs.

#### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	697	2,794	0	2,733	44	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									
<b>Table 23 - Public Housing by Program Type</b>									
<b>Data Source:</b>		PIC (PIH Information Center)							

#### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	0	0	24	0	0	0	0		0
# of Elderly Program Participants (>62)	0	0	141	660	0	652	5		0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Disabled Families	0	0	177	810	0	782	22	0
# of Families requesting accessibility features	0	0	697	2,794	0	2,733	44	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0
<b>Table 24 – Characteristics of Public Housing Residents by Program Type</b>								
<b>Data Source:</b>		PIC (PIH Information Center)						

### Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	338	1,632	0	1,593	25	0	0
Black/African American	0	0	339	1,117	0	1,097	17	0	0
Asian	0	0	9	23	0	22	1	0	0
American Indian/Alaska Native	0	0	9	14	0	13	1	0	0
Pacific Islander	0	0	2	8	0	8	0	0	0
Other	0	0	0	0	0	0	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									
<b>Table 25 – Race of Public Housing Residents by Program Type</b>									
<b>Data Source:</b>		PIC (PIH Information Center)							

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	106	341	0	339	1	0	0
Not Hispanic	0	0	591	2,453	0	2,394	43	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									
<b>Table 26 – Ethnicity of Public Housing Residents by Program Type</b>									
<b>Data Source:</b>	PIC (PIH Information Center)								

### Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Although the jurisdiction's public housing units meet the criteria for the percentage of accessible units per community, the demand is much greater. The Pinellas County Housing Authority captures the need for accessible units at time of application. The needs of the public housing tenants for accessible units are tracked on an internal reasonable accommodation request log by each property and submitted to the 504 Coordinator for action. Dunedin Housing Authority's stock rarely turns over and the ability to house disabled applicants on the first floor is extremely limited. Applicants who are elderly and/or disabled usually require first floor units and are unable to climb stairs. The transfer of residents who become disabled, or who required a first floor unit when they were housed and accepted a second floor unit so they could be housed, takes priority over the waiting list, therefore, the possibility of accommodating disabled applicants is remote. Slow unit turnover also limits the accommodation of current residents. Additional public housing units are needed. DHA could use financial assistance to acquire units and to renovate units as needed for accessibility. Tenants who are disabled need transportation to health care providers and grocery stores (lower cost grocery providers rather than small higher priced convenience stores), assistance with housekeeping and nutrition. Requests for reasonable accommodations include transfers to first floor units and grab bars in bathrooms (toilet and bathtub).

Of the 839 total eligible applicants on the Tarpon Springs Housing Authority's Waiting List, 219 are disabled and 62 are elderly (33.5%). The TSHA's 203 occupied units are 61 elderly, 67 non-elderly disabled (63.1%) and 75 other families. The PHA currently has 1 vacant unit.

TSHA's architect firm is presently conducting an update and needs assessment for continued compliance with accessibility requirements under Section 504/ADA. TSHA currently has 6.67% accessible units. TSHA's architect will prepare a report that will indicate any recommended 504/ADA modifications that may be needed for TSHA's public housing units. The firm will identify the physical barriers in public and common use areas that limit persons with disabilities and will make recommendations for modifications. TSHA acknowledges TSHA's

ongoing responsibility to operate its programs so that they are accessible to and usable by persons with disabilities. TSHA's updated self-evaluation and 504 needs assessment will assist TSHA in remaining compliant.

**What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?**

In September 2015, the Pinellas County Housing Authority Section 8 waiting list consisted of 1,389 households. The total households consisted of 99 families with elderly household members, 245 families with disabled household members, 683 families with children and 362 individuals. Pinellas County Housing Authority's public housing waiting list consisted of 509 households. The total households consisted of 37 families with elderly household members, 34 families with disabled household members, 315 families with children and 123 individuals.

The Tarpon Springs Housing Authority waiting list consisted of 839 eligible households, 219 are disabled (26%) and 62 are elderly (7%). The TSHA's 203 occupied units are 61 elderly, 67 non-elderly disabled (63.1%) and 75 other families.

The jurisdiction's housing authorities identified the following most immediate resident needs of public housing and housing choice voucher holders:

- lack of funds for basic needs such as food, medication, and monthly expenses such as electricity and rent;
- transportation to low-cost or free health care providers and grocery stores;
- cleaning services (residents who fail to comply with housekeeping requirements may be evicted);
- lack of affordable housing; and
- requests for reserved parking, shower grab bars, ADA toilets, and ADA ramps to units.

Extensive alterations to the existing TSHA facilities would need to be made in order to make units accessible to the maximum extent feasible. Based upon the age of the TSHA's developments, making units fully accessible would constitute an undue financial and administrative burden for the public housing authority. However, the TSHA provides individuals with disabilities, reasonable accommodations to the extent necessary to provide the individual an opportunity to use and occupy their dwelling unit equal to that of a non-handicapped person. This includes but is not limited to installation of ramps, grab bars, railings, hearing/sight devices, etc.

The TSHA's housing portfolio is in need of substantial rehabilitation; in particular are the family units at the Mango Circle Apartments. The PHA has been selected for participation in HUD's Rental Assistance Demonstration (RAD) program and is striving to obtain LIHTC finance funding for the rehabilitation of four scattered sites known as the Ring Avenue Apartments, Pine Trail Village, Lemon Street Apartments and Walton Village.

## **How do these needs compare to the housing needs of the population at large**

The needs of public housing residents and Housing Choice voucher holders are similar to the needs of the population at large. However, the housing authorities promote self-sufficiency and provide on-going services to tenants to ensure that their housing needs are met.

The need for affordable housing affects the residents of public housing, Housing Choice Voucher holders and the population at large. As TSHA strives to increase the supply of affordable housing options for people in need, TSHA continues to search out, to promote and to provide services and programs which promote self-sufficiency. TSHA utilizes coordinated services through various community agencies and programs to provide assistance to enhance education opportunities, job skills training, vocational training, remedial assistance, and opportunities for entrepreneurship and homeownership.

TSHA has created strong partnership relationships with the Pinellas County Housing Authority (PCHA), the City of Tarpon Springs, the Police Department, the City's code enforcement division, Citizens Alliance for Progress Center (CAP), the Local Community Housing Corporation (LCHC) (a nonprofit HATS affiliate), Pinellas County Community Development (PCCD), the Florida Housing Finance Corporation (FHFC), the YMCA of the Sun Coast (YMCA), Coordinated Childcare and the Pinellas County Juvenile Welfare Board (JWB).

## **Discussion**

As stated in the 2013 Update on The Economic Impact of Poverty Report for the Pinellas County Board of County Commissioners (the "Report"), public housing residents are included in the federal estimates of people living at or below the Federal Poverty Level in Pinellas County, and in fact are in the Extremely Low income levels established by the U.S. Department of Housing and Urban Development. Both elderly residents and residents who are under the age of 62 experience the same barriers to economic stability as the overall Pinellas County population. The Report identifies seven factors contributing to poverty in "At Risk" zones: 1) Insufficient transportation; 2) limited access to food; 3) lower educational attainment; 4) limited access to health care; 5) increased crime rates; 6) high unemployment and 7) inadequate and insufficient housing. The continuing need to create and preserve affordable housing affects all residents. The Housing Authorities within the Consortium provide assistance to families the provision of decent, safe and affordable housing. The factors of poverty other five factors continue to significantly affect all public housing residents.



## **NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)**

### **Introduction:**

HUD's definition of homeless includes families/individuals who are literally homeless without housing, including unsheltered individuals/families and those in a homeless shelter, transitional housing, safe haven or hotel (if hotel paid for by public/charitable organization.) Based on this definition, Pinellas County's 2014 Point-in-Time (PIT) Count identified 3,391 homeless individuals/families. Twenty-two percent (22%) were children under the age of 18. National trends show homelessness among families with children is the fastest growing homeless population, and this remains true for Pinellas County.

The County's Continuum of Care (CoC) uses a broader definition of homelessness than HUD to address the issue of homelessness. This allows for a more accurate representation of the County's homeless population for planning purposes; it includes individuals who couch surf or double up with family/friends, homeless persons in local jails/hospitals that came from and will be released back to the streets, and homeless children counted by the county school system.

The Homeless Leadership Board, lead agency for the CoC, sponsored a street/agency count of its homeless population in January 2014. The annual count is conducted to produce "statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time." The 2014 PIT Homeless Count and Survey found 4,709 sheltered (80%) and 1,178 unsheltered (20%) homeless individuals/families for a total of 5,887 considered homeless in Pinellas County. This number now includes more families with children, nontraditional family types and a greater number of working poor households.

Local school districts are required to report the number of homeless students during each school year. School Board data, when compiled with the PIT Count information, provides a more comprehensive picture of the homeless growth and trends in the County and gives compelling reasons to develop a more effective service delivery model for homeless citizens. School data identified 2,026 homeless children with 68.1% sharing housing with other persons; 16% residing in emergency shelter/transitional housing; 14% residing in hotels; 1.1% living on the street and 0.8% awaiting foster care placement.

The school count consists of students who responded they were homeless or doubled-up (individuals or families who are sharing permanent housing) in a survey conducted by the Pinellas County School System in August 2013 around the beginning of the school year. Homeless students can also come to the attention of the school's Homeless Emergency Assistance Team (H.E.A.T) specialists at any time during a school year. To use this data, the PIT analysis team collaborates with the school's research and accountability department to obtain a count of homeless students at the time of the January census. Unfortunately, because school system data was from August 2013, one cannot be certain that every student identified as homeless at that time was still homeless on the date of the PIT Count in January 2014. The nature of the data gathering process in which homelessness is assessed at school entry does not allow for capturing the transitional nature of homelessness. Many of those who report that they were homeless at the beginning of the school year may have found stable housing by time the PIT Count is done in January, but most remain classified as homeless for the duration of

the year. As a result, there is low overlap between unsheltered, sheltered, and school datasets. This data is requested from the schools at the same time the PIT is conducted.

The County's warm weather and Gulf Coast location attracts many homeless, but a shortage of affordable housing and minimum-wage jobs with no benefits make it very difficult for individuals to afford shelter. Housing costs as well as non-housing costs continue to increase.

#### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	4,709	1,178	0	0	0	0
Persons in Households with Only Children	2,497	29	0	0	0	0
Persons in Households with Only Adults	2,117	1,105	0	0	0	0
Chronically Homeless Individuals	0	474	0	0	0	0
Chronically Homeless Families	0	5	0	0	0	0
Veterans	364	162	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	1	17	0	0	0	0
<b>Table 27 - Homeless Needs Assessment</b>						
<b>Data Source Comments:</b>		Pinellas County 2014 Point-in-Time Count				
Indicate if the homeless population is:		Has No Rural Homeless				

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

Although the homeless population has decreased, Pinellas County still showed the second highest homeless population in the state of Florida. According to the HIC, the County has a total of 254 emergency beds for families and an overall total of 1249 emergency beds. At the present time moving homeless into permanent housing has been the primary objective. The use of Emergency Solutions Grant has been the only vehicle for that purpose. In the last CoC competition the County received six (6) scattered site housing vouchers, six (6) Shelter Plus Care vouchers, no VASH vouchers, and no SSVF assistance for the County. Our ability to move people from homelessness is depending on jobs and housing.

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Results from the 2014 PIT Count identified five chronically homeless families on the night of January 22nd, 2014. This small number of chronically homeless families should be interpreted with caution due to the low numbers of families who participated in the PIT. Homeless families with children have traditionally been difficult to capture during the PIT count; therefore, it is commonly accepted that this figure is likely an undercount and not an accurate reflection of the number of local families with children experiencing homelessness at any time. Whether improved canvassing for families on the day of the count will yield results is unclear. Despite this, the Pinellas County Homeless Leadership Board made special efforts to canvas families in the 2014 PIT count.

Results from the 2014 PIT indicated that nearly 17 percent of the homeless street survey respondents reported they were veterans. Of the 162 Veterans, only 3 (1.9%) reported being female. The 2014 Pinellas PIT count identified a total of 588 homeless Veterans.

The total number of homeless individuals counted as part of the 2014 Point-in-Time count using the inclusive definition of homelessness that includes individuals and families who were considered to be at-risk of becoming homeless indicate a total of 5,887 individuals were identified as homeless, including 3,222 adults, 2,526 children, and 139 with missing age data. Results from the street survey located 114 children of respondents identified as homeless), of which, 65 (57.0%) were living in emergency shelters, 16 (14.0%) were in hotels or motels paid for without emergency shelter vouchers, and 15 (13.2%) were staying with family. Only four children (3.5%) were identified as living in a place not meant for habitation. Youth under the age of 18 were likely undercounted in the street survey count, as these data relied entirely on an adults' willingness to report children living with them in these circumstances.

A partnership with the Pinellas County School District provides information regarding children who self-report homelessness at the beginning of each school year; or when they change from attending one school to another. The nature of the data gathering process in which homelessness is assessed at school entry does not allow for capturing the transitional nature of homelessness. Many of those who report that they were

homeless at the beginning of the school year in August may have found stable housing by time the PIT count is done in January, but most remain classified as homeless for the duration of the year. As a result, there is low overlap between unsheltered, sheltered, and school datasets. This data is requested from the schools at the same time the PIT is conducted. School District results indicated that a total of 2,026 children were identified as homeless in the school data set. The largest group (68.1%) reported that they were sharing the housing of other persons, also known as “doubled up.” The next largest groups were residing in emergency shelter or transitional housing (16.0%) and hotels (14.0%). A very small percentage reported that they were actually living on the street (1.1%) or awaiting foster care placement (0.8%).

### **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

2014 Point in Time data reported the racial composition of the sheltered and unsheltered populations was similar. White individuals comprised 67% of the unsheltered 68% of the sheltered individuals. Although Black individuals only comprised 24% of the unsheltered and 25% of the sheltered sample, they were clearly overrepresented when compared to their proportion in the overall county population (11%). Conversely, White homeless individuals were underrepresented when compared to their population in the County (84%) (Census Bureau, 2010). The percentage of respondents who reported being of Hispanic ethnicity was similar for both the sheltered (6%) and unsheltered (5%) populations. Homelessness for this population was slightly lower than the overall County population (8%) (U.S. Census Bureau, 2010).

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

There are two general categories of homeless persons: sheltered and unsheltered. Individuals and families on the street are defined as unsheltered. The 2014 PIT results, using the County's broader definition of homeless, indicated 1,178 unsheltered individuals, including 29 children (7%) and 1,105 adults. Sheltered homeless include those living in safe havens, emergency shelters, transitional housing programs, hotels/motels paid for by charitable organizations, and those doubled up living with friends or family if they were to be evicted in the next 14 days and did not have resources to obtain a new place. 4,709 sheltered individuals were identified including 2,497 (53%) children and 2,117 adults.

Unfortunately, information on age was missing for 139 individuals; thus they could not be classified as adults or children. The most common age groups were 50 to 59 years old and 40 to 49 years old. Using the inclusive definition, the PIT count documented nearly 6,000 homeless individuals, 42% of which were children. Basic demographic differences between the homeless adult population that utilized shelters and the unsheltered adults appeared minimal. There were 474 chronically homeless individuals and 5 chronically homeless families on January 22, 2014. This small number of chronically homeless families should be interpreted with caution due to the low numbers of families who participated in the PIT count. A significant number of homeless individuals who participated reported having a disabling condition, including 390 unsheltered; and 661 sheltered individuals. The 2014 PIT count identified 550 homeless veterans and 252 homeless victims of domestic violence. Disabilities among the homeless population include: serious mental illness (522); substance use disorder (354); physical disability (477); developmental disability (85); HIV/AIDS (17). The presence of disabilities among individuals experiencing homelessness is common. Results from the 2014 PIT confirmed that Pinellas County is no exception, with 46.3% of the homeless reporting the presence of at least one disabling

condition. Respondents were encouraged to report each of their disabilities. However, determining the nature and extent of co-occurring disorders is difficult from the data. For example, a participant could report mental health problem and also respond that they have a depression diagnosis and/or post-traumatic stress disorder. Hence, it is important to remember that since one respondent can report multiple disabilities, an individual can be represented in one or more of the categories reported. The 2014 PIT count indicated the most common health problems among the counted homeless individuals were serious mental illness (52.1%), post-traumatic stress disorder (20.3%), depression (36.9%), substance use disorder (35.4%), a chronic health condition (29.3%), victim of domestic violence (4.4%), developmental (8.5%)/physical (47.7%) disabilities, HIV/AIDS-related illness (1.7%) and hearing/visually impaired (1.4%). The exacerbation of these conditions due to poor continuity of care, lack of health care access, and inappropriate living conditions leads to unaffordable emergency room and inpatient hospital stays. In addition, the 2013 Economic Impact of Poverty Report indicated 28% of homeless individuals needing medical care were unable to receive it, with 39% of those surveyed using the emergency room for care. Challenges obtaining food, clothing, shelter, and/or behavioral health care can compromise patient adherence to medications or physician instruction, increasing the possibility of future hospitalizations. Ultimately, these costs are financed by other taxpayers in the community and directly affect the quality of life for all residents.

#### **Discussion:**

The economic slowdown of recent years, including the housing bust and long-term unemployment, are driving up the homeless numbers. Over the last 20 years, about 12,000 units of affordable housing have been lost within the County. The recent economic recession has only further strained limited resources. Those most hurt by the lack of affordable housing and the economic recession are families with children. Nationally, HUD reports that families with children are the fastest growing homeless population in the nation. The most recent 2014 Point in Time data indicated an increase in the number of families experiencing and the County does not have an adequate number of facilities and services to meet their needs. Specifically in Pinellas County, there is a critical lack of temporary shelter, affordable housing units, and other homeless services for families with children. Resources need to identify or develop appropriate and affordable stable housing for families with children.

The Point-in-Time Count identified 88% of Pinellas County's homeless population are adults and 22% are children under the age of 18 years of age. Men account for the majority of both sheltered (65%) and unsheltered (66%) individuals. 38.5% of Pinellas' homeless populations, as defined by HUD, are "chronic homeless."

Pinellas County has a shortage of emergency shelter beds and permanent supportive housing. Due to this shortage, eliminating the homeless problem is difficult.

Primary reasons for homelessness cited in the 2014 Point in Time Count street survey were: lack of income/lost job/financial reasons: 52.5%, alcohol/drug problems: 9.1%, family problems: 7.4%, medical issues 8.5 %, criminal history/arrest/Incarceration: 5.5%, eviction: 4.1%, mental health/emotional problems: 2%, foreclosure: 1.1%, domestic violence: 1.8 and 5.6 % chose other as an answer without indicating the specific

reason for homelessness. Importantly, respondents only reported the primary reason. Many individuals likely had numerous reasons, but the survey directed them to choose the primary one.

## **NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)**

### **Introduction**

Prioritization of special needs housing and supportive services is generally determined by assessing the needs of the most vulnerable, at-risk populations for those populations, making first priority those who are with extremely low-, low- and moderate-incomes who are most cost-burdened with their housing. The longer people can live independently in their own homes and avoid the risk of becoming homeless or institutionalized is better for both quality of life and cost savings for all. The special needs population includes elderly, frail elderly, persons with disabilities, persons with alcohol and other addictions, persons diagnosed with AIDS and related diseases, and public housing residents. Self-sufficiency is not a realistic goal for certain segments of the special needs population due to age and/or need for services. The non-homeless special needs population and priority needs are identified below. All special needs groups are identified as medium priority as there are consistently challenges to assisting this population with housing as it is a particularly difficult need to meet. The cost of providing social services within housing is high and not as consistent as needed. The housing units themselves often require special modifications to make them livable, particularly for people with physical disabilities. The cost of making those modifications, either through rehabilitation or as part of new construction, increases costs significantly.

An additional challenge is the small number of agencies involved in serving these persons. They often cannot commit the staffing and resources needed to provide housing as well as supportive services to their clients. Many non-homeless persons need supportive housing as described above to enable them to live independently and to avoid homelessness or institutionalization. It is also imperative to have an accessible mode of public transit near these supportive housing units to allow this population to get to and from potential employment, appointments, and other day to day needs. The County will support the efforts of for-profit and non-profit agencies to create more affordable rental units and supportive services for special needs populations.

The Area Agency on Aging of Pasco-Pinellas plans and implements social service programs for persons age 60 and older. With the 2005 designation as an Aging and Disability Resource Center, the AAAPP role was expanded to also serve persons with disabilities age 18 and older.

### **Describe the characteristics of special needs populations in your community:**

Persons with special needs live throughout Pinellas County. The special needs population includes elderly, frail elderly, persons with disabilities, persons with alcohol and other addictions, persons diagnosed with AIDS and related diseases, and public housing residents.

Of the 917,214 Pinellas County residents, 29.8% or 272,965 are age 60 or older. Of this group, 9.3% have income below poverty level and 14% have income below 125% of poverty level. Of those aged 60+, over 30% (82,083) live alone. Disability impacts the type of housing needed, as well as the ability to care for the home. Of Pinellas residents age 60+ 68.4 % (186,707) are not disabled. However, 16.8% (45,835) have two or more disabilities and almost 10% (27,211) have probable Alzheimer's. *Source: Florida Department of Elder Affairs 2013 Florida County Profiles (Projections).*

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

Below is a general list of the types of services needed for the specific special needs population. Pinellas County consults with agencies, facilities and organizations that provide housing and supported services to these populations to identify their needs.

*Elderly and Frail Elderly* – Support services needed for an aging population include home delivered meals, transportation, homemaker services, shopping assistance, adult day care, energy assistance, housing improvement, and health support. Also of major note from providers of elderly care was the need to ensure that current building codes reflect the County's aging population. If homes were built with the elderly in mind, fewer individuals would be forced to make costly renovations or move from their homes due to elderly disabilities.

*Persons with Disabilities (Mental, Physical, Developmental, Persons with HIV/AIDS)* – Support services that include community type living services offered in a wide range of settings such as private residential housing, commercial boarding homes, supported independent living, public housing, personal care group homes, community residential rehabilitation centers, structured residential programs, 24-hour care homes and nursing facilities can meet the housing needs of this population. Self care, case management, budgeting, shopping for their needs, and becoming familiar with and accessing opportunities within the community when possible are key components in the support system as well.

*Persons with Alcohol or Other Drug Addiction* – Transitional and Permanent housing with support strategies that include on-site medical and mental health services, addictive treatment programs, and supportive case managers.

*Victims of Domestic Violence* - Transitional housing, sometimes called second stage housing, is a residency program that includes support services. Usually provided after crisis or homeless shelter, transitional housing is designed as a bridge to self-sufficiency and permanent housing. Residents usually remain from six months to two years, and are typically required to establish goals to work towards economic stability. Transitional housing for battered women vary but generally offer the following: 1) housing at a single location or development, though some are scattered site units; 2) a wide range of support services such as childcare, child development programs; 3) financial assistance, clinical therapy, and counseling in life planning and job development; 4) owned and operated by domestic violence service providers, however some represent partnerships between developers who construct and own the units and a service provider that operates the programming for clients.

Housing and supportive service needs of these populations are determined using 2011 CHAS data and consultation with housing and special needs service providers.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

Pinellas County does not receive Housing Opportunities for People with HIV/AIDS (HOPWA) funds directly; HOPWA funds are set aside through the City of Tampa's allocation for Pasco/Hernando, Hillsborough, and Pinellas Counties. As the largest city in the Metropolitan Statistical Area, the City of Tampa receives, administers, and reports on HOPWA funds. Area agencies compete for these funds on a yearly basis. The allocations are based on incidents of HIV/AIDS in each jurisdiction.

**NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

**Describe the jurisdiction's need for Public Facilities:**

Various public facilities and improvements will be in continual need in the community. These facilities include additional homeless shelters, transitional housing units, youth centers, neighborhood parks, community centers, and senior centers. The services provided by these facilities improve the overall quality of life opportunities available to County residents. The County recognizes the valued services of the non-profits and the need for public facilities.

During the Consolidated Plan period, the County's public facility needs will be addressed through CDBG dollars and other revenue sources, such as property taxes, federal and other non-federal dollars, unless determined by the Board of County Commissioners to be a high priority need during this period.

**How were these needs determined?**

During the previous Consolidated Plan period, the capacity of non-profit agencies was enhanced through the use of CDBG funds. Buildings were acquired and rehabilitated for programs for disabled persons, senior programs, expansion of a domestic violence shelter, a transitional housing facility for homeless men, and the construction of an emergency shelter for women and for men. Review of CDBG applications indicated a continuing need for public facilities.

**Describe the jurisdiction's need for Public Improvements:**

The preservation and improvement of low-income neighborhoods is vital to the County. Neighborhoods in need of redevelopment have been identified by symptoms of distress, including poor housing conditions, a need to improve capital facilities such as public roads, flooding issues caused by poor stormwater management facilities, lack of sidewalks and streetlights. CDBG funds and Section 108 loan funds will be invested with Neighborhood Stabilization 3 funds, creating suitable living environments for low-income neighborhoods.



### **How were these needs determined?**

The most recent federal counts estimate that 920,326 people live in Pinellas County. The Census Bureau's 5-year estimates indicate that, 11.6%, or 106,758, people live at or below the Federal Poverty Level in the County. However, there are five At-Risk Zones within Pinellas County that have higher concentrations of poverty than the County as a whole: East Tarpon Springs, North Greenwood, Highpoint, Lealman Corridor, and South St. Petersburg. An estimated 45% (47,581) of Pinellas County's total low income population lives within the identified At-Risk Zones.

Previous funding priorities in the County reflected a desire to change the outcomes of poverty. The results of strategic planning activities and the 2012 Pinellas County Economic Impact of Poverty Report encouraged the County's focus and resources to shift and concentrate on improving the factors that impact poverty. The strategic analysis identified that funding for services has been disjointed regarding prevention and intervention in low-income communities. The Consortium identified the need to work collaboratively to target resources and services to At-Risk Zones. In May 2012, the Board of County Commissioners unanimously adopted the findings in the Economic Impact of Poverty Report, prioritized funding and services for the five At-Risk Zones, and instructed the Departments to begin to work with community partners to implement the initiatives outlined in the report, which were collectively called the "Healthy Communities Initiatives." The Human Services Department will build upon the success of the Economic Impact Report and develop programs, services, and initiatives that will assist individuals with becoming economically self-sufficient and providing the necessary services to support all members of the family, and revitalizing blighted communities through housing and economic development.

### **Describe the jurisdiction's need for Public Services:**

Public services are a high priority and constitute an important element in the quality of life for low-income residents. Activities include senior services, handicapped services, youth services, transportation services, substance abuse services, employment training, crime awareness, and health services. These primary services help residents to maintain self-sufficiency. Obtaining necessary physical and social services allows very low- to moderate-income persons to retain jobs and stabilize the home environment. The role of transportation in the community is important in the movement of people, goods, and services within and outside the area. There is a need for better accessibility of the roadways to employment, business, educational, and entertainment centers. Pinellas County will direct resources toward programs, services, and initiatives that will assist individuals with becoming economically self-sufficient, provide the necessary services to support all members of the family, and revitalize blighted communities through housing and economic development.

### **How were these needs determined?**

The need for public services is determined based on documented needs as indicated in the Priority Needs Table and evaluation of public facility needs identified via the Community Outreach Forum and on-line community needs assessment.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

In 2012, Strategic Planning Group prepared the Pinellas County Housing Market Study for the Pinellas County Housing Finance Authority. The Study identified Pinellas County's housing market as both unique and complex. Unique because Pinellas County is a peninsula and complex due to the urban nature of the County and its 24 municipalities, type and price of housing throughout the County, age of housing, and lack of affordable housing.

Pinellas County is highly urbanized and is the most densely populated County in Florida. This urbanization, its attractive location for seasonal residents and tourists, coupled with lack of greenfield or vacant properties for development, increases the overall value and price of available, permit-able properties, and impacts the location, type and cost of existing and future housing.

According to 2010 Census figures, the County had over 26,000 homes exceeding \$500,000 and 5,900 units exceeding \$1 million. Eleven of the 24 municipalities, including Belleair and ten beach communities, had a median value exceeding \$350,000. At the same time, the County had only 8,772 subsidized units provided by the five Housing Authorities within the County, and 9,449 assisted units dispersed throughout the County specifically restricted for low-income households. These 18,221 subsidized/assisted units represent only 3.6% of the 503,364 total housing units in the County.

Pinellas County has a significant owner and rental housing affordability issue. Countywide, 48% of owner households with mortgages exceeded HUD affordability (30%), of which 38% exceeded the 35% threshold. Half the County's cities had 50% or more owner households exceeding HUD standards. Renter affordability is worse than owner. Fifty-six percent of countywide renter households report gross rents exceeding HUD 30% affordability standard, 45% of which exceeded the 35% threshold. Every municipality, except Belleair Shores, exceeded the 30% affordability threshold, Kenneth City reporting 81% of its rental households exceeded HUD standards.

Since the 1950s, the County has been a center for retirement living that has dictated the size, layout and functionality of a large portion of the County's housing inventory. The composition or type of housing is largely based on two or less-bedroom units. These smaller units are typical of older homes that are 1960's and earlier as well as retiree housing. Single family homes account for 55% of all housing while only 16% are multi-family units of 20 or more. 9.5% or approximately 47,500 units are mobile homes, and a large percentage of overall housing is age restricted requiring residents to be 55+ years of age. As a result of age, the County's housing stock is becoming functionally obsolete in terms of layout, size, insulation, energy efficiency and electrical connectivity with limited room outlets that may require updating or replacement. Overall, 37% of the County's housing was built prior to 1970, and is over 40 years of age. The main question is whether it is economically viable to renovate these units or whether many of these owner-occupied homes will revert to lower priced

rental housing, with high maintenance and utility costs that may eventually decline to create more slum and blight within the County.

Pinellas County's housing market has traditionally been owner occupied and consisting of a large number of seasonal housing units; however the County is following the national trend of transitioning from homeownership to rental. It also supports the need to further educate potential homebuyers in Pinellas County on mortgage financing as well as provide households access to products with reasonable rates using non-discriminatory lending practices for long term sustainability.

## **MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)**

### **Introduction**

Single-family homes are the predominate housing structures in the County (1-unit detached or attached) units with only 16% in units of 20 or more units. Mobile homes comprise the third largest (9.5%) component of housing within the County. Slightly over 70% of the County's housing stock is owner occupied which is high for a densely populated urban County. The average size of housing is fairly similar with the average size of ownership housing of 2.24 and average size of renter occupied housing of 2.14. 63% of the housing stock is comprised of 2 bedrooms or less units. Approximately 10% of the housing units have 4 or more bedrooms.

Comparisons of 2000 and 2010 U.S Census data indicates Pinellas County experienced a net loss of approximately 6,000 residents during the decade and a housing inventory increase of 22,061 units, of which occupied housing gained only 908 units. The decline in population despite a growth in occupied housing units was caused by a slight decrease in persons-per-household. The County's vacant owner owned housing increased by 5,417 units during the decade.

Based on 2007 – 2011 ACS figures, rental housing accounts for only 32% of the County's occupied housing units.

### **All residential properties by number of units**

<b>Property Type</b>	<b>Number</b>	<b>%</b>
1-unit detached structure	148,550	47%
1-unit, attached structure	18,131	6%
2-4 units	22,216	7%
5-19 units	37,548	12%
20 or more units	46,819	15%
Mobile Home, boat, RV, van, etc	40,437	13%
<b>Total</b>	<b>313,701</b>	<b>100%</b>
<b>Table 28 – Residential Properties by Unit Number</b>		
<b>Data Source:</b>	2007-2011 ACS	

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	506	0%	2,130	3%
1 bedroom	11,375	6%	20,059	30%
2 bedrooms	77,477	42%	31,429	47%
3 or more bedrooms	94,709	51%	12,608	19%
<b>Total</b>	<b>184,067</b>	<b>99%</b>	<b>66,226</b>	<b>99%</b>
<b>Table 29 – Unit Size by Tenure</b>				
<b>Data Source:</b>	2007-2011 ACS			

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

There are five Housing Authorities within Pinellas County providing 1,270 units of public housing for low- and moderate-income households. There are an additional 7,502 subsidized Housing Choice Voucher units in the County. Source: Housing Finance Authority of Pinellas County. In addition to subsidized housing, the County has 9,449 low income housing units spread throughout the County. Together, the total subsidized and assisting affordable housing units accounted for only 3.6% of the County's total housing inventory. Source: Shimberg Center for Affordable Housing, 2012.

Pinellas County, through Federal, State and local funded housing preservation and production programs currently has 599 affordable rental housing units available to the community. 325 units were funded with Federal HOME funding, 11 funded with CDBG funding, 183 funded with State SHIP funds, and 80 funded with Local Housing Trust Funds. Pinellas County targets a minimum of 90% of its HOME funded rental units to households whose incomes are below 60% of area median income. Additionally, 20% of assisted units in rental projects with over five (5) assisted units are targeted for households whose incomes are below 50% of area median income. State funded rental projects are targeted to serve households below 120% of area median income, with a minimum of 30% of SHIP funds serving households whose incomes are below 50% of area median income and an additional 30% serving households below 80% of area median income. Most of Pinellas County homeownership resources will be directed towards single family homes, owned by persons under 80% of the area median income.

### Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are units with expiring Section 8 contracts. The County coordinates with the Housing Finance Authority and encourages affordable housing investors/developers to acquire properties with current affordable housing contracts in an effort to preserve affordable housing. Preserving affordable housing is a major objective of Pinellas County. The County, when feasible, provides additional dollars to maintain and increase the affordable housing inventory. Unfortunately, funding resources limit the ability of Consortium members to purchase and improve inventory.

## **Does the availability of housing units meet the needs of the population?**

The housing units that are in Pinellas County generally are a mismatch with the needs of the community today. Many of these homes are two bedrooms or less units. They were built for the elderly and do not meet today's needs.

### **Describe the need for specific types of housing:**

A number of studies and reports suggest the need for 1 to 4 unit structures or up to 15 unit structures that are not being built today but were traditional housing in earlier years. Very few of these housing types have been built since the early 1940's due to such factors as regulatory constraints and the incentivization of single-family home ownership.

These housing types achieve medium-density yields and provide high-quality, marketable options.

The Urban Land Institute, in 2010, released the report, *Finding Certainty in Uncertain Times*, which identified a "new norm" based on trends currently affecting housing. Suburban populations over the last decade grew nearly three times faster than populations in central cities and inner suburbs ULI predicts more high-rise and mid-rise apartments and townhouse projects built around shopping centers and commercial districts. Mixed-use properties are predicted to be the trend in housing. *Pinellas by Design* also identified the need for this work/live/shop nexus.

(<http://www.pinellasbydesign.org/text/draft%20plan%20summit/FinalEDRP.pdf>)

The next decade or two will see new housing demands especially for rental housing, which impacts the marketability of a large percentage of the County's current housing inventory is becoming functionally obsolete. Based on the County housing market trends and the recent housing trend reports discussed in this plan, investment needs to be made in multi-family rental properties, which are much better suited for the rental market.

## **Discussion**

Housing demand has shifted from a homeownership to a rental demand over the last few years. The desire for homeownership dominated the market over the last 30 to 40 years, but starting in 2002-2003 the escalation in housing prices and negative effects on home ownership affordability caused households to reconsider rental housing. Today, rental housing demand has risen significantly. While tight credit and foreclosures/short sales are partly responsible for this changing demand; there appears to be a real shift to apartment living especially in a live/work/shop/play environment.

According to Pinellas County's 2012 Housing Market Study, the change of both ethnicity and generational aging, taking place, will continue to impact housing supply over the next generation. During the last decade, the County's Hispanic population grew by 30,500 residents, African Americans and Asians added 12,200 and 8,164 residents respectively. Persons of two or more races gained 4,900 residents while the County's White population lost 38,200 individuals. The ethnicity within the County has a significant impact on housing for not

only the relationship between ownership and rental housing, but also bedroom counts and affordability. Non-white residents have traditionally had a significantly smaller percentage of homeownership than white households. This percentage may shift in the County as more Asian Americans choose to reside in Pinellas.

Generational aging (Baby Boomers, Generation X, and Millennials) will also impact the overall housing market. Baby Boomers are entering retirement age, but unlike their parents, are aging in place. Traditionally, those units that would have added to the housing supply, but are now remaining occupied. Additionally, some Baby Boomers caught in the last re-financing boom were impacted by foreclosures and short sales and are now adding to rental demand primarily due to credit issues. Generation X, children born to Baby Boomers is the prime ownership market. This generation however, was hit with the with job market instability experienced during the last decade. Credit issues and larger down payment requirements has caused a significant portion of “Boomers” to become renters. Millennials, born in the mid 1980s and later, are starting to enter the workforce and tend to be unmarried renters. Millennials will drive the rental market for the next several decades just as the Baby Boomers have impacted housing trends over the last 30 years. Studies show Generation X and Millennials have different rental and ownership housing demand characteristics. Both older ownership and rental homes may not meet the functional needs for these population groups.

## **MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)**

### **Introduction**

Pinellas County’s real estate market, along with the rest of the Tampa Bay region, is still affected by a peak in the value of homeownership units that occurred in 2006. With the fall of the low to moderate income mortgage market, lenders foreclosed a large number of homes in the Tampa Bay area, as has occurred throughout the nation. As a result, home values sharply declined to an all-time low in 2009, due to high foreclosure rates, stricter eligibility requirements for financing, and an unprecedented increase in unemployment rates in the area. The great recession hit Pinellas County very hard. Families whose homes have been foreclosed must seek affordable rental housing, which is still in short supply. While some neighborhoods have come back, that is not true of low-moderate income areas. Currently, real estate values have increased due to the purchase of a large number foreclosed properties by investors in 2011. This trend has reduced available stock of multi-family properties, and has driven prices up for current offerings, but they are not increasing at pre-boom levels.

### **Cost of Housing**

	<b>Base Year: 2000</b>	<b>Most Recent Year: 2011</b>	<b>% Change</b>
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%
<b>Table 30 – Cost of Housing</b>			
<b>Data Source:</b>	2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)		

Rent Paid	Number	%
Less than \$500	9,806	14.8%
\$500-999	40,130	60.6%
\$1,000-1,499	11,760	17.8%
\$1,500-1,999	1,925	2.9%
\$2,000 or more	2,605	3.9%
<b>Total</b>	<b>66,226</b>	<b>100.0%</b>
<b>Table 31 - Rent Paid</b>		
<b>Data Source:</b>	2007-2011 ACS	

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,825	No Data
50% HAMFI	5,449	11,967
80% HAMFI	29,975	34,356
100% HAMFI	No Data	56,906
<b>Total</b>	<b>37,249</b>	<b>103,229</b>
<b>Table 32 – Housing Affordability</b>		
<b>Data Source:</b>	2007-2011 CHAS	

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	582	730	915	1,221	1,462
High HOME Rent	606	683	821	940	1,030
Low HOME Rent	502	538	648	749	836
<b>Table 33 – Monthly Rent</b>					
<b>Data Source:</b>	HUD FMR and HOME Rents				

### Is there sufficient housing for households at all income levels?

For families earning less than 50 percent of the median income, there is not enough housing that is affordable to that income level to meet the demand. Slightly over 14% of renter and slightly over 33% of owner housing is available to households making 50% of the HAMFI. Approximately 5% of the renter stock is available for renter households at or less than 30% HAMFI. Pinellas County has a significant housing affordability issue with both ownership and rental housing, based on provided 2007 – 2011 CHAS data.

### How is affordability of housing likely to change considering changes to home values and/or rents?

Housing prices significantly declined during the current recession, down over 40+% since their high in 2006 making housing more affordable. Based on data from the National Low Income Housing Coalition, it currently takes a household income of \$37,340 to afford a two-bedroom rental at current FMR. Over 154,000 household earn less than \$35,000. Using HUD standards of low income households (30% of average household income),

low income households earning less than \$25,000 which account for 26% of the County's households can only afford rents of \$625 a month which is not available without public assistance.

The median value of owner-occupied housing in the County was \$172,900 as reported by respondents to the ACS samples based on 2007-2011 ACS data, but this figure does not reflect current market values. Home prices are only recently going up slightly, as are interest rates. This will affect affordability and reduce the amount of housing available to low income households. Rents have shown slight increases over the last few years. The County's age of existing housing, expense of rehabilitating older housing (which impacts energy efficiency and cost), attractive location for seasonal residents and visitors, coupled with the lack of developable land for new construction impacts the overall affordability of housing for a large segment of the population.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

HUD's 2015 Fair Market Rents (FMR) for the MSA range from \$610 for efficiencies to \$1,533 for four-bedroom units. According to the 2009-2013 American Community Survey, Median Rents in Pinellas County were \$947. Low HOME rent limits for 2015 range from \$516 for efficiencies to \$856 for four-bedroom units. High HOME rent limits for 2015 range from \$610 for efficiencies to \$1,277 for four-bedroom units.

HOME rents are generally lower than what landlords can ask for in market rate rent because they are calculated as part of the entire Tampa Bay region. This characteristic must be considered in the evaluation of where to put the County's resources.

The local market is sustaining rental rates higher than HUD's published HOME/Fair Market rents. Although Pinellas County housing authorities provide Housing Choice Vouchers, voucher holders are experiencing difficulties finding rental units where landlords will accept vouchers. Landlords are able to rent units at rates higher than what Housing Choice Vouchers are able to pay for rents.

The percent of income spent on housing is the leading indicator of housing affordability in the United States. Historically, housing expenditures exceeding 30% of household income have been an indicator of a housing affordability problem. The 2012 Median Annual Income in Pinellas County was \$43,882 with an average household size of 2.2. Recent data from the National Low Income Housing Coalition indicates that a family in Florida without a housing subsidy needs to make \$41,574 a year to afford a two-bedroom unit at the fair market rent. This would require an individual earning minimum wage in Florida to work 97 hours a week to meet fair market rent prices, making most housing units unaffordable.

Comparison of Pinellas County Median Annual Income and Income at 100% of the Federal Poverty Level against the Cost of a Two-Bedroom Unit in Florida at Fair Market Rent in 2012, a family of four using only 30% of their monthly income on rent should pay no more than \$576.25 for a two-bedroom unit. A September 4, 2013 search on [www.floridahousingsearch.org](http://www.floridahousingsearch.org) for the availability of housing properties with rent under \$600 a month in Pinellas County resulted in only 145 available properties in the entire County.



Pinellas County will continue with its homeownership assistance and housing rehabilitation/production programs to provide homeownership opportunities and to preserve and create new owner and renter

## **Discussion**

Housing affordability is the strategy that is targeted with the County's HOME funds, whether it is rental or homeownership. The County will continue to use its resources to provide safe, decent and affordable housing with the resources available.

The County continues to proactively support, develop, and maintain affordable housing. Utilizing CDBG, HOME, NSP (Rounds 1, 2, and 3), ESG, State SHIP and local Housing Trust Fund dollars, the County assists current renters to remain in their rental units or be housed in more affordable units, households to become home owners through down payment assistance and mortgage financing, assists existing homeowners to preserve their homes through rehabilitation, ensures the long term affordability of rental units through the Pinellas Community Land Trust, and acquires and constructs new affordable rental and owner units. The County continues to support local and national housing policies and continues to educate and inform citizens, as well as elected local officials, of the need for affordable housing.

## **MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)**

### **Introduction**

The County's housing stock is fairly old with only 6% of owner housing and 7% of renter housing being built since 2000, while 57% of owner housing and 58% of renter housing is over 35 years old. Three percent (3%) of owner and 4% of renter the housing dates back to 1949 or earlier. The housing stock, as a result of age, is becoming functionally obsolete in terms of layout, size, insulation, energy efficiency and electrical connectivity with limited room outlets that may require updating or replacement. Overall, the decision remains if it is economically viable to renovate these units or whether many of these owner-occupied homes will revert to lower priced rental housing, with high maintenance and utility costs that may eventually decline to create more slum and blight within the County.

### **Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":**

The Consortium's definition of "substandard condition" is a dwelling unit lacking complete kitchens, bathrooms or heat.

"Substandard Condition but Suitable for Rehabilitation" defines a dwelling unit in this category as exhibiting signs of minor structural damage and requires substantial rehabilitation (e.g. - severely worn, rotting or sagging roofs; rotting soffits, fascia, and rafter extensions; rotting or bulging bare sidewalls; damaged doors and windows requiring replacement; shifted or cracked foundations.)

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	63,637	35%	32,028	48%
With two selected Conditions	954	1%	1,943	3%
With three selected Conditions	113	0%	223	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	119,363	65%	32,032	48%
<b>Total</b>	<b>184,067</b>	<b>101%</b>	<b>66,226</b>	<b>99%</b>
<b>Table 34 - Condition of Units</b>				
<b>Data Source:</b>	2007-2011 ACS			

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	11,827	6%	4,951	7%
1980-1999	67,877	37%	23,114	35%
1950-1979	98,982	54%	35,451	54%
Before 1950	5,381	3%	2,710	4%
<b>Total</b>	<b>184,067</b>	<b>100%</b>	<b>66,226</b>	<b>100%</b>
<b>Table 35 – Year Unit Built</b>				
<b>Data Source:</b>	2007-2011 CHAS			

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	104,363	57%	38,161	58%
Housing Units build before 1980 with children present	6,337	3%	4,289	6%
<b>Table 36 – Risk of Lead-Based Paint</b>				
<b>Data Source:</b>	2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)			

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0
<b>Table 37 - Vacant Units</b>			
<b>Data Source:</b>	2005-2009 CHAS		

**Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.**

A significant percentage of owner-occupied (57%) and renter-occupied (58%) housing within the County is over 34 years of age (pre-1980s) and from both a structure bases (electrical, heat/air conditioning, energy

efficiency, and room layout) are probably obsolete based on current demands. Older housing is costly to renovate given outdated plumbing, electrical, and limited insulation and most importantly overall layout.

Data indicates 35% of owner occupied housing and 48% of renter-occupied housing in the County experiences at least one housing condition necessitating repair or rehabilitation by HUD definition, but only a small percentage of which could be considered substandard by HUD definition.

**Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405**

Owner-occupied housing built before 1980 with children present account for only 3% of the lead-based paint (LBP) inventory and renter-occupied housing accounts for 6% of the inventory. The Florida Department of Health in Pinellas County (DOH - Pinellas) is the primary agency for addressing lead poisoning in the community as lead poisoning is listed as a notifiable disease in Chapter 64D-3, Florida Administrative Code. The Agency, based on US Census Data, estimates 10,626 households within the Consortium living in pre-1980 (lead-based paint was banned in 1978) housing units that may contain lead-based paint are occupied by low-income households.

In 2012, the Florida Department of Health, Healthy Homes and Lead Poisoning Prevention Program published a report showing Pinellas County had a slight increase in screening rates from 2008- 2010 and decreased in 2011. From 2007 to 2011, Pinellas County saw a reduction in new and persistent cases among children less than six years from 2009 to 2010, followed by a slight increase reported in 2011. The decline in cases may have been due to the enhanced lead educational outreach and newly developed services provided in the community (Source: Florida Department of Health, Healthy Homes and Lead Poisoning Prevention Program – 2011 Annual Surveillance Report). A total of 64 confirmed cases of lead poisoning were reported to the DOH – Pinellas in 2013.

Furthermore, nine confirmed and suspected cases involving children under the age of six were identified, reported, and investigated for lead poisoning. Additional surveillance activities through blood lead screening education and outreach could assist with the identification of additional cases. Recent budget difficulties have eliminated and limited some of the efforts to expand screening programs and environmental investigations. Early identification through blood lead screening, testing and case follow up of lead poisoning reduces the risk that children will suffer permanent damage. Going forward, more public and private funding efforts will be necessary to expand lead based programs and initiatives and reduce the burden of lead poisoning in Pinellas County.

**MA-25 Public And Assisted Housing - 91.410, 91.210(b)**

**Introduction**

There are five public housing authorities within Pinellas County. The Pinellas County Housing Authority, Clearwater Housing Authority and the St. Petersburg Housing Authority, all have public housing units and

administer vouchers. These three agencies continue to redevelop many of their public housing sites into mixed-income developments. The Tarpon Springs Housing Authority owns and operates public housing units but does not administer vouchers. The Dunedin Housing Authority currently owns 15 public housing units within the city of Clearwater and does not administer vouchers. There are currently no public housing units located within the city of Dunedin. Although the Dunedin Housing Authority is located in unincorporated Pinellas County, the St. Petersburg Housing Authority (SPHA) administers their programs. The DHA is seeking other acquisition opportunities in and around the City of Dunedin for the provision of affordable rental housing.

The boards of the city housing authorities are appointed by the respective cities; the board of the Pinellas County Housing Authority is appointed by the governor. The County and the Housing Authority of Tarpon Springs, through the Local Community Housing Corporation, continue to work together to identify opportunities that will provide affordable units to households at 50% AMI, 60% AMI and up to 120% AMI.

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. Public Housing Authorities in Florida are created as independent organizations under Florida Statutes. Thus, the Consortium interfaces with the local housing authorities on activities as requested by them, and the Consortium 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.

Pinellas County and the Housing Authorities work closely together to address the housing needs of the community, such as providing financing for preservation of existing affordable housing units.

#### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			716	2,982			759	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									
<b>Table 38 – Total Number of Units by Program Type</b>									
<b>Data Source:</b>			PIC (PIH Information Center)						

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

All of Pinellas County Housing Authority's public housing communities are family communities including Lakeside Terrace - 110 units, French Villas 185 - units, and Rainbow Village - 200 units. These units were constructed between 1969 and 1973 and still require substantial infrastructure rehab/replacement in the future if housing on the sites is to remain viable. Rainbow Village is a series of multi-family multiplexes with the required 10 designated 504 units. French Villas is a series of multi-family multiplexes with the required 10 designated 504 units. Lakeside Terrace is a multi-family low-rise site with the required 6 designated 504 units. PCHA takes great care to ensure the community common areas are accessible by including such things as 504 compliant automatic doors, restrooms, and laundry rooms. PCHA continues to provide reasonable accommodations as requested.

The Dunedin Housing Authority (DHA) currently owns 15 public housing units in the City of Clearwater. The physical condition of the existing 15 public housing units is average. The units have new HVAC units; some units are updated with new flooring and cabinets/countertops, and new exterior paint. DHA is selling this development to the Clearwater Housing Authority for the purpose of using the proceeds to develop public housing and affordable housing units in the City of Dunedin, where there are currently no public housing units.

The Tarpon Springs Housing Authority is responsible for the administration/management of 204 units of low rent Public Housing (PH) and the Capital Fund Program of approximately \$235,000 annually. TSHA's owned public housing communities of 204 units consist of four (4) family and elderly communities in addition to a number of scattered sites. The TSHA oversees the capital improvements and repairs made to all TSHA owned properties. The TSHA monitors all modernization construction activities and conducts routine property inspections in accordance with HUD's Uniform Physical Condition Standards (UPCS) to ensure that the properties are maintained in decent, safe and sanitary condition at all times. A physical inspection is scheduled to be conducted on May 30, 2014 of TSHA's Public Housing units by the HUD Real Estate Assessment Center (REAC). In 2013, the TSHA received a Public Housing Assessment System (PHAS) score of 89, designation status of Standard Performer. TSHA has secured the services of an architectural firm to prepare a physical need assessment to assist TSHA with long range capital improvement/modernization planning. The TSHA has received Capital Funds for FY-2014, and anticipates receiving Capital Funds for FY-2015 through FY-2018 and participating in the Rental Assistance Demonstration (RAD) Program with the Department of Housing & Urban Development, Demolition, Disposition, Development/New Construction, Replacement Housing Factor, and/or Reconfiguration of Dwelling Unit sizes.

The PCHA has 495 units of public housing in its jurisdiction that covers unincorporated Pinellas County. French Villas has been converted to project-based vouchers and is currently undergoing renovations via preservation tax credit allocations through the State of Florida. Lakeside Terrace has been substantially renovated, with updated kitchens and bathrooms and additional modernization planned. Rainbow Village is slated for possible revitalization as part of a master plan for the entire Ridgecrest Neighborhood.

Pursuant 24 CFR 902.9, Public Housing Authorities (PHAs) with fewer than 250 public housing units are assessed every other PHA fiscal year unless the PHA chooses to be scored every year, or is designated as troubled in accordance with 24 CFR 902.67. The HUD real estate assessment system does not however assess underlying problems or property conditions not visibly seen via the REAC physical inspection criteria.

**Public Housing Condition**

Public Housing Development	Average Inspection Score
Lakeside Terrace	98
Rainbow Village	98
French Villas Apartments	98
FL058-01 Ring & Scattered Sites	79
<b>Table 39 - Public Housing Condition</b>	

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

The French Villas public housing has been converted to project-based vouchers and is currently undergoing complete renovation (gut-rehab) via preservation tax credit allocation through the State of Florida. Lakeside Terrace public housing has been substantially renovated, with updated kitchens and bathrooms. Additional modernization activities are planned. Rainbow Village is slated for possible revitalization, in hopes as part of a master plan for the entire Ridgcrest Neighborhood. The current public housing units in Clearwater Housing Authority's (CHA) jurisdiction are obsolete and are in need of repair or replacement as a result of insufficient Capital Fund subsidy.

HUD requested Tarpon Spring Housing Authority (TSHA) to expand its five year plan to include greater detail of needed capital improvements as a result of the American Recovery and Reinvestment Act (ARRA). TSHA's architect firm conducted a 20% physical inspection of TSHA's properties to assist TSHA in the completion of a detailed physical needs assessment. TSHA's architect is preparing 30-50-year life projections as pursuant HUD requirements. At this time, TSHA does not anticipate losing any assisted housing inventory, but anticipates \$31,801,201 in future physical capital needs for the public housing portfolio as follows:

FL058-001: Ring Avenue Apartments and Scattered Sites – Elderly \$4,353,666, other 20 units, \$1,510,000.

FL058-002: Pine Trail Village & Lemon Street Apartments – Elderly \$5,079,277

FL058-003: Mango Circle Apartments – \$13,786,610 demolish, rebuild tax credit

FL058-004: Walton Village and Scattered Sites – Elderly \$4,353,666 other 36 units \$2,718,000

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

The PCHA will continue to update its public housing properties to keep the properties in the best possible condition.

The Dunedin Housing Authority prides itself on providing quality housing to low-income families. The Clearwater Housing Authority has agreed to purchase Fairway Gardens from DHA and intends on making

improvements to the property. DHA is seeking suitable existing multi-family units or land for construction of multi-family units for the purpose of providing public and affordable housing in Dunedin. DHA is also seeking funding sources for the purchase of suitable multi-family housing including rehab costs or land for the construction of housing to be operated as public housing and/or affordable housing units. DHA has identified the following needs for improvement of a resident's economic status:

- Instruction/classes for parenting skills, housekeeping, and basic life skills including finances, relationships, conflict resolution and career building and planning
- Affordable child care for adult students and for residents searching for jobs
- Dependable transportation and/or transportation to schools, jobs, low-cost or free health care providers and grocery stores

Tarpon Spring's Housing Authority (TSHA)'s Mission is to enhance the Community by developing and professionally managing housing that is affordable for very low to moderate income individuals and families. TSHA seeks to nurture its neighborhoods and residents by creating and supporting services and new programs that promote stability and self-sufficiency for the people served by TSHA. TSHA is committed to operating in an efficient, ethical and professional manner while forming partnerships with TSHA's customers and appropriate agencies which help TSHA carry out its mission.

TSHA continues to search out, promote and provide services and programs which promote self-sufficiency while striving to increase the supply of affordable housing options for people in need. TSHA utilizes coordinated services through various community agencies and programs to provide assistance to enhance education opportunities, job skills training, vocational training, remedial assistance, and opportunities for entrepreneurship and homeownership.

## MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

### Introduction

Pinellas County currently has 35 active agencies entering into our HMIS system. We have 20 emergency programs, 16 transitional housing programs, 28 permanent supportive housing programs and 2 safe haven programs.

### Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	254	24	375	154	0
Households with Only Adults	1,127	102	632	740	0

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Chronically Homeless Households	0	0	0	331	0
Veterans	18	0	0	545	0
Unaccompanied Youth	24	0	0	0	0
<b>Table 40 - Facilities Targeted to Homeless Persons</b>					
<b>Data Source Comments:</b>	HIC Report				

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons**

The Pinellas County Health Collaborative is comprised of government entities, nonprofit organizations, business and labor organization, educational institutions, and health care professionals who have committed to working together to improve the healthcare delivery system for uninsured and underinsured Pinellas County residents.

Developing a comprehensive and more efficient health care system in Pinellas County means that steps must be taken to address the unique characteristics of the specific communities that will be served. Much of this needed research has already been completed through the Economic Impact of Poverty Report. These important characteristics include, but are not limited to a community's income levels, health care coverage, unemployment rates, affordable housing, crime, and health care indicators. All of these factors aid professionals in having a more comprehensive understanding of the barriers to an improved quality of life in a community.

The Human Services Department has been diligent in partnering with local community organizations and health care leaders to ensure collaboration among the stakeholders of this system design. Collaboration between public and private sector agencies is fundamental in the new system to help leverage all of the needed resources for an efficient and comprehensive health and social service model, including staffing, improved technologies, fiscal contributions, and infrastructure.

Pinellas County has operated a Federally Qualified Health Center for the homeless through its Mobile Medical Unit since 1987. The Mobile Medical Unit travels to locations where homeless people frequent, such as soup kitchens, drop-in centers and homeless shelters. The mobile unit provides primary care, specialty care, pharmacy, behavioral health, dental and case management services to approximately 2,500 individuals per year. The County's Federally Qualified Health Center designation, however, only allows the Mobile Medical Unit to treat homeless individuals. Medicaid enrollees, uninsured residents, and residents with commercial insurance can all be seen by the Community Health Centers of Pinellas at one of it five clinic locations.

In 2010, the Board of County Commissioners requested independent analysis of the Pinellas County Health Program to determine whether it was in the County's interest to expand the number of organized FQHC's and



FQHC sites. Pinellas County's only 330(e) designed Federally Qualified Health Center, the Community Health Centers of Pinellas, was created to expand access to care in St. Petersburg. Over time, the Community Health Centers have constructed smaller clinics throughout the County. Community Health Centers of Pinellas has double the number of service sites from 5 to 10 centers, including a health center scheduled to open in 2016 in the Lealman Target Area. The health centers are in several major cities in the County, including Tarpon Springs, Clearwater, Largo, Pinellas Park and St. Petersburg.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Very few shelters exist that address the emergency needs of the chronic homeless family, although Pinellas County has closed that emergency gap with chronic individuals. In 2011, Safe Harbor opened and provides housing and linkages to community services for up to 450 individuals with chronic issues.

There exists a huge gap in housing services for families and single parents with young children. As stated earlier, the chronic family issue remains one of the most challenging for our community, with little to no housing, except for motels/hotels.

Unaccompanied youth also continues to be a challenge for our CoC, as it is across the country, due to the illusiveness of this population. Currently, we have a street outreach team that works exclusively with this population and a 24 bed emergency shelter to bring them off of the streets.

With two Veteran Administrative locations in the Tampa Bay area, there are collectively 545 permanent housing VASH beds in Pinellas County and a very successful SSVF program.

Pinellas County has 894 permanent supportive housing beds to address people (the majority for individuals) with special needs. The transitional housing program consists of 819 beds.

Eligible Pinellas County residents may receive financial assistance for rent payments or deposits to either prevent individuals for families from becoming homeless, or to help these experience homelessness to be rapidly re-housed. Additional services throughout the County include emergency shelters and transitional housing facilities, food pantries and soup kitchens and other needed services and families to meet basic needs.

Pinellas County Human Services provides emergency dental assistance for adults; emergency home energy assistance for seniors; one stop help centers that provides routine medical care, mental health and substance abuse services, wellness and prevention services, pharmacy services, laboratory and medical services, and case management services for residents dealing with physical illness, disability, psychological concerns and addictive behaviors. Additionally, Pinellas County Human Services' Family Housing Assistance Program provides housing stabilization services to families who are homeless, at risk of homelessness, those fleeing domestic

violence and the couch homeless, in the form of payment of rents, security and utility deposits, bus passes and case management and referrals to outside agencies.

Pinellas County Veteran Services programs help veterans and their families receive better access to services. The program offers expert guidance and help to veterans and their families understand available services and programs; developing and presenting claims; filing claims; appealing claims; and helping to obtain documents such as discharge papers, medical record; marriage certificates, medals, etc.

## **MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)**

### **Introduction**

Agencies are listed that provide supportive housing with case management and supportive services that enable special needs persons to achieve highest possible self-sufficiency while recognizing that for some, the nature of their illnesses or disabilities may prevent them from moving on to independent living. Permanent supportive housing programs may be provided in a group home setting or services may be delivered on a scattered-site basis in subsidized housing units throughout the community. There are a total of 19 transitional housing programs in Pinellas County.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

In Pinellas County there are 184 Assisted Living Facilities with 8,118 beds; 75 Skilled Nursing Facilities with 8,007 beds; and 21 Adult Family Care Homes with 85 beds. *Source: Florida Department of Elder Affairs 2013 Florida County Profiles (Projections)*. Housing information is provided through the AAAPP's Helpline and supportive services are provided as detailed below. However, the AAAPP does not provide any direct housing assistance.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Pinellas County has a coordinated discharge structure to assist individuals returning from mental and physical health institutions to receive the appropriate support. Due to space constraints, specific details can be found in the Attachment titled Additional Information Related to Questions in the Plan.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

In Fiscal Year 2015/2016 Pinellas County has identified several activities in its annual goals and objectives that address the housing and supportive services needs of persons who are not homeless but have other special needs.

The following activities will receive CDBG funding in FY 2015/2016:

- The Arc Tampa Bay serves adults with intellectual and developmental disabilities. The County is providing \$26,645 for facility improvements to enhance security features at their Tarpon Springs Day Program facility. This activity will help meet the Public Facility Goal Outcome Indicator #1: Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit -2500 Persons Assisted.
- Lighthouse of Pinellas provides comprehensive independent living and vocational rehabilitation services to the blind and visually impaired. The County is providing \$20,000 for partial salaries of case managers and counselors. This activity will help meet the Public Facility Goal Outcome Indicator #1: Public Service Activities other than Low/Moderate Income Housing Benefit -2500 Persons Assisted.
- Pinellas Opportunity Council – Chore Services provides heavy household cleaning, yard work and minor home repairs for the elderly in order to allow elderly residents to remain independent and age in place. The County is providing \$30,000 for partial funding for operating expenses. This activity will help meet the Public Facility Goal Outcome Indicator #1: Public Service Activities other than Low/Moderate Income Housing Benefit -2500 Persons Assisted.

The County has identified HOME funds for owner and rental housing preservation and production programs that are available to persons with special needs or agencies providing housing to persons with special needs. These programs receive applications on an ongoing basis throughout the fiscal year.

Additionally, the County will use State of Florida, State Housing Initiatives Partnership funding for owner and rental housing preservation and production programs that are available to persons with special needs or agencies providing housing to persons with special needs. This local match for HOME funds, requires that 20% of the County's annual allocation serve persons with special needs. The first priority for these set-aside funds must be to serve persons with developmental disabilities, with an emphasis on home modifications, including technological enhancements and devices, which will allow homeowners to remain independent in their own homes and maintain their homeownership.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

In Fiscal Year 2015/2016 Pinellas County has identified several activities in its annual goals and objectives that address the housing and supportive services needs of persons who are not homeless but have other special needs.

The following activities will receive CDBG funding in FY 2015/2016:

- The Arc Tampa Bay serves adults with intellectual and developmental disabilities. The County is providing \$26,645 for facility improvements to enhance security features at their Tarpon Springs Day Program facility. This activity will help meet the Public Facility Goal Outcome Indicator #1: Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit -2500 Persons Assisted.
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## **MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)**

### **Describe any negative effects of public policies on affordable housing and residential investment**

Affordable housing barriers can result from well-meaning activities that are not intended to affect the cost of housing, but do. This includes actions such as setback requirements for public safety purposes, landscaping requirements to beautify areas, and density limitations for transportation effects. Several factors exist that impede the development of affordable housing in Pinellas County. Government review processes prolong development timelines resulting in increased per unit housing development costs. Impact fees, charged to defray the cost of constructing and maintaining water, sewer and transportation systems, can increase the costs of single and multifamily developments approximately 4 to 5%. Zoning and Land Use Codes can restrict unit density, impacting the supply of affordable housing. These policies, although enacted to protect general public welfare, hinder the development of affordable housing.

Pinellas County has developed systems for review of local ordinances that may impact affordable housing. The County completes an impact analysis for every land use or code change if the proposed change has any relationship to affordable housing. Often times, the County receives a zoning and/or land use request for an affordable housing project which necessitates an extensive analysis, using the Pinellas County Comprehensive Plan as the basis for the review. Land use and zoning are always controversial items. The governing agency is limiting the action that can be taken by an individual on his property. Finding the line between the best use of the land for the individual and for the community is a very difficult issue. Building codes can affect the cost of housing; but they are, for the most part, out of the local government's hands. The State government sets the rules for codes; local governments must implement them. The State has increased the cost of housing significantly with various measures over the last few years. New codes for windows, aimed at hurricane wind protection, have increased the cost for those items. New anchoring systems for manufactured housing have caused an increased price in their installation. There is little doubt for the necessity of these actions; however, there is an increase to the cost of housing.

In order to offset these barriers, Pinellas County established an Affordable Housing Incentive Program to provide private sector builders and developers with regulatory and financial incentives to produce affordable housing. Both the Consortium and the City of Largo have affordable housing incentive programs that provide expedited review to affordable housing projects; and offer incentives, such as density bonuses, transfer of development rights, zero-lot line subdivisions, and some reductions in regulations. The County will also waive development fees and reimburse the developer for impact fees paid for affordable housing projects.

## **MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)**

### **Introduction**

The Community Development Block Grant Program is the primary Federal funding source in Pinellas County available to meet non-housing community development needs.

The MSA has historically had a growing and diverse economy based on its ports (air and sea), military, and a concentration of back office, financial, medical and manufacturing employers. The region has numerous universities, the largest being the University of South Florida which is increasingly a major contributor to the overall economy.

As shown in Figure 1, the MSA experienced a significant employment growth from 2003-2008 when it exceeded the National employment growth trends. The MSA, like Florida as a whole, was very dependent on residential growth (real estate and all the economic sectors that support real estate) and the housing bust or “Great Recession” had a tremendous negative impact on its economy. During the 2007 to the beginning of 2010 (first quarter), the MSA lost 137,400 jobs according to HUD estimates. The MSA appears to have begun to recover and is close to the National growth trend. The fastest growing sectors are in leisure/hospitality services, professional/business sector, as well as the wholesale and retail sectors. As discussed in more detail later in this report, the housing sector continues to be a drag on the overall economy.

The 2012 Pinellas County Housing Market Study results support the major role of Pinellas County’s housing market to create jobs and the potential to contribute to reversing the current trend of population decline. Economic growth will be challenged without continued population growth and accompanying affordable and workforce housing. Increasing the ability of employees to find appropriate housing within a reasonable commute and employers to find workers able to travel to their sites should be considered in future community planning efforts.

## Economic Development Market Analysis

### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	751	119	0	0	0
Arts, Entertainment, Accommodations	23,828	21,457	14	15	1
Construction	8,405	9,775	5	7	2
Education and Health Care Services	33,352	26,795	20	19	-1
Finance, Insurance, and Real Estate	15,593	8,763	9	6	-3
Information	4,068	2,407	2	2	0
Manufacturing	14,563	22,414	9	15	6
Other Services	6,406	6,271	4	4	0
Professional, Scientific, Management Services	20,091	16,153	12	11	-1
Public Administration	0	0	0	0	0
Retail Trade	25,332	20,182	15	14	-1
Transportation and Warehousing	3,800	3,008	2	2	0
Wholesale Trade	8,554	7,313	5	5	0
<b>Total</b>	<b>164,743</b>	<b>144,657</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>Table 41 - Business Activity</b>					
<b>Data Source:</b>	2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)				

**Labor Force**

Total Population in the Civilian Labor Force	238,671
Civilian Employed Population 16 years and over	217,863
Unemployment Rate	8.72
Unemployment Rate for Ages 16-24	21.84
Unemployment Rate for Ages 25-65	5.83
<b>Table 42 - Labor Force</b>	
<b>Data Source:</b>	2007-2011 ACS

<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business and financial	55,807
Farming, fisheries and forestry occupations	8,877
Service	18,865
Sales and office	66,465
Construction, extraction, maintenance and repair	15,901
Production, transportation and material moving	11,310

**Table 43 – Occupations by Sector****Data Source:** 2007-2011 ACS**Travel Time**

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	133,437	66%
30-59 Minutes	58,666	29%
60 or More Minutes	10,225	5%
<b>Total</b>	<b>202,328</b>	<b>100%</b>

**Table 44 - Travel Time****Data Source:** 2007-2011 ACS**Education:****Educational Attainment by Employment Status (Population 16 and Older)**

<b>Educational Attainment</b>	<b>In Labor Force</b>		<b>Not in Labor Force</b>
	<b>Civilian Employed</b>	<b>Unemployed</b>	
Less than high school graduate	11,756	2,162	8,868
High school graduate (includes equivalency)	46,974	5,233	18,462
Some college or Associate's degree	62,595	4,735	18,652
Bachelor's degree or higher	61,812	2,923	13,616

**Table 45 - Educational Attainment by Employment Status****Data Source:** 2007-2011 ACS

**Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	446	1,498	1,194	2,698	5,951
9th to 12th grade, no diploma	4,879	4,502	3,762	9,132	11,407
High school graduate, GED, or alternative	11,259	11,463	15,298	43,921	40,965
Some college, no degree	10,368	10,326	13,549	34,991	24,361
Associate's degree	1,971	5,277	6,790	15,285	5,922
Bachelor's degree	2,027	10,400	12,774	31,621	14,402
Graduate or professional degree	191	2,896	5,264	15,635	10,678
<b>Table 46 - Educational Attainment by Age</b>					
<b>Data Source:</b>	2007-2011 ACS				

**Educational Attainment – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,121
High school graduate (includes equivalency)	26,611
Some college or Associate's degree	32,731
Bachelor's degree	45,351
Graduate or professional degree	59,677
<b>Table 47 – Median Earnings in the Past 12 Months</b>	
<b>Data Source:</b>	2007-2011 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

From the table provided, the major sectors by quantity are Education and Health Care Services; Arts, Entertainment, Accommodations; Manufacturing and Retail Trade. Education and Health care are the largest employment sector for Pinellas County residents accounting for slightly over 19% of resident employment, followed by Retail Trade (14%); Arts, Entertainment, Accommodations (13%); Professional, Scientific and Management Services (11%); and Finance, Insurance and Real Estate (9%). However, this is based solely on the quantity or total number of jobs in the area; and not the overall economic impact of those jobs. The quality of the economy is dependent upon the wage level paid to the workers employed in the major industries. Pinellas County's Economic Development (PCED) strategy focuses on growing and attracting these types of primary industries, rather than secondary industries like retail. PCED's targeted industries are Advanced Manufacturing, Aviation & Aerospace, Business & Financial Services, Defense & Homeland Security, Information Technology, and Life Sciences & Medical Technology. The County has the largest concentration of manufacturing jobs within the MSA and one of the largest concentrations in the State.

**Describe the workforce and infrastructure needs of the business community:**

Workforce and infrastructure needs information can be found in the "Additional Information Related to Questions in the Plan" attachment.



**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Although the voters in Pinellas County failed to approve a November 4, 2014 referendum on Greenlight Pinellas, a plan to substantially increase transit, other initiatives and improvements by Pinellas County Government and the Pinellas Suncoast Transit Authority (PSTA) are presently in the planning stages and underway. The Greenlight Pinellas plan promoted mobility through alternatives to the single occupant vehicle. The proposal included significant countywide local bus enhancements to the existing PSTA network.

Specifically, Greenlight Pinellas proposed an increase in bus service across the county, increased evening and weekend service, Bus Rapid Transit service on major Pinellas corridors, and future passenger rail service.

Regardless of the outcome of the referendum on transit, Pinellas County Government is adopting a redevelopment mind set. The County is rewriting its development codes to encourage redevelopment along bus routes and in areas that have the potential to be transit nodes in the future. Development potential at transit nodes can have regional impact in the residential market as well as economic benefit of job-creating industries developing along the corridor.

PSTA continues to experience ridership levels that are the highest they have been in the agency's existence, even as gas prices decrease and the economy is rebounding. PSTA is now focused on getting the agency on solid footing financially since it has been dipping into reserves to maintain the current bus system. In charting a course forward, PSTA plans to redesign its system, avoid major cuts by eliminating or combining routes with low ridership to save money and shifting resources to more productive routes and explore revenue sources beyond the ad valorem taxes that the agency currently receives. Another countywide referendum on transit is not expected until 2017 or 2020 at the earliest.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Targeted employers are reporting having a difficult time finding the skilled staff needed to fill their positions, particularly in technical occupations. In 2012 and 2013, the Tampa Bay Partnership, Tampa Bay Workforce Alliance, PCED and Tampa Hillsborough EDC joined together with other partner organizations to conduct two workforce gap analyses, one for the IT industry and one for the manufacturing sector. Both studies identified shortages of qualified workers in key occupational and skills categories. The studies also provided a number of recommendations for addressing the shortages, including internship and apprenticeship programs and new curriculum development.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Workforce training initiatives supported by CareerSource Pinellas and Pinellas County include:

- Employed Worker Training Program - [www.careersourcepinellas.com/pages/ewt](http://www.careersourcepinellas.com/pages/ewt)
- On The Job Training: [www.careersourcepinellas.com/pages/ojt](http://www.careersourcepinellas.com/pages/ojt)
- Incumbent Working Training: [www.pced.org/stats\\_forms/document.asp?id=5794](http://www.pced.org/stats_forms/document.asp?id=5794)
- Quick Response Training: [www.pced.org/download/document/20080226\\_163224\\_16653.pdf](http://www.pced.org/download/document/20080226_163224_16653.pdf)

Workforce training partners include: Pinellas Technical Education Centers, St. Petersburg College and SPC's Corporate Training Center, as well as SPC's Collaborative Center for Emerging Technologies focusing on advanced manufacturing, engineering and technology.

Workforce Gap Analysis: CareerSource Pinellas and CareerSource Tampa Bay have partnered with local economic development organizations to explore further the workforce needs in the industries of information technology, manufacturing and financial & shared services.

Information Technology Workforce Analysis:

Findings & Actions:

[http://c.ymcdn.com/sites/www.tbtf.org/resource/resmgr/docs/it\\_workforce\\_project\\_overview.pdf](http://c.ymcdn.com/sites/www.tbtf.org/resource/resmgr/docs/it_workforce_project_overview.pdf)

- Create a technology brand for the Tampa Bay area that is communicated through all channels
- Offer "boot camp"-style training in high demand skills for new and experienced workers
- Increase efforts to recruit veterans to technology jobs
- Enlist professionals to provide real-world business scenarios for classes and capstone project studies
- Establish education and business partnerships to match course development with workplace demands
- Provide opportunities for creative challenges (i.e. hack-a-thons and online problem-solving contests)
- Leverage exploration labs to provide real-world experience
- Train HR departments on internship best practices
- Increase the number of internships taking place
- Create TBTF chapters on all college campuses to market area businesses and internship opportunities to students

Full Report: <http://c.ymcdn.com/sites/www.tbtf.org/resource/resmgr/docs/finalreportwithappendix.pdf>

Manufacturing Skills Gap Analysis: [www.workforcetampa.com/pages/manskillsgap](http://www.workforcetampa.com/pages/manskillsgap)

Solutions:

1. Organize manufacturing job opportunities public relations campaign.
2. Increase internship and apprenticeship offerings.
3. Improve coordination between industry, education, and government.

Financial & Shared Services Skills Gap Analysis: This report is currently in progress.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The projects included in the CEDS are listed at:

[www.tbrpc.org/edd/pdfs/2012\\_CEDS\\_ProjectList.pdf](http://www.tbrpc.org/edd/pdfs/2012_CEDS_ProjectList.pdf)

Pinellas By Design - Due to its geography and population growth, Pinellas County is faced with the impacts of a built out community including a declining economic base. The Pinellas community recognized this shift and through a five year planning process developed a unique redevelopment strategy to manage population growth, preserve quality of life, and foster business development. The redevelopment plan – Pinellas By Design – proposes to create regional economic opportunity, while preserving green space and ensuring high quality living environments. Current proposals include real estate, land assembly, regulatory and infrastructure programs to link and create new affordable housing, economic development and transportation opportunities.

Lealman Area Revitalization - Revitalization of the Lealman area is a long-term effort to improve the overall quality of life for residents through: existing housing rehabilitation; new housing construction; infrastructure upgrades; community appearance improvements through pro-active code enforcement; support of neighborhood cohesiveness; continued development of Joe's Creek Greenway Park; support of light rail/modern streetcar transit stops as part of the Pinellas Alternatives Analysis Locally Preferred Alternative (LPA), regional interconnectivity; economic development activities; and support of community health improvements through Pinellas County's Healthy Communities Initiative.

Pinellas County Economic Adjustment Assistance Program - Through this program financial partners will make revolving loan fund investments which will further support the implementation of regional economic development strategies designed to create jobs, leverage private capital, encourage economic development, and strengthen the area's small businesses' ability to compete in the global marketplace.

The Small Business Development Center at Pinellas County Economic Development (SBDC at PCED) – The SBDC blends business expertise, customized training, technology applications and real world experience to help new and existing enterprises succeed. In partnerships with the University of South Florida, the SBA and local economic development partners the SBDC provides a one-stop facility for the development of entrepreneurs, start-ups, and existing businesses. A full range of services are offered from training classes, workforce, financial and business assistance to one on one consulting to stimulate and enhance the economic vitality of the region. In addition, the U.S. Department of Commerce is located within the SBDC offering export trade assistance for local and international business partners.

County Owned Employment Sites - Toytown is a publicly owned former 240-acre landfill located in Tampa Bay's Gateway Area. The site is available for sale for development of a significant regional facility. Site uses may include mass transit, office, industrial tourism, mixed-uses, and/or recreation for Tampa Bay residents.

Land use changes have been completed, and extensive redevelopment and environmental planning and implementation efforts are anticipated. Airco is a publicly owned former golf course owned located in Tampa Bay's Gateway Area. A feasibility study and appropriate land use changes have been completed. Redevelopment planning needs include infrastructure and transportation analysis and master site planning. The project is expected to accommodate nearly a million square feet of office and industrial development. As a regional airport asset, the site uses will impact regional economic development and transportation issues.

## **Discussion**

Creating jobs and providing our communities with a good commercial base is an important link to creating and sustaining viable neighborhoods. Placing a dollar value on these needs is difficult to determine due to the nature of the industry, or lack thereof, within the County. While no economic development activities using CDBG funds are contemplated, the Division will assist as necessary with technical assistance. CDBG funds may assist business owners with storefront rehabilitation if projects are located within designated target areas and approved by the Board of County Commissioners.

As reported in the 2015-2016 Pinellas County Action Plan, approximately \$2.2 million 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 \$7.2 million from the Neighborhood Stabilization Program 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 2014-2015 has been eliminated. The only State funding from this program for FY 2014-15 is the projected income of \$591,000. 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 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.

Funds from Federal housing programs 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.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Generally, the older sections of the County (Tarpon Springs, Clearwater, Lealman, South St. Petersburg) have the oldest housing stock and greatest percentage of low- and moderate-income households. Concentration occurs when an area has more than 50% of the total households experiencing housing problems.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

As defined by HUD, areas of minority concentration (AMC's) are any neighborhoods in which the percentage of households in a particular racial or ethnic minority group is at least 20 points higher than their percentage for the jurisdiction as a whole or a neighborhood in which the percentage of minorities is at least 20 points above the overall percentage of minorities in the jurisdiction. Racial or ethnic minority concentration and income concentration maps are located in the appendices.

Areas of low/mod income concentration are identified as areas where 51% or more of the population in the designated area has incomes at or below 80% of Area Median Income, determined through HUD generated Low- and Moderate-Income Summary Data. Areas of minority concentration are identified as areas where the total percentage of the minority populations exceeds 50% of the total population for the area.

### **What are the characteristics of the market in these areas/neighborhoods?**

These neighborhoods have single family homes that are principally rental and many in substandard condition.

### **Are there any community assets in these areas/neighborhoods?**

All of the areas have a municipal government that works to better their neighborhoods through code enforcement and police presence. The Greater Ridgecrest Area neighborhood has worked collaboratively together to improve the neighborhood and has a strong sense of identity. The Pinellas County Housing Authority, the Greater Ridgecrest YMCA, the County and neighborhood non-profit agencies have a strong presence in this community.

Pinellas County and the local municipal governments have a long history of community involvement and citizen activism. Numerous churches in these areas take a prominent role in the life of the community. Hispanic outreach centers are involved in communities such as in Clearwater and Tarpon Springs, where the Hispanic population has increased.

**Are there other strategic opportunities in any of these areas?**

The result of strategic planning activities and the Economic Impact of Poverty Report encouraged the County's focus and resources to shift and concentrate on improving the factors that impact poverty. The Board of County Commissioners and the County Administrator determined that County departments needed to work collaboratively to target resources and services to At-Risk Zones. The five At-Risk Zones within Pinellas County that have higher concentrations of poverty than the County as a whole: East Tarpon Springs, North Greenwood, Highpoint, Lealman Corridor, and South St. Petersburg. An estimated 45% (47,581) of Pinellas County's total low income population lives within the identified At-Risk Zones.

In May 2012, the Board of County Commissioners unanimously adopted the findings in the Economic Impact of Poverty Report, prioritized funding and services for the five At-Risk Zones, and instructed the Departments to begin to work with community partners to implement the initiatives outlined in the report, which were collectively called the "Healthy Communities Initiatives."

The Department of Human Services will build upon the success of the Economic Impact Report and develop programs, services, and initiatives that will assist individuals with becoming economically self-sufficient and providing the necessary services to support all members of the family, and revitalizing blighted communities through housing and economic development.

## Strategic Plan

### SP-05 Overview

#### Strategic Plan Overview

The Strategic Plan provides an overview of the priority needs identified for the County and provides an overview of the broad goals identified to address the established priority needs. The following is a summary of the goals to be undertaken:

- Preserve existing and/or produce new affordable housing for low- to moderate-income owner and renter households, including special needs populations.
- Support improvements of public facilities serving low- and moderate-income persons, including the homeless and special needs populations.
- Support operations of programs serving low- and moderate-income persons, including the homeless and special needs populations.
- Support the elimination and/or prevention of slum and blight.
- Improve Neighborhood Revitalization Strategy and Local Target Areas to create suitable living environments.
- Planning and administration of housing and community development activities.

### SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

#### Geographic Area

Table 48 - Geographic Priority Areas		
1	<b>Area Name:</b>	Dansville Redevelopment Area
	<b>Area Type:</b>	Strategy area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	10/1/1994
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	This Neighborhood Strategy Revitalization Area, designated in FY 1996, is an unincorporated enclave bounded on the north by the city limits of Largo, on the south by the city limits of Largo, on the east by the unincorporated remainder of the Greater Ridgecrest Area (of which Dansville is one of the neighborhoods within the Greater Ridgecrest Area) and on the west by the city limits of Largo.
	<b>Include specific housing and commercial characteristics of this target area.</b>	A majority of the housing stock is concrete block construction; a tornado in 1992 that ravaged the neighborhood demolished

	<p>all of the existing frame structures or rendered them uninhabitable. Many of the destroyed houses were rebuilt of concrete block after the tornado with donated labor from religiously-affiliated disaster housing groups and CDBG funding for purchase of building materials. There are limited commercial properties in the community; most are located on Wilcox Road. The structures are not well maintained as most of the businesses are operated on a part-time basis with the sole proprietors having other full-time employment. This has made rehabilitating commercial structures difficult since the business revenues cannot sustain loan payments for rehabilitation loans. Many of the residential streets were constructed after the tornado, with Community Development Block Grant funding, after the County acquired public right-of-way from property owners so that public streets could be built. Many residents in this neighborhood are elderly and are transportation disadvantaged. There is some public transportation and several recreational facilities for youth, the distance to the two closest grocery stores is approximately two miles. Additional programming space for recreational and social services for seniors and youth, including employment assistance, is critically needed, along with continued and expanded operational funding for the YMCA of the Suncoast, Girls and Boys Club, Young Life (affiliated with Anona United Methodist Church and located in Dansville) the Juvenile Welfare Board-funded Neighborhood Family Center (Greater Ridgecrest Area Youth Initiative (GRAYDI)) and tutorial, mentoring and college readiness programs provided by Ridgecrest 360 (affiliated with the Anona United Methodist Church) and other church organizations. 25.1% of households have incomes below \$15,000.</p>
<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>This neighborhood has been identified as a low- and moderate-income neighborhood since the CDBG Program was created in 1974. During those times when CDBG funded infrastructure improvements were being proposed and implemented, County staff met regularly with a citizen advisory committee comprised of neighborhood residents. Additionally, the County assisted in the creation of and provided operational funding for the Dansville Neighborhood Development Corporation after a tornado ravaged the neighborhood in 1992. Presently, the County provides operational funding to the YMCA of the Suncoast for the Ridgecrest YMCA; one of the requirements is that the Ridgecrest branch maintain a citizen advisory committee to advise on the community's recreational needs. Lastly, a community activist from the Greater Ridgecrest Area, which includes Dansville, has served as an original appointee on the</p>



		Board of Directors for the County's Housing Finance Authority continually since its inception in 1983 as well as on the County's State Housing Initiatives Program (SHIP) Committee since its inception.
	<b>Identify the needs in this target area.</b>	Following the 1992 tornado, the County and the neighborhood undertook the implementation of a multi-year, multi-million dollar comprehensive redevelopment plan that included rebuilding damaged homes, the construction of infrastructure improvements including storm drainage improvements, purchasing property for the construction of public roads and residential in-fill housing, correcting long standing title defects on property, platting the property in the neighborhood in accordance with current building and development regulations. Due to the housing bubble and subsequent Great Recession, the remaining portion of the redevelopment plan to be implemented includes the development of in-fill housing and promoting increased home ownership for existing residents as well as new residents. The development of expanded recreational and social service venues is also needed. The redevelopment of the public housing development (Rainbow Village) immediately adjacent to the neighborhood's eastern border is needed as well as a development plan for the vacant industrial parcel of land (the former Terra Excavating site) immediately north of the neighborhood's boundary.
	<b>What are the opportunities for improvement in this target area?</b>	In 2015, Pinellas County initiated a master planning process in partnership with the Pinellas County Housing Authority. The master plan will have two components: one is a master site plan for the redevelopment of the Rainbow Village; the 2nd is a master plan for the surrounding Greater Ridgecrest Area. The plan is being prepared by Torti Gallas and Partners, a master plan and urban design firm located in Silver Spring, Maryland. The development of both plans is based on extensive community engagement in the form of multiple community-based planning charrettes.
	<b>Are there barriers to improvement in this target area?</b>	The difficulty of low- and moderate-income residents to have sufficient income to maintain their housing in good condition. The difficulty for low- and moderate-income residents to access needed services due to transportation issues. Limited funding to address infrastructure needs for suburban residential development (i.e. entrance signs, fencing, water features). The real estate market challenges of constructing new, infill housing that will appraise for more than the cost of construction. Long time residents and newer residents not sharing similar viewpoints on whether annexation would be in the community's best interest.
<b>2</b>	<b>Area Name:</b>	Greater Ridgecrest Area

<b>Area Type:</b>	Strategy area
<b>Other Target Area Description:</b>	
<b>HUD Approval Date:</b>	10/1/1998
<b>% of Low/ Mod:</b>	
<b>Revital Type:</b>	Comprehensive
<b>Other Revital Description:</b>	
<b>Identify the neighborhood boundaries for this target area.</b>	This Neighborhood Strategy Revitalization Area, about 2/3 square miles in size, comprises the largest portion of an unincorporated community in the mid-western section of Pinellas County. The setting is suburban with the City of Largo abutting on three sides (north, east and west). Today, the boundary of the neighborhood, as defined by the residents, includes the subdivisions of: Taylor Lake, Ridgecrest, Oak Village, Baskins, Harmony Homes, Baskin Heights, Martin Terrace, Kerry Court, Gulf Terrace, Rainbow Village and Dansville. However, Dansville is not being included here as part of the GRA NRSA because Dansville was designated as a NSRA in FY 1996.
<b>Include specific housing and commercial characteristics of this target area.</b>	This is a community of neighborhoods that began developing over seventy five years ago in the 1940's. A majority of the housing stock is concrete block construction. Many of the houses have been rehabilitated in the past with Community Development Block Grant funding. There are limited commercial properties in the community. Most of the commercial properties located in close proximity to the residential areas have been acquired and demolished by the County due to the substandard condition of the structures and the nuisance activity that the commercial properties were generating for the neighborhood residents. Many of the streets were paved in the past, during the late 1970's, in the mid 1980's and in 2004 and 2005, with Community Development Block Grant funding and, while there are some sidewalks, additional infrastructure improvements would improve the walk ability of the neighborhood. Many residents are transportation disadvantaged. There is some public transportation and several recreational facilities for youth, the distance to the two closest grocery stores is approximately two miles. Additional programming space for recreational and social services, including employment assistance, is critically needed, along with continued and expanded operational funding for the YMCA of the Suncoast, Girls and Boys Club, Young Life (affiliated with Anona United Methodist Church) the Juvenile Welfare Board-funded Neighborhood Family Center (Greater Ridgecrest Area Youth Initiative (GRAYDI)) and tutorial, mentoring and college readiness programs provided by Ridgecrest 360 (affiliated with the

	Anona United Methodist Church) and other church organizations.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	This neighborhood has been identified as a low- and moderate-income neighborhood since the CDBG Program was created in 1974. During those times when CDBG funded infrastructure improvements were being proposed and implemented, County staff met regularly with a citizen advisory committee comprised of neighborhood residents. Presently, the County provides operational funding to the YMCA of the Suncoast for the Ridgecrest YMCA; one of the requirements is that the Ridgecrest branch maintain a citizen advisory committee to advise on the community's recreational needs. Lastly, a community activist from the Greater Ridgecrest Area, which includes Dansville, has served as an original appointee on the Board of Directors for the County's Housing Finance Authority continually since its inception in 1983 as well as on the County's State Housing Initiatives Program (SHIP) Committee since its inception.
<b>Identify the needs in this target area.</b>	Improved housing conditions and programs to stimulate the development of in-fill housing, promote increased home ownership, road and infrastructure improvements, including the development of stormwater facilities in both residential and commercial areas. The development of expanded recreational and social service venues is also needed. The redevelopment of the public housing development (Rainbow Village) is needed as well as a development plan for the vacant industrial parcel of land (the former Terra Excavating site) immediately north of the neighborhood's boundary.
<b>What are the opportunities for improvement in this target area?</b>	In 2015, Pinellas County initiated a master planning process in partnership with the Pinellas County Housing Authority. The master plan will have two components: one is a master site plan for the redevelopment of the Rainbow Village; the 2nd is a master plan for the surrounding Greater Ridgecrest Area. The plan is being prepared by Torti Gallas and Partners, a master plan and urban design firm located in Silver Spring, Maryland. The development of both plans is based on extensive community engagement in the form of multiple community-based planning charrettes.
<b>Are there barriers to improvement in this target area?</b>	The difficulty of low- and moderate-income residents to have sufficient income to maintain their housing in good condition. The difficulty for low- and moderate-income residents to access needed services due to transportation issues. Limited funding to address infrastructure needs. The real estate market challenges of constructing new, infill housing that will appraise for more than the cost of construction. Long time residents and newer residents not sharing similar viewpoints on whether annexation would be in the community's best

		interest.
3	<b>Area Name:</b>	High Point Target Area
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	This local target area includes the unincorporated portions of the area bounded on the north by Roosevelt Boulevard, on the east by 49th Street, on the south by Ulmerton Road, and on the west by U. S. Highway 19. Portions of this target area have been annexed by the City of Largo, but the remaining unincorporated area is included in the Target Area. The area is approximately 390 acres in size.
	<b>Include specific housing and commercial characteristics of this target area.</b>	<p>In addition to being an economically disadvantaged community, Highpoint has the distinction of being the most ethnically and culturally diverse community in Pinellas County. The majority of the housing units in the area are developed as duplex and triplex structures, resulting in the majority of the households being renters and transient in nature. Due to federal tax law changes in the 1980's, many of the duplex and triplexes are now individually owned and managed by out-of-state property owners resulting in a large percentage of poorly maintained and managed rental properties.</p> <p>Pinellas County began working in this revitalization area in 1998 when residents asked the Board of County Commissioners to address the deteriorating conditions and high crime rates in the community. Since that time, Pinellas County has invested almost \$13 Million in Federal, State, and local resources to improve the community. These investments were made to improve four major categories: housing, infrastructure, recreation facilities and programs, and social services facilities and programs.</p> <p>Pinellas County has worked with Contemporary Housing Alternatives of Florida, Inc., a CHDO organization, to provide \$8.7 Million in grants and loans to finance the acquisition and comprehensive rehabilitation of 155 rental units in the area. The addition of these affordable rental units, coupled with the presence of property management in a concentrated section of the neighborhood known as WindTree Village, has served to stabilize the most blighted area of the neighborhood and significantly reduce the incidence of crime in the area. The County also completed infrastructure improvements in WindTree Village in 2000.</p>

	<p>In addition, the County has invested \$2.0 Million in CDBG funds to develop a YMCA facility in the center of the WindTree Village area. The YMCA provides after school and summer recreation programs and support services to families and children throughout the High Point community. Over the past 15 years, the County also invested \$1.5 Million in CDBG funding to acquire land and develop a 7,600 s.f. facility that is home to the Juvenile Welfare Board-funded High Point Neighborhood Family Center.</p> <p>Pinellas County is currently in negotiations with the Pinellas county School Board to lease approximately 20 acres of surplus School Board property on which there are plans to develop a community park and active recreation facilities. Most commercial properties in the Highpoint are newer and of standard condition; most of the public infrastructure is in standard condition. However, the area is not as walkable as is desirable for neighborhood residents who do not have access to reliable transportation that is affordable. Some public transportation and recreational facilities for youth are available. The closest grocery store is located at the far northwest corner of the Target Area and not within walking distance of most residents; the closest public health clinic on Ulmerton Road is also not within walking distance of the neighborhood. The area lacks sufficient access to health centers and employment assistance and social services are not available in the area.</p>
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	<p>Initial consultation with the Sheriff's Office in 1998 confirmed that the area was experiencing significant amounts of crime and governmental involvement could potentially be beneficial. During the late 1990s and early 2000's when CDBG funded infrastructure improvements were being proposed and implemented, County staff met regularly with a citizen advisory committee comprised of neighborhood residents and property owners. Additionally, the County continues to work in close partnership with Contemporary Housing Alternatives, Juvenile Welfare Board, the Highpoint Neighborhood Family Center and YMCA to improve living conditions for families and children in this neighborhood.</p>
<b>Identify the needs in this target area.</b>	<p>Transportation mobility improvements that serve adults trying to get to grocery stores and healthcare and for youth and young adults trying to get to recreational opportunities and educational locations such as Pinellas Technical Education Center (PTEC). Improved housing conditions and programs to stimulate the development of in-fill housing, promote increased home ownership. Improved property management</p>

		of rental units owned by out-of-the-area and out-of-state property owners.
	<b>What are the opportunities for improvement in this target area?</b>	Comprehensive planning, in conjunction with the City of Largo, for future transit-related redevelopment. Coordinated trash pickup. Coordination with City of Largo re: annexation since the community is within Largo's annexation boundaries. Possible acquisition of additional rental units in WindTree Village by Contemporary Housing Alternatives. The School Board's willingness to lease vacant land to Pinellas County for a community park and trail. Expanded location so that Head Start can serve more children.
	<b>Are there barriers to improvement in this target area?</b>	The large numbers of deteriorated and substandard investor owned rental units which provide substantial cash flow to the owners who are reluctant to participate in any redevelopment strategies. Limited funding to address a substantial amount of transportation mobility needs. The difficulty for low income residents to access needed services due to transportation issues. The fact that there is no currently undeveloped land on which to develop new housing, businesses, or facilities, and the resultant need for all such improvements to be accomplished on a redevelopment basis.
4	<b>Area Name:</b>	Central Lealman Target Area
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	This local target area is bounded on the north by the city limits of Pinellas Park, on the south by the city limits of St. Petersburg and east by the western boundary of the East Lealman Target Area and on the west by an unincorporated area known as West Lealman.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Only 46% of the housing units in the Central and East Lealman area are owner occupied, with the % of poorly maintained and managed rental properties continuing to increase since 2007. Much of the housing stock was constructed as seasonal units and is of inadequate size and design to meet current buyer standards. A large number of aging (many 60+ years old), and deteriorating mobile home parks that contribute to the blighting of the community, with very low income residents that contribute to the area having the County's highest incidence of crime. Property values are declining or stagnant compared to the rest of the County. Most commercial properties are over 50 years old and are inadequate to serve the needs of new businesses. Many of

	<p>the streets were paved in the past, during the mid 1980's with Community Development Block Grant funding and, while most of the roadways are paved, additional infrastructure improvements are needed as these improvements are reaching the end of their useful life cycle. By today's transportation standards, many streets are substandard with open drainage ditches and no sidewalks or adequate storm water retention. The area is not walkable, lacks public transportation and recreational facilities for youth, and qualifies as a food desert. The area lacks a community center and employment assistance and social services are not available in the area. Many residents are transportation disadvantaged. The median income is only 69% of the County wide level, and 23% of households have incomes below \$15,000.</p>
<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>This neighborhood has been identified as a low- and moderate-income neighborhood since the CDBG Program was created in 1974. During those times when CDBG funded infrastructure improvements were being proposed and implemented, County staff met regularly with a citizen advisory committee comprised of neighborhood residents. Additionally, the County has provided staff support to the Lealman Community Association during various periods of time during the Association's existence (i.e. in the mid-1980's; in the early 2000's up until the housing bubble). Currently, the County is again providing staff support to the Association as it strives to reinvigorate neighborhood residents to become engaged in redevelopment efforts and recruit new members interested in community improvement efforts. Additionally, the County is working in close partnership with Juvenile Welfare Board and the Sheriff's Police Athletic League's efforts to improve living conditions for families and children in this neighborhood.</p>
<p><b>Identify the needs in this target area.</b></p>	<p>Road and infrastructure improvements, including the enclosure of open ditches, the development of stormwater facilities in both residential and commercial areas and a realistic plan for maintaining alleys. Improved housing conditions and programs to stimulate the development of in-fill housing, promote increased home ownership, and the redevelopment of aging mobile home parks. The development of a local community center(s) in which health and social services can be delivered and active recreation programs can be established. A community center will also provide a vehicle for developing increased community involvement of citizens, many of whom are new to the area and more transient in nature. The functionally obsolete industrial park needs extensive infrastructure improvements</p>



		to improve vehicular access, mitigate the high costs of flood insurance, and to stimulate the development of new businesses and facilities. Lastly, the neighborhood is also home to several group homes that serve the developmentally disabled. Due to funding cuts, these group homes have benefited from rehabilitation grants and loans in the past and continue to need additional renovations and capital improvements in order to continue providing safe, sanitary, and secure housing for those with disabilities.
	<b>What are the opportunities for improvement in this target area?</b>	Pinellas County has initiated the process for establishing a Community Redevelopment Area (CRA) and Tax Increment Finance District, for this target area. Over several years this will begin to provide an additional source of revenue to be reinvested in needed improvements and the provision of services to area citizens. The Board of County Commissioners, along with the Juvenile Welfare Board, the Pinellas County School Board, and the Sheriff's Department have all identified the East Lealman area as the top priority low income community in unincorporated Pinellas County. This recent, coordinated focus has resulted in the School Board's willingness to lease a vacant elementary school to a local non-profit organization who, with the cooperation of all agencies, will convert the facility to a multi-purpose community center in which all entities will provide services and programming to area residents.
	<b>Are there barriers to improvement in this target area?</b>	The large numbers of deteriorated and substandard investor owned rental units and mobile home parks which provide substantial cash flow to the owners who are reluctant to participate in any redevelopment strategies. Limited funding to address a substantial amount of infrastructure needs. The difficulty for low income residents to access needed services due to transportation issues. The fact that there is no currently undeveloped land on which to develop new housing, businesses, or facilities, and the resultant need for all such improvements to be accomplished on a redevelopment basis.
5	<b>Area Name:</b>	East Lealman Target Area
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	This local target area is bounded on the north by the city limits of Pinellas Park, on the south and east by the city limits of St. Petersburg and on the west by the city limits of Kenneth City.



<p><b>Include specific housing and commercial characteristics of this target area.</b></p>	<p>Only 46% of the housing units in the area are owner occupied, with the percentage of poorly maintained and managed rental properties continuing to increase since 2007. Much of the housing stock was constructed as seasonal units and is of inadequate size and design to meet current buyer standards. A large number of aging (many 60+ years old), and deteriorating mobile home parks contribute to the blighting of the community, with very low income residents that contribute to the area having the County's highest incidence of crime. Property values are declining or stagnant compared to the rest of the County. Most commercial properties are over 50 years old and are inadequate to serve the needs of new businesses. Many streets are substandard with open drainage ditches and no sidewalks. The area is not walkable, lacks public transportation and recreational facilities for youth, and qualifies as a food desert. The area lacks a community center and employment assistance and social services are not available in the area. Many residents are transportation disadvantaged. The median income is 69% of the County wide level, and 23% of households have incomes below \$15,000.</p>
<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>This neighborhood has been identified as a low- and moderate-income neighborhood since the CDBG Program was created in 1974. During those times when CDBG funded infrastructure improvements were being proposed and implemented, County staff met regularly with a citizen advisory committee comprised of neighborhood residents. Additionally, the County has provided staff support to the Lealman Community Association during various periods of time during the Association's existence. Currently, the County is again providing staff support to the Association as it strives to reinvigorate neighborhood residents to become engaged in redevelopment efforts and recruit new members interested in community improvement efforts. Additionally, the County is working in close partnership with Juvenile Welfare Board and the Sheriff's Police Athletic League's efforts to improve living conditions for families and children in this neighborhood.</p>
<p><b>Identify the needs in this target area.</b></p>	<p>Road and infrastructure improvements, including the enclosure of open ditches and the development of stormwater facilities in both residential and commercial areas. Improved housing conditions and programs to stimulate the development of in-fill housing, promote increased home ownership, and the redevelopment of aging mobile home parks. The development of a local community center(s) in which health and social services can be delivered and recreation programs can be established. A community center will also provide a vehicle for developing increased</p>

		community involvement of citizens, many of whom are new to the area and more transient in nature. The functionally obsolete industrial park needs extensive infrastructure improvements to improve vehicular access, mitigate the high costs of flood insurance, and to stimulate the development of new businesses and facilities. Lastly, the neighborhood is also home to several group homes that serve the developmentally disabled. Due to funding cuts, these group homes have benefited from rehabilitation grants and loans in the past and continue to need additional renovations and capital improvements in order to continue providing safe, sanitary, and secure housing for those with disabilities.
	<b>What are the opportunities for improvement in this target area?</b>	Pinellas County has initiated the process for establishing a Community Redevelopment Area (CRA) and Tax Increment Finance District, for this target area. Over several years this will begin to provide an additional source of revenue to be reinvested in needed improvements and the provision of services to area citizens. The Board of County Commissioners, along with the Juvenile Welfare Board, the Pinellas County School Board, and the Sheriff's Department have all identified the East Lealman area as the top priority low income community in unincorporated Pinellas County. This recent, coordinated focus has resulted in the School Board's willingness to lease a vacant elementary school to a local non-profit organization who, with the cooperation of all agencies, will convert the facility to a multi-purpose community center in which all entities will provide services and programming to area residents.
	<b>Are there barriers to improvement in this target area?</b>	The large numbers of deteriorated and substandard investor owned rental units and mobile home parks which provide substantial cash flow to the owners who are reluctant to participate in any redevelopment strategies. Limited funding to address infrastructure needs. The difficulty for low income residents to access needed services due to transportation issues. The fact that there is no currently undeveloped land on which to develop new housing, businesses, or facilities, and the resultant need for all such improvements to be accomplished on a redevelopment basis.
6	<b>Area Name:</b>	Tarpon Springs Target Area
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for</b>	This local target area is located within the City of Tarpon

<b>this target area.</b>	Springs bounded on the north by Lemon Street, on the east by Huey Avenue, Walton Avenue and North Avenue, on the south by Meres Boulevard including Mango Circle, and on the west by the west side of Pinellas Trail.
<b>Include specific housing and commercial characteristics of this target area.</b>	<p>In addition to being an economically disadvantaged community, this Tarpon Springs neighborhood is predominantly African-American, with a growing Hispanic population. Despite the availability of home repair loans and pro-active code enforcement and demolition and clearance programs throughout much of the history of the County's CDBG Program, a large percentage of housing units are poorly maintained. A large number of structures have been demolished throughout the years because it was not financially feasible to repair the units. Much of the existing, single family housing stock is of inadequate size and design to meet current buyer standards. The lack of education and job opportunities, as well as having very low income residents, contributes to the area having a high incidence of crime. Property values are declining or stagnant compared to the rest of the City. Most commercial properties are over 50 years old and are inadequate to serve the needs of new businesses. Many of the streets were paved in the past with Community Development Block Grant funding and, while most of the roadways are paved, additional infrastructure improvements are needed as these improvements are reaching the end of their useful life cycle. Although Martin Luther King Boulevard has been rebuilt with CDBG funding, by today's transportation standards, many of the residential streets in the neighborhood are substandard and do not feature sidewalks or adequate storm water retention. While there are some sidewalks, additional infrastructure improvements would improve the walk ability of the neighborhood. There is some public transportation and several recreational facilities for youth; however, many residents are transportation disadvantaged. For example, a client of the Pinellas County Human Services Department, living in this neighborhood, must travel 1.5 hours one way, on a PSTA bus, to get to an appointment at the closest Human Services Department office (in East Clearwater). Additional programming space for recreational and social services, including employment assistance and improved access to technical training for youth and young adults, is critically needed. Additionally, continued and expanded operational funding for the Citizens Alliance for Progress, Cops and Kids Program, the Local Community Housing Corporation's Home Share Program is needed. In 2012, 20% of the neighborhood residents were at 100% of the federal poverty level.</p>

<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	This neighborhood has been identified as a low- and moderate-income neighborhood since the CDBG Program was created in 1974. In the past, when CDBG funded infrastructure improvements were being proposed and implemented, County staff met regularly with a citizen advisory committee comprised of neighborhood residents and property owners. Additionally, the County continues to work in close partnership with the City of Tarpon Springs, the Tarpon Springs Housing Authority, the Local Community Housing Corporation, Citizens Alliance for Progress' Union Academy Neighborhood Family Center and Juvenile Welfare Board to improve living conditions for seniors and families and children in this neighborhood.
<b>Identify the needs in this target area.</b>	Improved housing conditions and programs to stimulate the development of in-fill housing, promote increased home ownership. Improved property management of rental units owned by out-of-the-area and out-of-state property owners, and the redevelopment of Mango Circle, a public housing complex for families, should be a priority. Also, there needs to be continued capital investment and re-investment in multiple properties within the neighborhood that are owned by the Tarpon Springs Housing Authority. This will ensure these units are aesthetically pleasing and superiorly maintained so that the units set the standard for housing in the neighborhood. Transportation mobility improvements that serve adults trying to get to grocery stores and healthcare facilities, as well as for youth and young adults trying to get to recreational opportunities and/or educational locations such as Pinellas Technical Education Center (PTEC). Continued capital reinvestment in the Union Academy community center and expansion of its physical campus and available programming options is needed.
<b>What are the opportunities for improvement in this target area?</b>	The Juvenile Welfare Board funded Citizens Alliance for Progress at the former Union Academy School, is exploring opportunities to expand services and on-site programming to include licensed day care and partnerships with Pinellas Technical Education Center in the Highpoint neighborhood. FY 2015-2016 CDBG funding has been awarded to begin the conceptual plans for this proposed expansion and provide schematics for grant seeking and fundraising purposes. The City of Tarpon Springs is expanding recreational opportunities throughout the city, which have the potential to serve the neighborhood. A former nursing home on Walton Avenue is being renovated to become a 100 bed, assisted living facility which is within walking distance of the neighborhood.
<b>Are there barriers to improvement in this target area?</b>	The difficulty of low- and moderate-income residents to have sufficient income to maintain their housing in good condition.

		<p>The large numbers of deteriorated and substandard investor owned rental units which provide substantial cash flow to the owners who are reluctant to participate in any redevelopment strategies. The difficulty for low- and moderate-income residents to access needed services due to transportation issues. Limited funding to address a substantial amount of transportation mobility needs. Limited funding to address infrastructure needs. The real estate market challenges of constructing new, infill housing that will appraise for more than the cost of construction.</p>
7	<b>Area Name:</b>	Urban County
	<b>Area Type:</b>	Other
	<b>Other Target Area Description:</b>	Other
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	<p>Pinellas County consists of unincorporated Pinellas County area, as well as 24 municipalities. Three of the 24 municipalities are local entitlement jurisdictions, Clearwater, St. Petersburg, and Largo, that receive their on Federal Community Planning and Development grant funding. This geographic area, the Pinellas County Urban County, consists of all unincorporated areas within Pinellas County as well as the following twenty cooperating cities: Belleair, Belleair Beach, Belleair Bluffs, Dunedin, Gulfport, Indian Rocks Beach, Indian Shores, Kenneth City, Madeira Beach, North Redington Beach, Oldsmar, Pinellas Park, Redington Beach, Redington Shores, Safety Harbor, St. Pete Beach, Seminole, South Pasadena, Tarpon Springs, and Treasure Island.</p>
	<b>Include specific housing and commercial characteristics of this target area.</b>	<p>Pinellas County is unique because it is a peninsula and complex due to the urban nature of the County and its 24 municipalities, type and price of housing throughout the County, age of housing, and lack of affordable housing.</p> <p>Pinellas County is highly urbanized and is the most densely populated County in Florida. This urbanization, its attractive location for seasonal residents and tourists, coupled with lack of greenfield or vacant properties for development, increases the overall value and price of available, permit-able properties, and impacts the location, type and cost of existing and future housing.</p> <p>Pinellas County's housing need is very spatially diverse with low- and moderate census tracts and block groups geographically located throughout the urban county.</p>

	<p>According to 2010 Census figures, the County had over 26,000 homes exceeding \$500,000 and 5,900 units exceeding \$1 million. Eleven of the 24 municipalities, including Belleair and ten beach communities, had a median value exceeding \$350,000. At the same time, the County had only 8,772 subsidized units provided by the five Housing Authorities within the County, and 9,449 assisted units dispersed throughout the County specifically restricted for low-income households. These 18,221 subsidized/assisted units represent only 3.6% of the 503,364 total housing units in the County.</p> <p>Pinellas County has a significant owner and rental housing affordability issue. Countywide, 48% of owner households with mortgages exceeded HUD affordability (30%), of which 38% exceeded the 35% threshold. Half the County's cities had 50% or more owner households exceeding HUD standards. Renter affordability is worse than owner. Fifty-six percent of Countywide renter households report gross rents exceeding HUD 30% affordability standard, 45% of which exceeded the 35% threshold. Every municipality, except Belleair Shores, exceeded the 30% affordability threshold, Kenneth City reporting 81% of its rental households exceeded HUD standards.</p> <p>Pinellas County's stock of commercial structures is an aging suburban style commercial development. A vast majority of commercial development has become substandard, not meeting the current building and development codes lending to general overall blight throughout the County.</p>
<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>The public participation process to determine the needs of activities of the urban county included public hearings and consultation with public and private agencies that provide assisted/affordable housing, including the Pinellas County, Clearwater, Dunedin and Tarpon Springs public housing authorities, health service agencies, homeless service providers, and social and human service providers. The Consortium consulted these entities throughout the year concerning ongoing topics of mutual interest and preparation of the Consolidated Plan. Consultation occurred via e-mail, meetings, forums for discussion, or through the survey instrument. In some cases, specific reports and plans of the agencies were utilized in the preparation of the Plan.</p> <p>Input on priority needs was gathered through a Public Outreach Forum held in October of 2014, a public hearing held in January of 2015 and an online citizen survey.</p>
<p><b>Identify the needs in this target area.</b></p>	<p>As with other identified target areas, the urban county is in need of transportation mobility improvements that serve</p>

		adults trying to get to grocery stores and healthcare and for youth and young adults trying to get to recreational opportunities and educational locations such as Pinellas Technical Education Center (PTEC). Improved housing conditions and programs to stimulate the development of in-fill housing, promote increased home ownership. Improved property management of rental units owned by out-of-the-area and out-of-state property owners. Limited funding to address a substantial amount of infrastructure needs. The fact that there is no currently undeveloped land on which to develop new housing, businesses, or facilities, and the resultant need for all such improvements to be accomplished on a redevelopment basis.
	<b>What are the opportunities for improvement in this target area?</b>	Past hurricanes and the recent economic downturn has left agencies that serve low- and moderate-income residents and households with special needs struggling to afford liability insurance. Additionally, because of the recent economic downturn, nonprofit agencies have experienced a decline in charitable contributions. Many agencies are in need of funding for capital improvements to ensure the facilities in which services to low- and moderate-income residents and households are in adequate condition from which to provide services.
	<b>Are there barriers to improvement in this target area?</b>	Public and private funding is very limited for community development and housing activities. With low/mod census tracts and block groups and housing needs located throughout the County, it is impossible to identify funding for all areas of need in the County.
<b>8</b>	<b>Area Name:</b>	Countywide
	<b>Area Type:</b>	Other
	<b>Other Target Area Description:</b>	Other
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Pinellas County consists of unincorporated Pinellas County area, as well as 24 municipalities.
	<b>Include specific housing and commercial characteristics of this target area.</b>	<p>Pinellas County is unique because it is a peninsula and complex due to the urban nature of the County and its 24 municipalities, type and price of housing throughout the County, age of housing, and lack of affordable housing.</p> <p>Pinellas County is highly urbanized and is the most densely populated County in Florida. This urbanization, its attractive location for seasonal residents and tourists, coupled with lack of greenfield or vacant properties for development, increases</p>



	<p>the overall value and price of available, permit-able properties, and impacts the location, type and cost of existing and future housing.</p> <p>Pinellas County's housing need is very spatially diverse with low- and moderate census tracts and block groups geographically located throughout the urban county. According to 2010 Census figures, the County had over 26,000 homes exceeding \$500,000 and 5,900 units exceeding \$1 million. Eleven of the 24 municipalities, including Belleair and ten beach communities, had a median value exceeding \$350,000. At the same time, the County had only 8,772 subsidized units provided by the five Housing Authorities within the County, and 9,449 assisted units dispersed throughout the County specifically restricted for low-income households. These 18,221 subsidized/assisted units represent only 3.6% of the 503,364 total housing units in the County.</p> <p>Pinellas County has a significant owner and rental housing affordability issue. Countywide, 48% of owner households with mortgages exceeded HUD affordability (30%), of which 38% exceeded the 35% threshold. Half the County's cities had 50% or more owner households exceeding HUD standards. Renter affordability is worse than owner. Fifty-six percent of Countywide renter households report gross rents exceeding HUD 30% affordability standard, 45% of which exceeded the 35% threshold. Every municipality, except Belleair Shores, exceeded the 30% affordability threshold, Kenneth City reporting 81% of its rental households exceeded HUD standards.</p> <p>Pinellas County's stock of commercial structures is an aging suburban style commercial development. A vast majority of commercial development has become substandard, not meeting the current building and development codes leading to general overall blight throughout the County.</p>
<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>The public participation process to determine the needs of activities of the urban county included public hearings and consultation with public and private agencies that provide assisted/affordable housing, including the Pinellas County, Clearwater, Dunedin and Tarpon Springs public housing authorities, health service agencies, homeless service providers, and social and human service providers. The Consortium consulted these entities throughout the year concerning ongoing topics of mutual interest and preparation of the Consolidated Plan. Consultation occurred via e-mail, meetings, forums for discussion, or through the survey instrument. In some cases, specific reports and plans of the</p>



	<p>agencies were utilized in the preparation of the Plan.</p> <p>Input on priority needs was gathered through a Public Outreach Forum held in October of 2014, a public hearing held in January of 2015 and an online citizen survey.</p>
<b>Identify the needs in this target area.</b>	<p>As with other identified target areas, the urban county is in need of transportation mobility improvements that serve adults trying to get to grocery stores and healthcare and for youth and young adults trying to get to recreational opportunities and educational locations such as Pinellas Technical Education Center (PTEC). Improved housing conditions and programs to stimulate the development of in-fill housing, promote increased home ownership. Improved property management of rental units owned by out-of-the-area and out-of-state property owners. Limited funding to address a substantial amount of infrastructure needs. The fact that there is no currently undeveloped land on which to develop new housing, businesses, or facilities, and the resultant need for all such improvements to be accomplished on a redevelopment basis.</p> <p>Although countywide, these needs are identified, Pinellas County will focus funding on addressing the needs in local designated target areas and the urban county. Countywide activities will include housing activities that address affordable housing countywide. The County will direct applicants of public facility and public service activities in entitlement jurisdictions receiving Federal Community Planning and Development grants, to the specific jurisdiction. The County may jointly fund activities that serve a majority of urban county residents.</p>
<b>What are the opportunities for improvement in this target area?</b>	<p>Past hurricanes and the recent economic downturn has left agencies that serve low- and moderate-income residents and households with special needs struggling to afford liability insurance. Additionally, because of the recent economic downturn, nonprofit agencies have experienced a decline in charitable contributions. Many agencies are in need of funding for capital improvements to ensure the facilities in which services to low- and moderate-income residents and households are in adequate condition from which to provide services.</p>
<b>Are there barriers to improvement in this target area?</b>	<p>Public and private funding is very limited for community development and housing activities. With low/mod census tracts and block groups and housing needs located throughout the County, it is impossible to identify funding for all areas of need in the County.</p>

## General Allocation Priorities

### Describe the basis for allocating investments geographically within the state

Pinellas County allocates investments geographically within its jurisdiction by utilizing a target area concept. 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- and moderate-income as determined through HUD generated Low- and Moderate-Income Summary Data or slum/blight areas as designated by the local government.

The target area concept does not preclude the possibility that there will be projects selected that may operate county-wide, or within the boundaries of the urban county, or otherwise outside of one of the identified local target areas.

Housing programs are available throughout the Urban County, with a focus on areas with a concentration of older housing, as well as in special targeted areas.

### SP-25 Priority Needs - 91.415, 91.215(a)(2)

#### Priority Needs

Table 49 – Priority Needs Summary		
1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly

		Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Dansville Redevelopment Area Greater Ridgecrest Area Central Lealman Target Area Tarpon Springs Target Area High Point Target Area East Lealman Target Area
	<b>Associated Goals</b>	Preservation of Owner Housing Preservation of Rental Housing Production of Owner Housing Production of Rental Housing Homeownership Opportunities Housing Services Rental Assistance Administration
	<b>Description</b>	Pinellas County has a need for the production of new and/or preservation of affordable owner and renter housing for low- and moderate-income households in Pinellas County. This priority will be addressed using the following established programs: Housing Preservation Program - facilitate the preservation of affordable homeowner and rental units through rehabilitation and/or acquisition; Housing Production Program - facilitate the construction of affordable single-family and multifamily units through new construction and/or acquisition; and Homeownership Opportunities Program - facilitate education of prospective and existing homeowners through counseling services and provide financial assistance to home buyers in the form of down payment and closing cost assistance.
	<b>Basis for Relative Priority</b>	Data, consultation, and public input all reveal a need for affordable housing in Pinellas County. A 2012 Housing Market Study prepared for the Housing Finance Authority of Pinellas County shows that based on 2010 Census data, Pinellas County has a significant affordability issue with both ownership and rental housing. Countywide, 48% of owner households pay more than 30% of their income for housing, with 38% paying more than 35%. Countywide, 56% of renter households pay gross rents exceeding the 30% affordability standard, with 45% exceeding the 35%+ threshold. Families paying more than 30% of their income for housing are considered cost burdened and may have difficulties affording other necessities such as food, clothing, medical care and transportation.
<b>2</b>	<b>Priority Need Name</b>	Homeless
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate

		Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Dansville Redevelopment Area Greater Ridgecrest Area Central Lealman Target Area Tarpon Springs Target Area High Point Target Area East Lealman Target Area
	<b>Associated Goals</b>	Public Facility Improvements Public Services Neighborhood Improvements Rental Assistance Emergency Shelter and Transitional Housing Administration
	<b>Description</b>	The County has identified a countywide need to reduce and prevent homelessness. Activities include the improvement, conversion, and operational support of emergency shelters and homeless and homelessness prevention activities including rental assistance.
	<b>Basis for Relative Priority</b>	Data from the 2014 and 2015 Point-in-Time Counts as well as from the CoC Application identifies a great need for shelter beds for chronic homeless persons and for families with children to get the off the streets quickly and into safe shelters. Additionally, a great need is identified for increasing the number of permanent supportive housing for chronic homeless families with children, those who go in/out of homelessness often and where adults in the family have a disability, often behavioral health.
<b>3</b>	<b>Priority Need Name</b>	Non-Homeless Special Needs
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Elderly Frail Elderly

		Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Dansville Redevelopment Area Greater Ridgecrest Area Central Lealman Target Area Tarpon Springs Target Area High Point Target Area East Lealman Target Area
	<b>Associated Goals</b>	Public Facility Improvements Public Services Neighborhood Improvements Preservation of Rental Housing Production of Rental Housing Administration
	<b>Description</b>	The County has identified a need for the improvement, expansion, and operational support of public facilities serving persons with special needs.
	<b>Basis for Relative Priority</b>	Data, consultation, and public input all reveal a need for housing and services for non-homeless special needs populations in Pinellas County. Input was obtained at the Outreach Forum in October 2014, the priority needs public hearing in January 2015, and through the online community survey.
<b>4</b>	<b>Priority Need Name</b>	Non-Housing Community Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities

	Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
<b>Geographic Areas Affected</b>	Dansville Redevelopment Area Greater Ridgecrest Area Central Lealman Target Area Tarpon Springs Target Area High Point Target Area East Lealman Target Area
<b>Associated Goals</b>	Elimination of Slum and Blight Public Facility Improvements Public Services Code Enforcement Neighborhood Improvements Administration
<b>Description</b>	The County has identified a need for holistic physical revitalization/redevelopment of older low-income neighborhoods and commercial areas. These activities include physical improvements such as roads, storm drainage, water and sewer sidewalks and landscaping; public facilities such as parks, recreation areas, senior centers, community centers and public safety facilities; along with neighborhood clean-ups, code enforcement, the demolition of unsafe structures and historic preservation.
<b>Basis for Relative Priority</b>	Data, consultation, and public input all reveal a need for housing and services for community development needs in Pinellas County. Input was obtained at the Outreach Forum in October 2014, the priority needs public hearing in January 2015, and through the online community survey.

### Narrative (Optional)

The County has identified a need for holistic physical revitalization/redevelopment of older low-income neighborhoods and commercial areas. These activities include physical improvements such as roads, storm drainage, water and sewer sidewalks and landscaping; public facilities such as parks, recreation areas, senior centers, community centers and public safety facilities; along with neighborhood clean-ups, code enforcement, the demolition of unsafe structures and historic preservation. Additionally, in areas outside targeted areas, the County has identified a need for the improvement, expansion, and operational support of public facilities serving low- and moderate-income persons.

## SP-30 Influence of Market Conditions - 91.415, 91.215(b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	High level of cost burden and severe cost burden among low- and moderate-income households. Lack of affordable rentals will cause rents for the HCV program to increase, thus the number of families that can be served will decrease.
TBRA for Non-Homeless Special Needs	High level of cost burden and severe cost burden among low- and moderate-income households, including households with special needs.
New Unit Production	Age and characteristics of housing stock, number of affordable and public housing units available.
Rehabilitation	Age and characteristics of housing stock, number of households with one or more housing problems (substandard housing). Majority of housing inventory over 40 years old; increasing costs to rehabilitate.
Acquisition, including preservation	Demand in rental housing due to escalation in housing prices, tight credit and foreclosure/short sales.
Table 50 – Influence of Market Conditions	

## SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

### Introduction

As funds continue to decline at the Federal, State and local levels, it is important that local governments look at possibilities of leveraging existing resources so they will have a greater impact. Based on fiscal year 15-16 funding levels, Pinellas County would receive approximately \$22.4 million in Federal CDBG, HOME, and ESG funds through the Consolidated Plan period to address priority needs and goals identified in the Plan. These funds are expected to leverage local, State and private funds.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	2,407,689	85,000	0	2,492,689	9,970,756	CDBG funds will be used to support the priority programs: Target Area Improvements, Public Facility Improvements, Public Services, Public Infrastructure, Housing, and for program administration.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab	975,709	800,000	0	1,775,709	7,102,836	HOME funding will be used to support the following priority programs: Housing Preservation, Housing Production, Homeownership Promotion and for program administration.



Program	Source	Uses of Funds	Expected Amount Available Year 1				Expected	Narrative Description
		New construction for ownership TBRA						
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	215,925	0	0	215,925	863,700	ESG funds will be used to support the following priority program: Homeless and Homelessness Prevention Services, for emergency shelter renovations and essential services and operations, and for program administration.
Other	public - federal	Admin and Planning Housing Rapid re-housing (rental assistance) Rental Assistance Services TBRA Transitional housing Other	3,914,556	0	0	3,914,556	15,658,224	CoC funds awarded for permanent housing - supportive and rapid re-housing, transitional housing, HMIS, safe havens and CoC planning.
Other	public - state	Acquisition Admin and Planning Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction	3,041,376	0	0	3,041,376	12,165,504	Pinellas County anticipates receiving approximately \$15M in allocation and \$4M in program income. SHIP funds will be used to support the following priority programs: Housing Preservation, Housing Production, Homeownership Promotion and for program administration. SHIP funds are used to meet the local 25% match requirement for the HOME Program.

Program	Source	Uses of Funds	Expected Amount Available Year 1				Expected	Narrative Description
		for ownership Services						
Other	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	320,000	Pinellas County anticipates receiving approximately \$80,000 annually in program income generated from the original allocations of Housing Trust Fund. Funds will be used to support the following priority programs: Housing Preservation, Housing Production, Homeownership Promotion and for program administration. HTF funds are used to meet the local 25% match requirement for the HOME Program.
<b>Table 51 - Anticipated Resources</b>								

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

Pinellas County makes every reasonable effort to leverage financial support from other sources for projects receiving federal grant funds. CDBG program applicants must identify project funding from other sources as part of the competitive application process. As part of the project selection process, projects with other non-federal leverage funding receive additional points based on the amount of other non-federal funding contributed to the project. This process encourages applicants to structure project funding to include additional private, state and local resources to leverage federal funds.

With HOME program funds, the Consortium uses HOME funds to provide down payment and closing cost assistance, leveraging private first mortgage funding. HOME program funds are also used in support of affordable housing development projects, leveraging other federal, state, local and private project funding. Leverage funds for affordable housing development are usually in the form of Low Income Housing Tax Credits, Tax Exempt Bond Financing, State or local funding, and/or private developer contributions.

In addition to HOME funding, Pinellas County uses State Housing Initiatives Partnership (SHIP) funding to address affordable housing needs and meet identified affordable housing goals. The twenty-five (25) percent match requirement for the HOME Program comes principally from State Housing Initiatives Partnership (SHIP) dollars. These are local funds disbursed by the State from a State document stamp tax. SHIP activities that are identified as HOME "look-alike" activities are tracked as HOME Match activities. Program income or recaptured funds from these match activities are designated as HOME and used for future HOME eligible activities.

Pinellas County will match Emergency Solutions Grant funds using County local general funds allocated to activities that are consistent with the following eligible ESG components: street outreach, emergency shelter, homelessness prevention, rapid re-housing and homeless management information system.

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

The County's Real Estate Management Department distributes a list of properties available for tax deed sale and prosperities escheating to the County government after seven years of non-payment of taxes. Community Development and Planning Division staff reviews the list of properties for suitability as affordable housing if sufficient funding exists for acquisition and/or maintenance/holding costs until the property is developed/rehabilitated.

**Discussion**

As stated, the County utilizes SHIP funds to meet the local 25 percent match requirement for the HOME Program. The cooperation between the two programs enhances the program's effectiveness by affording more residents housing opportunities that would not be available to them otherwise. The State requires that 65 percent of the SHIP allocation be expended on home ownership activities and 75 percent be expended on construction activities.

Pinellas County will use up to 15% of its annual allocation, plus 15% of prior year program income to determine the resources available to fund public service activities for each fiscal year. For fiscal year 2015-16, the annual allocation is \$2,407,689 (15% - approx \$361,153). In May of 2015, at the time of project selection/funding determinations, Pinellas County had received \$521,339.04 in program income for fiscal year 2014-15 (15% - approx. \$78,200). Based on the allocation and prior year program income, Pinellas County can fund up to \$439,353 in public service activities and remain in compliance with the public service cap. As detailed in AP-38, Project Summary, Pinellas County has identified five public service activities that will receive a total of \$433,519 in CDBG funding.

#### **SP-40 Institutional Delivery Structure - 91.415, 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Pinellas County Planning Department	Government	Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Pinellas County Housing Finance Authority	Other	Ownership Rental	Jurisdiction
Bright Community Trust	Sponsor	Ownership Rental	Jurisdiction
Pinellas County Human Services	Government	Homelessness Rental public services	Jurisdiction
Pinellas County Homeless Leadership Board	Continuum of care	Homelessness	
Pinellas County Housing Authority	PHA	Public Housing	Jurisdiction
Tarpon Springs Housing Authority	PHA	Public Housing	Jurisdiction
Local Municipalities	Government	public facilities	Jurisdiction
Homeless Emergency Project, Inc.	Non-profit organizations	Homelessness public facilities public services	Jurisdiction
Catholic Charities - Diocese of St Petersburg	Non-profit organizations	Homelessness	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Nonprofit Organizations	Non-profit organizations	Homelessness Non-homeless special needs public facilities public services	Jurisdiction
Contemporary Housing Alternatives	CHDO	Rental	Jurisdiction
Forprofit/Nonprofit Developers	Private Industry	Ownership Rental	
Largo	Government	Ownership Rental	Jurisdiction
<b>Table 52 - Institutional Delivery Structure</b>			

### Assess of Strengths and Gaps in the Institutional Delivery System

Pinellas County is the lead agency in a HOME consortium with the City of Largo. The County has a history of coordinating with other governments and agencies in the implementation of CDBG, HOME, and ESG funded activities.

Non-profit agencies receiving CDBG, HOME, and ESG funding will primarily carry out the activities established in the Consolidated Plan in conjunction with the County. 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.

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. Funding for these agencies is inadequate for the needs they are expected to meet.

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 the County especially in light of the reduction in Federal and State funding.

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.

With respect to specific gaps, the County will continue efforts to improve the coordination between homeless supportive services, housing providers and the Continuum of Care.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X		
Transportation	X	X	
<b>Other</b>			
	X	X	
<b>Table 53 - Homeless Prevention Services Summary</b>			

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The Human Services Department assists low-income individuals in need of services to achieve a higher level of self-sufficiency and/or that need access to quality health care. The Department directly operates programs through three service areas: the Pinellas County Health Program, the Mobile Medical Unit, and the Homeless Prevention and Self-Sufficiency Programs. Of the Department's directly operated programs, the Mobile Medical Unit (detailed in the previous section) and Homeless Prevention and Self-Sufficiency programs provide services targeted to the homeless population.

The Homeless Prevention and Self-Sufficiency Programs provide financial assistance to homeless families with children, disability advocacy for permanently disabled County residents, and veteran's services for veterans. The programs target high poverty zone areas throughout the County and focus on individuals who are disabled and need assistance applying for federal benefits, employed homeless families with children seeking

affordable, permanent housing, and veterans who need assistance with obtaining federal benefits, with a special focus on homeless veterans.

The Disability Advocacy Program coordinates with our Pinellas County Health Program to assist with the medical documents needed for Supplemental Security Income or Social Security Disability Insurance applications. Limited financial assistance to permanently disabled individuals is provided for utilities, food, transportation, and medical exams for disability determination.

Pinellas County provides \$12.9 million in support for homeless programs in the community through the Department of Human Services and the Public Defender and Sheriff's Offices. Through these entities, the County provides funding for 24 community agencies and the Department to operate 21 services tailored to homeless individuals and also provides the majority of funding for Safe Harbor, a shelter for homeless men and women that is operated by the Sheriff's Office.

86% of the County's homeless initiative funding is through the Department of Human Services – either through direct services or through contracts, matches, and pass-through funding for community agencies. Of the total \$12.9 million Pinellas County has allocated to homeless initiatives in the community, almost 50% goes to supportive services; 35% is allocated for housing and shelter services, which include direct services at shelters; 7% is allocated for health services, including behavioral health and substance abuse treatment; 5% is allocated for jail diversion programs; 3% is allocated for other services, including the Tampa Bay Information Network and the Homeless Leadership Board; and 1% is allocated for food services, including food banks and food pantries.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Funding is always a gap in the delivery of services for special needs populations and persons experiencing homelessness. Florida remains one of the states that provide the lowest amount of funding for special needs populations. We rank number 48 in funding per person for those with mental illness; we rank in the lowest 10% for services for those with disabilities, and for services for the elderly, so without the ability to address these basic needs, it remains a challenge to address homelessness that comes along with those needs.

Pinellas County does have very strong mental/behavioral/substance abuse agencies in our community, but funding continues to decline, making it more difficult to keep up with the on-going need. Our agencies have a very collaborative mind set which makes a big difference in trying to be innovative and find solutions. Recently, a Family Services Initiative was created to keep families out of homelessness and it has been very successful thus far. Currently, a chronic family pilot program is being started to address the needs, both housing and services.

In addition to agency direct service programs, Pinellas County Human Services also manages contracts for matches, grants or pass-through dollars allocated to community agencies. Several of these agencies operate programs and services that serve the homeless population. After Department review, it is evident that the investments in support services and housing for homeless prevention and intervention are too small to meet

the rising rates and needs of the homeless in Pinellas County. There is a significant gap between the demand for homeless services and the ability to pay for such services. The County could see improvements to this by ensuring a more comprehensive, integrated, and County-wide management of homeless programs and funding, as well as finding alternative ways to fund these programs.

The current funding model for homeless services in Pinellas County is disjointed, at best, and it relies heavily on local taxpayers to fund programs through the County. Generating more efficient, coordinated funding in Pinellas County to combat the growing problem of homelessness in the communities is essential—not only for homeless communities but for the County’s economic and social viability.

In order to build a sustainable, comprehensive, and integrated homeless continuum of care in the County, it is important to first understand the types of programs and services that are available to homeless residents and how provider agencies are coordinating and collaborating among one another. Once data can be properly analyzed, the County can begin to identify gaps in care and design a continuum with a single point of entry and a complement of services that address the many needs of the homeless population – including physical health, behavioral health, substance abuse disorders, housing, and employment. It is also necessary to manage the sources of funding that support homeless services throughout the County. By consolidating contracts and streamlining services, the County can more efficiently target the right kind of care to those who need in most and work with homeless individuals and families to transition them back to permanent housing and economic self-sufficiency. A helpful tool for the long-term vitality of a homeless services continuum of care is to utilize a diverse mix of funding sources, including: federal, state, local, and foundation grant opportunities or a dedicated source of funding such as the Penny for Pinellas Program. Pinellas County continues to explore viable funding and program models for the homeless continuum of care seeks to provide a comprehensive approach to homelessness.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The Consortium, in conjunction with the municipalities, elected officials, citizens, non-profit agencies, and for-profit organizations, will continue networking and trying to assess what residents need and how best to meet those needs. Keeping the private and public sector aware of all services provided will be a key objective for the Consortium.

Pinellas County aims to effectively and efficiently provide services that support individuals and sustain viable neighborhoods. The County will design programs and target resources to combat the negative contributing factors that have prolonged poverty. In order to best meet the strategic direction of the Board, the Department will concentrate on programs and services that assist individuals with improving their housing, achieving self-sufficiency, and accessing necessary services. At the community level, the Planning Department will produce new affordable housing, preserve the existing housing stock, promote home ownership, and support community vitality and improvement efforts.

Collaboration opportunities to deliver services are being identified among Consortium members, the Housing Authorities, and community agencies including the Homeless Leadership Board, Juvenile Welfare Board and



the Office of Human Rights. The Department will continue to strengthen these ties by making all interested parties aware of the various housing opportunities as they become available. Other services will be assessed, such as transportation, medical, nutrition, and social services, and networked together to overcome gaps. The Department is the liaison enhancing coordination between public and private housing and social service agencies and is fostering public housing improvements and resident initiatives to address the barriers to economic self-sufficiency and reverse the negative cycle of poverty. The necessary change could only happen through collaboration among all stakeholders. The Economic Impact of Poverty Report in 2012 and later the Economic Innovation and Leadership Symposium in October 2014 that focused on the economic importance of redeveloping the communities that need it the most, provided a foundation for collaborative discussion among multiple entities across all sectors on how best to serve those most in need in Pinellas County and change the negative course that these communities were on. With a renewed commitment to change, the County and its partners have embarked on a journey to improve the quality of life for all Pinellas County residents.

**SP-45 Goals - 91.415, 91.215(a)(4)**

**Goals Summary Information**

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Public Facility Improvements	2015	2019	Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Dansville Redevelopment Area Greater Ridgecrest Area Central Lealman Target Area Tarpon Springs Target Area High Point Target Area Countywide East Lealman Target Area	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$3,077,049	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
Public Services	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development	Dansville Redevelopment Area Greater Ridgecrest Area Central Lealman Target Area Tarpon Springs Target Area High Point Target Area Countywide East Lealman Target Area	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$1,929,131	Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
Elimination of Slum and Blight	2015	2019	Non-Housing Community Development	Dansville Redevelopment Area Greater Ridgecrest Area Central Lealman Target Area Tarpon Springs Target Area High Point Target Area Urban County	Non-Housing Community Development	CDBG: \$2,025,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25000 Persons Assisted  Buildings Demolished:

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
				East Lealman Target Area			5 Buildings
Code Enforcement	2015	2019	Non-Housing Community Development	Dansville Redevelopment Area Greater Ridgecrest Area Central Lealman Target Area Tarpon Springs Target Area High Point Target Area Urban County East Lealman Target Area	Non-Housing Community Development	CDBG: \$425,000	Housing Code Enforcement/Foreclosed Property Care: 25000 Household Housing Unit
Neighborhood Improvements	2015	2019	Non-Housing Community Development	Dansville Redevelopment Area Greater Ridgecrest Area Central Lealman Target Area Tarpon Springs Target Area High Point Target Area Urban County East Lealman Target Area	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$2,514,580	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted  Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
Preservation of Owner Housing	2015	2019	Affordable Housing	Dansville Redevelopment Area Greater Ridgecrest Area Central Lealman Target Area Tarpon Springs Target Area High Point Target Area Urban County East Lealman Target Area	Affordable Housing	HOME: \$1,000,000 SHIP Program: \$1,000,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit
Preservation of Rental Housing	2015	2019	Affordable Housing Non-Homeless Special Needs	Dansville Redevelopment Area Greater Ridgecrest Area Central Lealman Target Area Tarpon Springs Target Area	Affordable Housing Non-Homeless Special	HOME: \$3,008,915 SHIP Program: \$4,000,000	Rental units rehabilitated: 50 Household Housing Unit

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
				High Point Target Area Countywide East Lealman Target Area	Needs	local: \$360,000	
Production of Owner Housing	2015	2019	Affordable Housing	Dansville Redevelopment Area Greater Ridgecrest Area Central Lealman Target Area Tarpon Springs Target Area High Point Target Area Urban County East Lealman Target Area	Affordable Housing	HOME: \$1,000,000 SHIP Program: \$1,080,000	Homeowner Housing Added: 15 Household Housing Unit
Production of Rental Housing	2015	2019	Affordable Housing Non-Homeless Special Needs	Dansville Redevelopment Area Greater Ridgecrest Area Central Lealman Target Area Tarpon Springs Target Area High Point Target Area Countywide East Lealman Target Area	Affordable Housing Non-Homeless Special Needs	HOME: \$2,231,780 SHIP Program: \$4,431,190	Rental units constructed: 50 Household Housing Unit
Homeownership Opportunities	2015	2019	Affordable Housing	Dansville Redevelopment Area Greater Ridgecrest Area Central Lealman Target Area Tarpon Springs Target Area High Point Target Area Urban County East Lealman Target Area	Affordable Housing	HOME: \$750,000 SHIP Program: \$2,500,000	Direct Financial Assistance to Homebuyers: 20 Households Assisted
Housing Services	2015	2019	Affordable Housing	Dansville Redevelopment Area Greater Ridgecrest Area Central Lealman Target Area Tarpon Springs Target Area	Affordable Housing	SHIP Program: \$875,000	Public service activities for Low/Moderate Income Housing Benefit: 500 Households Assisted

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
				High Point Target Area Countywide East Lealman Target Area			
Rental Assistance	2015	2019	Affordable Housing Homeless	Dansville Redevelopment Area Greater Ridgecrest Area Central Lealman Target Area Tarpon Springs Target Area High Point Target Area Countywide East Lealman Target Area	Affordable Housing Homeless	ESG: \$998,655	Tenant-based rental assistance / Rapid Re-housing: 125 Households Assisted  Homelessness Prevention: 125 Persons Assisted
Emergency Shelter and Transitional Housing	2015	2019	Homeless	Dansville Redevelopment Area Greater Ridgecrest Area Central Lealman Target Area Tarpon Springs Target Area High Point Target Area Countywide East Lealman Target Area	Homeless	federal: \$19,572,780	Overnight/Emergency Shelter/Transitional Housing Beds added: 5 Beds  Housing for Homeless added: 5 Household Housing Unit
Administration	2015	2019	Administration	Countywide	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$2,492,685 HOME: \$887,850 ESG: \$80,970 SHIP Program: \$1,320,690 federal: \$0 local: \$40,000	Other: 0 Other

**Table 54 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Public Facility Improvements
	<b>Goal Description</b>	Provide funding for the acquisition, design/engineering and/or construction/rehabilitation of facilities providing services to extremely low- to moderate-income residents, including homeless and special needs populations.
2	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Provide funding for operating expenses at public facilities that serve low- and moderate-income residents, including homeless and special needs populations.
3	<b>Goal Name</b>	Elimination of Slum and Blight
	<b>Goal Description</b>	Provide funding to eliminate or prevent slum and blight to assist in restoring economic vitality in blighted special districts or on a spot basis. Includes façade improvements and physical improvements in special districts, and demolition of residential, commercial, or publicly owned substandard structures.
4	<b>Goal Name</b>	Code Enforcement
	<b>Goal Description</b>	Provide funding for the payment of salaries and overhead costs directly related to the enforcement of local codes in deteriorating or deteriorated areas where such enforcement, together with public and private improvements, rehabilitation, or services to be provided, may be expected to arrest the decline of the slum or blighted area.
5	<b>Goal Name</b>	Neighborhood Improvements
	<b>Goal Description</b>	Provide funding for activities in NRSAs, Target Areas, and HUD designated Low-Mod Areas to improve the communities and neighborhoods making them more livable or viable. Includes public facility improvements (acquisition, design/engineering and/or construction/rehabilitation of public facilities), public services (operating expenses at public facilities), physical improvements (design/construction of infrastructure, streetscape improvements; acquisition/maintenance of land for publicly owned improvements; beautification campaigns including cleanups, incentive programs, costs associated with street lighting districts, litter control, neighborhood signage and landscaping), and comprehensive neighborhood planning for identification of future target areas if adequate financial resources, including staff resources, are available.
6	<b>Goal Name</b>	Preservation of Owner Housing
	<b>Goal Description</b>	Provide funding for the acquisition and/or rehabilitation/expansion of low- and moderate-income owner occupied housing.
7	<b>Goal Name</b>	Preservation of Rental Housing
	<b>Goal Description</b>	Provide funding for the acquisition and/or rehabilitation of affordable mixed-income rental housing, including permanent supportive housing for special needs populations.
8	<b>Goal Name</b>	Production of Owner Housing
	<b>Goal Description</b>	Provide funding for the acquisition and/or construction of new owner housing units.
9	<b>Goal Name</b>	Production of Rental Housing
	<b>Goal Description</b>	Provide funding for the acquisition and/or construction of new affordable mixed-income rental units, including permanent supportive housing for special needs populations.
10	<b>Goal Name</b>	Homeownership Opportunities
	<b>Goal Description</b>	Provide funding for direct homeownership assistance to low- and moderate-income homebuyers including up to 50% of down payment costs and closing cost assistance, including housing counseling to homebuyers.

11	<b>Goal Name</b>	Housing Services
	<b>Goal Description</b>	Provide funding for credit counseling and homeownership training assistance to prospective low- and moderate-income homebuyers.
12	<b>Goal Name</b>	Rental Assistance
	<b>Goal Description</b>	Provide funding for rental assistance and security/utility deposits for homelessness prevention of households/individuals at risk of becoming homeless or re-housing of households/individuals experiencing homelessness.
13	<b>Goal Name</b>	Emergency Shelter and Transitional Housing
	<b>Goal Description</b>	Provide funding for the acquisition, construction, and/or rehabilitation of emergency shelter beds and/or permanent supportive housing for homeless individuals/households and individuals/households transitioning out of homelessness.
14	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	General planning and administration costs associated with administering Federal CDBG, HOME, and ESG funds; State SHIP funds and local Housing Trust Funds (HTF).

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Pinellas County estimates the preservation or production of 155 units of affordable owner or rental housing for extremely low-, low- and/or moderate-income households over the five year period covered by the Consolidated Plan using CDBG and HOME funds.

**SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)**

**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The Public Housing Authorities within the Consortia do not have a requirement by a Section 504 Voluntary Compliance Agreement to increase the number of accessible units.

**Activities to Increase Resident Involvements**

Resident initiative is strongly encouraged by the PCHA administration. The PCHA has established regular monthly tenant meetings in all complexes. However, the tenant participation is very poor. In a few complexes, tenants do attend the monthly meetings and give their input. The PCHA has prepared By-laws and a Resident Association Management Agreement. Several public housing residents have been sent to different Resident Initiative Programs conducted by RAHRO, NAHRO, and other groups on occasions when a Resident Initiative Workshop was offered.

PCHA has Family Self-Sufficiency and Resident Opportunity Self-Sufficiency programs in place for all assisted residents who volunteer to participate. As part of the funding requirement, Pinellas County incorporated continued work/job training program requirements for applicant preference at the Landings at Cross Bayou apartments into the management plan for the community in an effort to assure incentives to self-sufficiency for continued occupancy at the revitalized development.

PCHA has a Housing Choice Voucher Homeownership Program which allows first time homeowners to use their Housing Choice Voucher to help meet monthly homeowner expenses. Program participants are required to participate in homeownership counseling sessions to learn more about home buying and financing.

The Dunedin Housing Authority (DHA) has a Resident Advisory Board that submits comments on the Annual and Five Year Plans submitted by DHA to the U.S. Department of Housing and Urban Development. DHA also partners with the St. Petersburg and Clearwater Housing Authorities each year to host a Father's Day Event.

The County encourages public housing residents to become more involved in management and participate in homeownership by funding down payment assistance programs and providing homeownership workshops, provide technical assistance, and home maintenance workshops that are available to public housing residents.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

No

**Plan to remove the 'troubled' designation**

Not applicable. The Pinellas County Housing Authority, Dunedin Housing Authority and the Tarpon Springs Housing Authority are not designated as "troubled" by HUD or performing poorly. If a "troubled" designation should occur, the County will provide any financial or other assistance possible to improve its operations to remove such designation.

**SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)**

**Barriers to Affordable Housing**

Affordable housing barriers can result from well-meaning activities that are not intended to affect the cost of housing, but do. This includes actions such as setback requirements for public safety purposes, landscaping requirements to beautify areas, and density limitations for transportation effects. Several factors exist that impede the development of affordable housing in Pinellas County. Government review processes prolong development timelines resulting in increased per unit housing development costs. Impact fees, charged to defray the cost of constructing and maintaining water, sewer and transportation systems, can increase the costs of single and multifamily developments approximately 4 to 5%. Zoning and Land Use Codes can restrict unit density, impacting the supply of affordable housing. These policies, although enacted to protect general public welfare, hinder the development of affordable housing.

Pinellas County has developed systems for review of local ordinances that may impact affordable housing. The County completes an impact analysis for every land use or code change if the proposed change has any relationship to affordable housing. Often times, the County receives a zoning and/or land use request for an affordable housing project which necessitates an extensive analysis, using the Pinellas County Comprehensive Plan as the basis for the review. Land use and zoning are always controversial items. The governing agency is



limiting the action that can be taken by an individual on his property. Finding the line between the best use of the land for the individual and for the community is a very difficult issue. Building codes can affect the cost of housing; but they are, for the most part, out of the local government's hands. The State government sets the rules for codes; local governments must implement them. The State has increased the cost of housing significantly with various measures over the last few years. New codes for windows, aimed at hurricane wind protection, have increased the cost for those items. New anchoring systems for manufactured housing have caused an increased price in their installation. There is little doubt for the necessity of these actions; however, there is an increase to the cost of housing.

In order to offset these barriers, Pinellas County established an Affordable Housing Incentive Program to provide private sector builders and developers with regulatory and financial incentives to produce affordable housing. Both the Consortium and the City of Largo have affordable housing incentive programs that provide expedited review to affordable housing projects; and offer incentives, such as density bonuses, transfer of development rights, zero-lot line subdivisions, and some reductions in regulations. The County will also waive development fees and reimburse the developer for impact fees paid for affordable housing projects.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Extremely low- and low-income households of all types are underserved with respect to affordable housing. In order to overcome this gap, the Consortium has included strategies to provide additional affordable rental and owner housing opportunities. These strategies include the acquisition, rehabilitation and new construction of rental housing units using federal funds to leverage state and private funding sources. Furthermore, strategies to address the need for affordable owner housing include single family rehabilitation, new construction of owner housing units and first-time homeownership assistance.

The County continues to operate an incentive program to encourage affordable housing. Incentives include an expedited permitting process, allowance of increased density levels, reduction of parking and setback requirements, and use of an established process to consider, before adoption, proposed land development code changes that may have a significant impact on the construction cost of housing.

The Housing Finance Authority of Pinellas County created a community land trust to enable land costs to be diminished in the development equation, making the end product more affordable. Pinellas County citizens, on March 3, 2007, voted to extend the Penny for Pinellas for another ten-year period from 2010 to 2020. The Affordable Housing Land Assembly Fund was identified as a project in the Housing, Jobs, and Human Services Classification with strong public support and a sixty-nine percent (69%) high to medium priority. Due to the significant decrease in actual and projected Penny revenue, the total recommended allocation was reduced from \$30 million to \$15 million during Capital Improvements budget planning. Additionally, expenditure of the funds was placed in the outer years of the Capital Improvement Program.

It was anticipated that funding would be used to purchase and assemble land that would be suitable for creation of affordable workforce housing and mixed-use developments. These properties could be located anywhere in the County and remain under County ownership in the Community Land Trust Program. The land, however, would be leased to employers, residents and/or developers. Lease revenue, payments in lieu of

taxes, or other similar means would be used to continually replenish the fund and perpetuate the assembly program. In FY 2013, the Board approved moving the Affordable Housing Land Assembly Fund forward in the Capital Improvement Program from FY 2017, 2018, and 2019 to FY 2014, 2015 and 2016. This action sets the stage for alignment of major initiatives in housing, economic development and transportation, and may prove to be an effective cost saving measure that has not been identified in individual plan initiatives.

The County will continue to proactively support, develop, and maintain affordable housing. Utilizing CDBG, HOME, NSP (Rounds 1, 2, and 3), ESG, State SHIP and local Housing Trust Fund dollars, the County will continue to assist current renters to remain in their rental units or be housed in more affordable units, assist households to become home owners through down payment assistance and mortgage financing, assist existing homeowners to preserve their homes through rehabilitation, ensure the long term affordability of rental units through the Pinellas Community Land Trust, and acquire/ construct new affordable rental and owner units. The County continues to support local and national housing policies and continues to educate and inform citizens, as well as elected local officials, of the need for affordable housing. The County continues its efforts to educate citizens about barriers that can be eliminated, such as poor credit. This is done through staff educational efforts, as well as through agencies that provide credit counseling.

#### **SP-60 Homelessness Strategy - 91.415, 91.215(d)**

**Describe how the jurisdiction's strategic plan goals contribute to:**

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

The Pinellas County Homeless Leadership Board leads the County's homeless prevention efforts to ensure collaboration with the Ten-Year Plan to End Homelessness (Plan). The 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 mission of the Homeless Leadership Board (HLB) is to prevent, reduce, and end homelessness in Pinellas County.

Specific actions of the HLB, as specified in the Plan, include prevention, outreach, intake and obtainable housing. The HLB is responsible for setting and implementing policies for the homeless services system; coordinating the SuperNOFA process - 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 enable homeless persons to 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 homeless needs; coordinating between Interlocal Agreement entities; and advocating for effective homeless/at-risk services at the Federal, State and local levels.

Street Outreach Teams are charged with finding unsheltered individuals most reluctant to ask for help. The CoC has five 2-person Teams & 3 youth/young adult outreach workers who work to overcome fears that services are a trap or that they will be refused services. The first team was created in 2006, with the other teams following until we had the 5 teams completely formulated by 2009. The Teams work most often with families/children, chronic homeless & unaccompanied youth/young adults. The Teams build 'street' trust especially with families certain that they will lose children if they ask for help and with individuals with mental health issues, through repeated low-key, non-judgmental contact. Youth/young adults are found through repeated casual contact, quarters for laundry, social media, and success helping others.

Pinellas County's 2014 Annual Housing Assessment Report revealed the availability of resources, such as shelter beds and affordable and adequate permanent housing, have not increased over the years. For the first time, Pinellas County has surpassed larger counties such as Miami-Dade and counties with traditionally high rates of homelessness, such as Hillsborough. In order to address the unsustainable growth of homeless rates in Pinellas County, an integrative countywide homeless service delivery system is needed.

Pinellas County supports and encourages the ongoing efforts of the Homeless Leadership Board and understands that the Continuum of Care process is vital in addressing the needs of homeless persons living in the County. The COC is the basis for the objectives, strategies, and proposed accomplishments set by the County for the next five years to address homeless needs. Additional information on specific County initiatives, see the Additional Information Related to Questions in the Plan section of the attachments.

### **Addressing the emergency and transitional housing needs of homeless persons**

The estimated unmet need of emergency and transitional housing is based upon the status of the current inventory. The Pinellas County Consortium has analyzed the priority needs established for the CoC and had many discussions with CoC staff and members to identify housing and supportive services needs. This analysis provided the basis for assigning priorities to the long-term needs of the homeless population.

Emergency Solution Grant funds may be used for emergency sheltering because of the recognized need to have shelter beds for chronic homeless persons and for families with children to get them off the street quickly and in safe shelter. Families with children from those shelters are eligible for Rapid Re-Housing to get them back into permanent housing. Each year, based on applications received for funding, the County may allocate a maximum of 60% of ESG funds for emergency shelters. Additionally, CDBG funds may be used for funding transitional and permanent supportive housing projects and for operation funding at emergency shelters.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The Emergency Solutions Grant is primarily used to prevent homelessness and rapidly re-house those that have become homeless. The County allocates a minimum of 40% of ESG funds on prevention or Rapid Re-

Housing (RRH) activities. Over the past 4 years, the County has allocated 100% of ESG funds on homelessness prevention and rapid re-housing. The County coordinates with the Juvenile Welfare Board (JWB) Family Service Initiative, which provides a range of prevention assistance to families/children (may include very-short term shelter & case management to remain in/get new housing). The County funds 211 telephone operators to connect at-risk families/persons with prevention resources including Emergency Food & Shelter projects.

The Human Services Department Family Housing Assistance Program will address the housing needs of homeless individuals and families with children. Additionally, Pinellas County Human Services provides funding to Boley for maintenance of permanent supportive housing; to Homeless Emergency Project and WestCare for emergency shelters; to WestCare for transitional housing; to Directions for Living and Operation PAR for street outreach related to housing; and Catholic Charities for Pinellas Hope transitional housing.

Tarpon Springs Housing Authority (TSHA), an active member of the Homeless Leadership Board's Providers Council works with RCS to permanently house disabled veterans' families. TSHA has a homeless priority for housing, and permanently houses homeless individuals through its Home Share program (facilitates matching of home owners & homeless renters and monitors progress regularly).

The Pinellas County Housing Authority (PCHA) CEO sits on the HLB & staff is active on Providers Council. PCHA has a homeless priority, providing up to 75 Housing Choice Vouchers annually for homeless coming from transitional housing or emergency shelters, and work with the VA and CoC on more than 250 (545 - 315 Pinellas County Housing Authority and 230 with St. Pete Housing Authority) HUD/VASH certificates.

The HLB efforts of creating a Coordinated Intake and Assessment Program are being implemented throughout 2015 with the integration of the SPDAT system within the HMIS system. This process will allow any homeless person or family to enter the system in a coordinated manner and have the ability to track them as they move strategically through our system of care.

In addition, the Continuum of Care will begin using HMIS to formally monitor returns to homelessness from permanent housing programs (Rapid Re-Housing, PSH, PH). This process will be the monitoring base of the System Quality Improvement Committee performance outcome monitoring/evaluation system used to set goals & measure performance for the continuum. HLB & HMIS staff are starting monthly performance review sessions, setting a baseline in the next 60 days for returns to homelessness from permanent housing. Continual monitoring/ tracking of families/individuals who return to homelessness will evaluate the measures taken to reduce the chance of return. The most critical steps now are enrollment in cash/non-cash mainstream resources prior to exit & ongoing case management/contact with the person/family; this is in place for many PH/PSH programs but not for family rapid re-housing. Another step being explored is improved employment/job keeping skills training for all exiters.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The Homeless Leadership Board works with appropriate local and State governments to ensure that persons leaving publicly funded institutions or systems of care are discharged to the community to a specific address to prevent homelessness and the need to access homeless services. The Ten-Year Plan to End Homelessness in Pinellas County continues to provide the oversight of discharge planning.

The communities have set practices to address youth aging out of foster care and individuals being released from health care facilities, mental health facilities and correctional facilities. More detailed information of the practices for these categories can be found in the Additional Information Related to Questions in the Plan section of the attachments.

#### **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

##### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Consortium members incorporate the current procedures for hazard reduction or LBP abatement guidelines as defined in 24 CFR Part 35 in every program where Federal funds are expended on a housing unit. The purpose of the regulation is to protect young children from lead-based paint hazards in housing that is receiving assistance from the Federal government or is being acquired or disposed of by the government. All houses built prior to 1978 and purchased by the County for housing rehabilitation and stabilization are subject to the Lead-Safe Housing Rule Checklist and associated guidance to assure compliance with the Lead-Safe Housing Rule.

Pinellas County's Planning Department 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 and inspect for defective paint surfaces of pre-1978 properties. A department staff member, certified as a Risk Assessor, orders and reviews paint inspections, risk assessments and clearance testing of suspect properties done by licensed testing professionals. Utilization of trained and certified lead professionals assures safe and effective lead hazard control work. Any defective paint conditions found are included in the scope of work and treatment provided to the defective areas. Interior chewable surfaces are treated as necessary.

The Florida Department of Health in Pinellas County (DOH - Pinellas) is the primary agency for addressing lead poisoning in the community as lead poisoning is listed as a notifiable disease in Chapter 64D-3, Florida Administrative Code. The CDC recommends routine lead screening for children in the 1-4 age groups who are Medicaid-enrolled or eligible, foreign-born, and other identified high risk. Although the expiration of the grant funding and current budgetary constraints have limited lead screening and case management activities, the

agency still responds to reported cases of lead poisoning as determined by local pediatricians and health care providers throughout Pinellas County.

The DOH- Pinellas performs epidemiological investigations to assure initiation of appropriate follow-up care, prevent occurrence of new cases, and gather data on lead poisoning cases to target future interventions. For children identified with high blood lead levels, a lead assessment of their home is recommended. A specialist performs inspections and risk assessments at no charge for families with children having elevated BLL, family day care homes, and day care centers. Additionally, for individuals without reported elevated blood lead levels, there is an established fee for performed assessments. DOH-Pinellas works to identify lead-based paint hazards in the environment. The goal of the lead poisoning case investigation is to reduce the child's BLL to below the level of concern (10µg/dL) by preventing continued exposure and improving nutrition.

**How are the actions listed above related to the extent of lead poisoning and hazards?**

Lead is a highly toxic metal used for many years in products found in and around homes. Lead may cause a range of health effects, from behavioral problems and learning disabilities to seizures and death. Children under the age of six are considered to be at the highest risk since they can absorb a greater percentage of lead from their environment and are more vulnerable to the toxic effects of lead. Research suggests the primary sources of lead exposure for most children are deteriorating lead-based paint, lead contaminated residential dust and soil, and lead contaminated consumer products.

**How are the actions listed above integrated into housing policies and procedures?**

Consortium members incorporate the current procedures for hazard reduction or LBP abatement guidelines as defined in 24 CFR Part 35 in every program where Federal funds are expended on a housing unit. The purpose of the regulation is to protect young children from lead-based paint hazards in housing that is receiving assistance from the Federal government or is being acquired or disposed of by the government. All houses built prior to 1978 and purchased by the County for housing rehabilitation and stabilization are subject to the Lead-Safe Housing Rule Checklist and associated guidance to assure compliance with the Lead-Safe Housing Rule.

The County follows procedures as specified in applicable regulations and, specifically, those detailed in Title X. The Department and its representatives provide all required notifications to owners and occupants and inspect for defective paint surfaces of pre-1978 properties. All Department policies and procedures conform to Title X. A certified risk assessor on staff orders and reviews paint inspections, risk assessments and clearance testing of suspect properties done by licensed testing professionals. Any defective paint conditions found are included in the scope of work and treatment provided to the defective areas.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

As detailed throughout the discussions about the priority needs identified by the Consortium, and the goals and objectives established to address those needs, the County hopes to reduce the number of poverty-level families by targeting CDBG, HOME, ESG and local funds to projects that will provide services to foster self-sufficiency, in conjunction with the provision of housing, shelter and other public facilities. The overriding goal of the County is to provide the environment and tools necessary to enable all Consortium residents to realize a greater degree of economic stability. Initiatives aimed at eradicating poverty must address a variety of inter-related social issues: disparities in education and training, access to health care, family troubles, crime, unemployment, inadequate housing, deteriorating neighborhoods, transportation challenges, etc.

In FY 15/16, the Human Services Department is recommending that the Board of County Commissioners provide \$100,000 to fund the Behavior Health Integrated Information Platform (Care Connect) Project. This project is designed to establish an integrated behavioral health platform between local behavioral health partners within the community. This project will leverage the existing common platforms at Boley Centers, Operation PAR, Gulf Coast Community Care, Suncoast Center, Personal Enrichment for Mental Health Services, and Directions for Living to establish a real time referral and clinical information sharing system across providers.

The Disability Advocacy Program coordinates with the Pinellas County Health Program to assist with the medical documents needed for Supplemental Security Income or Social Security Disability Insurance applications. Limited financial assistance to permanently disabled individuals provides for utilities, food, transportation, and medical exams for disability determination.

Additionally, the Homeless Leadership Board and Pinellas County Human Services Department have recommended that the County provide \$100,000 in FY 15/16, to fund the SSI/SSDI Outreach, Access, and Recovery (SOAR) Program to increase access to disability income benefits for homeless individuals with mental illness and/or co-occurring substance abuse disorders. This program will expand partnerships with the Public Defender and St. Vincent DePaul.

The Homeless Families with Children Program provides case management to up to sixty (60) highly motivated working families with a desire to transition from homelessness into economic self-sufficiency through customized family plans that include assistance with locating housing, paying rent and/or security deposits, utilities, food, transportation, work assistance or retraining. Financial coaching services are also provided to assist families with budgeting and establishing or restoring credit. This helps increase their level of self-sufficiency while in the program and increases their chances of remaining self-sufficient once they exit the program. Families enrolled in the program also have a monthly savings requirement and contribute towards their rent mid-way through the program.

The Veterans Services Program has changed to increase its focus on homeless veterans. Traditional and homeless veterans may receive services under any of the Homeless Prevention and Self-Sufficiency Programs

they qualify for and may receive medical assistance through the Pinellas County Health Program until their veteran's medical benefits are determined and received.

Pinellas County continues to provide technical assistance and financial support to the programs already in existence to transition families to independent living, and to provide safe neighborhoods and decent housing. Additional information on organizations and/or programs that support the County's anti-poverty strategy is provided in the attachment titled "Additional Information Related to Questions in the Plan.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The anti-poverty strategy ties together the housing, homeless, public housing, and non-housing community development strategies as one overall plan for reducing the number of families that fall below the poverty level. The Strategic Plan goals and objectives noted throughout the Consolidated Plan promote self-sufficiency and empowerment to low- and moderate-income persons.

Homelessness is caused by the inability of people to pay for and remain stably housed; thus it is impacted by both income and the affordability of available housing. Recent economic factors such as the number of low-income households that spend more than 50% of their incomes on rent (known as "severely housing cost burdened"), uneven recovery in employment sectors, the lagging rise in incomes of the working poor, and high foreclosure activity have all contributed to an increase in homelessness in the country's metropolitan areas.

Pinellas County, as the lead agency in the implementation of the Consolidated Plan, will coordinate efforts among its many partner organizations to ensure that the goals outlined are met. Thus, initiatives aimed at eradicating poverty have to address a variety of interrelated social issues: disparities in education and training, access to health care facilities, family problems, crime, unemployment, inadequate housing, and deteriorating neighborhoods. The goal is to provide the opportunity for a living wage for all individuals and families, breaking the cycle of poverty and enabling persons to live in a decent, safe, and sound environment. The affordable housing goals, programs, and policies (see attachment "Additional Information Related to Questions in the Plan") set forth by the County are designed to help low- and moderate-income people who would not otherwise be able to afford housing become homeowners. Through the County's homeownership programs, income-eligible persons obtain skills in budgeting, taxes, insurance, and financing that are necessary to ensure long-term homeownership. Pinellas will continue to work closely with Homeless Leadership Board, faith-based and community-based non-profit organizations in order to serve area residents and provide opportunities to those in need.

These programs and policies allow for reduced housing costs, which allow a greater number of families below the poverty level to participate in many of the housing programs. These reduced cost measures allow for low- and very low-income families to spend considerably less income for higher quality housing.



## **SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The Consortium is responsible for ensuring funds are used in accordance with program requirements. County staff monitors activities described in the Plan. Due to space restraints, specific details of the County's monitoring procedures can be found in the Attachment titled Additional Information Related to Questions in the Plan.

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

As funds continue to decline at the Federal, State and local levels, it is important that local governments look at possibilities of leveraging existing resources so they will have a greater impact. Based on fiscal year 15-16 funding levels, Pinellas County would receive approximately \$22.4 million in Federal CDBG, HOME, and ESG funds through the Consolidated Plan period to address priority needs and goals identified in the Plan. These funds are expected to leverage local, State and private funds.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	2,407,689	85,000	0	2,492,689	9,970,756	CDBG funds will be used to support the priority programs: Target Area Improvements, Public Facility Improvements, Public Services, Public Infrastructure, Housing, and for program administration.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction	975,709	800,000	0	1,775,709	7,102,836	HOME funding will be used to support the following priority programs: Housing Preservation, Housing Production, Homeownership Promotion and for program administration.

Program	Source	Uses of Funds	Expected Amount Available Year 1				Expected	Narrative Description
		Multifamily rental rehab New construction for ownership TBRA						
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	215,925	0	0	215,925	863,700	ESG funds will be used to support the following priority program: Homeless and Homelessness Prevention Services, for emergency shelter renovations and essential services and operations, and for program administration.
Other	public - federal	Admin and Planning Housing Rapid re-housing (rental assistance) Rental Assistance Services TBRA Transitional housing Other	3,914,556	0	0	3,914,556	15,658,224	CoC funds awarded for permanent housing - supportive and rapid re-housing, transitional housing, HMIS, safe havens and CoC planning.
Other	public - state	Acquisition Admin and Planning Homebuyer assistance Homeowner rehab	3,041,376	0	0	3,041,376	12,165,504	Pinellas County anticipates receiving approximately \$15M in allocation and \$4M in program income. SHIP funds will be used to support the following priority programs: Housing Preservation, Housing Production, Homeownership Promotion and for program

Program	Source	Uses of Funds	Expected Amount Available Year 1				Expected	Narrative Description
		Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Services						administration. SHIP funds are used to meet the local 25% match requirement for the HOME Program.
Other	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	320,000	Pinellas County anticipates receiving approximately \$80,000 annually in program income generated from the original allocations of Housing Trust Fund. Funds will be used to support the following priority programs: Housing Preservation, Housing Production, Homeownership Promotion and for program administration. HTF funds are used to meet the local 25% match requirement for the HOME Program.

**Table 55 - 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**

Pinellas County makes every reasonable effort to leverage financial support from other sources for projects receiving federal grant funds. CDBG program applicants must identify project funding from other sources as part of the competitive application process. As part of the project selection process, projects with other non-federal leverage funding receive additional points based on the amount of other non-federal funding contributed to the project. This process encourages applicants to structure project funding to include additional private, state and local resources to leverage federal funds.

With HOME program funds, the Consortium uses HOME funds to provide down payment and closing cost assistance, leveraging private first mortgage funding. HOME program funds are also used in support of affordable housing development projects, leveraging other federal, state, local and private project funding. Leverage funds for affordable housing development are usually in the form of Low Income Housing Tax Credits, Tax Exempt Bond Financing, State or local funding, and/or private developer contributions.

In addition to HOME funding, Pinellas County uses State Housing Initiatives Partnership (SHIP) funding to address affordable housing needs and meet identified affordable housing goals. The twenty-five (25) percent match requirement for the HOME Program comes principally from State Housing Initiatives Partnership (SHIP) dollars. These are local funds disbursed by the State from a State document stamp tax. SHIP activities that are identified as HOME "look-alike" activities are tracked as HOME Match activities. Program income or recaptured funds from these match activities are designated as HOME and used for future HOME eligible activities.

Pinellas County will match Emergency Solutions Grant funds using County local general funds allocated to activities that are consistent with the following eligible ESG components: street outreach, emergency shelter, homelessness prevention, rapid re-housing and homeless management information system.

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

The County's Real Estate Management Department distributes a list of properties available for tax deed sale and prosperities escheating to the County government after seven years of non-payment of taxes. Community Development and Planning Division staff reviews the list of properties for suitability as affordable housing if sufficient funding exists for acquisition and/or maintenance/holding costs until the property is developed/rehabilitated.

**Discussion**

As stated, the County utilizes SHIP funds to meet the local 25 percent match requirement for the HOME Program. The cooperation between the two programs enhances the program's effectiveness by affording more residents housing opportunities that would not be available to them otherwise. The State requires that 65 percent of the SHIP allocation be expended on home ownership activities and 75 percent be expended on construction activities.

Pinellas County will use up to 15% of its annual allocation, plus 15% of prior year program income to determine the resources available to fund public service activities for each fiscal year. For fiscal year 2015-16, the annual allocation is \$2,407,689 (15% - approx \$361,153). In May of 2015, at the time of project selection/funding determinations, Pinellas County had received \$521,339.04 in program income for fiscal year 2014-15 (15% - approx. \$78,200). Based on the allocation and prior year program income, Pinellas County can fund up to \$439,353 in public service activities and remain in compliance with the public service cap. As detailed in AP-38, Project Summary, Pinellas County has identified five public service activities that will receive a total of \$433,519 in CDBG funding.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facility Improvements	2015	2019	Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$507,201	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 34590 Persons Assisted
2	Public Services	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$198,519	Public service activities other than Low/Moderate Income Housing Benefit: 412 Persons Assisted
3	Elimination of Slum and Blight	2015	2019	Non-Housing Community Development	Non-Housing Community Development	CDBG: \$525,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 9753 Persons Assisted
4	Code Enforcement	2015	2019	Non-Housing Community Development	Non-Housing Community Development	CDBG: \$85,000	Housing Code Enforcement/Foreclosed Property Care: 1500 Household Housing Unit
5	Neighborhood Improvements	2015	2019	Non-Housing Community Development	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$678,431	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 11178 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 1300 Persons Assisted Other: 50 Other

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
6	Preservation of Owner Housing	2015	2019	Affordable Housing	Affordable Housing	HOME: \$99,284	Homeowner Housing Rehabilitated: 2 Household Housing Unit
7	Preservation of Rental Housing	2015	2019	Affordable Housing Non-Homeless Special Needs	Affordable Housing Non-Homeless Special Needs	HOME: \$702,499	Rental units rehabilitated: 10 Household Housing Unit
9	Production of Rental Housing	2015	2019	Affordable Housing Non-Homeless Special Needs	Affordable Housing Non-Homeless Special Needs	HOME: \$646,356	Rental units constructed: 10 Household Housing Unit
10	Homeownership Opportunities	2015	2019	Affordable Housing	Affordable Housing	HOME: \$150,000	Direct Financial Assistance to Homebuyers: 12 Households Assisted
11	Rental Assistance	2015	2019	Affordable Housing Homeless	Affordable Housing Homeless	ESG: \$199,731	Tenant-based rental assistance / Rapid Re-housing: 25 Households Assisted Homelessness Prevention: 25 Persons Assisted
12	Administration	2015	2019	Administration	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$498,537 HOME: \$117,570 ESG: \$16,194 SHIP Program: \$264,138 local: \$8,000	Other: 0 Other
<b>Table 56 – Goals Summary</b>							



## Goal Descriptions

1	<b>Goal Name</b>	Public Facility Improvements
	<b>Goal Description</b>	Acquisition, design/engineering and/or construction/rehabilitation of facilities providing services to extremely low- to moderate-income residents, including homeless and special needs populations.
2	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Operating expenses at public facilities that serve low- and moderate-income residents, including homeless and special needs populations.
3	<b>Goal Name</b>	Elimination of Slum and Blight
	<b>Goal Description</b>	Eliminate or prevent slum and blight to assist in restoring economic vitality in blighted special districts or on a spot basis. Includes façade improvements and physical improvements in special districts, and demolition of residential, commercial, or publicly owned substandard structures.
4	<b>Goal Name</b>	Code Enforcement
	<b>Goal Description</b>	Payment of salaries and overhead costs directly related to the enforcement of local codes in deteriorating or deteriorated areas where such enforcement, together with public and private improvements, rehabilitation, or services to be provided, may be expected to arrest the decline of the slum or blighted area.
5	<b>Goal Name</b>	Neighborhood Improvements
	<b>Goal Description</b>	Activities in NRSAs, Target Areas, and HUD designated Low-Mod Areas to improve the communities and neighborhoods making them more livable or viable. Includes public facility improvements (acquisition, design/engineering and/or construction/rehabilitation of public facilities), public services (operating expenses for programs at public facilities), physical improvements (design/construction of infrastructure, streetscape improvements; acquisition/maintenance of land for publicly owned improvements; beautification campaigns including cleanups, incentive programs, costs associated with street lighting districts, litter control, neighborhood signage and landscaping), and comprehensive neighborhood planning for identification of future target areas if adequate financial resources, including staff resources, are available.
6	<b>Goal Name</b>	Preservation of Owner Housing
	<b>Goal Description</b>	Acquisition and/or rehabilitation/expansion of low- and moderate-income owner occupied housing.
7	<b>Goal Name</b>	Preservation of Rental Housing
	<b>Goal Description</b>	Acquisition and/or rehabilitation of affordable mixed-income rental housing, including permanent supportive housing for special needs populations.
9	<b>Goal Name</b>	Production of Rental Housing
	<b>Goal Description</b>	Acquisition and/or construction of new affordable mixed-income rental units, including permanent supportive housing for special needs populations.
10	<b>Goal Name</b>	Homeownership Opportunities
	<b>Goal Description</b>	Direct homeownership assistance to low- and moderate-income homebuyers including up to 50% of down payment costs and closing cost assistance, including housing counseling to homebuyers.

11	<b>Goal Name</b>	Rental Assistance
	<b>Goal Description</b>	Rental assistance and security/utility deposits for homelessness prevention of households/individuals at risk of becoming homeless or re-housing of households/individuals experiencing homelessness.
12	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

Pinellas County has identified the following Programs as a result of the needs identified in the Consolidated 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 has identified alternate activities or may add additional activities to the identified priority Programs.

#	Project Name
1	Target Area Improvement Program (SL-3)
2	Public Facility Improvement Program (SL-1)
3	Public Infrastructure Program (SL-3)
4	Public Services Program (SL-1)
5	Homeless and Homelessness Prevention Services Program (DH-2)
6	Housing Preservation Program (DH-1)
7	Housing Production Program (DH-1)
8	Homeownership Promotion Program (DH-2)
9	Administration
<b>Table 57 – Project Information</b>	

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

In making allocation recommendations, several factors were considered: activities must comply with CDBG national objectives; must address a priority identified in the Consolidated Strategic Plan; and must provide decent housing, a suitable living environment, or expand economic opportunities principally for low- and moderate-income persons. Pinellas County allocates investments geographically within its jurisdiction by utilizing a target area concept. 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- and moderate-income as determined through HUD generated Low- and Moderate-Income Summary Data or slum/blight areas as designated by the local government. 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.

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.

The primary obstacle to meeting needs of the underserved is the limited resources available to address the identified priorities. The County is not able to fund all project proposals received during the application cycle. In addition, some of the obstacles to meeting underserved needs are as follows:

1. The overall economic climate of the country and local government reductions in spending due to loss of property tax revenues 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-, 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's 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 and maintain housing due to recent rent increases. One of the barriers for these families is the inability to qualify for the housing due to credit issues and unemployment/underemployment.
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.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Target Area Improvement Program (SL-3)
	<b>Target Area</b>	Dansville Redevelopment Area Greater Ridgecrest Area Central Lealman Target Area Tarpon Springs Target Area High Point Target Area East Lealman Target Area
	<b>Goals Supported</b>	Neighborhood Improvements
	<b>Needs Addressed</b>	Non-Homeless Special Needs Non-Housing Community Development
	<b>Funding</b>	CDBG: \$443,432
	<b>Description</b>	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. National Objective: LMA Eligibility Citation(s): 570.201(a)(c)(d)(i) Objective: Suitable Living Environment Outcome: Sustainability National Objective, Objective, and Outcome are the same for all activities funded through the Target Area Improvement Program. All activities funded through this program will fall under one of the above identified Eligibility Citations.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	11,178 low- to moderate-income people and 50 low- to moderate-income households will benefit from activities proposed under the Target Area Improvement Program.
	<b>Location Description</b>	Activities funded under the Target Area Improvement Program are located in County NRSAs and Local Target Areas. Additionally, these specific activities located in NRSAs or Target Areas will be funded: <ul style="list-style-type: none"> <li>• Citizens Alliance for Progress - 401 E MLK Jr. Drive, Tarpon Springs</li> <li>• Greater Highpoint YMCA - 5345 Lural Place, Clearwater</li> <li>• Lealman and Asian Neighborhood Family Center - 4255 56th Avenue N, St. Petersburg</li> <li>• Pinellas County Urban Young Life - 12601 130th Avenue N, Largo</li> <li>• The Arc Tampa Bay - 16 S. Walton Avenue, Tarpon Springs</li> </ul>
	<b>Planned Activities</b>	Activities planned under the Target Area Improvement Program include the following: <ul style="list-style-type: none"> <li>• <u>Citizens Alliance for Progress Multi-Purpose Facility Design</u> - Schematic design/architectural/engineering plans for the future construction of a multi-purpose neighborhood facility in the Union Academy Neighborhood.</li> <li>• <u>Highpoint Branch YMCA Facility Rehabilitation</u> - Rehabilitation activities including replacing the pool slide tower and roofs on two activity buildings and site work improvements including re-grading and drainage,</li> </ul>

	<p>landscaping and site furnishings, and installing benches and trash receptacles at the Highpoint Branch YMCA.</p> <ul style="list-style-type: none"> <li>• <u>Lealman and Asian Neighborhood Family Center Acquisition and Expansion</u> - Acquisition of parcels to be used to provide green space for youth programs and activities in the Lealman neighborhood. Activity includes demolishing existing structures, site work, and design/engineering plans for future rehabilitation of existing structure. Activity will also include relocation required by the Uniform Relocation Act (URA).</li> <li>• <u>NRSA/Target Area Pre-Development</u> - Predevelopment activities of County-owned lots including, but not limited to, zoning approvals, platting, site work, legal, design, consulting, surveys, geotechnical studies and investigations, utility engineering and environmental assessments, other costs associated with property maintenance and site development; acquisition of signage easements and construction/installation of neighborhood signage.</li> <li>• <u>Pinellas County Urban Young Life Facility Rehabilitation</u> - Renovations and energy efficiency improvements including installing air conditioning units, flooring, an electrical panel, windows, laundry room cabinets, a nonslip patio coating, and fencing.</li> <li>• <u>The Arc Tampa Bay Tarpon Springs Day Program Facility Rehabilitation</u> - Security enhancements including installing a security gate, security lighting and security camera system at the Tarpon Springs Day Program facility serving adults with intellectual and developmental disabilities.</li> <li>• <u>Target Area Activity Delivery</u> - Staff and overhead costs directly related to carrying out activities under the Target Area Improvement Program.</li> </ul> <p>Alternate activities have been selected, subject to funding availability and project readiness:</p> <ul style="list-style-type: none"> <li>• <u>Central Lealman Target Area Land Acquisition</u> - Acquisition of land including appraisal, survey, environmental surveys and environmental cleanup activities for the rehabilitation or construction of housing and the development of stormwater retention and treatment facilities necessary to make identified drainage, road and pedestrian/bicyclist improvements in Lealman.</li> <li>• <u>Friends of Ridgecrest Land Acquisition and Expansion</u> - Acquisition of land for expansion of parking and rehabilitation of existing facility to provide services in the Greater Ridgecrest Area.</li> <li>• <u>Lealman Target Area Clearview Elementary Renovation</u> - Partial funding for renovations at the Clearview Elementary School facility to be used as a multi-purpose service center providing needed services and recreational activities in the Lealman community.</li> <li>• <u>Police Athletic League Facility Rehabilitation</u> - Rehabilitation activities to convert a County-owned metal building into an energy efficient, air conditioned facility used for providing youth programs in the Lealman community.</li> </ul>
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2	<b>Project Name</b>	Public Facility Improvement Program (SL-1)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Public Facility Improvements
	<b>Needs Addressed</b>	Homeless Non-Homeless Special Needs Non-Housing Community Development
	<b>Funding</b>	CDBG: \$507,201
	<b>Description</b>	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. National Objective: LMC Eligibility Citation(s): 570.201(a)(c)(d)(i) Objective: Suitable Living Environment Outcome: Availability/Accessibility National Objective, Objective, and Outcome are the same for all activities funded through the Public Facility Improvement Program. All activities funded through this program will fall under one of the above identified Eligibility Citations.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	34,590 low- to moderate-income people will benefit from activities under the Public Facility Improvement Program.
	<b>Location Description</b>	<ul style="list-style-type: none"> <li>• Family Resources - 3761 5th Avenue N, St. Petersburg</li> <li>• Kimberly Home - 114 N. Missouri Avenue, Clearwater</li> <li>• Religious Community Services - 700 Druid Road, Clearwater</li> <li>• Starting Right, Now - 4600 Haines Road, St. Petersburg</li> </ul>
	<b>Planned Activities</b>	<p>Activities planned under the Public Facility Improvement Program include the following:</p> <ul style="list-style-type: none"> <li>• <u>Family Resources Facility Rehabilitation</u> - Rehabilitation activities at SafePlace2Be youth shelter including installing flooring in common areas and bedrooms.</li> <li>• <u>Kimberly Home Acquisition</u> - Acquisition of land and demolition of existing structure in order to facilitate accessibility and security at Kimberly Home's complex allowing for future improvements to substandard parking conditions and providing access to homeless, transitional housing, and daycare services. Activity will also include relocation required by the Uniform Relocation Act (URA).</li> <li>• <u>Religious Community Services Food Bank Rehabilitation</u> - Energy efficiency improvements including installing air conditioning units and digital programmable thermostats, smoke detectors and strobe test stations at RCS Food Bank.</li> <li>• <u>Starting Right Now Harris Tips Elementary Renovation</u> - Partial funding for renovations of former Harris Tips Elementary to convert existing classrooms into residential dormitories for unaccompanied youth; installing a fire sprinkler system, a commercial kitchen, and ADA bathrooms; updating bathrooms for ADA accessibility; and updating overall finishes, materials, lighting, and electrical to current code.</li> </ul>

		<ul style="list-style-type: none"> <li>• <u>Public Facilities Activity Delivery</u> - Staff and overhead costs directly related to carrying out activities under the Public Facility Improvement Program.</li> </ul> <p>Alternate activities have been selected, subject to funding availability and project readiness:</p> <ul style="list-style-type: none"> <li>• <u>CASA Facility Rehabilitation</u> - Rehabilitation activities including the design/engineering/installation of a rooftop solar energy system.</li> <li>• <u>Directions for Living Facility Rehabilitation</u> - Rehabilitation activities including architectural/engineering plans and renovating existing space at the multi-use facility to create a multi-functional center for trauma-focused treatment and recovery for families and children.</li> <li>• <u>PARC Curry Villa Group Home Rehabilitation</u> - Rehabilitation of Curry Villa Group Home including replacing air conditioning unit and drinking fountains, upgrading the elevator, sealing the parking lot, constructing a private driveway and painting building exterior.</li> <li>• <u>WestCare Gulf Coast Florida Davis-Bradley Facility Rehabilitation</u> - Rehabilitation of the Davis-Bradley Community Involvement Center including installation of window air conditioning units, flooring, and doors and resurfacing parking lot.</li> <li>• <u>The Arc Tampa Bay Long Center Rehabilitation</u> - Rehabilitation activities including renovating bathrooms and install flooring, lighting and ceiling tiles and painting at the facility serving adults with intellectual and developmental disabilities.</li> </ul>
3	<b>Project Name</b>	Public Infrastructure Program (SL-3)
	<b>Target Area</b>	Urban County
	<b>Goals Supported</b>	Elimination of Slum and Blight
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$525,000
	<b>Description</b>	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. National Objective: LMA Eligibility Citation: 570.201(c) Objective: Suitable Living Environment Outcome: Sustainability National Objective, Eligibility Citation, Objective, and Outcome are the same for all activities funded through the Public Infrastructure Program.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	9,753 people will benefit from activities funded under the Public Infrastructure Program.
	<b>Location Description</b>	<ul style="list-style-type: none"> <li>• Dunedin Community Redevelopment Area (located in a HUD designated low-mod census tract)</li> <li>• Gulfport Waterfront Community Redevelopment Area (located in a HUD designated low-mod census tract)</li> </ul>
	<b>Planned Activities</b>	<p>Activities planned under the Public Infrastructure Program include the following:</p> <ul style="list-style-type: none"> <li>• <u>City of Dunedin Streetscape Project</u> - Partial funding for infrastructure</li> </ul>

		<p>improvements to Huntley Avenue including the reconstruction of right-of-way for on street parking, the installation of pavement markings, concrete paver brick sidewalks, landscaping, and a pedestrian connection to the Pinellas County Trail.</p> <ul style="list-style-type: none"> <li>• <u>City of Gulfport Shore Boulevard Recreational Trail &amp; Improvement Project Phase 1</u> - Partial funding for infrastructure improvements to Shore Boulevard including the installation of pedestrian and bicycle facilities, crosswalks, lighting fixtures, seating, landscaping, street finishings and signage, and renovations to the parking lot and restrooms at the Shore Blvd. beach access.</li> <li>• <u>Public Infrastructure Activity Delivery</u> - Staff and overhead costs directly related to carrying out activities under the Public Infrastructure Improvement Program.</li> </ul> <p>Alternate activities have been selected, subject to funding availability and project readiness:</p> <ul style="list-style-type: none"> <li>• <u>City of Oldsmar Water Main Replacement Project</u> - Replacement of corroded galvanized water main pipes with new PVC and HDPE pipe water lines and the installation of new service connections to existing homes to restore reliable, high quality water service and improve fire flow protection in Oldsmar's Community Redevelopment Area.</li> </ul>
4	<b>Project Name</b>	Public Services Program (SL-1)
	<b>Target Area</b>	<p>Dansville Redevelopment Area  Greater Ridgecrest Area  Central Lealman Target Area  Tarpon Springs Target Area  High Point Target Area  Countywide  Urban County  East Lealman Target Area</p>
	<b>Goals Supported</b>	<p>Public Services  Neighborhood Improvements</p>
	<b>Needs Addressed</b>	<p>Homeless  Non-Homeless Special Needs  Non-Housing Community Development</p>
	<b>Funding</b>	CDBG: \$433,519
	<b>Description</b>	<p>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. National Objective(s): LMC / LMA Eligibility Citation: 570.201(e) Objective: Suitable Living Environment Outcome: Availability/Accessibility Eligibility Citation, Objective, and Outcome are the same for all activities funded through the Public Services Program. All activities funded through this program will fall under one of the above identified National Objectives.</p>
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families</b>	42 elderly, 100 homeless, 240 disabled, and 1,330 low- to moderate-income people will benefit from activities funded under the Public Services Program.



that will benefit from the proposed activities	
<b>Location Description</b>	<ul style="list-style-type: none"> <li>• Directions for Living - 1437 S. Belcher Road, Clearwater</li> <li>• Gulfcoast Legal Services - 314 S. Missouri Avenue, Suite 109, Clearwater</li> <li>• Omni Center - 1801 119th Street, Largo</li> <li>• Lighthouse of Pinellas - 6925 112th Circle, Suite 103, Largo</li> <li>• Pinellas Opportunity Council Chore Services - households of elderly residents located in the Urban County</li> </ul>
<b>Planned Activities</b>	<p>Activities planned under the Public Services Program include the following:</p> <ul style="list-style-type: none"> <li>• <u>Directions for Living Operations</u> - Partial operating expenses and salaries of two (2) case managers and one (1) assistant supervisor of homeless services for Direction's homeless case management services.</li> <li>• <u>Gulfcoast Legal Services Fair Housing Program Operations</u> - Operating expenses and partial salaries of an attorney and paralegal related to the Fair Housing Program.</li> <li>• <u>Lighthouse of Pinellas Operations</u> - Partial salaries of case manager and counselor providing comprehensive independent living and vocational rehabilitation services to the blind and visually impaired.</li> <li>• <u>Omni Center Operations</u> - Partial funding for operating expenses including utilities, facility maintenance, janitorial supplies and service, aquatic chemicals, and base operational personnel costs at the YMCA, providing recreational programming to residents in the Greater Ridgecrest NRSA.</li> <li>• <u>Pinellas Opportunity Council Chore Services Operations</u> - Partial funding for operating expenses including utilities, rent and insurance for the Chore Services Program which provides heavy household cleaning, yard work and minor home repairs for the elderly.</li> </ul> <p>Alternate activities have been selected, subject to funding availability and project readiness:</p> <ul style="list-style-type: none"> <li>• <u>Catholic Charities Diocese of St. Petersburg Pinellas Hope Operations</u> - Operating expenses and essential service salaries of a full-time Vocational Rehabilitation Case Manager at Pinellas Hope emergency shelter.</li> <li>• <u>Gulfcoast Legal Services Housing Preservation Operations</u> - Partial funding of operating expenses related to the housing preservation program.</li> <li>• <u>Homeless Emergency Project Pathways Operations</u> - Partial salary of an outreach specialist and career counselor for the Pathways to Employment Program providing skills training to assist individuals achieve financial stability.</li> <li>• <u>NRSA/Target Area Neighborhood Cleanups</u> - Cleanup campaigns in Neighborhood Revitalization Strategy and Target Areas to remove trash and debris.</li> <li>• <u>Police Athletic League Operations</u> - Partial funding for operating expenses and salaries at PAL to provide recreational programming, youth development and social responsibility, health initiatives and family services.</li> </ul>

		<ul style="list-style-type: none"> <li>• <u>Religious Community Services Food Bank Operations</u> - Operating expenses and partial salaries for picking up donations and redistributing food to sub-distributing sites including area food pantries, homeless shelters, soup kitchens and special needs housing programs.</li> <li>• <u>The Local Community Housing Corporation Home Share Program Operations</u> - Salary of case worker for the Home Share Program matching affordable housing opportunities to home providers and home seekers.</li> <li>• <u>Van Gogh's Palette Vincent House Operations</u> - Partial funding for operating expenses including utilities and insurance at Vincent House which provides social and vocation skills training to persons with severe and persistent mental illness.</li> <li>• <u>WestCare Gulfcoast Florida Turning Point Operations</u> - Operating expenses and partial essential service salaries at Turning Point, an emergency intervention shelter and inebriate receiving facility for the homeless.</li> </ul>
5	<b>Project Name</b>	Homeless and Homelessness Prevention Services Program (DH-2)
	<b>Target Area</b>	Dansville Redevelopment Area Greater Ridgecrest Area Central Lealman Target Area Tarpon Springs Target Area High Point Target Area Urban County East Lealman Target Area
	<b>Goals Supported</b>	Rental Assistance
	<b>Needs Addressed</b>	Affordable Housing Homeless
	<b>Funding</b>	ESG: \$215,925 federal: \$3,914,556
	<b>Description</b>	Program facilitates providing essential services to shelter residents; rapidly re-housing homeless individuals and families and preventing families and individuals from becoming homeless by funding eligible activities within the following Emergency Solutions Grant Program components: Emergency Shelter; Homelessness Prevention; Rapid Re-Housing and Data Collection. National Objective: LMC Eligibility Citation(s): 570.103, 570.104, 570.105, 570.106, 570.107, and 570.108. Objective: Decent Housing Outcome: Affordability National Objective, Objective, and Outcome are the same for all activities funded through the Homeless and Homelessness Prevention Services Program. All activities funded through this program will fall under one of the above identified Eligibility Citations.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 individuals and/or households that are homeless or at-risk of homelessness will receive funding through the Community Housing Assistance Program.
	<b>Location Description</b>	<ul style="list-style-type: none"> <li>• Homeless or at-risk individuals/households located in the urban county</li> </ul>

		will receive assistance through the Community Housing Assistance Program.
	<b>Planned Activities</b>	<p>Activities planned under the Homeless and Homelessness Prevention Services Program include the following:</p> <ul style="list-style-type: none"> <li>• <u>Rental Assistance</u> - Assist with provision of stabilizing permanent housing by providing short-term financial assistance, including rent payments and security/utility deposits, to individuals and families experiencing homelessness or at risk of becoming homeless.</li> <li>• <u>Homeless and Homelessness Prevention Data Collection (HMIS)</u> - Staff costs related to the collection and entry of project-level beneficiary data into the Homeless Management Information System.</li> <li>• <u>Homeless and Homelessness Prevention Program Activity Delivery</u> - Staff costs directly related to carrying out rental assistance activities under the Homeless and Homelessness Prevention Services Program.</li> </ul> <p>Project includes \$16,194.38 for general planning and administration of ESG funds.</p>
<b>6</b>	<b>Project Name</b>	Housing Preservation Program (DH-1)
	<b>Target Area</b>	<p>Dansville Redevelopment Area  Greater Ridgecrest Area  Central Lealman Target Area  Tarpon Springs Target Area  High Point Target Area  Countywide  East Lealman Target Area</p>
	<b>Goals Supported</b>	<p>Code Enforcement  Preservation of Owner Housing  Preservation of Rental Housing</p>
	<b>Needs Addressed</b>	<p>Affordable Housing  Non-Homeless Special Needs</p>
	<b>Funding</b>	<p>CDBG: \$85,000  HOME: \$801,783  SHIP Program: \$1,000,000  local: \$72,000</p>
	<b>Description</b>	<p>Program facilitates the preservation of affordable homeowner and rental units through rehabilitation and/or acquisition. Applications are provided on a first come, first qualified, first served 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. If insufficient applications are received during FY15-16, committed funds may be reprogrammed to other projects without amending this Action Plan. CDBG National Objective: LMACDBG Eligibility Citation: 570.201 (k) CDBG Objective: Suitable Living Environment CDBG Outcome: Sustainability HOME Eligibility Citation(s): 92.206(a)(c)(d)&amp;(f) HOME Objective: Decent Housing HOME Outcome: Availability/Accessibility. All activities funded through this program will fall under one of the above identified National Objectives, Eligibility Citations, Objectives,</p>

		and Outcomes.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,514 low- to moderate-income households will benefit from activities funded under the Housing Preservation Program.
	<b>Location Description</b>	<ul style="list-style-type: none"> <li>• Code enforcement activities will be focused in County NRSAs and Target Areas.</li> <li>• Preservation of owner and renter households located in the jurisdiction of Pinellas County and the City of Largo.</li> </ul>
	<b>Planned Activities</b>	<p>Activities planned under the Housing Preservation Program include the following:</p> <ul style="list-style-type: none"> <li>• <u>City of Largo Single Family Rehabilitation Program</u> - Homeowner housing preservation through low-interest home improvement loans.</li> <li>• <u>Housing Preservation Programs</u> - Preservation of homeowner and/or rental housing, including permanent supportive housing for special needs populations, through acquisition and/or rehabilitation.</li> <li>• <u>NSRA/Target Area Code Enforcement</u> - Code enforcement activities in designated Neighborhood Revitalization Strategy Areas and Target Areas.</li> <li>• <u>Housing Preservation Activity Delivery</u> - Staff and overhead costs directly related to carrying out activities under the Housing Preservation Program.</li> </ul>
<b>7</b>	<b>Project Name</b>	Housing Production Program (DH-1)
	<b>Target Area</b>	<p>Dansville Redevelopment Area  Greater Ridgecrest Area  Central Lealman Target Area  Tarpon Springs Target Area  High Point Target Area  Countywide  East Lealman Target Area</p>
	<b>Goals Supported</b>	Production of Rental Housing
	<b>Needs Addressed</b>	<p>Affordable Housing  Non-Homeless Special Needs</p>
	<b>Funding</b>	<p>HOME: \$646,356  SHIP Program: \$1,102,238</p>
	<b>Description</b>	<p>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 15% CHDO set-aside funding requirements (Estimated at \$146,357). If insufficient applications are received during FY15-16, committed funds may be reprogrammed to other projects without amending this Action Plan. HOME Eligibility Citation(s): 92.206(a)(c)(d)&amp;(f) HOME Objective: Decent Housing HOME Outcome: Availability/Accessibility. All activities funded through this program will fall under one of the above identified National Objectives, Eligibility Citations, Objectives, and Outcomes.</p>
	<b>Target Date</b>	9/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 low- to moderate-income renter households will benefit from activities funded under the Housing Production Program.
	<b>Location Description</b>	<ul style="list-style-type: none"> <li>Production of renter households located in the jurisdiction of Pinellas County and the City of Largo</li> </ul>
	<b>Planned Activities</b>	<p>Activities planned under the Housing Production Program include the following:</p> <ul style="list-style-type: none"> <li><u>Housing Production Program</u> - Production of new affordable rental housing, including permanent supportive housing for special needs populations, through acquisition and/or new construction.</li> <li><u>Housing Production Activity Delivery</u> - Staff and overhead costs directly related to carrying out activities under the Housing Production Program.</li> </ul>
8	<b>Project Name</b>	Homeownership Promotion Program (DH-2)
	<b>Target Area</b>	<p>Dansville Redevelopment Area  Greater Ridgecrest Area  Central Lealman Target Area  Tarpon Springs Target Area  High Point Target Area  Urban County  East Lealman Target Area</p>
	<b>Goals Supported</b>	Homeownership Opportunities
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$150,000 SHIP Program: \$675,000
	<b>Description</b>	Program facilitates education of prospective and existing homeowners through counseling services and provides financial assistance to home buyers in the form of down payment and closing costs. If insufficient applications are received during FY15-16, committed funds may be reprogrammed to other projects without amending this Action Plan. HOME Eligibility Citation: 92.206(c) HOME Objective: Decent Housing HOME Outcome: Affordability National Objective, Eligibility Citation, Objective, and Outcome are the same for all activities funded through the Public Infrastructure Program.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	504 low- to moderate-income homebuyers will benefit from activities funded under the Homeownership Promotion Program.
	<b>Location Description</b>	<ul style="list-style-type: none"> <li>Homebuyers of housing located in the jurisdiction of Pinellas County and the City of Largo</li> </ul>
	<b>Planned Activities</b>	<p>Activities planned under the Homeownership Promotion Program include the following:</p> <ul style="list-style-type: none"> <li><u>City of Largo Down Payment Assistance Program</u> - Provide interest free down payment/closing cost assistance second mortgage to qualified homebuyers.</li> </ul>

		<ul style="list-style-type: none"> <li>• <u>Down Payment Assistance Programs</u> - Provide deferred payment, interest free second mortgages to qualified homebuyers.</li> <li>• <u>Housing Services</u> - Provide credit counseling, homeownership training, housing education and maintenance through counseling services to prospective low- and moderate-income homebuyers.</li> <li>• <u>Homeownership Assistance Activity Delivery</u> - Staff and overhead costs directly related to carrying out activities under the Homeownership Assistance Program.</li> </ul>
9	<b>Project Name</b>	Administration
	<b>Target Area</b>	Dansville Redevelopment Area Greater Ridgecrest Area Central Lealman Target Area Tarpon Springs Target Area High Point Target Area Countywide Urban County East Lealman Target Area
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development
	<b>Funding</b>	CDBG: \$498,537 HOME: \$177,570 SHIP Program: \$264,138 local: \$8,000
	<b>Description</b>	General planning and administration costs for CDBG and HOME programs.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	General planning and administration costs for CDBG and HOME Programs.

#### AP-50 Geographic Distribution - 91.420, 91.220(f)

##### 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 six County targeted areas, including two HUD approved Neighborhood Revitalization Strategy Areas (NRSA.) Targeted areas consist of low- and moderate-income concentration areas (51% or more of the population in the designated area has incomes at

or below 80% of Area Median Income) determined through HUD generated Low- and Moderate-Income Summary Data. The six target areas are the: Central Lealman Target Area (56.16% Low/Mod), Dansville Redevelopment Area-NRSA (53.46% Low/Mod), East Lealman Target Area (67.69% Low/Mod), Greater Highpoint Target Area (61.10% Low/Mod), Greater Ridgecrest Area-NRSA (55.72% Low/Mod), and Tarpon Springs Target Area (70.11% Low/Mod). Some target areas are also areas of minority concentration. Minority concentration exists when the total percentage of the minority populations exceeds 50% of the total population for the area. The Greater Ridgecrest Neighborhood Revitalization Area is an area of minority concentration with 58% of the area population being minorities. Additionally, funds will continue to be used to provide support for redevelopment activities in cooperating cities with slum/blight areas as designated by the local government.

Additional instances of low/mod income concentration and minority concentration can be found throughout the County, as seen in the maps included in the attachments. However, funding levels are not sufficient to allow the County to address the needs of all low and moderate income neighborhoods.

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	3
Greater Ridgecrest Area	7
Central Lealman Target Area	6
Tarpon Springs Target Area	3
High Point Target Area	2
Countywide	19
Urban County	60
<b>Table 58 - Geographic Distribution</b>	

#### Rationale for the priorities for allocating investments geographically

Pinellas County allocates investments geographically within its jurisdiction by utilizing a target area concept. 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 slum and blight definition of a locally 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 Dunedin, Gulfport, Indian Shores, Oldsmar, Pinellas Park, Safety Harbor and Tarpon Springs. 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.

## **Discussion**

The Pinellas County Board of County Commissioners' strategic vision is to improve the quality of life for Pinellas County residents and aims to have local municipalities, engaged citizens, and the County working together to better align resources, to revitalize and redevelop communities, and protect our natural resources.

In order to achieve this vision, the County analyzed the factors that contribute to systemic poverty in an effort to determine the needs of the community. This analysis, titled *Economic Impact of Poverty Report*, highlights seven factors that contribute to the cycle of poverty and drive the costs for combating poverty. The data identified five at-risk communities within the County. The five communities include East Tarpon Springs, North Greenwood, Highpoint, Lealman Corridor, and South St. Petersburg. Three of the five communities include areas that are County targeted areas: Tarpon Springs, Highpoint, and the Lealman Corridor. All five communities suffer from the same 7 factors: insufficient transportation, access to food, access to health care, poorer health, lower educational attainment, increased crime rates, higher unemployment, and inadequate and insufficient housing. In May 2012, the Board unanimously adopted the findings in the *Economic Impact of Poverty Report*, prioritized funding and services for the five at-risk zones, and instructed County Departments to begin to work with community partners to implement the Healthy Communities Initiative.



## Affordable Housing

### AP-55 Affordable Housing - 91.420, 91.220(g)

#### 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, ESG 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, providing short-term rental assistance to homeless or at-risk individuals and households, and providing down payment and closing cost assistance for low- and moderate-income households.

One Year Goals for the Number of Households to be Supported	
Homeless	25
Non-Homeless	59
Special-Needs	0
Total	84
Table 59 - 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	10
Rehab of Existing Units	12
Acquisition of Existing Units	12
Total	84
Table 60 - One Year Goals for Affordable Housing by Support Type	

#### Discussion

In 2015-2016, providing affordable housing will specifically be addressed by:

- Providing down payment/closing cost assistance to 12 low- to moderate-income homebuyers using HOME funds. State SHIP funds will also be used to provide assistance to additional households.
- Preservation of the existing housing stock through acquisition and/or rehabilitation, preserving 12 units of owner or renter housing for low- to moderate-income households using HOME funds. State SHIP and local HTF funds will also be used to preserve additional units.
- Production of new affordable housing through acquisition and/or rehabilitation, production 10 units of new renter housing for low- to moderate-income households using HOME funds. State SHIP and local HTF funds will also be used to produce additional units.
- Providing rental assistance to 50 low-income individuals/households using ESG funds.

Approximately \$1.6 million in 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.

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 SHIP funds available for fiscal year 2015-2016 is approximately \$3 million in allocation and program income. These funds will be used for homeowner rehabilitation activities, down payment assistance, rental rehabilitation and new construction, and housing services. Private funds available through local lending institutions will be leveraged by Federal funds. 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 mortgage financing 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 - 91.420, 91.220(h)**

### **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**

There is no specific public housing activities planned for the 2015-2016 fiscal year using federal program funds. However, Pinellas County is providing funding for the Greater Ridgecrest Area Master Plan, which includes Pinellas County Housing Authority's Rainbow Village public housing development and continues to explore joint projects with local housing authorities to preserve public housing units.

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

There are no activities planned for the 2015-2016 fiscal year.

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

Not applicable.

## Discussion

Housing authorities in Pinellas County are experiencing a loss of 100% HUD funded public housing and are moving towards affordable mixed-income new construction units, but still experiencing a net loss of units. Although no activities are planned for the 2015-2016 fiscal year using federal program funds, funds may 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, Dunedin Housing Authority and the Tarpon Springs Housing Authority will continue in order to identify opportunities to further address preservation of existing affordable housing units.

Pinellas County partnered with the City of Dunedin for the development of the nation's first net-zero affordable housing project known as Eco-Village, a 25-unit, green-certified, mixed-income townhome development aimed at promoting homeownership currently under construction. The County provided CDBG funds for the acquisition of three acres of land formerly occupied by Highlander Village, a Dunedin Housing Authority public housing complex that closed in 2002. The property, acquired with County funds, was placed in a land trust to ensure long term affordability.

In May of 2015, the Pinellas County Housing Authority celebrated the ribbon cutting for The Landings at Cross Bayou. The property, formerly French Villas public housing for families, is the first HUD Rental Assistance Demonstration (RAD) project to close in Florida, preserving the HUD subsidy for very-low income families. Pinellas County partnered with the Pinellas County Housing Authority on the development, providing \$300,000 in HOME funding towards the public-private mixed-financing of 184 one, two and three bedroom apartment homes. The new property has income-based rents through HUD's RAD program.

Pinellas County partners with the Pinellas County Housing Authority for administration of the County's Community Housing Assistance Program, providing ESG financial assistance to tenants with VASH Vouchers.

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### 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 (TBIN), the County's Homeless Management Information System (HMIS)); 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, and 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. The Homeless Leadership Board adopted strategies to stop individuals and families from becoming chronically 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 consistently fund 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 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 and 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 for homeless and at-risk families to go for help. Homeless and at-risk families call 2-1-1 and are directed to specific triage staff for short assessment.

Additionally, outreach to the homeless is done by 3 full-time and 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 and 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 emergency homeless shelter and jail diversion program designed to be a safe haven for the homeless, where they are assigned a case manager for assessment and referral to services, etc. Unaccompanied youth are 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 homeless shelter operated by Catholic Charities.

Pinellas County one-year goals will support to reach homeless persons by providing \$126,985 in CDBG funds to Directions for Living for partial operating expenses and salaries of two (2) case managers and one (1) assistance supervisor of homeless services for Direction's Homeless Services Program.

## **Addressing the emergency shelter and transitional housing needs of homeless persons**

Pinellas County one-year goals will support emergency and transitional housing needs by providing CDBG funding for several public facility improvement projects including:

- Rehabilitation at Family Resource's SafePlace2Be youth facility providing emergency and short term residence to troubled or at-risk homeless youth - \$13,000 in CDBG funding.
- Acquisition and demolition activities at Kimberly Home providing transitional housing for pregnant women - \$154,201 in CDBG funding.
- Rehabilitation at Starting Right, Now providing transitional housing for homeless and unaccompanied youth - \$300,000 in CDBG funding.

Additionally, several activities that serve homeless persons have been selected as alternate activities 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**

From FY2011 through FY2014, Emergency Solutions Grant funds were primarily used for homelessness prevention and rapid re-housing activities. Pinellas County will spend a minimum of 40% of ESG funds on prevention or re-housing activities, serving individuals and families through the Community Housing Assistance Program.

Pinellas County Human Services Department coordinates with the Juvenile Welfare Board (JWB) Family Service Initiative, which provides a range of prevention assistance to families/children (may include very-short term shelter and case management to remain in/secure new housing). The County funds 2-1-1 Tampa Bay Cares operators to connect at-risk families/persons with prevention resources including Emergency Food and Shelter projects. Additionally, Pinellas County is providing partial funding for the Homeless Leadership Board's Director position over the next year.

The Continuum of Care is exploring strategies and potential initiatives to shorten the period of time families are experiencing homelessness. The Pinellas County Human Services Department's Family Housing Assistance Program (FHAP) will address the housing needs of homeless individuals and families with children. Presently there are thirty (30) families being served by the program, an additional thirty (30) families being served by the program, an additional thirty (30) families are being screened for this 18-month program.

The Continuum of Care will begin using HMIS to formally monitor returns to homelessness from permanent housing programs (Rapid Re-Housing, Permanent Supportive Housing, PH). This process will be the monitoring base of the System Quality Improvement Committee performance outcome monitoring/evaluation system used to set goals and measure performance for the Continuum. HLB and HMIS staff meets monthly to review performance and identify a baseline for returns to homelessness from permanent housing. Continual

monitoring/tracking of families/individuals who return to homelessness will evaluate the measures taken to reduce the chance of return. The most critical steps now for the Continuum to assist families/individuals are enrollment in cash/non-cash mainstream resources prior to exit and ongoing case management/contact with the person/family; this is in place for many PH/PSH programs but not for family rapid re-housing.

**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.**

Pinellas County one-year goals will support helping low-income individuals and families avoid homelessness by providing ESG funds for the Homeless and Homelessness Prevention Program. The County will use its fiscal year 15/16 ESG funds to provide short-term rental assistance for families that are at risk of becoming homeless or to house families that are currently homeless. Additional prevention activities include outreach (affordable housing and fair housing rights), pre-purchase and post-purchase counseling, housing services, and eviction/foreclosure prevention.

The County 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.

Pinellas County stakeholders including the Pinellas County Human Services Department, Pinellas County Sheriff's Office, Public Defender's Office, Juvenile Welfare Board and the communities mental and behavioral healthcare providers are coming together to initiate a behavioral health high-utilizer pilot program. The pilot program will feature an integrated systems approach to target high utilizers of Pinellas County's public Baker Act facility and the County jail. As a part of the pilot, a Treatment Team will assess each participant using LOCUS (Behavioral Health assessment) and SPDAT (Housing and Case Management assessment) and design individual treatment plans which will include regular team engagement and counseling. The Case Manager(s) will link the participants to needed services as identified by the assessments, and provide follow-up to ensure services were received. The program will incorporate engagement, housing, and intensive treatment to stabilize participants and help them live independently or supported (e.g., permanent supportive housing) in the community. Participants will also be linked to entitlements and benefits they could potentially qualify for. The overarching anticipated benefits of the pilot are to end the costly cycle of recidivism in our jails, hospitals and baker act facilities. It allows funds to be redirected to serve more residents with the most effective, less costly services of behavioral health prevention and early intervention.

## **Discussion**

The Consortium is a member of the Pinellas County Homeless Leadership Board, formerly the Pinellas County Coalition for the Homeless, through the County's Human Services Department. The staffs of the Homeless Leadership Board, the County's Human Services Department and the Community Development and Planning

Division meet every other month to coordinate on issues of mutual concern and benefit. The Pinellas County Homeless Leadership Board prepares and updates 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. Additionally, this year the Homeless Leadership Board adopted a new strategic plan. 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 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, through the Human Services Department, also provides funding through its Homeless Initiatives Funding, for operating expenses and services for homeless shelters.

## **AP-75 Barriers to affordable housing - 91.420, 91.220(j)**

### **Introduction**

Pinellas County continues to work to eliminate barriers that limit the preservation and/or production 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, purchase prices are beginning to increase. This combined with 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 impede development of affordable housing in the County. Government review processes have prolonged development timelines resulting in increased per unit housing development costs. Impact fees, charged to defray the cost of constructing and maintaining water, sewer and transportation systems, can increase the costs of single and multifamily developments. Zoning and Land Use Codes can restrict unit density, impacting the supply of affordable housing. These policies, although enacted to protect general public welfare, hinder affordable housing development. Over the next year, Pinellas County will continue to focus on the preservation of existing housing and production of new affordable units. Acquisition and rehabilitation of existing affordable units that are in the foreclosure process or in jeopardy of losing affordability subsidies will continue.

Barrier: Government Review Processes and Fees/Construction costs. To help ameliorate these barriers, the County will continue to support the established Affordable Housing Incentive Program to provide private sector builders and developers with regulatory and financial incentives to produce affordable housing/ Incentives include an expedited permitting process, impact and review fee waivers, allowance of increased density levels, reduction of parking and setback requirements, and use of an established process to consider, before adoption, proposed land development code changes that may have a significant impact on the cost of housing. These incentives are periodically reviewed in conjunction with the State of Florida statutory requirements of the State's SHIP Affordable Housing funds. An Affordable Housing Advisory Committee involved with the planning and implementation of affordable housing reviews established policies and procedures, ordinances, land development regulations and triennially submit a report to the State.

Barrier: Cost of Land. To help ameliorate these barriers, Pinellas County, through the Housing Finance Authority of Pinellas County, utilizes community land trusts to enable land costs to be diminished in the development equation, making the end product more affordable. Additionally, through the Affordable Housing Incentive Program, the County can donate publicly owned land to nonprofits to be used for affordable housing. In FY 2013, the Board approved moving the Affordable Housing Land Assembly Fund forward in the Capital Improvement Program from FY 2017/18/19 to FY 2014/15/16. Funding will be used to purchase and assemble land that would be suitable for creation of affordable workforce housing and mixed-use developments. These properties could be located anywhere in the County and remain under County ownership in the Community Land Trust Program. The land, however, would be leased to employers, residents and/or developers. Lease revenue, payments in lieu of taxes, or other similar means would be used to continually replenish the fund and perpetuate the assembly program.

Barrier: Tenant/Purchaser Issues. The County will continue its efforts to educate citizens about barriers that can be eliminated, such as poor credit. This will be done through staff educational efforts, as well as through agencies that provide credit counseling.



## **Discussion**

The most significant barrier continues to be the lack of financial resources to address affordable housing. Pinellas County saw a continuous reduction in HOME funding over the last five year planning period. From fiscal year 2010/11 (\$1.78M) to 2014/15 (\$1M) County HOME funding decreased approximately forty-five (45) percent. Funding for FY 15/16 decreased an additional nine (9) percent. Although the County saw an increase in State SHIP funding in 2014, funding amounts remain approximately fifty (50) percent below a SHIP allocation that was approximately \$4 million dollars annually for affordable housing. With continued reductions in Federal and State affordable housing funds, there will be additional impact to the number of households that can be served.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

Listed below are the actions planned to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

### **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 the 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. Additionally the County established an Affordable Housing Land Development Fund, allocation \$15M in local Penny for Pinellas funds for the assembly of land to be used for affordable housing. The County had an existing Interlocal Agreement with the Housing Finance Authority of Pinellas County for administration of the County's Community Housing Program. IN June of 2015, the Interlocal Agreement was amended to include acquisition and land assembly.

Pinellas County also has limited land available to create additional affordable units within the Consortium. In 2007, the County authorized the Housing Finance Authority to utilize land trusts to help facilitate the ownership and development of affordable housing projects in Pinellas County. The HFA established the Bright Community Trust (formerly known as the Pinellas Community Housing Foundation) as trustee for the land trusts. The Bright Community Trust currently has twenty distinct land trusts located throughout the County that include 544 permanently affordable housing units. This diverse portfolio represents 480 rental units and 64 ownership units that consist of 49 single-family and 15 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 that may be lost from the assisted housing inventory is a high priority for the County. The County has established three priority programs that will address affordable housing needs in FY2015-2016, the Housing Preservation Program, the Housing Production Program, and the Homeownership Promotion Program. Specifically, the County will use HOME funding to:

- Provide down payment/closing cost assistance to 12 low- to moderate-income homebuyers using HOME funds. State SHIP funds will also be used to provide assistance to additional households.
- Preserve the existing housing stock through acquisition and/or rehabilitation, preserving 12 units of owner or renter housing for low- to moderate-income households using HOME funds. State SHIP and local HTF funds will also be used to preserve additional units.
- Produce new affordable housing through acquisition and/or rehabilitation, production 10 units of new owner or renter housing for low- to moderate-income households using HOME funds. State SHIP and local HTF funds will also be used to produce additional units.
- Provide rental assistance to 50 low-income individuals/households using ESG funds.

The County will also use State SHIP Program funds to provide housing services to 500 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 Florida Department of Health (DoH) is the primary agency for addressing lead poisoning in the County. Budgetary constraints have limited lead screening and case management activities; however, the DoH still responds to reported cases of lead poisoning as determined by local pediatricians and health care providers.

The DoH performs epidemiological investigations to assure appropriate follow-up care is initiated, to prevent new cases, and to gather data to target future interventions. For children identified with high blood lead levels, a lead assessment of the home is recommended. A specialist performs inspections and risk assessments at no charge for families with children having elevated Blood Lead Levels (BLL), family day care homes, and day care centers. DoH also works to identify lead-based paint hazards in the environment.

The DoH, using revenue from Lead Poisoning Prevention Screening and Education Act provided physicians with information on how to report lead poisoning cases to the DoH, including reporting forms and educational materials for their patients; visited seventeen locations performing blood lead screenings; provided lead poisoning information and educational materials to parents and children during outreach events; provided information and educational materials to the parents of children with elevated blood lead levels and offered these parents an environmental health investigation; provided information and educational literature to Healthy Start staff, community partners, and members of the public; and made media appearances on English and Spanish language local news channels.

The Community Development and Planning Division follows procedures as specified in applicable regulations and, specifically, those detailed in Title X of the Housing and Community Development Act of 1992. Staff

provides all required notifications to owners and occupants and inspect for defective paint surfaces of pre-1978 properties. Any defective paint conditions found are included in the scope of work and treatment provided to the defective areas. All Department policies and procedures meet the concepts and requirements of Title X. Staff members with architectural or Risk Assessor training/experience orders and reviews paint inspections, risk assessments and clearance testing of suspect properties done by licensed testing professionals. Utilization of trained and certified lead professionals assures that lead hazard control and abatement work is done safely and effectively.

In every program where Federal funds are expended on a housing unit, the County incorporates the current procedures for hazard reduction or LBP abatement guidelines as defined in 24 CFR Part 35. The purpose of the regulation is to protect young children from lead-based paint hazards in housing that is receiving assistance from the Federal government or is being acquired or disposed of by the government. All houses built prior to 1978 and purchased by the County for housing rehabilitation and stabilization are subject to the Lead-Safe Housing Rule Checklist and associated guidance to assure compliance with the Lead-Safe Housing Rule.

Recent budget difficulties have eliminated and limited some of the efforts to expand screening programs and environmental investigations. Early identification through blood lead screening, testing and case follow up of lead poisoning reduces the risk that children will suffer permanent damage. Going forward, more public and private funding efforts will be necessary to expand lead based programs and initiatives and reduce the burden of lead poisoning in Pinellas County.

#### **Actions planned to reduce the number of poverty-level families**

The County, 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.) acts 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.

The Pinellas County Board of County Commissioners' strategic vision is to improve the quality of life for Pinellas County residents and aims to have local municipalities, engaged citizens, and the County working together to better align resources, to revitalize and redevelop communities, and protect our natural resources.

The 2013 Economic Impact of Poverty Report highlighted seven factors that contribute to the cycle of poverty and drive the costs for combating poverty. The data identified five at-risk communities within the County. Three of the five communities include areas that are County targeted areas: Tarpon Springs, Highpoint, and the Lealman Corridor. All five communities suffer from the same 7 factors: insufficient transportation, access to food, access to health care, poorer health, lower educational attainment, increased crime rates, higher unemployment, and inadequate and insufficient housing. The County will prioritize funding and services for the three target at-risk areas.

## **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 Community Development and Planning Division. 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 Bright Community Trust (formerly known as the Pinellas Community Housing Foundation), the Homeless Leadership Board, the Pinellas Planning Council, the Metropolitan Planning Organization, Pinellas County Health Department, Pinellas County Sheriff's Office, the Shimberg Center for Affordable Housing, University of South Florida, the Office of Human Rights, the Pinellas County Departments of Planning, Justice and Consumer Services, Building, Development and Review Services, Economic Development, Public Works, Utilities and various other non-profit, faith-based and community-based service providers and advocates.

Community Development and Planning charged with executing the County's housing and community development programs which are aligned with 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 HLB, the Administrative Forum, and the Low Income Housing Committee works with funding agencies and community providers to develop a human service system that provides seamless, high-quality care based on the best use of available resources.

## **Public Sector**

The Community Development and Planning Division of the Planning Department administers community development and affordable housing programs, including programs that assist target income residents and serves as lead agency for CDBG and ESG funds for Pinellas County and for HOME funds for Pinellas County and the Urban County.

The Human Services Department operates the welfare programs for the County.

Pinellas County Health Department offers a variety of services and programs to 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.

Housing Finance Authority of Pinellas County assists families and individuals with homeownership opportunities and increasing the number of affordable rental units available to residents.

Pinellas County Metropolitan Planning Organization's Long Range Transportation Plan serves as a guide for making decisions regarding the future of Pinellas County's transportation system through the year 2035. Pinellas County and Tarpon Springs Housing Authorities administer Housing Choice (Section 8) Voucher Programs and Family Self-Sufficiency Programs.

Supportive services in Pinellas County are provided by the Department of Children's and Family 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. Funding for these agencies is inadequate for the needs they are expected to meet.

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 the County especially in light of the current economic challenges. As members of the Consortium, Cooperating Cities will be instrumental in accomplishing identified goals and activities.

### **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, residential mortgage programs, commercial lending 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 - 91.420, 91.220(I)(1,2,4)

#### Introduction

Pinellas County plans to use twenty percent (20%) of the total available CDBG funds for planning and administrative costs. The County plans to use one-hundred percent (100%) of the remaining CDBG funds on activities that will assist low- and moderate-income families either individually or on an area basis. The County will calculate the overall low- and moderate-income benefit on a one-year timeframe.

#### 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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

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

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

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

No other forms of investment are anticipated during the 2015-2016 fiscal year.

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:

To ensure that HOME affordability period requirements are met, Pinellas County applies recapture provisions when HOME funds are used for direct homebuyer subsidy activities.

**Principal Residency**

A homebuyer receiving HOME purchase assistance must reside in the home as his/her principal residence for the duration of the period of affordability.

**Period of Affordability**

The recapture provisions are in effect for a period of affordability. This period is based on the amount of direct HOME subsidy to the buyer (recapture), as follows:

Amount of HOME funds-direct subsidy to buyer (recapture) / Period of Affordability

Under \$15,000 / 5 years

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

Over \$40,000 / 15 years

**Triggering Recapture**

If, during the period of affordability, an owner voluntarily or involuntarily transfers his/her property (e.g., through a sale or foreclosure), the applicable recapture provisions go into effect.

**HOME Direct Homebuyer Subsidy / Recapture Provisions**

The amount subject to recapture is the direct HOME subsidy.

The direct HOME subsidy includes the funds that enabled the homebuyer to purchase the unit: down payment and closing cost assistance, and assistance to fill the gap between the fair market value of the property and the sales price affordable to the buyer. If the unit is sold during the affordability period, the full mortgage amount becomes due and payable. 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. The

net proceeds of a sale are the sales price minus non-HOME loan repayments and any closing costs. This amount represents the maximum amount the County may recapture under its Recapture Policy.

In order to enforce the recapture of HOME funds, the HOME recipient will be required to execute a mortgage for the amount of the HOME subsidy that will be recorded as a lien against the property. The term of the mortgage will meet or exceed the minimum affordability period. In addition, Pinellas County will execute a Homebuyer Agreement with each assisted buyer, to address residency requirement, terms of the recapture provision, and remedies for non-compliance.

### **Noncompliance**

During the affordability period, Pinellas County will monitor the homeowner's compliance with the principal residency requirement. An owner is noncompliant with the HOME requirements if (1) he/she does not reside in the unit as principal residence because of vacating or renting out the unit to another household, or (2) if the recapture provisions are not satisfied. In the event of noncompliance, the owner is subject to repay any outstanding HOME funds. This is based on the total amount of direct subsidy to the buyer minus any principal HOME loan repayments.

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:

Pinellas County does not plan to use HOME funds for production of homeownership units through acquisition, rehabilitation and new construction.

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)**  
**Reference 91.220(l)(4)**

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

In FY 2015/16, Pinellas County will use Emergency Solutions Grant funding to address the following ESG eligible components: rapid re-housing, homelessness prevention, and HMIS. The County will administer a Community Housing Assistance Program (CHAP) to provide homelessness prevention and rapid re-housing activities; and contribute data into HMIS. 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. The Written Standards for Providing ESG Assistance are included as an attachment.

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

The 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 2014, 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.

The County 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. Agencies receiving funding under all components of the ESG program are contractually obligated to either provide the County with or enter into the HMIS system data on all people served and all assistance provided with ESG funding.

## **Discussion**

The Continuum of Care is exploring strategies to shorten the period of time families are experiencing homelessness. According to the 'Strategic Homelessness Action Plan for the Pinellas County Area' there is a critical lack of housing 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.

# City of Largo - Executive Summary

## ES-05 Executive Summary - 91.200(c), 91.220(b)

### 1. Introduction

The City of Largo administers its own Community Development Block Grant Program and is part of the Pinellas County HOME Consortium (which receives HUD's HOME Investment Partnership Program funds). Because Largo is located within Pinellas County, many of Largo's needs, objectives and goals are identical to those of the County. The City intends to incorporate its Five-Year Consolidated Plan with the County's plan, as well as submit an annual CDBG Action Plan to the U.S. Department of Housing and Urban Development (HUD).

### 2. Summary of the objectives and outcomes identified in the Plan

#### AFFORDABLE HOUSING

##### **DH-1 (1): Availability/Accessibility of Decent Housing:**

- Establish public/private partnerships with non-profit groups, developers, and affordable housing providers for the creation/preservation of affordable housing units.
- Create/preserve 5 affordable owner-occupied or rental housing units.

##### **DH-2 (1): Affordability of Decent Housing**

- Provide housing assistance for foreclosure prevention, relocation, fair housing, and first time home ownership.
- Provide down payment assistance to 6 first-time home buyers.
- Acquire, rehab/construct and sell 3 homestead houses to low-income first time home buyers.

##### **DH-3 (1): Sustainability of Decent Housing:**

- Revitalize older housing and replace unsafe structures.
- Rehabilitate 23 renter or owner occupied housing units.
- Provide 10 owner occupied housing units with energy conservation improvements.

#### HOMELESS

##### **DH-3 (2) Sustainability of Decent Housing:**

- Provide housing assistance for foreclosure prevention, homeless prevention, relocation, and fair housing.
- Assist 5 income-eligible clients from becoming homeless due to eviction from their rental units or with rental start-up fees and utility connection deposits to avoid homelessness.
- Provide funding to support public services for 3 organizations serving the homeless (which serve 2,288 persons).

## **HOMELESS - COMMUNITY DEVELOPMENT/PUBLIC FACILITIES**

### **SL-1: Availability/Accessibility of Suitable Living Environment**

Support capital improvements for a homeless facility. (Alternate Project List)

## **NON-HOMELESS SPECIAL NEEDS - COMMUNITY DEVELOPMENT/PUBLIC FACILITIES**

**SL-1 (2):** Support capital improvements to a facility that addresses critical social service needs, and services for senior, children and people with special needs.

Provide chore services for elderly low income seniors.

## **COMMUNITY DEVELOPMENT/PUBLIC IMPROVEMENTS OBJECTIVES**

### **SL-1: Availability/Accessibility of Suitable Living Environment**

SL-1 (3): Focus community investment in revitalization/redevelopment areas and other income eligible neighborhoods. (Alternate List)

## **COMMUNITY DEVELOPMENT/PUBLIC SERVICES OBJECTIVES**

### **DH-1: Availability/Accessibility of Decent Housing**

DH-1 (2): Provide housing assistance for foreclosure prevention, relocation, fair housing, and first time home ownership.

Provide housing counseling (fair housing, foreclosure prevention, home buyer, legal assistance) to low income households.

## **COMMUNITY DEVELOPMENT/ECONOMIC DEVELOPMENT OBJECTIVES**

### **EO-1: Availability/Accessibility of Expanded Economic Opportunities**

EO-1 (1): Expand economic opportunities through job creation, business preservation, and private investment. (Alternate Project List)

## **EMERGENCY OBJECTIVES**

### **ADDRESS COMMUNITY NEEDS BEFORE, DURING, AND AFTER AN EMERGENCY FROM LIFE THREATENING CONDITIONS.**

Utilizing available funding, be prepared to address community needs before, during and after an emergency, if the needs arises. (Alternate Project List)

### **3. Evaluation of past performance**

The City of Largo was influenced by past performance when selecting its current goals and projects. The City feels the variety of programs and activities it has funded with CDBG funds in the past have been effective in addressing the greatest housing, community, and economic development needs. As a result the City of Largo intends to continue these programs and activities during the current program year.

The following is a list of activities that were successfully carried out by the City of Largo in FY 2014-2015: Eviction Protection & Rental Start-up Fee and Utility Connection Deposit Program, Owner-Occupied/Rental Housing Rehabilitation, Sold on Largo Down Payment Assistance Program, Homestead Program, Public Services, Housing/Fair Housing Counseling, Legal Assistance, Administration of Homeless Services, Chore Services for the Elderly, AHD for First-Time Homeowners.

The City of Largo's Owner Occupied Housing Rehabilitation Program has been a successful way to provide a means for low-income residents to bring their homes up-to-code. In 2013-2014 there were 6 owner/rehabs and in 2012-2013 there were a total of 11 owner/rehabs successfully completed by the City. The City of Largo's Housing programs, such as rehabilitation, maximize neighborhood stabilization and promote community reinvestment into the area.

In addition to the Rehabilitation Programs, the City of Largo promoted Affordable Housing Developments (AHD's) within the CDBG Target Area. Funding was layered using CDBG, SHIP and the Pinellas County Housing Trust Fund (HTF) to demolish substandard structures and build new houses. CDBG funds were used to provide relocation benefits to the tenants of the dilapidated structures. 2013-2015 there were 2 AHD-Homestead jobs successfully completed (519 11th Avenue & 1015 13th Avenue NW). This project replaces unsafe structures with new homes helping to revitalize neighborhoods.

The City of Largo budgets for CDBG-eligible public services; however, each funding recommendation was only a portion of the amount requested by the subrecipients. The City failed to fund all activities fully. All activities that were not fully-funded were placed on the Alternate Projects List in case additional revenues were received. Thus far, no activities have been discontinued as a result of the reduced funding. All projects have proven to be a success and an excellent addition to the community.

#### **4. Summary of citizen participation process and consultation process**

The CDBG Consolidated Plan was created following the guidelines of the City of Largo's Citizen Participation Plan adopted June 1988, and amended in January 2008. Public Hearings are advertised in a non-legal or non-classified section of the Tampa Bay Times and the minority paper the Weekly Challenger at least 14 days prior to the meetings. The following itemizes the various notices, meetings and public hearings conducted during the development of the plan.

- A Notice of Funds Available (NOFA) for the FY 2015-2016 CDBG program year was published in the Tampa Bay Times (Largo Section) on November 23, 2014. The NOFA solicited proposals from sub recipients until the January 30, 2015 application deadline.
- Applications were sent electronically to all past subrecipients and interested applicants.
- A pre-planning public hearing was held with the Community Development Advisory Board (CDAB) on December 15, 2014 to provide the CDAB and citizens an opportunity to identify problems and needs, suggest ways to utilize community development funds, express preferences about program activities, advise on neighborhood strategy area selection, and participate in the development of the FY 2015-2019 CDBG Consolidated Plan and FY 2015-2016 CDBG Action Plan.
- The sub recipient applicants made presentations to the CDAB on March 9, 2015. At this presentation, the CDAB and the public learned about the applying agencies, and were able to interact with the agencies to find out more about the application process and services they provide.
- A meeting (public hearing) was held March 16, 2015 for the CDAB to provide activity funding recommendations based on the applications and presentations. These recommendations were incorporated into the Action Plan.
- The April 27, 2015 CDAB meeting (public hearing) was held to allow the CDAB to review, comment, and make recommendations to the City Commission on the draft Action Plan.
- The draft Action Plan was brought before the City Commission for review and comment at the June 09, 2015 City Commission work session.
- The 30-day citizen comment period began on July 03, 2015, and ended on August 3, 2015. The draft Consolidated/Action Plan was available for review at Largo City Hall, Largo Library and the Largo website ([www.largo.com](http://www.largo.com)).
- The City Commission approved the Consolidated Plan and Action Plan at their August 04, 2015 regular meeting (public hearing).

As part of the Citizen Participation process, Pinellas County, along with the cities of Largo and Clearwater, conducted a Housing and Community Development Needs Survey. The survey process was overseen by the County and implemented through the internet. Surveys were sent via email to non-profit agencies, housing and social service providers, for-profit businesses, local governmental agencies, and other interested individuals. The majority of the individuals who responded and completed the survey were part of non-profit organizations.

**5. Summary of public comments**

No public comments were received regarding the plan during the public hearings or 30-day review period. Any comments received after publication will be forwarded to HUD for inclusion in the Action Plan.

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

Not applicable. No public comments were received regarding the plan during the public hearings or 30-day review period.

**7. Summary**

Pinellas County acts as the lead agency for the Pinellas County HOME Consortium and is responsible for the development of the Consolidated Plan. The City of Largo administers its own CDBG funds and submits an annual Action Plan to HUD. The Strategic Plan is designed to address the needs of the community through the City's goals and objectives.

## The Process

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

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

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	LARGO	
CDBG Administrator	LARGO	Community Development Department
HOME Administrator	PINELLAS COUNTY	Pinellas County Planning Department – Community Development and Planning Division
HOPWA Administrator		
HOPWA-C Administrator		
<b>Table 61– Responsible Agencies</b>		

#### Narrative

Pinellas County acts as the lead agency for the Pinellas County HOME consortium and is responsible for the development of the Consolidated Plan. The City of Largo completes the entitlement consortium member component of the consolidated plan and annual action plan to address the needs and goals for the CDBG grant program for which it receives funding directly from HUD. Largo administers its own CDBG program.

#### Consolidated Plan Public Contact Information

Primary Contact: Misty Borsetto - Housing Grant Specialist - Community Development Department - 201 Highland Avenue - P.O. Box 296, Largo, FL 33779-0296 - Phone (727) 586-7489, Ext. 7212 Email: mborsett@largo.com

### PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

#### 1. Introduction

The Pinellas County Consortium's Consolidated Plan for Program Years FY 2015-2019 is the result of an ongoing process of consultation and coordination to ensure that all residents have an opportunity to help shape a vision for the County. Both the City of Largo and the Pinellas County Citizen Participation Plans require that public meetings be held to obtain citizen comments, that a public period of not less than 30 days is allowed for citizen comment, and that timely responses to citizen inquiries is provided.



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

The Consortium consulted public and private agencies throughout the year in preparation of the Consolidated Plan. The City of Largo partnered with Pinellas County to conduct a joint public outreach forum representing 43 public/private entities that provide assisted housing, health, and social services.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

As a Consortia member Largo works closely with the Pinellas County Homeless Leadership Board, Inc.; attend general meetings of the Board, participate on the Coordinated Intake, Assessment and Referral Planning Committee; and provide staff support for the Point in Time Count.

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

The City of Largo does not currently receive ESG funds however Consortium member agencies have consulted with the CoC on a regular basis to determine how to allocate ESG funds in accordance with the CoC and the Consolidated Plan and review of applications for funding requests.

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

1	<b>Agency/Group/Organization</b>	COMMUNITY SERVICE FOUNDATION
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. Agency also attended and provided input at the needs assessment public hearing in January 2015. One-on-One meeting was held with agency Executive Director on January 22, 2015.
2	<b>Agency/Group/Organization</b>	GULF COAST JEWISH FAMILY SERVICES D/B/A GULF COAST COMMUNITY CARE
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Health

		Services-Education Services-Employment Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. Agency also attended and provided input at the needs assessment public hearing in January 2015.
3	<b>Agency/Group/Organization</b>	PINELLAS COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Pinellas County, as a member of the HOME Consortium provides input on housing needs at the needs assessment public hearing. The County jointly sponsored and participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. County staff also attended and provided input at the needs assessment public hearing in January 2015.
4	<b>Agency/Group/Organization</b>	PINELLAS OPPORTUNITY COUNCIL - CHORE SERVICES
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. Agency also attended and provided input at the needs assessment public hearing in January 2015.
5	<b>Agency/Group/Organization</b>	YMCA OF THE SUNCOAST, INC
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Health Services-Education Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. Agency also attended and provided input at the needs assessment public hearing in January 2015.

6	<b>Agency/Group/Organization</b>	RELIGIOUS COMMUNITY SERVICES, INC
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended and provided input at the needs assessment public hearing in January 2015 held to gather input from community partners on the priority needs in the County.
7	<b>Agency/Group/Organization</b>	POLICE ATHLETIC LEAGUE
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. Agency also attended and provided input at the needs assessment public hearing in January 2015. Several one-on-one meetings were held with agency Executive Director in FY 14 and FY 15.
8	<b>Agency/Group/Organization</b>	CITIZENS ALLIANCE FOR PROGRESS
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Health Services-Education Services-Employment Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended and provided input at the needs assessment public hearing in January 2015 held to gather input from community partners on the priority needs in the County. One-on-One meeting was held with agency Executive Director on January 15, 2015.
9	<b>Agency/Group/Organization</b>	HOMELESS EMERGENCY PROJECT
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-homeless Services-Employment

		Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended and provided input at the needs assessment public hearing in January 2015 held to gather input from community partners on the priority needs in the County.
10	<b>Agency/Group/Organization</b>	PINELLAS COUNTY HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended and provided input at the needs assessment public hearing in January 2015 held to gather input from community partners on the priority needs in the County. Several one-on-one meetings were held with agency Executive Director in FY 14 and FY 15.
11	<b>Agency/Group/Organization</b>	CASA, INC.
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended and provided input at the needs assessment public hearing in January 2015 held to gather input from community partners on the priority needs in the County. Several one-on-one meetings were held with agency Executive Director in FY 14 and FY 15.
12	<b>Agency/Group/Organization</b>	CITY OF GULFPORT
	<b>Agency/Group/Organization Type</b>	Other government - Local Community Development
	<b>What section of the Plan was addressed by Consultation?</b>	Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City attended and provided input at the needs assessment public hearing in January 2015 held to gather input from community partners on the priority needs in the County. Several one-on-one meetings were held with City staff in FY 14 and FY 15.
13	<b>Agency/Group/Organization</b>	DIRECTIONS FOR LIVING
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. Agency also attended and provided input at the needs assessment public hearing in January 2015. Several one-on-one conversations were held with agency Executive Director in FY 14 and FY 15.
14	<b>Agency/Group/Organization</b>	CITY OF PINELLAS PARK
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. Agency also attended and provided input at the needs assessment public hearing in January 2015. Several one-on-one meetings were held with agency Executive Director and staff during FY 14 and FY 15.
15	<b>Agency/Group/Organization</b>	TAMPA BAY COMMUNITY DEVELOPMENT CORPORATION
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. Agency also attended and provided input at the needs assessment public hearing in January 2015. Several one-on-one meetings were held with agency Executive Director and staff during FY 14 and FY 15.
16	<b>Agency/Group/Organization</b>	GRAYDI
	<b>Agency/Group/Organization Type</b>	Services-Children Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended and provided input at the needs assessment public hearing in January 2015 held to gather input from community partners on the priority needs in the County. One-on-One meeting was held with agency Executive Director on April 30, 2015.
17	<b>Agency/Group/Organization</b>	GULF COAST LEGAL SERVICES, INC
	<b>Agency/Group/Organization Type</b>	Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. Agency also attended and provided input at the needs assessment public hearing in

		January 2015. Several one-on-one conversations were held with agency Executive Director.
18	<b>Agency/Group/Organization</b>	BRIGHT COMMUNITY TRUST
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
19	<b>Agency/Group/Organization</b>	BOLEY CENTERS, INC.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-homeless Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. Several one-on-one meetings were held with agency Executive Director and staff during FY 14 and FY 15.
20	<b>Agency/Group/Organization</b>	CITY OF ST. PETERSBURG HOUSING & COMMUNITY DEVELOPMENT
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City jointly sponsored and participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
21	<b>Agency/Group/Organization</b>	CITY OF CLEARWATER, FLORIDA
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City jointly sponsored and participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.



22	<b>Agency/Group/Organization</b>	ST. PETERSBURG AREA CHAMBER OF COMMERCE
	<b>Agency/Group/Organization Type</b>	Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
23	<b>Agency/Group/Organization</b>	TREASURE ISLAND
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
24	<b>Agency/Group/Organization</b>	CLEARWATER HA
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
25	<b>Agency/Group/Organization</b>	FL DEPARTMENT OF HEALTH - PINELLAS
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Health Agency Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
26	<b>Agency/Group/Organization</b>	HABITAT FOR HUMANITY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization</b>	Agency participated in the October 2014 Public Outreach

	<b>consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Forum held to gather input from community partners on the priority needs in the County.
27	<b>Agency/Group/Organization</b>	HOME DEPOT
	<b>Agency/Group/Organization Type</b>	Local Business Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Business participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
28	<b>Agency/Group/Organization</b>	PINELLAS COUNTY HOMELESS LEADERSHIP BOARD
	<b>Agency/Group/Organization Type</b>	Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. Bimonthly meetings throughout FY 14 and FY 15.
29	<b>Agency/Group/Organization</b>	THE LOCAL COMMUNITY HOUSING CORPORATION - HOME SHARE PROGRAM
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. One-on-one meeting with Executive Director in April 2015.
30	<b>Agency/Group/Organization</b>	JUVENILE WELFARE BOARD OF PINELLAS COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Health Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. Quarterly meetings in FY 2014.



31	<b>Agency/Group/Organization</b>	OPERATION PAR
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
32	<b>Agency/Group/Organization</b>	PINELLAS COUNTY URBAN LEAGUE
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
33	<b>Agency/Group/Organization</b>	HOUSING FINANCE AUTHORITY OF PINELLAS COUNTY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
34	<b>Agency/Group/Organization</b>	RAYMOND JAMES BANK
	<b>Agency/Group/Organization Type</b>	Housing Private Sector Banking / Financing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Business participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.

	<b>improved coordination?</b>	
35	<b>Agency/Group/Organization</b>	R CLUB CHILD CARE, INC.
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
36	<b>Agency/Group/Organization</b>	ST. PETERSBURG HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
37	<b>Agency/Group/Organization</b>	UNITED WAY SUNCOAST
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County. Agency facilitated Bridges Out of Poverty Initiatives/Training. County staff participated in FY 13, 14 and 15.
38	<b>Agency/Group/Organization</b>	PINELLAS COUNTY ECONOMIC DEVELOPMENT
	<b>Agency/Group/Organization Type</b>	Other government - County Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Pinellas County Department participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
39	<b>Agency/Group/Organization</b>	Pinellas County Job Corp
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment

		Other government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
40	<b>Agency/Group/Organization</b>	PINELLAS COUNTY CONSTRUCTION LICENSING BOARD
	<b>Agency/Group/Organization Type</b>	Housing Other government - County Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Pinellas County Department participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
41	<b>Agency/Group/Organization</b>	PINELLAS COUNTY OFFICE OF HUMAN RIGHTS
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Other government - County Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Pinellas County Department participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
42	<b>Agency/Group/Organization</b>	PINELLAS COUNTY SHERIFF'S OFFICE
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Pinellas County Appointing Authority participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
43	<b>Agency/Group/Organization</b>	PINELLAS COUNTY HUMAN SERVICES
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless

		Services-Health Other government - County Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Pinellas County Department participated in the October 2014 Public Outreach Forum held to gather input from community partners on the priority needs in the County.
<b>Table 62– Agencies, groups, organizations who participated</b>		

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

Business and civic leaders have historically chosen not to participate or provide input into development of the Plan.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Pinellas County Homeless Leadership Board, Inc.	The City's public service dollars fund the PCHLB, as well as other nonprofit agencies that serve the homeless.
<b>Table 63 – Other local / regional / federal planning efforts</b>		

### Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City partnered with Pinellas County, as well as cities of Clearwater, and St. Petersburg to conduct an Outreach Forum in an effort to identify the needs within Pinellas County. The information obtained from the forum was then incorporated into each jurisdiction's Consolidated Plans. Invitations were extended to the State Department of Health and representatives from each of the 20 municipalities within the County. In addition, an online survey was also provided for those who were unable to attend the forum.

### PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

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

As part of the Citizen Participation process, the City of Largo, along with Pinellas County, conducted a Housing and Community Development Needs Survey. The survey took place over the internet during the first two

weeks of August 2014 and was overseen by the County. Hard copies of the survey were available at outreach venues.

In addition, an Outreach Forum was held on October 23, 2014. Representative from local and regional institutions such as chambers of commerce, planning authorities, transit authorities, realtors, lenders, developers, health, homeless and social service providers, nonprofit service providers, and local municipalities were invited to participate in the public input forum. Participants were given the opportunity to identify the top 3 needs that should receive priority focus over the next five years. Representatives from the City of Largo and Pinellas County led the discussion on Decent Housing, Sustainable Living Environments, and Expanded Economic Opportunity.

The Pinellas County Consortium's Consolidated Plan is the result of an ongoing process of consultation and coordination to ensure that all residents have an opportunity to help shape a vision for the County. Housing and community development issues and needs are made known to the staff and public and private agencies through various means:

1. Administration of Affordable Housing Programs for Pinellas County and the City of Largo.
2. Participation of county and City staff on committees of local agencies such as the Low Income Housing Leadership Network, the Neighborhood Family Centers, the Homeless Leadership network (Continuum of Care) and the Housing Finance Authority of Pinellas County.
3. Technical assistance provided by the County to agencies and other entities: CDBG.
4. Participating in public forums and neighborhood meetings such as the Behavioral Health Summit and the County Action Teams (CAT) for the Greater Ridgecrest Area and Central Lealman.
5. Meetings with Public Housing Authorities: Pinellas County Housing Authority, Tarpon Springs Housing Authority.
6. The City made every effort to broaden citizen participation. Public hearings and meetings are the primary means by which individuals are able to provide input. All such meetings are scheduled in advance and held in handicapped accessible facilities with Spanish translation available upon request. Notice was placed in 2 newspapers and on the City's website ([www.largo.com](http://www.largo.com)). The City advertised in the minority paper The Weekly Challenger, in addition to the Tampa Bay Times, in an effort to broaden citizen participation and reach out to the minority population.

Both the City of Largo and the Pinellas County Citizen Participation Plans require that public meetings be held to obtain citizen comments, that a public period of not less than 30 days is allowed for citizen comments, and that timely responses to citizen inquiries is provided. The citizen participation structure affords accomplishments that include 1) conduct of open meetings with free access by all citizens; 2) assurance of participation by low- and moderate-income persons, members of minority groups, the elderly, persons with disabilities, non-English speaking persons, and any other persons affected by the programs; and 3) provision of continuity of participation throughout various stages of the programs from the development of the proposed Plan through the review of program performance. The plan was made available for citizen comment for 30 days at the following locations: Largo Library, Largo City Hall, and Largo website ([www.largo.com](http://www.largo.com)).

### Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted & reasons
Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	A public hearing was held on January 29, 2015. The public hearing notice was advertised in the Tampa Bay Times and The Weekly Challenger, mailed to participating partners and nonprofit organizations within the community.	Minutes from the January 29, 2015 public hearing are included as an attachment.	All comments were considered during the preparation of the Consolidated and Action Plans.
Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	The City Commission approved the Consolidated Plan and Action Plan at their regular meeting (public hearing).	No comments have been received.	No comments have been received.
Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	The City advertised in the minority paper The Weekly Challenger, in addition to the Tampa Bay Times, in an effort to broaden citizen participation and reach out to the minority population.	No comments have been received.	No comments have been received.
Internet Outreach	<p>Non-targeted/broad community</p> <p>partners and organizations in the consortium</p>	An online citizen survey was conducted in 2014 to receive input on priority housing, homeless, special populations, and community development needs. The survey process was implemented through the internet and hard copies of	Survey and results are included as an attachment.	All comments were considered.

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted & reasons
		the survey were also available at outreach venues. Both online and hardcopies were combined to tally the final results. The online survey was an additional way for the community to express their needs and become familiar with programs available within the City.		

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

##### Key Housing Needs

The City of Largo, in 2013, had a total of \$45,734 housing units. While no units lacked complete plumbing facilities, 73 (0.2) did not have complete kitchens, 86 (0.3) lacked complete plumbing facilities, and 161 (0.5) units lacked heat according to the 2000 Census. The housing unit is considered "substandard but suitable for rehabilitation" if it does not meet Housing Quality Standards (HQS) and the cost of repairs bring the unit into HQS compliance does not exceed the after-rehab value of the property.

<http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmk>

The City of Largo will continue to focus housing assistance efforts toward those with the lowest income and the most need. The City will continue to provide housing assistance to its residents that does not create or compound the housing cost burden of the household. All City programs are aimed at providing affordable (within 30 percent of household income) assistance. For instance, for first-time homebuyer programs, the City requires purchase money mortgages to be affordability and provides deferred mortgages for down payment assistance. A combination of deferred and payback mortgages for housing rehabilitation are provided so that the affordability of the household's housing costs can be maintained. *NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)*

#### Describe the jurisdiction's need for Public Facilities:

The City recognizes the need for Public Facilities and improvements within the CDBG target areas. The Quick Facts US Census Bureau 2009-2013 estimates 26% of Largo residents are over 65 and 15% are living below the poverty level. Largo determined its Public Services needs to be additional homeless shelters, transitional housing units, and senior centers a priority. The City of Largo depends on Public Facilities and not-for-profits to provide supportive housing with case management and supportive services that enable residents to achieve the highest possible self-sufficiency.

The Cities public facility needs will be addressed through CDBG dollars and other revenue sources, such as the HOME Investment Partnerships Program, and the State Housing Initiative Partnership (SHIP).

#### How were these needs determined?

Identifying housing and community development needs and priorities in the City of Largo is a prerequisite for developing strategies to address those needs. Improvements to facilities that provide services for the homeless and the special needs populations were determined by the City to represent the greatest need. The City determined those public service needs based on census data, meetings, public hearings, and applications. In order to serve the neediest populations the City of Largo budgets the maximum allowed for



public services each year. Funds are provided for homebuyer, family budgeting, fair housing and legal counseling. Funds are also provided to homeless facilities for operating costs.

The identification of those needs have been accomplished by compiling and assessing the following resources:

- An analysis of 2000 Census data that allows the city to quantify the numbers and geographic locations of households with housing needs resulting from affordability issues and/or overcrowding.
- Information obtained from meetings and conversations with housing and social service providers to help identify homeless, housing, and community development needs.
- A homeless census conducted by the Homeless Coalition of Pinellas County.
- Information obtained from various public hearings and community meetings hosted by Pinellas County and the City of Largo.
- CDBG applications helped identify specific needs in the community.

#### **Describe the jurisdiction's need for Public Improvements:**

The City of Largo has determined the sewer/drainage system to be the most needed public infrastructure to alleviate and prevent sanitary sewer overflows and backups in the wastewater collection system during heavy rainfall. The City entered into a consent order with the FDEP to alleviate and prevent sanitary sewer overflows by the year 2016 for an event, up to and including, a ten year design storm event. The sanitary sewer system construction project is designed to address overflows, back-ups, environmental concerns, capacity, sufficiency and compliance requirements. The outcome is a better, cleaner and safer system for our community. The Sanitary Sewer Construction Project is a proposed 14 mile sewer improvement project located within the City of Largo. The project will upgrade and improve the overall sufficiency and capacity of the system, protect our coastal waterways, drainage basins and aquatic preserves from negative environmental impacts.

#### **How were these needs determined?**

The Sanitary Sewer Construction Project was designed to comply with the Florida Department of Environmental Protection (FDEP) requirements for the City of Largo wastewater collection system. Proper treatment and reuse or disposal of domestic wastewater is essential for protecting our state's most vital resource - water. The Florida Department of Environmental Protection (FDEP) estimates that on average, each person in Florida generates about 100 gallons of domestic wastewater each day. This wastewater must be managed to protect public health, water quality, recreation, fish and wildlife, and the aesthetic appeal of our waterways.

In Florida, domestic wastewater is treated by either on-site sewage treatment and disposal systems (septic tanks) or by centralized domestic (municipal) wastewater treatment facilities. Properly designed, operated and maintained sanitary sewer systems are meant to collect and transport all of the sewage that flows into them to a publicly owned treatment facility. However in aging sewer lines that are subject to significant wet weather events, it is possible for sewer defects to allow storm water and groundwater to overload the system and exceed the treatment capacity of existing secondary treatment units. Operators of wastewater treatment

plants must manage these high flows to both ensure the continued operation of the treatment process and to prevent backups and overflows of raw wastewater on city streets.

**Describe the jurisdiction's need for Public Services:**

Public Services address the community needs by providing housing assistance for foreclosure prevention, relocation, fair housing, and first time homeownership.

**How were these needs determined?**

The maximum allowable is budgeted for CDBG-eligible public services; however, each funding recommendation was only a portion of the amount requested by the sub recipients. All activities that were not fully-funded have been placed on the Alternate Projects List, in case additional revenues are received.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The U.S. Census, Occupancy Characteristics 2009-2013 American Community Survey 5-Year Estimates for the City of Largo shows that approximately 78.4% of the housing units are occupied, with 21.6% vacant. The majority (32.5%) of the total housing units are single units (attached or detached) with an additional 28.2% mobile homes. The majority of the housing units were built from 1970-1979 (42%). An overwhelming majority of housing units have two bedrooms (52.9%). Electricity is used for heating in 96.8% of housing units. It does not appear that Largo has an overcrowding issue, since 98.6% of the occupied housing units have one or less occupants per room. The value of 29.3% of the owner-occupied housing units is below \$50,000, with 52.8% with a value below \$100,000. Of the housing units with a mortgage, 46.1 exceed 30% of monthly household income. The average mortgage cost is around \$1,000 to \$1,499 per month (33.3%). The gross rent of the majority of rental units (40.6%) is \$750 to \$999.

The following table is an excerpt from the U.S. Census 2009-2013 American Community Survey for the City of Largo.

## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

The Community Development Block Grant Program (CDBG) is the main Federal funding source in Largo used to meet non-housing community development needs. The economy has shown diversity and growth based on a major contributor universities, the largest being the University of South Florida. The fastest growing sectors are in leisure/hospitality services, professional/business sector, as well as the wholesale and retail sectors. The City's current plan for economic growth is intended to establish a program that can identify specific actions and programs in order to create a business friendly environment and to meet the Division's mission: Provide a vibrant economic environment that supports resident employment and a stable tax base through urban design, planning, and result-based economic development initiatives.

Key factors in achieving this mission and establishing a business friendly environment include utilizing the City's economic assets and work to identify and negate challenges. The process to do this should work to expand employment opportunities, increase the economic sustainability of Activity Centers, facilitate the growth and expansion of industry and business, support the development of a quality workforce, collaborate between the public and private sectors for mutual benefit, and ensure a high quality of life for all residents.

Business incentive programs have been designed to create new jobs in the City of Largo.

- Pinellas County Job Creation Incentive - Capital investment and creation of new high wage jobs will receive a grant directly to the business.
- Quick Response Training Grant - Training of employees in new full time jobs will receive a State grant to a training provider on behalf of the business.
- Incumbent Worker Training Grant - Training of existing full time employees will received a State grant to a training provider on behalf of the business.
- Qualified Target Industry (QTI) Tax Refund Program - Creation of new full time jobs by new or expanding businesses in targeted industries will receive a refund of certain State of Florida taxes.

Workforce training partners include: Pinellas Technical Educations Centers, St. Petersburg College and SPC's Corporate Training Center, as well as SPC's Collaborative Center for Emerging Technologies focusing on advanced manufacturing, engineering and technology.

## Economic Development Market Analysis

### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	132	5	0	0	0
Arts, Entertainment, Accommodations	3,735	2,930	14	9	-5
Construction	1,438	1,784	5	6	1
Education and Health Care Services	5,395	10,042	20	31	11
Finance, Insurance, and Real Estate	2,375	2,051	9	6	-3
Information	568	367	2	1	-1
Manufacturing	2,560	2,173	10	7	-3
Other Services	990	983	4	3	-1
Professional, Scientific, Management Services	2,973	3,222	11	10	-1
Public Administration	0	0	0	0	0
Retail Trade	4,427	5,043	17	16	-1
Transportation and Warehousing	646	417	2	1	-1
Wholesale Trade	1,321	3,087	5	10	5
Total	26,560	32,104	--	--	--

**Table 4 - Business Activity**

**Data Source:** 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

### Labor Force

Total Population in the Civilian Labor Force	37,555
Civilian Employed Population 16 years and over	33,459
Unemployment Rate	10.91
Unemployment Rate for Ages 16-24	36.80
Unemployment Rate for Ages 25-65	6.79
<b>Table 5 - Labor Force</b>	
<b>Data Source:</b>	2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	6,092
Farming, fisheries and forestry occupations	1,905
Service	3,464
Sales and office	10,639
Construction, extraction, maintenance and repair	2,891
Production, transportation and material moving	2,065
<b>Table 6 – Occupations by Sector</b>	
Data Source:	2007-2011 ACS

#### Travel Time

Travel Time	Number	Percentage
< 30 Minutes	23,665	76%
30-59 Minutes	6,436	21%
60 or More Minutes	1,224	4%
<b>Total</b>	<b>31,325</b>	<b>100%</b>
<b>Table 7- Travel Time</b>		
Data Source:	2007-2011 ACS	

#### Education:

#### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,588	555	1,578
High school graduate (includes equivalency)	8,709	1,034	3,993
Some college or Associate's degree	9,514	792	3,207
Bachelor's degree or higher	6,419	347	1,324
<b>Table 64 - Educational Attainment by Employment Status</b>			
Data Source:	2007-2011 ACS		

#### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	67	337	219	657	986
9th to 12th grade, no diploma	814	845	925	1,738	2,430
High school graduate, GED, or alternative	2,622	2,567	3,346	7,861	8,131
Some college, no degree	1,874	2,150	1,738	5,564	4,062
Associate's degree	216	968	1,020	2,130	879
Bachelor's degree	275	1,494	1,405	3,241	1,875
Graduate or professional degree	44	247	448	1,303	1,513
<b>Table 9 - Educational Attainment by Age</b>					
Data Source:	2007-2011 ACS				

**Educational Attainment – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,957
High school graduate (includes equivalency)	28,006
Some college or Associate's degree	30,367
Bachelor's degree	42,020
Graduate or professional degree	52,550
<b>Table 10 – Median Earnings in the Past 12 Months</b>	
<b>Data Source:</b>	2007-2011 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

According to the table above the Education and Health Care Services sector employs the highest with 5,395 workers, which represents 20% of employed Largo residents, followed by Retail/Trade at 4,427 or 17%, and Arts, Entertainment, and Accommodations coming in a close third with 3,735 or 14%.

**Describe the workforce and infrastructure needs of the business community:**

In the Business Activity table the largest category in the “Jobs Less Workers” column (which indicates commuting) is within the Education and Health Care Services sector at 11%. This may indicate a large number of commuters who come into Largo to work in the Medium Income Education and High Income Health Care fields. The large number of workers in Retail Trade also indicates a potentially high number of low-paying jobs in the City of Largo. Infrastructure Needs – Storm water/sewer systems

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

There are several projects currently under construction that will have a positive economic impact by increasing jobs and business growth within the City of Largo.

1. The Sanitary Sewer Construction Project is a proposed 14 mile sewer improvement project located within the City of Largo. It is designed to alleviate and prevent sanitary sewer overflows and backups in the wastewater collection system during heavy rainfall events. The project will upgrade and improve the overall sufficiency and capacity of the system, protect our coastal waterways, drainage basins and aquatic preserves from negative environmental impacts, and will comply with the Florida Department of Environmental Protection (FDEP) requirements for the City of Largo wastewater collection system.
2. Roads/FY14: The FDOT is planning to resurface SR 686/East Bay Drive from Missouri Ave. to Highland Ave in summer 2015.

3. Roads/FY13: The Adrian Avenue Sidewalk Improvement Project is a FDOT project within the City of Largo designed to provide pedestrian connectivity and enhanced safety from Indian Rocks Rd. to Trotter Rd., and Gladys St., from Dyer Ave. to Hillsdale Avenue.
4. Roads/FY12: The FDOT is currently planning to improve and widen Roosevelt Blvd. from north of Ulmerton Road to east of 40th Street.
5. Residential: Construction of a new 96 unit town home development - Bay Isle Landings
6. Residential: Construction of a new 260 unit apartment complex - The Boulevard Apartments
7. Commercial: Construction of a new 229,782 SF retail plaza - Tri-City Plaza
8. Retail/CG: Construction of a 6,119 SF convenience store and gas station - WaWa - Missouri Avenue
9. Residential: Construction of a new 63 unit apartment complex - Whispering Palms Apartments
10. Commercial/Hotel: Construction of a 11,492 SF, 124 room hotel - VP Largo

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Workers with advanced technical and vocational skills are in the shortest supply. Per the U.S. Census 2009-2013 87.0% of Largo residents had graduated from High school where as only 19.4% had obtained a Bachelor's degree or higher ([www.census.gov/quickfacts/table/PST045214/00,1239425](http://www.census.gov/quickfacts/table/PST045214/00,1239425)). The low number of college graduates corresponds with the large number of low-paying jobs in the Retail Trade field. The high number of high school graduates corresponds with the Medium Income and High Income Health care fields being filled by commuters rather than Largo residents.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Current training initiatives provide assistance to area businesses in order to enhance economic growth and development supporting the City's Consolidated Plan.

- The Incumbent Worker Training Program (IWT) is funded by the Federal Workforce Investment Act (WIA) and administered by Workforce Florida, Inc. Through this program, Florida is able to provide training to currently employed workers to keep Florida's workforce competitive in a global economy and to retain existing businesses.
- The Quick Response Training (QRT) Program is customer-driven and designed as an inducement to secure new value-added business to Florida as well as provide existing businesses the necessary

training for expansion. Through this incentive, Florida is able to effectively retain, expand and attract employers offering high-quality jobs.

- WorkNet Pinellas is offering employers an opportunity to provide their workers access to essential technology training to upgrade their skills - the program is called Digital Access. This is a no cost program that supplies vouchers to employers for free Microsoft on-line training and Microsoft Certifications for their employees. The program focuses on boosting productivity for employers by increasing their employee's skills. The on-line program offers over 100 classes and certifications that are self-paced.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City of Largo does participate in a Comprehensive Economic Development Strategy. It was established to create a good working relationship with businesses in the City by keeping quality firms and jobs while facilitating expansion and growth. In May 2008, the City of Largo created the Economic Development Division with the intent of broadening Largo's economic base and encouraging economic expansion. The Division is committed to supporting business retention, recruitment and expansion in the City of Largo and is working to expand employment opportunities, increase the economic sustainability of the activity centers support the development of a quality workforce, collaborate between public and private sectors for mutual benefit, and ensure a high quality of life for all residents.

The Economic Development Plan is the result of a study and planning process which included various City stakeholders and a detailed analysis of the City's economic makeup. The primary analysis components (Largo's Demographic Profile and the Target Industry Sectors and Business Clusters) are incorporated throughout the Plan.

The Plan is organized into eight (8) economic development components. Each component has a goal, objective and a strategy for implementation. The components are: Business Retention and Expansion; Industrial/Commercial Development; Neighborhood Infill-Commercial Development; Annexation; Economic Development Incentives; Workforce; Social and Cultural Resources Development; and Visibility and Marketing.

Current economic development initiatives currently underway:

- 158 Ridge Road Apartment Homes - A new 29-unit apartment complex. Comments were provided on 7/17/15 and a neighborhood meeting was scheduled for 8/20/15.
- Largo Senior Living - A new 74,652 SF 117 bed Assisted Living Facility. A neighborhood compatibility meeting was held on 3/26/15.



- Twin Villas - New development of 24 twin villas. DRC was held on 3/18/15 and comments were sent to the applicant on 5/21/15.
- 2010-25 Wet Weather Citywide: The project addresses the city's sanitary sewer system capacity, operation and sufficiency during wet weather conditions as well as future growth. The project will construct, reconstruct and expand approximately 14 miles of force main and 7 pump stations beginning in 2014 and continuing through 2015.
- 58th Street Subdivision - A 10 lot, single-family subdivision. The project is under construction.
- Broadway Apartments - A 258 unit apartment development. This project is under construction.
- Birdsong Redevelopment - A new 7,200 SF commercial center.

## **Discussion**

Not Applicable

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The City of Largo defines the concentration of multiple housing problems to be the Clearwater-Largo Road Community Redevelopment District and West Bay Drive Community Redevelopment Districts. This is because they have the oldest housing stock and greatest percentage of low- and moderate-income households and as a result have been named the CDBG Target Area.

The CDBG Target Area has historically been the focus of federal assistance efforts, since it is part of the City's original town center and a significant number of the housing units are older and deteriorating. All census block groups included in the Target Area have a low and moderate-income household concentration greater than 51%. Both the Clearwater-Largo Road Community Redevelopment District and West Bay Drive Community Redevelopment Districts (CRD's) are concentrated in the CDBG Target Area and have been declared slum/blight based upon Chapter 163 of the Florida Statutes. For this reason, the Affordable Housing Development Programs efforts have been focused within the CDBG Target Area.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

As defined by HUD, areas of minority concentration (AMC's) are any neighborhoods in which the percentage of households in a particular racial or ethnic minority group is at least 20 points higher than their percentage for the jurisdiction as a whole or a neighborhood in which the percentage of minorities is at least 20 points above the overall percentage of minorities in the jurisdiction.

Largo's minority population is approximately 13.7 percent (13.7%) of the total population (<http://quickfacts.census.gov/qfd/states/12/1239425.html>). Census data does not indicate the City has specific pockets of minority population within the City boundaries. Approximately 60% of the CDBG budget is allocated to projects within the CDBG Target Area, 15% is allocated to public services, and 20% is allocated to program administration.

The City of Largo defines areas of racial and minority concentration as the Clearwater-Largo Road Community Redevelopment District and West Bay Drive Community Redevelopment Districts. This area has the oldest housing stock and greatest percentage of low- and moderate-income households.

### **What are the characteristics of the market in these areas/neighborhoods?**

These neighborhoods have single family homes and rentals many in substandard condition.

The U.S. Census, Selected Housing Characteristics 2009-2013 American Community Survey 5-Year Estimates for the City of Largo shows that approximately 78.4% of the housing units are occupied, with 21.6% vacant. The majority 45,734 of the total housing units are single units (attached or detached) with an additional 28.2% mobile homes. The majority of the housing units were built from 1970-1979 (42%). An overwhelming majority of housing units have two bedrooms (52.9%). Electricity is used for heating in 95.6% of housing units. It does not appear that Largo has an overcrowding issue, since 96.8% of the occupied housing units have one or less occupants per room. The value of 29.3% of the owner-occupied housing units is below \$50,000, with 52.8% with a value below \$100,000. Of the housing units with a mortgage, 53.9% exceed 30% of monthly household income. The average mortgage cost is around \$1,000 to \$1,499 per month (33.9%). The gross rent of the majority of rental units (40.6%) is \$750 to \$999 (<http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmk>).

### **Are there any community assets in these areas/neighborhoods?**

The City works to better neighborhoods through code enforcement and police presence. The City of Largo has a long history of community involvement and citizen activism. Numerous churches in these areas take a prominent role in the life of the community.

### **Are there other strategic opportunities in any of these areas?**

The CDBG Target Area has historically been the focus of federal assistance efforts, since it is part of the City's original town center and a significant number of the housing units are older and deteriorating. There are Strategic opportunities in place to improve these areas by acquiring vacant land, abandoned properties, as well as foreclosed properties held by banks. This will increase property values and revitalize neighborhoods. During the 2015-2019 strategic planning period, the City of Largo will use Federal Community Development Block Grant funding as a source for providing housing services in the form of credit counseling, homeownership training, and foreclosure prevention counseling to help promote and stabilize home ownership for low and moderate-income homebuyers. CDBG funding may also be used for the acquisition and rehabilitation existing units for new households and rehabilitating the existing housing stock of low and moderate-income

homeowners. HOME Investment Partnership funding will be used for providing homeownership to low and moderate-income homebuyers in the form of down payment and closing cost assistance. HOME funds will also be used to rehabilitate owner-occupied housing units. State Housing Initiatives Partnership (SHIP) will be used to address the affordable housing goals identified in the plan. Federal funds will also leverage investor and private lending institutions for multi-family rental and owner housing construction projects.

## Strategic Plan

### SP-05 Overview

#### Strategic Plan Overview

The City of Largo is part of the Pinellas County HOME Investment Partnership Program (HOME) consortium, and participated in the formulation of the County's Five-Year Consolidated Plan. Because Largo is located within Pinellas County, many of Largo's needs, objectives and goals are identical to those of the County. Largo is also a Community Development Block Grant (CDBG) entitlement city, and receives CDBG funding directly from the Federal government. The City intends to incorporate its Five-Year Consolidated Plan with the County's plan, as well as submit an annual CDBG Action Plan to the U.S. Department of Housing and Urban Development (HUD).

### SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

#### Geographic Area

1	<b>Area Name:</b>	CDBG TARGET AREA (CLRD/WBD)
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The City of Largo has focused its efforts on improving the two community redevelopment districts (CRD's) West Bay Drive CRD and Clearwater-Largo Road CRD.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The City of Largo's CDBG Target Area is a part of the City's original town center and a significant number of the housing units are older and deteriorating. All census block groups included in the Target Area have a low and moderate-income household concentration greater than 51%. Both the Clearwater-Largo Road Community Redevelopment District and West Bay Drive Community Redevelopment Districts (CRD's) are concentrated in the CDBG Target Area and have been declared slum/blight based upon Chapter 163 of the Florida Statutes.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The public participation process to determine the needs of activities of the City included public hearings and consultation with public and private agencies that provide assisted/affordable housing, including the Pinellas County public housing authorities, health service agencies, homeless service providers, and social and human service providers. The

		<p>Consortium, and the City as a Consortita member, consulted these entities throughout the year concerning ongoing topics of mutual interest and preparation of the Consolidated Plan. Consultation occurred via e-mail, meetings, forums for discussion, or through the survey instrument. In some cases, specific reports and plans of the agencies were utilized in the preparation of the Plan.</p>
	<b>Identify the needs in this target area.</b>	<p>The City of Largo identified needs to include large numbers of deteriorated and substandard investor owned rental units and mobile home parks. Limited funding to address a substantial amount of infrastructure needs. The difficulty for low income residents to access needed services due to transportation issues.</p>
	<b>What are the opportunities for improvement in this target area?</b>	<p>The City of Largo identified the opportunities Citywide to include road and infrastructure improvements, the sanitary sewer extension and sidewalk improvements. Improved housing conditions and programs, promote increased home ownership, and the redevelopment of aging mobile home parks.</p>
	<b>Are there barriers to improvement in this target area?</b>	<p>The City of Largo has identified barriers to improvement to include the limited public and private funding for community development and housing activities. Past hurricanes and the recent economic downturn has left agencies that serve low- and moderate-income residents and households with specials needs struggling to afford liability insurance. Additionally, because of the recent economic downturn, nonprofit agencies have experienced a decline in charitable contributions.</p>
<b>2</b>	<b>Area Name:</b>	Largo Citywide
	<b>Area Type:</b>	Municipal City Limits
	<b>Other Target Area Description:</b>	Municipal City Limits
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	<p>The City of Largo Citywide includes the CDBG Target Area which has historically been the focus of federal assistance efforts, since it is part of the City's original town center and a significant number of the housing units are older and deteriorating. All census block groups included in the Target Area have a low and moderat-income household concentration greater than 51%. Both the Clearwater-Largo Road Community Redevelopment Distrcit and West Bay Drive Community Redevelopment Districts (CRD's) are concentrated in the CDBG Target Area and have been declared slum/blight based upon Chapter 163 of teh Florida Statutes. For this reason, the Affordable Housing Development Programs efforts have been focused within the</p>

	CDBG Target Area although programs are offered Citywide.
<b>Include specific housing and commercial characteristics of this target area.</b>	As of the census of 2010, there were 77,648 people, 38,022 households, and 19,573 families residing in the city. The population density was 4,945.7 inhabitants per square mile (1,912.5/km <sup>2</sup> ). There were 46,859 housing units at an average density of 2,984.6 per square mile (1,154.2/km <sup>2</sup> ). This is an attractive location for seasonal residents and tourists. The lack of vacant properties for development increases the overall value and price of available, permit-able properties, and impacts the location, type and cost of existing and future housing.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The public participation process to determine the needs of activities within the City included public hearings and consultation with public and private agencies that provide assisted/affordable housing, including the Pinellas County Public Housing Authorities, health service agencies, homeless service providers, and social and human service providers. The Consortium, and the City as a Consortia member, consulted these entities throughout the year concerning ongoing topics of mutual interest and preparation of the Consolidated Plan. Consultation occurred via e-mail, meetings, forums for discussion, or through the survey instrument. In some cases, specific reports and plans of the agencies were utilized in the preparation of the Plan.
<b>Identify the needs in this target area.</b>	The City of Largo identified needs to include large numbers of deteriorated and substandard investor owned rental units and mobile home parks. Limited funding to address a substantial amount of infrastructure needs. The difficulty for low income residents to access needed services due to transportation issues.
<b>What are the opportunities for improvement in this target area?</b>	The City of Largo identified the opportunities Citywide to include road and infrastructure improvements, the sanitary sewer extension and sidewalk improvements. Improved housing conditions and programs, promote increased home ownership, and the redevelopment of aging mobile home parks.
<b>Are there barriers to improvement in this target area?</b>	The City of Largo has identified barriers to improvement to include the limited public and private funding for community development and housing activities. Past hurricanes and the recent economic downturn has left agencies that serve low- and moderate-income residents and households with special needs struggling to afford liability insurance. Additionally, because of the recent economic downturn, nonprofit agencies have experienced a decline in charitable contributions.
<b>Table 11 - Geographic Priority Areas</b>	

## General Allocation Priorities

Describe the basis for allocating investments geographically within the state

All housing activities are offered citywide. Households assisted under these programs must live in the City of Largo or be in the process of purchasing a home within the City limits through Largo's down payment assistance programs. Households must also meet the low and moderate-income eligibility criteria. The down payment assistance program is available citywide for households whose income is below 80% of the median income.

The City of Largo's CDBG Target Area has historically been the focus of federal assistance efforts, since it is part of the City's original town center and a significant number of the housing units are older and deteriorating. All census block groups included in the Target Area have a low and moderate-income household concentration greater than 51%. Both the Clearwater-Largo Road Community Redevelopment District and West Bay Drive Community Redevelopment Districts (CRD's) are concentrated in the CDBG Target Area and have been declared slum/blight based upon Chapter 163 of the Florida Statutes. For this reason, the Affordable Housing Development Programs efforts have been focused within the CDBG Target Area.

Housing programs, such as rehabilitation and first-time homebuyers assistance, while available citywide, are focused within the Target Area to maximize neighborhood stabilization and promote community reinvestment into the area.

Largo's minority population is approximately 13 percent (13%) of the total population. Census data does not indicate the City has specific pockets of minority population within the City boundaries. Approximately 60% of the CDBG budget is allocated to projects within the CDBG Target Area, 15% is allocated to public services, and 20% is allocated to program administration.

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

1	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low
		Low
		Moderate
		Middle
		Large Families
		Families with Children
		Elderly
		Public Housing Residents
		Chronic Homelessness
		Individuals

		<p>Families with Children</p> <p>Mentally Ill veterans</p> <p>Persons with HIV/AIDS</p> <p>Victims of Domestic Violence</p> <p>Unaccompanied Youth</p> <p>Elderly</p> <p>Frail Elderly</p> <p>Persons with Mental Disabilities</p> <p>Persons with Physical Disabilities</p> <p>Persons with Developmental Disabilities</p> <p>Persons with Alcohol or Other Addictions</p> <p>Persons with HIV/AIDS and their Families</p> <p>Victims of Domestic Violence</p>
	<b>Geographic Areas Affected</b>	<p>CDBG TARGET AREA (CLRD/WBD)</p> <p>Municipal City Limits</p>
	<b>Associated Goals</b>	<p>Affordable Housing Development (AHD)</p> <p>Capital Improvements to Public Facilities</p> <p>Homeless Facility Operating Costs</p> <p>Education &amp; Preparation for Homeownership</p> <p>Housing Programs</p>
	<b>Description</b>	<p>The City of Largo has a need for affordable new and existing owner and rental housing for low- and moderate-income households. Housing Repair Programs - preserve existing affordable housing stock by provide low interest owner-occupied, housing replacement, and rental rehab loans. Housing Purchase Programs - provide purchase/down payment assistance, foreclosure prevention, and legal assistance.</p>
	<b>Basis for Relative Priority</b>	<p>Information received from meetings, public hearings, and social service providers all revealed a need for affordable housing.</p> <p>The U.S. Census 2009-2013 American Community Survey shows housing units with a mortgage, 46.1% exceed 30% of the monthly household income. The average mortgage cost is around \$1,000 to \$1,499 per month (33.3%). The gross rent of the majority of rental units (40.6%) is \$750 to \$999. Households paying more than 30% of their income on housing are considered a cost burden making affordable housing in the City of Largo a High Priority.</p>
<b>2</b>	<b>Priority Need Name</b>	Homeless
	<b>Priority Level</b>	High
	<b>Population</b>	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Chronic Homelessness</p> <p>Individuals</p> <p>Families with Children</p>



		Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	CDBG TARGET AREA (CLRD/WBD) Municipal City Limits
	<b>Associated Goals</b>	Homeless Facility Operating Costs Non-Homeless Special Needs Services Housing Programs
	<b>Description</b>	The City of Largo has indentified a need to reduce and prevent homelessness. Programs include rental eviction and start up costs, Homeless Facility Operating Costs, Coordination, and Delivery.
	<b>Basis for Relative Priority</b>	Data from the 2014 and 2015 Point-in-Time Counts cited 50.7% of individuals' reported the primary reason for homelessness is due to financial reasons. Indicating a need for transitional and permanent supportive housing for the chronic homeless.
<b>3</b>	<b>Priority Need Name</b>	Non-Homeless Special Needs
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Elderly Public Housing Residents Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	CDBG TARGET AREA (CLRD/WBD) Municipal City Limits
	<b>Associated Goals</b>	Non-Homeless Special Needs Services
	<b>Description</b>	The City of Largo has identified the need to provide operational support to public facilities that provide assistance to the vulnerable 62+ community.

<b>Basis for Relative Priority</b>	Statistical Data from Surveys, public hearings, and consultation all show a need for services for the non-homeless special needs population in the City of Largo.
<b>Table 12 – Priority Needs Summary</b>	

### **Narrative (Optional)**

The City of Largo will give first priority to the lowest income households with the most severe need. For this reason, funding housing programs for households with incomes below 50% of Area Median Income (AMI) will be given a high (H) preference in the next five years. Moderate (M) preference will be given to households above 50% of AMI, but below 80% of AMI. The City will fund projects that serve these households as funds become available, after high preference applicants have been served. Low preference will be given to households above 80% of AMI, meaning that the City will not fund activities to address this need during the five-year period of this plan.

### **SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

#### **Introduction**

During the 2015-2019 strategic planning period, the City of Largo will use Federal Community Development Block Grant funding as a source for providing housing services in the form of credit counseling, homeownership training, and foreclosure prevention counseling to help promote and stabilize home ownership for low and moderate-income homebuyers. CDBG funding may also be used for the acquisition and rehabilitation of affordable rental units and for preserving the existing housing stock by acquiring and rehabilitating existing units for new households and rehabilitating the existing housing stock of low and moderate-income homeowners. HOME Investment Partnership funding will be used for providing homeownership opportunities to low and moderate-income homebuyers in the form of down payment and closing cost assistance. HOME funds will also be used to rehabilitate owner-occupied housing units.

CDBG - \$983,741

HOME - \$251,871

HTF - \$10,000

SHIP - \$736,432

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	433,741	100,000	450,000	983,741	2,951,223	
Housing Trust Fund	public - state	Admin and Planning Housing Public Services	10,000	0	0	10,000	0	
Supportive Housing Program	public - state	Admin and Planning Housing Public Services	736,432	0	0	736,432	0	
Other	public - federal	Admin and Planning Housing Public Services	251,871	0	0	251,871	0	HOME

**Table 13 - Anticipated Resources**

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

Even though Pinellas County's Housing Trust Fund (HTF) has not been identified to receive funding, and the State of Florida has drastically reduced funding to local entitlement jurisdictions under the State Housing Initiatives Partnership (SHIP) Program, revenues received as program income from both sources will be used to address the affordable housing goals identified in the plan. Additionally, should new funding for these sources become available, funds will be used to continue addressing the affordable housing needs of Largo residents. Private funds available through local lending institutions will be leveraged by Federal funds in the rehabilitation and homebuyer assistance programs as well as for the purchase of new homes. Federal funds

will also leverage investor and private lending institutions for multi-family rental and owner housing construction projects.

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

Not Applicable

#### Discussion

Not Applicable

#### SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Habitat For Humanity	Non-profit organizations	Ownership	
Gulf Coast Jewish Family Services D/B/A Gulf Coast Community Care	Non-profit organizations	public facilities	
Bright Community Housing Trust, Inc.	Non-profit organizations	Ownership	
Religious Community Services (RC S)	Non-profit organizations	Homelessness	
Pinellas County Homeless Leadership Board		Homelessness	
Catholic Charities D.O.S.P.	Non-profit organizations	Homelessness	
Pinellas Opportunity Council, Inc.	Non-profit organizations	Non-homeless special needs	
Gulf Coast Legal Services, Inc.	Non-profit organizations	Non-homeless special needs	
Community Service Foundation	Non-profit organizations	Ownership public services	
Tampa Bay Community Development Corporation	Non-profit organizations	Ownership public services	
<b>Table 14 - Institutional Delivery Structure</b>			

#### Assess of Strengths and Gaps in the Institutional Delivery System

The City's strategy to improve institutional structures occurs predominantly through communication and partnership with private, public, and nonprofit organizations. One strenght is through the Sold-on-Largo down payment assistance program, Largo has formed a partnership with several area housing service organizations. Through the organizations, clients for the Sold-on-Largo program are provided guidance in locating lending programs with less restrictive underwriting criteria. This partnership is designed to address the need for more

lending flexibility for low and moderate income families interested in owning their first home. Another strength is Largo's work with the Chamber of Commerce to facilitate a friendly environment for small businesses citywide. Lastly, through the CDBG program, the City has developed a host of relationships with the non-profit community. Organizations in the area which provide transitional housing, housing referral systems, budgeting/mortgage classes, foreclosure/eviction assistance, and emergency financial assistance are all funded by the City and collectively address the overall housing needs of the greater Largo area. All of these efforts provide a continuum of care for residents of Largo as well as the surrounding community.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training			
Healthcare			
HIV/AIDS			
Life Skills			
Mental Health Counseling			
Transportation	X	X	
<b>Other</b>			
<b>Table 15 - Homeless Prevention Services Summary</b>			

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

In order to address the issue of homelessness, Pinellas County's Continuum of Care uses a broader definition of homelessness than HUD's specific definition. This allows for a more accurate representation of the County's homeless population for planning purposes; it includes individuals who couch surf or double up with family

and friends, homeless persons in local jails and hospitals that came from the streets and will be released back to the streets, and homeless children counted by the county school system.

The Pinellas County Homeless Coalition, lead agency for the County's Continuum of Care, sponsored a street/agency count of its homeless population. The annual count is conducted during the last seven calendar days in January in order to produce "statistically, reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a done-day point in time." The 2015 Point-in-Time Homeless Count and Survey found that 3,387 sheltered and 3,466 unsheltered homeless individuals and families reside within the County. This included 388 individuals in the street survey, 408 in the jail data, and 2670 in the school data that did not meet HUD criteria. Together this brings the total Homeless individuals located in Pinellas County to 6,853. The Point-in-Time Count found that 11.1% are children, 71.5% are male, and 6.8% are Hispanic, with 64% White and 31.8% Black. It is estimated that 18.7% of Pinellas' homeless populations, as defined by HUD, are "chronic homeless" ([pinellashomeless.org/Portals/0/PIT%20REPORT%202015%20Final.pdf](http://pinellashomeless.org/Portals/0/PIT%20REPORT%202015%20Final.pdf)).

Pinellas County and the City of Largo support and encourage the ongoing efforts of the Pinellas County Coalition for the Homeless and understand that the Continuum of Care (CoC) process is vital in addressing the needs of homeless persons living within the City. The CoC is the basis for the objectives, strategies, and proposed accomplishments set by the County for the next five years to address homeless needs. The adopted 10-year Plan to End Homelessness in Pinellas County, known as Opening Doors of Opportunity serves as the guiding document for the CoC, and cites the following Year 2 & 3 Strategy Implementations for addressing gaps in services and housing for sheltered and unsheltered chronic homeless:

- Provide outreach to and engage homeless individuals that are reluctant to participate in formal service provision. Tailor service provision to the needs of the street homeless and ensure immediate access to services for persons with HIV and mental illnesses.
- Provide specialized training to law enforcement on issues concerning homelessness and on how to recognize and deal effectively with mental health issues.
- Develop and distribute outreach materials for use by law enforcement and other front-line mainstream providers.
- Partner homeless outreach workers with police officers that patrol areas with large numbers of street homeless.
- Work with DCF to design an outpatient ambulatory detoxification services program.
- Plan and support annual Stand Down Events for homeless veterans and other homeless persons.
- Increase collaboration between the Veterans Administration and community-based organizations that are in the field serving homeless veterans to expand outreach efforts to homeless veterans; e.g. case conference meetings.
- Support existing programs providing outreach to homeless mentally ill persons.
- Enhance mental health and substance abuse screening, assessment and treatment to street homeless at outreach locations throughout Pinellas County, such as shelters, one-stop centers, drop-in centers and food centers.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Primary reasons for homelessness cited were: Lack of income/lost job/financial reasons: mental health/emotional problems, alcohol/drug problems: family breakup: eviction/foreclosure: release from jail/prison: domestic violence: and fleeing/aging out of foster care. Note: some surveys included more than one category selected. The 2009 Survey indicates 50.7% of individuals' report the primary reason for homelessness is due to financial reasons. In Pinellas County, 35.5% reported having a Physical Disability and 32.9% responded as having a Mental Health Disability (pinellashomeless.org/Portals/0/PIT%20REPORT%202015%20Final.pdf).

On January 13, 2006, the Policy Group adopted a plan entitled Opening Doors of Opportunity: A 10-Year Plan to End Homelessness in Pinellas County (Plan), and approved submission to the Interagency Council on Homelessness. The Plan identifies gaps in services currently being provided to the homeless by the State. The Plan contains long-term strategies that coordinate the work of social service providers, local governments and potential funding sources. One of the Plan's strengths is focusing on preventing homelessness and creating permanent housing. The Plan targets gaps by addressing issues such as early intervention for the working poor, affordable housing, immediate help for those discharged from hospital and jails, and job training. Another Strength would be the veteran preference program provided by The Housing Authority. This program is currently in place for its HCV existing housing programs, providing assistance to hundreds of homeless veterans since its inception, as well as a preference for families displaced by natural disaster or government action in both the public housing and HCV programs.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

A major strength of the institutional structure is the long history and relationship between the City of Largo and the 43 HOME Consortium municipalities. The City's strategy to improve gaps occurs predominantly through communication and partnership with private, public, and nonprofit organizations. Through the Sold-on-Largo down payment assistance program, Largo has formed a partnership with several area housing service organizations helping to overcome gaps in the institutional structure. These organizations provide guidance in locating lending programs with less restrictive underwriting criteria. Largo also works with the Chamber of Commerce to facilitate a friendly environment for small businesses citywide. Lastly, through the CDBG program, the City has developed a host of relationships with the non-profit community. Organizations in the area which provide transitional housing, housing referral systems, budgeting/mortgage classes, foreclosure/eviction assistance, and emergency financial assistance are all funded by the City and collectively address the overall housing needs of the greater Largo area. All of these efforts help overcome gaps by providing a continuum of care for residents of Largo as well as the surrounding community.

**SP-45 Goals - 91.415, 91.215(a)(4)**

**Goals Summary Information**

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Affordable Housing Development (AHD)	2015	2020	Affordable Housing	CDBG Target Area (CLRD/WBD) Largo Citywide	Affordable Housing	CDBG: \$20,000	Homeowner Housing Added: 2 Household Housing Unit
Capital Improvements to Public Facilities	2015	2016	Affordable Housing	CDBG Target Area (CLRD/WBD) Largo Citywide	Affordable Housing		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 472 Persons Assisted  Homeowner Housing Added: 6 Household Housing Unit
Homeless Facility Operating Costs	2015	2016	Homeless	CDBG Target Area (CLRD/WBD) Largo Citywide	Affordable Housing Homeless	CDBG: \$39,000	Homeless Person Overnight Shelter: 2258 Persons Assisted  Homelessness Prevention: 5 Persons Assisted
Non-Homeless Special Needs Services	2015	2016	Chores for the elderly	CDBG Target Area (CLRD/WBD) Largo Citywide	Homeless Non-Homeless Special Needs	CDBG: \$10,000	Public service activities for Low/Moderate Income Housing Benefit: 15 Households Assisted
Education & Preparation for Homeownership	2015	2016	Affordable Housing	CDBG Target Area (CLRD/WBD) Largo Citywide	Affordable Housing	CDBG: \$31,061	Public service activities for Low/Moderate Income Housing Benefit: 193 Households Assisted
Housing Programs	2015	2016	Affordable Housing	CDBG Target Area (CLRD/WBD) Largo Citywide	Affordable Housing Homeless	CDBG: \$465,000	Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted  Homeowner Housing Rehabilitated: 16 Household Housing Unit  Tenant-based rental assistance / Rapid Rehousing: 6 Households Assisted



## Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing Development (AHD)
	<b>Goal Description</b>	<p>The City intends to continue to support service for seniors, families, single parents, and persons with disabilities. Largo has established partnerships with non-profit groups, developers, and affordable housing providers for the creation/preservation of affordable housing units. CDBG funding will be used to demolish substandard structures on properties which have been donated to Habitat for Humanity, for the construction of new affordable houses.</p> <ul style="list-style-type: none"> <li>Habitat for Humanity of Pinellas County, Inc. -Affordable Housing Development for first-time homeowners requested funding to purchase land and construct 2 affordable homes for low to medium low income families. This will permanently solve their affordable housing needs and add to the stability of the existing neighborhood and create ad valorem tax revenue to the city.</li> </ul>
2	<b>Goal Name</b>	Capital Improvements to Public Facilities
	<b>Goal Description</b>	<p>Improve and Expand Facilities. Public Facility other than Low/Moderate Income Housing.</p> <ul style="list-style-type: none"> <li>Gulf Coast Jewish Family and Community Services Inc. requested funding for Phase 2 Hurricane Mitigation on a 26,000 square foot public facility. This included the addition of a generator to mitigate losses during an emergency (serve 472 Largo residents).</li> <li>Bright Community Trust Inc. requested funding for acquisition, renovation, and soft costs to add a minimum of 6 affordable housing units per year. Bright Community will create a revolving line of credit to acquire and renovate a minimum of 6 residential properties per year to create permanently affordable homeownership with a preference for veteran, active duty service persons, and surviving spouses. Provide homeownership counseling and long term financial counseling (serve 6 households).</li> </ul>
3	<b>Goal Name</b>	Homeless Facility Operating Costs
	<b>Goal Description</b>	<p>Homeless Facility Operating Costs</p> <ol style="list-style-type: none"> <li>Religious Community Services - RCS Grace House Homeless Family Services requested funding for partial salary support for the Director and admin assistant/case manager (Emergency shelter served 102/Homeless prevention 5).</li> <li>Pinellas County Homeless Leadership Board Inc. requested funding for Homeless Services Coordination and Delivery (served 2,042 Largo residents).</li> <li>Catholic Charities Diocese of St. Petersburg, Inc. - Pinellas Hope I requested funding for Homeless Facility Operating Costs (served 114 Largo residents).</li> </ol>
4	<b>Goal Name</b>	Non-Homeless Special Needs Services
	<b>Goal Description</b>	<p>The City intends to support services for seniors.</p> <p>Pinellas Opportunity Council - Chore Services (for the elderly) requested funding to offer services to the elderly that include heavy household cleaning, yard work, and minor repairs. Special need/non-homeless populations need supportive housing and supportive services to enable them to live independently and thereby avoid homelessness or institutionalization. The goal of the Chore Services program is to assist this special need vulnerable 62+</p>

		population achieve these same objectives (served 49 Largo residents annually).
5	<b>Goal Name</b>	Education & Preparation for Homeownership
	<b>Goal Description</b>	<p>The City intends to support services for families, single parents, persons with disabilities, homeless persons, those at-risk of homelessness, and victims of domestic violence.</p> <ul style="list-style-type: none"> <li>• Gulfcoast Legal Services, Inc. requested funding to provide services on Housing Preservation including legal aid assistance in all housing matters (served 78 Largo residents).</li> <li>• Community Services Foundation, Inc. requested funding to provide a Home Education Program for new home-owners. This program includes a Homebuyer education class, Financial Fitness workshops, and pre-purchase and post purchase counseling (served 35 Largo residents).</li> <li>• Tampa Bay Community Development Corporation requested funding to provide Homebuyer education classes, pre-purchase and post purchase counseling, foreclosure prevention and intervention (served 80 Largo residents).</li> </ul>
6	<b>Goal Name</b>	Housing Programs
	<b>Goal Description</b>	<p>The City provides additional Housing Programs to Improve, Maintain, and Expand Affordable Housing.</p> <ul style="list-style-type: none"> <li>• Owner Occupied/Rental Housing Rehabilitation (expected to serve 3 largo residents)</li> <li>• Energy Conservation Grant (expected to serve 10 Largo residents)</li> <li>• Rental Deposit &amp; Eviction Prevention (expected to serve 6 Largo residents)</li> <li>• Sold on Largo (Down-payment Assistance Program) (expected to serve 6 Largo residents)</li> <li>• Homestead Program (expected to serve 3 Largo residents)</li> <li>• AHD Homeowner/Rental (expected to serve 2 Largo residents)</li> </ul>

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The population for the City of Largo as of July 1, 2013 was 78,409, per the U.S. Census, with the median household income reported to be \$39,735 for 2009-2013. The percentage earning \$15,000 to \$24,000 was 16% and \$25,000 to \$34,999 was 15.6%.

The City of Largo will give first priority to the lowest income households with the most severe need. For this reason, funding housing programs for households with incomes below 50% of Area Median Income (AMI) will be given a high preference in the next five years. Moderate preference will be given to households above 50% of AMI, but below 80% of AMI.

The total number of extremely low-income and low-income households the City will provide affordable housing assistance 243.

- Affordable Housing Development AHD - 3 extremely low-income or low-income
- Habitat of Humanity - 2 extremely low-income or low-income
- Education & Preparation for Homeownership - 193 extremely low-income or low-income
- Sold on Largo Down Payment Assistance - 6 extremely low-income or low-income
- Revitalize renter/owner occupied housing units -23 extremely low-income or low-income
- Energy conservation improvements - 10 extremely low-income or low-income
- Rental Eviction Protection/Deposit Program - 6 extremely low-income or low-income

## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City as a Consortia member incorporates the current procedures for hazard reduction or LBP abatement guidelines as defined in 24 CFR Part 35 in every program where Federal funds are expended on a housing unit. The purpose of the regulation is to protect young children from lead-based paint hazards in housing that is receiving assistance from the Federal government or is being acquired or disposed of by the government. All houses built prior to 1978 and purchased by the County or City of Largo for housing rehabilitation and stabilization are subject to the Lead-Safe Housing Rule Checklist and associated guidance to assure compliance with the Lead-Safe Housing Rule.

City of Largo as a Consortia member follows Pinellas Countys 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 and inspect for defective paint surfaces of pre-1978 properties. A department staff member, certified as a Risk Assessor, orders and reviews paint inspections, risk assessments and clearance testing of suspect properties done by licensed testing professionals. Utilization of trained and certified lead professionals assures safe and effective lead hazard control work. Any defective paint conditions found are included in the scope of work and treatment provided to the defective areas. Interior chewable surfaces are treated as necessary.

The Florida Department of Health in Pinellas County (DOH - Pinellas) is the primary agency for addressing lead poisoning in the community as lead poisoning is listed as a notifiable disease in Chapter 64D-3, Florida Administrative Code. The CDC recommends routine lead screening for children in the 1-4 age groups who are Medicaid-enrolled or eligible, foreign-born, and other identified high risk. Although the expiration of the grant funding and current budgetary constraints have limited lead screening and case management activities, the agency still responds to reported cases of lead poisoning as determined by local pediatricians and health care providers throughout Pinellas County.

The DOH- Pinellas and the City of Largo as a Consortia member performs epidemiological investigations to assure initiation of appropriate follow-up care, prevent occurrence of new cases, and gather data on lead poisoning cases to target future interventions. For children identified with high blood lead levels, a lead assessment of their home is recommended. A specialist performs inspections and risk assessments at no

charge for families with children having elevated BLL, family day care homes, and day care centers. Additionally, for individuals without reported elevated blood lead levels, there is an established fee for performed assessments. DOH-Pinellas works to identify lead-based paint hazards in the environment. The goal of the lead poisoning case investigation is to reduce the child's BLL to below the level of concern (10µg/dL) by preventing continued exposure and improving nutrition.

#### **How are the actions listed above integrated into housing policies and procedures?**

The City of Largo as a Consortia member incorporates the current procedures for hazard reduction or LBP abatement guidelines as defined in 24 CFR Part 35 in every program where Federal funds are expended on a housing unit. The purpose of the regulation is to protect young children from lead-based paint hazards in housing that is receiving assistance from the Federal government or is being acquired or disposed of by the government. All houses built prior to 1978 and purchased by the County for housing rehabilitation and stabilization are subject to the Lead-Safe Housing Rule Checklist and associated guidance to assure compliance with the Lead-Safe Housing Rule.

The City follows procedures as specified in applicable regulations and, specifically, those detailed in Title X. The Department and its representatives provide all required notifications to owners and occupants and inspect for defective paint surfaces of pre-1978 properties. All Department policies and procedures conform to Title X. A certified risk assessor on staff orders and reviews paint inspections, risk assessments and clearance testing of suspect properties done by licensed testing professionals. Any defective paint conditions found are included in the scope of work and treatment provided to the defective areas.

#### **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

##### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City, in partnership with community-based service organizations, provides housing support services to residents who wish to become homeowners. These services include budgeting classes, information on mortgage qualification requirements, credit counseling, foreclosure prevention, and a general support system to enable households to attain their home ownership goals.

Largo's Urban Homesteading Program is designed to provide an affordable home ownership opportunity to households whose income level is below 80% of the area's gross median income level. Homes acquired by, or donated to, the City are rehabilitated and made available to eligible households for purchase. The City sells the homes at appraised value. Ten percent of the purchase price is deferred for five years and is forgiven if the owner remains in the home beyond the required residency period. By forgiving the loan, the City creates wealth for the household through the resulting home equity. The maximum monthly mortgage payment (principal, interest, tax and insurance) must be below the affordability standard (30% of gross monthly income). The City provides a zero-interest second mortgage to cover any remaining balance not covered by the first mortgage. The deferred second mortgage includes gap financing and closing costs.

The City of Largo has several government and private agencies working to reduce the level of poverty within the City. There are 3 areas of focus: education, opportunity, and viability. Individuals can gain the knowledge and skills necessary to compete in today's job market through educational institutions such as community colleges and technical schools. Agencies providing subsidized child care make full-time employment a viable option for single parents that would otherwise be unable to work. Other agencies provide job-seeking skills and referrals to provide an opportunity to secure permanent positions within the community. Youth Connect provides support to economically disadvantaged youth between the age of 16 and 21 who have dropped out of school, in foster care, homeless, or pregnant or parenting. This agency provides guidance, support, financial assistance with vocational, and academic training, work readiness and job placement services to low income youth. In addition, Career Source Pinellas offers a full range of career planning services, job search, career fairs, interviewing techniques and networking, and welfare transition programs.

**How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The City's strategy is met through communication and partnership with private, public, and nonprofit organizations. Through the Sold-on-Largo down payment assistance program, Largo has formed a partnership with several area housing service organizations. Through these organizations, clients for the Sold-on-Largo program are provided guidance in locating lending programs with less restrictive underwriting criteria. This partnership is designed to address the need for more lending flexibility for low and moderate income families interested in owning their first home. Largo also works with the Chamber of Commerce to facilitate a friendly environment for small businesses citywide. Lastly, through the CDBG program, the City has developed a host of relationships with the non-profit community. Organizations in the area which provide transitional housing, housing referral systems, budgeting/mortgage classes, foreclosure/eviction assistance, and emergency financial assistance are all funded by the City and collectively address the overall housing needs of the greater Largo area. All of these efforts provide a continuum of care for residents of Largo as well as the surrounding community.

Employment programs like Temporary Assistance for Needy Families (TANF) are designed to help families achieve self-sufficiency. This type of assistance reduces dependency by promoting job preparation and encouraging two-parent families so that children can be cared for in their own homes.

**SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The Consortium is responsible for ensuring funds are used in accordance with program requirements. The Housing staff monitors activities described in the Plan and a written performance agreement prior to disbursement to agencies helps to ensure that there is a clear understanding of all Federal requirements.

The housing services administered by sub-recipients for the City of Largo (home-buyer education, foreclosure counseling, eviction prevention, rental deposit, down payment assistance, etc.) are monitored with each invoice submitted for services, as well as an annual on-site monitoring visit. Sub-recipients submit information sheets or complete files on each client (depending on the activity). City staff verifies that the client address is located in Largo city limits and that the documentation provided is complete and in compliance with the City program prior to payment. New sub-recipients are monitored early in the year so they can be given all the tools needed to administer their programs.

The sub-recipients receiving funds for capital improvements must provide numerous items to the City of Largo prior to receiving reimbursement for the capital expenditures. Items include: wage reports consistent with Davis-Bacon Act requirements, copies of the checks paid by the sub-recipient to the contractor for the work completed, a copy of the final permit inspection report if the work required permits, and copies of the invoices from the contractor showing the work provided. The Housing Construction Specialist performs a site visit to confirm the work was performed according to the contractual agreement. Additional information is requested as needed specific to each project. City Housing staff also perform regular site visits to the housing rehabilitation construction sites to ensure the work is performed according to contract. Jobs are not finalized until a final approval inspection is completed.

The sub-recipients providing housing services have a high rate of accuracy for billing. However, the additional verification results in a few instances where the mailing address says "Largo" but the actual physical location is in Clearwater city limits or unincorporated Pinellas County. In addition, requiring all of the documentation from the sub-recipients prior to reimbursing funds has proven successful for receiving all necessary paperwork from the sub-recipients. There are no discrepancies between expenditures and letter of credit disbursements, since the funds are reconciled on a regular basis.

The City maintains a database or tracking system with the client information provided from the sub-recipients for annual reporting to CDBG. A schedule for monitoring visits from City staff is also made part of the agreement. To ensure timeliness, by HUD's standard of 1.5 times the entitlement at the first of August, the City closely monitors CDBG funded activities. For FY 2015-2016, the City has budgeted a pool of several alternative projects; if a project gets delayed, another project may be pursued to retain timeliness of entitlement usage.

The City administers most of its activities in-house. The City's Housing Manager and his staff produce a monthly report that sets out the status and progress of the housing programs. Monthly and Quarterly reports are required to maintain accuracy and identify errors. City staff monitors each project to ensure CDBG funds are disbursed quickly to meet timely expenditure deadlines.

The City of Largo strives to find and secure minority contractors for the bid lists. In an effort to address this shortage the City has added a line in its bid packages to encourage the use of minority sub-contractors on all jobs made available for bid. Our success is monitored by our Housing Construction Specialist using the Minority Business Enterprise Report (MBE). The MBE Report is submitted to HUD on an annual basis.

## AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

### Introduction

During the 2015-2019 strategic planning period, the City of Largo will use Federal Community Development Block Grant funding as a source for providing housing services in the form of credit counseling, homeownership training, and foreclosure prevention counseling to help promote and stabilize home ownership for low and moderate-income homebuyers. CDBG funding may also be used for the acquisition and rehabilitation of affordable rental units and for preserving the existing housing stock by acquiring and rehabilitating existing units for new households and rehabilitating the existing housing stock of low and moderate-income homeowners. HOME Investment Partnership funding will be used for providing homeownership opportunities to low and moderate-income homebuyers in the form of down payment and closing cost assistance. HOME funds will also be used to rehabilitate owner-occupied housing units.

CDBG - \$983,741

HOME - \$251,871

HTF - \$10,000

SHIP - \$736,432

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	433,741	100,000	450,000	983,741	2,951,223	
Housing Trust Fund	public - state	Admin and Planning Housing Public Services	10,000	0	0	10,000	0	
Supportive Housing Program	public - state	Admin and Planning Housing Public Services	736,432	0	0	736,432	0	
Other	public -	Admin and	251,871	0	0	251,871	0	HOME

Program	Source	Uses of Funds	Expected Amount Available Year 1				Expected	Narrative
	federal	Planning Housing Public Services				71		

**Table 16 - 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**

Even though Pinellas County's Housing Trust Fund (HTF) has not been identified to receive funding, and the State of Florida has drastically reduced funding to local entitlement jurisdictions under the State Housing Initiatives Partnership (SHIP) Program, revenues received as program income from both sources will be used to address the affordable housing goals identified in the plan. Additionally, should new funding for these sources become available, funds will be used to continue addressing the affordable housing needs of Largo residents.

Private funds available through local lending institutions will be leveraged by Federal funds in the rehabilitation and homebuyer assistance programs as well as for the purchase of new homes. Federal funds will also leverage investor and private lending institutions for multi-family rental and owner housing construction projects.

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

Not Applicable

#### **Discussion**

Not Applicable



## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Affordable Housing Development (AHD)	2015	2020	Affordable Housing	CDBG Target Area (CLRD/WBD) Largo Citywide		CDBG: \$20,000	Homeowner Housing Added: 2 Household Housing Unit
Capital Improvements to Public Facilities	2015	2016	Affordable Housing			CDBG: \$202,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 472 Persons Assisted Homeowner Housing Added: 6 Household Housing Unit
Homeless Facility Operating Costs	2015	2016	Homeless			CDBG: \$39,000	Homeless Person Overnight Shelter: 2258 Persons Assisted Homelessness Prevention: 5 Persons Assisted
Non-Homeless Special Needs Services	2015	2016	Chores for the elderly			CDBG: \$10,000	Public service activities for Low/Moderate Income Housing Benefit: 48 Households Assisted
Education & Preparation for Homeownership	2015	2016	Affordable Housing			CDBG: \$31,061	Public service activities for Low/Moderate Income Housing Benefit: 193 Households Assisted

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Housing Programs	2015	2016	Affordable Housing	CDBG Target Area (CLRD/WBD) Largo Citywide		CDBG: \$216,680	Homeowner Housing Added: 3 Household Housing Unit Homeowner Housing Rehabilitated: 13 Household Housing Unit Direct Financial Assistance to Homebuyers: 6 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 6 Households Assisted

### Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing Development (AHD)
	<b>Goal Description</b>	<p>The City intends to continue to support services for seniors, families, single parents, and persons with disabilities. Largo has established partnerships with non-profit groups, developers, and affordable housing providers for the creation/preservation of affordable housing units. CDBG funding will be used to demolish substandard structures on properties which have been donated to Habitat for Humanity, for the construction of new affordable houses.</p> <p>Habitat for Humanity of Pinellas County, Inc. (Affordable Housing Development for first-time homeowners) requested funding to purchase land and construct 2 affordable homes for low to medium low income families. This will permanently solve their affordable housing needs and add to the stability of the existing neighborhood and create ad valorem tax revenue for the City.</p>
2	<b>Goal Name</b>	Capital Improvements to Public Facilities
	<b>Goal Description</b>	<p>Improve and Expand Facilities. Public Facility other than Low/Moderate Income Housing Gulf Coast Jewish Family and Community Services Inc. requested funding for Phase 2 Hurricane Mitigation on a 26,000 square foot public facility. This included the addition of a generator to mitigate losses during an emergency (served 472 Largo residents).</p> <p>Bright Community Trust Inc. requested funding for acquisition renovation, and soft costs to add a minimum of 6 affordable housing units per year. Bright Community will create a revolving line of credit to acquire and renovate residential properties to create permanently affordable homeownership with a preference for veteran, active duty service persons, and surviving spouses. Provide homeownership counseling and long term financial counseling (serve 6 households)</p>

3	<b>Goal Name</b>	Homeless Facility Operating Costs
	<b>Goal Description</b>	<p>Homeless Facility Operating Costs</p> <p>Religious Community Services - RCS Grace House Homeless Family services requested funding for partial salary support for the Director and admin assistant/case manager (Emergency shelter served 102/Homeless prevention 5).</p> <p>Pinellas County Homeless Leadership Board Inc. requested funding for Homeless Services Coordination and Delivery (served 2,042 Largo residents).</p> <p>Catholic Charities Diocese of St. Petersburg Inc. - Pinellas Hope I requested funding for Homeless Facility Operating Costs (served 114 Largo residents).</p>
4	<b>Goal Name</b>	Non-Homeless Special Needs Services
	<b>Goal Description</b>	<p>The City intends to support services for seniors.</p> <p>Pinellas Opportunity Council - Chore Services (for the elderly) requested funding to offer services to the elderly that include heavy household cleaning, yard work, and minor repairs. Special need/non-homeless populations need supportive housing and supportive services to enable them to live independently and thereby avoid homelessness or institutionalization. The established goal of the Chore Services program is to assist this special need vulnerable 62+ population achieve these same objectives (served 49 Largo residents annually).</p>
5	<b>Goal Name</b>	Education & Preparation for Homeownership
	<b>Goal Description</b>	<p>The City intends to support services for families, single parents, persons with disabilities, homeless persons, those at risk of homelessness, and victims of domestic violence.</p> <p>Gulfcoast Legal Services, Inc. requested funding to provide services on Housing Preservation including legal aid assistance in all housing matters (served 78 Largo residents).</p> <p>Community Services Foundation, Inc. requested funding to provide a Home Education Program for new home-owners. This program includes a Homebuyer education class, Financial Fitness workshop, and pre-purchase and post purchase counseling (served 35 Largo residents).</p> <p>Tampa Bay Community Development Corporation requested funding to provide Homebuyer education classes, pre-purchase and post purchase counseling, foreclosure prevention and intervention (served 80 Largo residents).</p>
6	<b>Goal Name</b>	Housing Programs
	<b>Goal Description</b>	<p>The City provides additional Housing Programs to Improve, Maintain, and Expand Affordable Housing.</p> <ul style="list-style-type: none"> <li>• Owner Occupied/Rental Housing Rehabilitation (expected to serve 3 largo residents)</li> <li>• Energy Conservation Grant (expected to serve 10 Largo residents)</li> <li>• Rental Deposit &amp; Eviction Prevention (expected to serve 6 Largo residents)</li> <li>• Sold on Largo (Down-Payment Assistance Program) (expected to serve 6 Largo residents)</li> <li>• Homestead Program (expected to serve 3 Largo residents)</li> <li>• AHD Homeowner/Rental (expected to serve 2 Largo residents)</li> </ul>

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The Housing Goals encompass projects funded by CDBG, HOME, Pinellas County Housing Trust Fund (HTF), and SHIP. The City of Largo instituted a program continuity strategy, in the event that primary projects identified in the annual Action Plan are delayed, canceled, performed at a lower cost than the budgeted amount, or more funding is available. Planning for such incidents allows the City to utilize the CDBG program funds in a timely manner toward pre-identified alternate projects. More than anticipated program income can also be used toward alternate projects. The list of alternate projects is not prioritized. Projects will be brought before the Community Development Advisory Board and City Commission for approval prior to funding. See below Project List FY 2015-2016.

#	Project Name
1	DH-1 (1) Affordable Housing Development Incentive
2	DH-1 (2) Fair Housing Education/Legal Representation
3	DH-1 (2) Housing/Fair Housing Counseling
4	DH-2 (1) Homestead Program
5	DH-2 (1) Sold on Largo Down Payment Assistance
6	DH-3 (1) Owner Occupied/Rental Housing Rehabilitation
7	DH-3 (2) Eviction Protection/Rental Deposit Program
8	DH-3 (2) Public Services - Homeless Services
9	SL-1 (1) Capital Improvements to Public Facilities
11	SL-1+(2)+Non-Homeless+Special+Needs
12	Planning & Administration
13	Housing & Delivery Services (Admin)

**Table 17 – Project Information**

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

The City of Largo has identified priority needs and will give first priority to the lowest income households with the most severe need. For this reason, funding housing programs for households with incomes below 50% of Area Median Income (AMI) will be given a high preference. Moderate preference will be given to households above 50% of AMI, but below 80% of AMI. The City will fund projects that serve these households as funds become available, after high preference applicants have been served. Low preference will be given to households above 80% of AMI. In order to serve the neediest populations, the City of Largo also places high priority on the importance of public service providers and budgets the maximum allowed for public services each year. Funds are provided for homebuyer, family budgeting, fair housing and legal counseling. Funds are also provided to homeless facilities for operating costs. The City places a high priority on improvements to facilities that provide services for the homeless/special needs populations. Each year, non-profit agencies submit applications for CDBG funding for their public services or improvements. The applications are checked for eligibility and ranked according to how well the service meets the City's Consolidated Plan goals, reviewed by the Community Development Advisory Board (CDAB), and are funded according to CDAB recommendation.

and funding availability. The public improvements and economic development objectives have a moderate priority and will be placed on an Alternate Project List to be funded when additional funds become available.

The greatest obstacle to meeting underserved needs is the reduction of funding available to the City of Largo for housing programs. In past years, the City received approximately a million dollars each year from combined State Housing Initiatives Program (SHIP) and Pinellas County Housing Trust Fund (HTF) grants, which are not expected to be funded again in the near future. SHIP and HTF funds were instrumental in furthering affordable housing by funding Affordable Housing Developments for low-income home buyers and renters. HTF funds were pooled with local government agencies to construct a county-wide homeless shelter (Pinellas HOPE II). SHIP funds also provided down payment assistance for first-time homebuyers and housing rehabilitation funds for home owners. SHIP and HTF future revenues will consist of program income from payments of mortgages or sales of mortgaged properties. The total number of households the City will provide affordable housing assistance 243.

- Affordable Housing Development AHD - 3
- Habitat of Humanity - 2
- Education & Preparation for Homeownership - 193
- Sold on Largo Down Payment Assistance - 6
- Revitalize renter/owner occupied housing units -23
- Energy conservation improvements - 10
- Rental Eviction Protection/Deposit Program – 6

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	DH-1 (1) Affordable Housing Development Incentive
	<b>Target Area</b>	CDBG TARGET AREA (CLRD/WBD) Largo Citywide
	<b>Goals Supported</b>	Affordable Housing Development (AHD)
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	The City of Largo's AHD program involves the creation of affordable housing units, (owner-occupied or rental) and often times involves partnerships with developers either through payment of development impact fees for new construction, funding new construction or rehabilitation of existing structures, infrastructure expenses, lot purchase, demolition, and soft costs, as an incentive toward affordable housing. Matrix code 01 - Acquisition of Real Property - 570.201(a) - LMA. Funding will be used to rehab 2 substandard structures for low to moderate income residents. Objective: Provide decent affordable housing/Outcome: Affordability
	<b>Target Date</b>	10/1/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Habitat for Humanity requested funding for the acquisition and demolition of 2 properties for construction of new homes for 2 low-income families.
	<b>Location Description</b>	Largo City Wide with an emphasis on CDBG Target Areas.
	<b>Planned Activities</b>	Habitat for Humanity of Pinellas County, Inc. (Affordable Housing Development for first-time homeowners) requested funding to purchase land and construct 2 affordable homes for low to medium low income families. This will permanently solve their affordable housing needs and add to the stability of the existing neighborhood and create ad valorem tax revenue for the City.
<b>2</b>	<b>Project Name</b>	DH-1 (2) Fair Housing Education/Legal Representation
	<b>Target Area</b>	CDBG TARGET AREA (CLRD/WBD) Largo Citywide
	<b>Goals Supported</b>	Education & Preparation for Homeownership
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$31,061
	<b>Description</b>	This project provides fair housing and legal counseling to low income households through a sub recipient. HUD Code 05C - Legal Services - 570.201(E) - LMA. Provide assistance to 193 low to moderate income families. Objective: Provide decent affordable housing/Outcome: Availability/Accessibility
	<b>Target Date</b>	10/1/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<ol style="list-style-type: none"> <li>1. Gulfcoast Legal Services, Inc. - 78 low to moderate Largo residents served</li> <li>2. Community Services Foundation, Inc. - 35 low to moderate Largo residents served</li> <li>3. Tampa Bay Community Development Corporation - 80 low to moderate Largo residents served</li> </ol>
	<b>Location Description</b>	City of Largo with an emphasis on CDBG Target areas.
<b>3</b>	<b>Planned Activities</b>	<ol style="list-style-type: none"> <li>4. Gulfcoast Legal Services, Inc. requested funding to provide services on Housing Preservation including legal aid assistance in all housing matters (served 78 Largo residents).</li> <li>5. Community Services Foundation, Inc. requested funding to provide a Home Education Program for new home-owners. This program includes a Homebuyer education class, Financial Fitness workshop, and pre-purchase and post purchase counseling (served 35 Largo residents).</li> <li>6. Tampa Bay Community Development Corporation requested funding to provide Homebuyer education classes, pre-purchase and post purchase counseling, foreclosure prevention and intervention (served 80 Largo residents).</li> <li>7. Housing Programs</li> </ol>
	<b>Project Name</b>	DH-1 (2) Housing/Fair Housing Counseling
	<b>Target Area</b>	CDBG TARGET AREA (CLRD/WBD) Largo Citywide
	<b>Goals Supported</b>	Non-Homeless Special Needs Services

	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	:
	<b>Description</b>	This project funds organizations that provide public services to low and moderate income households. Such services include fair housing counseling, housing placement services, and when available, financial assistance for those requiring help paying relocation or mortgage or rent payments. The sub recipients are paid on a fee-for-service basis from a pool of funds. HUD Code 05J Fair Housing Activities - 570.201(e) - LMA. Provide assistance to 32 low to moderate income households. Objective: Provide decent affordable housing/Outcome: Affordability/Accessibility.
	<b>Target Date</b>	10/1/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Community Service Foundation, Inc. - served 32 low to moderate income Largo residents
	<b>Location Description</b>	City of Largo with an emphasis on the CDBG Target Area.
	<b>Planned Activities</b>	This project funds organizations that provide public services to low and moderate income households. Such services include fair housing counseling, housing placement services, and when available, financial assistance for those requiring help paying relocation or mortgage or rent payments. Community Services estimates they will serve 32 Largo residents.
4	<b>Project Name</b>	DH-2 (1) Homestead Program
	<b>Target Area</b>	CDBG TARGET AREA (CLRD/WBD) Largo Citywide
	<b>Goals Supported</b>	Affordable Housing Development (AHD)
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	LAHDC and City of Largo have partnered to offer renovated homes for purchase to first time homebuyers. Homes acquired by, or donated to, the City are rehabilitated and made available to eligible households for purchase. The City sells the homes at appraised value. Ten percent of the purchase price is deferred for five years and is forgiven if the owner remains in the home beyond the required residency period. By forgiving the loan, the City creates wealth for the household through the resulting home equity. The maximum monthly mortgage payment (principal, interest, tax and insurance) must be below the affordability standard (30% of gross monthly income). The City provides a zero-interest second mortgage to cover any remaining balance not covered by the first mortgage. The deferred second mortgage includes gap financing and closing costs. HUD Code 01 - Acquisition of Real Property - 570.201(a) - LMA. Demolish/construct 3 new affordable houses for low to moderate first time homebuyers.Objective: Provide decent affordable housing/Outcome: Affordability
	<b>Target Date</b>	10/1/2016
	<b>Estimate the number and type of families</b>	Acquire, rehab/construct and sell 3 homestead houses to low to moderate income first-time home buyers.



	<b>that will benefit from the proposed activities</b>	
	<b>Location Description</b>	City of Largo with an emphasis on CDBG Target areas.
	<b>Planned Activities</b>	Acquire, rehab/construct and sell three homestead houses to low-income first-time home buyers.
5	<b>Project Name</b>	DH-2 (1) Sold on Largo Down Payment Assistance
	<b>Target Area</b>	CDBG TARGET AREA (CLRD/WBD) Largo Citywide
	<b>Goals Supported</b>	Housing Programs
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$50,000 Supportive Housing Program: \$50,000
	<b>Description</b>	The City provides additional Housing Programs to Improve, Maintain, and Expand Affordable Housing. The homebuyer down payment assistance program, offers encouragement for residents to participate in homeownership. HUD Code 13 - Direct Homeownership Assistance - 570.201(n) - LMA. Expected to assist 6 low to moderate households. Objective: Provide decent affordable housing/Outcome: Affordability.
	<b>Target Date</b>	10/1/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Sold on Largo Down-payment Assistance Program is expected to serve 6 low to moderate Largo residents.
	<b>Location Description</b>	City of Largo with emphasis on CDBG Target areas.
	<b>Planned Activities</b>	The Sold on Largo is Down-Payment Assistance Program that is expected to serve 6 Largo residents.
6	<b>Project Name</b>	DH-3 (1) Owner Occupied/Rental Housing Rehabilitation
	<b>Target Area</b>	CDBG TARGET AREA (CLRD/WBD) Largo Citywide
	<b>Goals Supported</b>	Affordable Housing Development (AHD)
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$200,000 Housing Trust Fund: \$7,500 Supportive Housing Program: \$300,000
	<b>Description</b>	Revitalize older housing and replace unsafe structures. 14A Rehab; Single-Unit Residential - 570.202 - LMA. Expected to serve 33 low to moderate households. 14A - Rehab; Single-Unit Residential - 570.202 - LMA. Rehabilitate 23 renter or owner occupied housing units. Provide 10 owner occupied housing units with energy conservation improvements. Objective: Provide decent affordable housing/Outcome: Affordability
	<b>Target Date</b>	10/1/2016
	<b>Estimate the number and type of families that will benefit from</b>	1. Rehabilitate 23 low to moderate renter or owner occupied housing units. 2. Provide 10 low to moderate owner occupied housing units with energy conservation improvements.



	<b>the proposed activities</b>	
	<b>Location Description</b>	City of Largo with emphasis on the CDBG Target area.
	<b>Planned Activities</b>	Revitalize older housing and replace unsafe structures. Rehabilitate 23 renter or owner occupied housing units. Provide 10 owner occupied housing units with energy conservation improvements.
<b>7</b>	<b>Project Name</b>	DH-3 (2) Eviction Protection/Rental Deposit Program
	<b>Target Area</b>	CDBG TARGET AREA (CLRD/WBD) Largo Citywide
	<b>Goals Supported</b>	Housing Programs
	<b>Needs Addressed</b>	Affordable Housing Homeless
	<b>Funding</b>	Supportive Housing Program: \$21,000
	<b>Description</b>	Tampa Bay Community Development Corporation - Rental Eviction Protection/Rental Deposit Program. 05Q - Subsistence Payments - 570.204 - LMA. Expected to provide one time for short term payments on behalf of the individual or family (rental eviction prevention or rental deposits), to avoid homelessness for 6 low to moderate Largo residents. Objective: Provide decent affordable housing/Outcome: Affordability/Accessibility.
	<b>Target Date</b>	10/1/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City also provides funding as a grant for rental eviction prevention or rental deposits, to avoid homelessness for 6 low to moderate income Largo residents.
	<b>Location Description</b>	The City of Largo with emphasis on CDBG Target area.
	<b>Planned Activities</b>	Tampa Bay Community Development Corporation - Rental Eviction Protection/Program is estimated to assist 5 Largo residents.
<b>8</b>	<b>Project Name</b>	DH-3 (2) Public Services - Homeless Services
	<b>Target Area</b>	CDBG TARGET AREA (CLRD/WBD) Largo Citywide
	<b>Goals Supported</b>	Homeless Facility Operating Costs
	<b>Needs Addressed</b>	Affordable Housing Homeless
	<b>Funding</b>	CDBG: \$39,000
	<b>Description</b>	Homeless Facility Operating Costs. 03T Operating Costs of Homeless/AIDS Patients Programs - 570.201(c) - LMC. Objective: Provide decent affordable housing/Outcome: Affordability. <ol style="list-style-type: none"> <li>1. Religious Community Services - RCS Grace House Homeless Family services requested funding for partial salary support for the Director and admin assistant/case manager (Emergency shelter served 102/Homeless prevention 5).</li> <li>2. Pinellas County Homeless Leadership Board Inc. requested funding for Homeless Services Coordination and Delivery (served 2,042 low to moderate Largo residents).</li> <li>3. Catholic Charities Diocese of St. Petersburg Inc. - Pinellas Hope I requested</li> </ol>

		funding for Homeless Facility Operating Costs (served 114 Largo).
	<b>Target Date</b>	10/1/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Religious Community Services - RCS Grace House - Emergency shelter served 102/ Homeless prevention 5. Pinellas County Homeless Leadership Boar Inc. - served 2,042 Largo residents. Catholic Charities Diocese of St. Petersburg Inc. - served 114 Largo residents.
	<b>Location Description</b>	City of Largo with an emphasis on CDBG Target areas.
	<b>Planned Activities</b>	1. Religious Community Services - RCS Grace House Homeless Family services requested funding for partial salary support for the Director and admin assistant/case manager (Emergency shelter served 102/Homeless prevention 5). 2. Pinellas County Homeless Leadership Board Inc. requested funding for Homeless Services Coordination and Delivery (served 2,042 Largo residents). 3. Catholic Charities Diocese of St. Petersburg Inc. - Pinellas Hope I requested funding for Homeless Facility Operating Costs (served 114 Largo
9	<b>Project Name</b>	SL-1 (1) Capital Improvements to Public Facilities
	<b>Target Area</b>	CDBG TARGET AREA (CLRD/WBD) Largo Citywide
	<b>Goals Supported</b>	Affordable Housing Development (AHD) Capital Improvements to Public Facilities
	<b>Needs Addressed</b>	Affordable Housing Homeless Non-Homeless Special Needs
	<b>Funding</b>	CDBG: \$202,000
	<b>Description</b>	Improve and Expand Facilities. Public Facility other than Low/Moderate Income Housing and acquisition renovation, and soft costs to add affordable housing. 03 Public Facilities and Improvements (General - 570.201(c) - LMA. 1. Gulf Coast Jewish Family and Community Services Inc. - served 472 low to moderate Largo residents.2.Bright Community Trust Inc. - will add a minimum of 6 affordable housing units per year.
	<b>Target Date</b>	10/1/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1. Gulf Coast Jewish Family and Community Services Inc. - served 472 low to moderate income Largo residents 2. Bright Community Trust Inc. - will add a minimum of 6 low to moderate income residents affordable housing units per year.
	<b>Location Description</b>	City of Largo with an emphasis on the CDBG Target areas.
	<b>Planned Activities</b>	1. Religious Community Services - RCS Grace House Homeless Family services requested funding for partial salary support for the Director and admin assistant/case manager (Emergency shelter served 102/Homeless prevention 5). 2. Pinellas County Homeless Leadership Board Inc. requested funding for Homeless Services Coordination and Delivery (served 2,042 Largo residents). 3. Catholic Charities Diocese of St. Petersburg Inc. - Pinellas Hope I requested funding for Homeless Facility Operating Costs (served 114 Largo)

10	<b>Project Name</b>	SL-1+(2)+Non-Homeless+Special+Needs
	<b>Target Area</b>	CDBG TARGET AREA (CLRD/WBD) Largo Citywide
	<b>Goals Supported</b>	Non-Homeless Special Needs Services
	<b>Needs Addressed</b>	Affordable Housing Non-Homeless Special Needs
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Pinellas Opportunity Council Chore Services(for the elderly) requested funding to offer services to the elderly that include heavy household cleaning, yard work, and minor repairs. Special need/non-homeless populations need supportive housing and supportive services to enable them to live independently and thereby avoid homelessness or institutionalization. 05A - Senior Services - 570.201(e) - LMC. Expected to assist 49 Largo residents low to moderate residents annually. Objective: Suitable living environment/Outcome:Sustainability
	<b>Target Date</b>	10/1/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Pinellas Opportunity Council - Chore Services established a goal to assist this special needs vulnerable 62+ population and serve an estimated 49 low to moderate Largo residents annually.
	<b>Location Description</b>	City of Largo with emphasis on CDBG Target areas.
	<b>Planned Activities</b>	The City intends to support services for seniors. Pinellas Opportunity Council - Chore Services (for the elderly)requested funding to offer services to the elderly that include heavy household cleaning, yard work, and minor repairs. Special need/non homeless population's need supportive housing and supportive services to enable them to live independently and thereby avoid homelessness or institutionalization. The established goal of the Chore Services program is to assist these special needs vulnerable 62+ populations achieve these same objectives (served 49 Largo residents annually).
11	<b>Project Name</b>	Planning & Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Direct and indirect costs associated with grant management and program administration of the CDBG, HOME, SHIP, and Housing Trust Fund grant programs. 21A General Program Administration - 570.206. Salaries for 4 Housing associates.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	
<b>12</b>	<b>Project Name</b>	Housing & Delivery Services (Admin)
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	This project provides funding of operating costs of Largo's housing assistance activities. It provides for personnel salaries and professional loan servicing fees of the City's housing loan portfolios, and costs of program advertising and printing. 14H Rehabilitation Administration 570.202 - LMH. Salaries for 3 Housing associates.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	

#### **AP-50 Geographic Distribution - 91.420, 91.220(f)**

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

All housing activities are offered citywide. Households assisted under these programs must live in the City of Largo or be in the process of purchasing a home within the City limits through Largo's down payment assistance programs. Households must also meet the low and moderate-income eligibility criteria. The down payment assistance program is available citywide for households whose income is below 80% of the median income.

The City of Largo's CDBG Target Area has historically been the focus of federal assistance efforts, since it is part of the City's original town center and a significant number of the housing units are older and deteriorating. All census block groups included in the Target Area have a low and moderate-income household concentration greater than 51%. Both the Clearwater-Largo Road Community Redevelopment District and West Bay Drive Community Redevelopment Districts (CRD's) are concentrated in the CDBG Target Area and have been declared slum/blight based upon Chapter 163 of the Florida Statutes. For this reason, the Affordable Housing Development Programs efforts have been focused within the CDBG Target Area. Housing programs, such as rehabilitation and first-time homebuyers assistance, while available citywide, are given preference within the Target Area to maximize neighborhood stabilization and promote community reinvestment into the area.

Largo's minority population is approximately six percent (6%) of the total population. Census data does not indicate the City has specific pockets of minority population within the City boundaries. Approximately 30% of

the CDBG budget is allocated to projects within the CDBG Target Area, 15% is allocated to public services, and 20% is allocated to program administration.

#### Geographic Distribution

Target Area	Percentage of Funds
CDBG Target Area (CLRD/WBD)	
Largo Citywide	100
<b>Table 18 - Geographic Distribution</b>	

#### Rationale for the priorities for allocating investments geographically

The geographic priority neighborhoods include the CDBG Target Area, which is located in the West Bay Drive and Clearwater-Largo Road CRDs, and has been the City of Largo's primary focus for redevelopment since 1996. This area of the City has the highest concentration of crime in the City, more than 50% of the residents in the Target Area have incomes below 80% of the gross median income for the Tampa/St. Petersburg Metropolitan Statistical Area (MSA), and there is a large presence of slum and blight conditions in both the commercial and residential areas.

In addition to the City-managed projects, the City publishes an annual notice of funding availability for non-profit organizations and other affordable housing providers who can demonstrate in-house capacity for carrying out successful housing assistance programs. Selection is based on furthering the City's priorities, prior experience implementing similar programs, familiarity with the needs of the community, and ability to attract very-low and low-income households into the programs. Priority is given to agencies providing the greatest benefit to the greatest amount of Largo residents. Participation by an eligible provider is based on funding availability at the time of application.

Funding is typically awarded for capital improvements to social service agency facilities (i.e. shelters), or on a fee for service basis for such projects as housing counseling. However, beginning with the FY 2007-2008 Action Plan, funding has been included toward administration of the Pinellas County Homeless Leadership Board to implement the countywide ten-year plan to end homelessness. The 2015-2016 Action Plan includes \$10,000 for this program, as well as operating costs for two other homeless shelters (Catholic Charities Diocese of St. Petersburg, Inc. Pinellas Hope I - \$14,500, and Religious Community Services (RCS) Grace House Homeless Family Services - \$14,500.)

Discussion

#### Discussion

Even though assistance is available City-wide, projects located within the geographic priority neighborhoods or CDBG Target Area (West Bay Drive & Clearwater-Largo Road) are given preference.

## AP-85 Other Actions - 91.420, 91.220(k)

### Introduction

The City of Largo has planned actions to carry out the following strategies outlined in the Consolidated Plan: Foster and maintain affordable housing; Evaluate and reduce lead-based paint hazards; Reduce the number of poverty-level families; Develop institutional structure; and Enhance coordination.

### Actions planned to address obstacles to meeting underserved needs

**Meeting Underserved Needs:** The City, in partnership with community-based service organizations, provides housing support services to residents who wish to become homeowners. These services include budgeting classes, information on mortgage qualifications requirements, credit counseling, foreclosure prevention, and a general support system to enable households to attain their home ownership goals.

**Foster & Maintain Affordable Housing:** Largo's Urban Homesteading Program is designed to provide an affordable home ownership opportunity to households whose income level is below 80% of the area's gross median income level. Homes acquired by, or donated to, the City are rehabilitated and made available to eligible households for purchase. The City sells the homes at appraised value. Ten percent of the purchase price is deferred for five years and is forgiven if the owner remains in the home beyond the required residency period. By forgiving the loan, the City creates wealth for the household through the resulting home equity. A local lender provides the fixed financing at market rate, with a maximum monthly mortgage payment (principal, interest, tax and insurance) to be below the affordability standard (30% of gross monthly income). The City provides a zero-interest second mortgage to cover any remaining balance not covered by the first mortgage. The deferred second mortgage includes gap financing and closing costs.

**Lead-Based Paint Hazards:** The federal government adopted a regulation to protect young children from lead-based paint hazards in financially assisted housing. This requirement applies to property owners of homes built prior to 1978, when lead-based paint was banned nationwide for consumer use. As part of the City's federally and state funded housing rehabilitation programs, requirements to control/abate lead-based paint hazards will be followed. Specific requirements depend on the type and amount of financial assistance, the age of structure, and whether the dwelling is rental or owner-occupied.

**Institutional Structure & Agency Coordination:** The City's strategy to improve institutional structures occurs predominantly through communication and partnership with private, public, and nonprofit organizations. Through the Sold-on-Largo down payment assistance program, Largo has formed a partnership with several area housing service organizations. Through the organizations, clients for the Sold-on-Largo program are provided guidance in locating lending programs with less restrictive underwriting criteria. This partnership is designed to address the need for more lending flexibility for low and moderate income families interested in owning their first home. Largo also works with the Chamber of Commerce to facilitate a friendly environment for small businesses citywide. Lastly, through the CDBG program, the City has developed a host of relationships with the non-profit community. Organizations in the area which provide transitional housing, housing referral

systems, budgeting/mortgage classes, foreclosure/eviction assistance, and emergency financial assistance are all funded by the City and collectively address the overall housing needs of the greater Largo area. All of these efforts provide a continuum of care for residents of Largo as well as the surrounding community.

### **Actions planned to foster and maintain affordable housing**

The City of Largo will use Federal Community Development Block Grant funding as a source for providing housing services in the form of credit counseling, homeownership training, and foreclosure prevention counseling to help promote and stabilize home ownership for low and moderate-income homebuyers. CDBG funding will also be used for the acquisition and rehabilitation of affordable rental units and for preserving the existing housing stock by acquiring and rehabilitating existing units for new households and rehabilitating the existing housing stock of low and moderate-income homeowners. HOME Investment Partnership funding will be used for providing homeownership opportunities to low and moderate-income homebuyers in the form of down payment and closing cost assistance. HOME funds will also be used to rehabilitate owner-occupied housing units.

Even though Pinellas County's Housing Trust Fund (HTF) has not been identified to receive funding, and the State of Florida has drastically reduced funding to local entitlement jurisdictions under the State Housing Initiatives Partnership (SHIP) Program, revenues received as program income from both sources will be used to address the affordable housing goals identified in the plan. Additionally, should new funding for these sources become available, funds will be used to continue addressing the affordable housing needs of Largo residents. Private funds available through local lending institutions will be leveraged by Federal funds in the rehabilitation and homebuyer assistance programs as well as for the purchase of new homes. Federal funds will also leverage investor and private lending institutions for multi-family rental and owner housing construction projects.

### **Actions planned to reduce lead-based paint hazards**

The federal government adopted a regulation to protect young children from lead-based paint hazards in financially assisted housing. This requirement applies to property owners of homes built prior to 1978, when lead-based paint was banned nationwide for consumer use. As part of the City's federally and state funded housing rehabilitation programs, requirements to control/abate lead-based paint hazards will be followed. Specific requirements depend on the type and amount of financial assistance, the age of the structure, and whether the dwelling is rental or owner-occupied. In 2006, the City held a training session to certify all of its housing rehabilitation contractors on Lead-Safe Work Practices. All of the contractors passed the certification test. The City of Largo's housing rehabilitation program requires that all houses built prior to 1978 be tested for lead. Either a Lead Free Certificate is issued for the house, or lead abatement is included in the rehabilitation work write-up. Due to the high cost, the lead abatement is performed as a grant to the homeowner.

### **Actions planned to reduce the number of poverty-level families**

- Pinellas County and the City of Largo support and encourage the ongoing efforts of the Pinellas County Coalition for the Homeless and understand that the Continuum of Care (CoC) process is vital in

addressing the needs of homeless persons living in the County. The CoC is the basis for the objectives, strategies, and proposed accomplishments set by the County for the next five years to address homeless needs. The adopted 10-year Plan to End Homelessness in Pinellas County, known as Opening Doors of Opportunity serves as the guiding document for the CoC, and cites the following Year 2 & 3 Strategy Implementations for addressing gaps in services and housing for sheltered and unsheltered chronic homeless:

- Provide outreach to and engage homeless individuals that are reluctant to participate in formal service provision. Tailor service provision to the needs of the street homeless and ensure immediate access to services.
- Provide specialized training to law enforcement on issues concerning homelessness and on how to recognize and deal effectively with mental health issues.
- Develop and distribute outreach materials for use by law enforcement and other front-line mainstream providers.
- Partner homeless outreach workers with police officers that patrol areas with large numbers of street homeless.
- Work with DCF to design an outpatient ambulatory detoxification services program.
- Plan and support annual Stand Down Events for homeless veterans and other homeless persons.
- Increase collaboration between the Veterans Administration and community-based organizations that are in the field serving homeless veterans to expand outreach efforts to homeless veterans; e.g. case conference meetings.
- Support existing programs providing outreach to homeless mentally ill persons.
- Enhance mental health and substance abuse screening, assessment and treatment to street homeless at outreach locations throughout Pinellas County, such as shelters, one-stop centers, drop-in centers and food centers.

The City, in partnership with community-based service organizations, also provides housing support services to residents who wish to become homeowners. These services include budgeting classes, information on mortgage qualification requirements, credit counseling, foreclosure prevention, and a general support system to enable households to attain their home ownership goals. The City also maintains financial assistance strategies that enable low and moderate-income households to purchase or rehabilitate a home while maintaining a maximum housing debt of 30% of their household income. These strategies are designed to effectively increase home ownership opportunities and bridge the affordability gap between the price of housing and a household's ability to pay.

### **Actions planned to develop institutional structure**

The City's strategy to improve institutional structures occurs predominantly through communication and partnership with private, public, and nonprofit organizations. Through the Sold-on-Largo down payment assistance program, Largo has formed a partnership with several area housing service organizations. Through the organizations, clients for the Sold-on-Largo program are provided guidance in locating lending programs with less restrictive underwriting criteria. This partnership is designed to address the need for more lending



flexibility for low and moderate income families interested in owning their first home. Largo also works with the Chamber of Commerce to facilitate a friendly environment for small businesses citywide.

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

Through the CDBG program, the City has developed a host of relationships with the non-profit community. Organizations in the area which provide transitional housing, housing referral systems, budgeting/mortgage classes, foreclosure/eviction assistance, chore services and emergency financial assistance are all funded by the City and collectively address the overall housing needs of the greater Largo area. All of these efforts provide a continuum of care for residents of Largo as well as the surrounding community.

#### **Discussion**

The City of Largo has planned actions to carry out the following strategies outlined in the Consolidated Plan: Foster and maintain affordable housing; Evaluate and reduce lead-based paint hazards; Reduce the number of poverty-level families; Develop institutional structure; and Enhance coordination.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

Approximately 90%, approximately \$855,366.90, will be used for activities that benefit persons of low and moderate income. The remaining 10%, approximately \$98,374.10, will be used for program administration. Please see Recommended Expenditure Attachment. The City will calculate the overall low- and moderate-income benefit on a one-year timeframe.

#### 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	9,172
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
<b>Total Program Income:</b>	<b>9,172</b>

#### 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.	90.00%

## **ATTACHMENTS**

**PINELLAS COUNTY**

**APPLICATION FOR FEDERAL ASSISTANCE SF – 424**

Community Development Block Grant

HOME Investment Partnership Program

Emergency Solutions Grant

**Application for Federal Assistance SF-424****\* 1. Type of Submission:**

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

**\* 2. Type of Application:**

- ☒ New  
☐ Continuation  
☐ Revision

**\* If Revision, select appropriate letter(s):****\* Other (Specify):****\* 3. Date Received:****4. Applicant Identifier:****5a. Federal Entity Identifier:****5b. Federal Award Identifier:**

B-15-UC-12-0005

**State Use Only:****6. Date Received by State:****7. State Application Identifier:****8. APPLICANT INFORMATION:****\* a. Legal Name:**

Pinellas County

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

59-6000800

**\* c. Organizational DUNS:**

0552002160000

**d. Address:****\* Street1:**

440 Court Street, 2nd Floor

**Street2:****\* City:**

Clearwater

**County/Parish:****\* State:**

FL: Florida

**Province:****\* Country:**

USA: UNITED STATES

**\* Zip / Postal Code:**

33756-5139

**e. Organizational Unit:****Department Name:**

Planning Department

**Division Name:**

Community Dev. &amp; Planning

**f. Name and contact information of person to be contacted on matters involving this application:****Prefix:****\* First Name:**

Cheryl

**Middle Name:**

Coller

**\* Last Name:**

Reed

**Suffix:****Title:**

Grants Manager

**Organizational Affiliation:****\* Telephone Number:**

727-464-8234

**Fax Number:**

727-464-8254

**\* Email:**

creed@pinellascounty.org

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

US Department of Housing and Urban Development

### 11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

Community Development Block Grants/Entitlement Grants

### \* 12. Funding Opportunity Number:

FR-5800-N-01

\* Title:

General Section to Department's FY 2015 NOFAs

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

CDBG: acquisition, public facilities and improvements, demolition and clearance, code enforcement, housing rehabilitation, homeownership assistance, and public services.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**APPROVED AS TO FORM  
OFFICE OF COUNTY ATTORNEY**

By Michelle Wallace  
Attorney

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="2,407,689.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="85,000.00"/>
* g. TOTAL	<input type="text" value="2,492,689.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

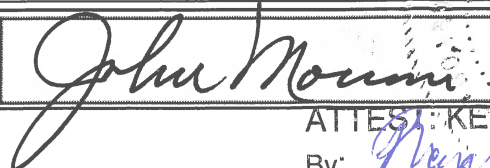
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:



\* Date Signed:

ATTES: KEN BURKE, CLERK

By: Ken A. Burke  
Deputy Clerk

**Application for Federal Assistance SF-424****\* 1. Type of Submission:**

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

**\* 2. Type of Application:**

- ☒ New  
☐ Continuation  
☐ Revision

**\* If Revision, select appropriate letter(s):****\* Other (Specify):****\* 3. Date Received:****4. Applicant Identifier:****5a. Federal Entity Identifier:****5b. Federal Award Identifier:**

M-15-DC-12-0217

**State Use Only:****6. Date Received by State:****7. State Application Identifier:****8. APPLICANT INFORMATION:****\* a. Legal Name:**

Pinellas County

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

59-6000800

**\* c. Organizational DUNS:**

0552002160000

**d. Address:****\* Street1:**

440 Court Street, 2nd Floor

**Street2:****\* City:**

Clearwater

**County/Parish:****\* State:**

FL: Florida

**Province:****\* Country:**

USA: UNITED STATES

**\* Zip / Postal Code:**

33756-5139

**e. Organizational Unit:****Department Name:**

Planning Department

**Division Name:**

Community Dev. &amp; Planning

**f. Name and contact information of person to be contacted on matters involving this application:****Prefix:****\* First Name:**

Cheryl

**Middle Name:**

Coller

**\* Last Name:**

Reed

**Suffix:****Title:**

Grants Manager

**Organizational Affiliation:****\* Telephone Number:**

727-464-8234

**Fax Number:**

727-464-8254

**\* Email:**

creed@pinellascounty.org



## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

### Type of Applicant 2: Select Applicant Type:

### Type of Applicant 3: Select Applicant Type:

### \* Other (specify):

### \* 10. Name of Federal Agency:

US Department of Housing and Urban Development

### 11. Catalog of Federal Domestic Assistance Number:

14-239

### CFDA Title:

HOME Investment Partnerships Program

### \* 12. Funding Opportunity Number:

FR-5800-N-01

### \* Title:

General Section to Department's FY 2015 NOFAs

### 13. Competition Identification Number:

### Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

HOME: housing rehabilitation and construction, acquisition, and direct homeownership assistance.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

APPROVED AS TO FORM  
OFFICE OF COUNTY ATTORNEY

By Michelle Wallace  
Attorney

Application for Federal Assistance SF-424

16. Congressional Districts Of:

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

\* a. Start Date:

\* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="975,709.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="800,000.00"/>
* g. TOTAL	<input type="text" value="1,775,709.00"/>

\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:

Fax Number:

\* Email:

\* Signature of Authorized Representative:

John Morrone

Date Signed:

ATTEST: KEN BOLIK, CLERK

By: Ken Bolik

Deputy Clerk

**Application for Federal Assistance SF-424****\* 1. Type of Submission:**

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

**\* 2. Type of Application:**

- ☒ New  
☐ Continuation  
☐ Revision

**\* If Revision, select appropriate letter(s):****\* Other (Specify):****\* 3. Date Received:****4. Applicant Identifier:****5a. Federal Entity Identifier:****5b. Federal Award Identifier:**

E-15-UC-12-0018

**State Use Only:****6. Date Received by State:****7. State Application Identifier:****8. APPLICANT INFORMATION:****\* a. Legal Name:**

Pinellas County

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

59-6000800

**\* c. Organizational DUNS:**

0552002160000

**d. Address:****\* Street1:**

440 Court Street, 2nd Floor

**Street2:****\* City:**

Clearwater

**County/Parish:****\* State:**

FL: Florida

**Province:****\* Country:**

USA: UNITED STATES

**\* Zip / Postal Code:**

33756-5139

**e. Organizational Unit:****Department Name:**

Planning Department

**Division Name:**

Community Dev. &amp; Planning

**f. Name and contact information of person to be contacted on matters involving this application:****Prefix:****\* First Name:**

Cheryl

**Middle Name:**

Coller

**\* Last Name:**

Reed

**Suffix:****Title:**

Grants Manager

**Organizational Affiliation:****\* Telephone Number:**

727-464-8234

**Fax Number:**

727-464-8254

**\* Email:**

creed@pinellascounty.org

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

US Department of Housing and Urban Development

### 11. Catalog of Federal Domestic Assistance Number:

14-231

CFDA Title:

Emergency Solutions Grant

### \* 12. Funding Opportunity Number:

FR-5800-N-01

\* Title:

General Section to Department's FY 2015 NOFAs

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

ESG: homelessness prevention, rapid re-housing, emergency shelter, and data collection (HMIS).

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

APPROVED AS TO FORM  
OFFICE OF COUNTY ATTORNEY

By Michelle Wallace  
Attorney

Application for Federal Assistance SF-424

16. Congressional Districts Of:

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

\* a. Start Date:

\* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="215,925.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="215,925.00"/>

\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:

Fax Number:

\* Email:

\* Signature of Authorized Representative:

*John Morrone*

\* Date Signed:

*6/25/15*

ATTEST: KEN BURKE, CLERK

By:

Deputy Clerk

## **CERTIFICATIONS**

Community Development Block Grant

HOME Investment Partnership Program

Emergency Solutions Grant

## Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** --It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** --Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** --It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** --It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2015, \_\_\_\_\_, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

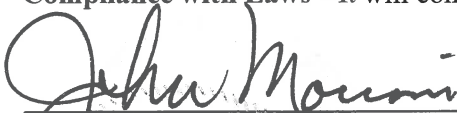
**Excessive Force** --It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** --The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** --Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

**Compliance with Laws** --It will comply with applicable laws.



Signature/Authorized Official



Date

John Morroni, Chair

Title

  
**APPROVED AS TO FORM  
OFFICE OF COUNTY ATTORNEY**

By   
Attorney

ATTEST: KEN BURKE, CLERK

By:   
Deputy Clerk



## Specific HOME Certifications


The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** --If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** --it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** --before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

  
Signature/Authorized Official

6/25/15  
Date

John Morroni, Chair  
Title

ATTEST: KEN BURKE, CLERK

By   
Deputy Clerk

APPROVED AS TO FORM  
OFFICE OF COUNTY ATTORNEY

By   
Attorney

## ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

**Major rehabilitation/conversion** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services ( including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

**Matching Funds** – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

**Discharge Policy** – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

John Morroni

Signature/Authorized Official

6/25/15

Date

John Morroni, Chair

Title

ATTEST: KEN BURKE, CLERK

By: William F. Yoo

Deputy Clerk

**APPROVED AS TO FORM  
OFFICE OF COUNTY ATTORNEY**

By

Michelle Wallace

Attorney

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

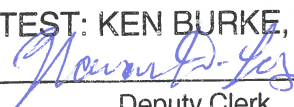
**Consistency with plan** --The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.


**Section 3** --It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

  
Signature/Authorized Official

John Morroni, Chair  
Title

6/25/15 SEAL  
Date

ATTEST: KEN BURKE, CLERK  
By:   
Deputy Clerk

APPROVED AS TO FORM  
OFFICE OF COUNTY ATTORNEY  
By:   
Attorney

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

#### A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

## **CITIZEN INPUT/PUBLIC COMMENT**

**Public Hearing Minutes**  
**January 29, 2015**  
**Pinellas County, Florida**  
**Performance in 2013-2014**  
**Housing and Community Development Needs**

**Brook Gajan – Community Development and Planning, Pinellas County**

The Five Year Action Plan sets benchmarks and outcomes for the plan year, by identifying housing and community development needs for Pinellas County in a five-year period. There is also a One-Year Annual Action Plan which identifies the projects and activities to be funding within a one-year period to facilitate meeting the five-year goals. One requirement of the citizen participation process of the Plan is to hold a public hearing, providing an update on the performance for the previous fiscal year, and also to receive input for the needs in the community.

The Five-Year Plan covers federal housing grants: the Community Development Block Grant (CDBG) provides communities with resources to address a wide range of unique community development needs; the Home Investment Partnership Program (HOME) funds activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership, or providing direct rental assistance to low-income people; and the Emergency Solutions Grant (ESG) for homelessness prevention.

The County uses the Community Development Block Grant (CDBG) to fund community development and housing needs. Funds can be used essentially to serve or meet three (3) national objectives using CDBG funding: 1) to serve low-moderate income households, 2) prevent slum and blight, and/or 3) meet an urgent need in the community. Seventy percent (70%) of the CDBG funds each year must go toward activities for low-moderate income household needs.

The HOME Investment Partnership program is designed specifically to create or preserve affordable housing. If the funding builds housing units, it must produce an affordable housing unit. Funding may be used for acquisition, new construction, rehabilitation of existing units, or provide down payment assistance promoting home ownership. All of these are for homeowner units or rental units, with the exception of down payment assistance.

Emergency Solutions Grant (ESG) funding are dollars that the County receives. As some of you may know, the shift in ESG focus a couple of years ago is on homelessness prevention and re-housing of those experiencing homelessness.

Some background information on why we are here and what we do is contained in the packet for the last completed fiscal year (FY2013-14) which identifies the County's expenditure of grant funds. The first sheet reflects how the County used the CDBG funds; as you can see twenty percent of the funding is for administration of the program. You are allowed to use up to fifteen percent of your funding for public service activities (e.g. operations, salaries, etc.). You can see we are at twelve and a half percent; we budget for fifteen percent. Besides being based upon fifteen percent of the entitlement, it is also based on program income. When we do the budgeting, when we determine which activities are to be funded, we don't know how much program income we are going to receive. We budget out to fifteen percent of what we anticipate

receiving, sometimes we don't always end up using fifteen percent. As you can see, it was about twelve and a half percent for public services. Of the Community Development Block Grant (CDBG) funds, eight and a half percent funds housing programs (e.g. homeowner rehab, down payment assistance, etc), site improvements, and demolition. Site improvements go along with the housing programs, but the demolition program is for the elimination of slum/blight, because that corresponds with one of the national objectives. Public works and facilities is the largest part of what we do with our funding. This is the funding for agencies to rehab existing facilities that serve clients with low-moderate income or special needs households; it could also be for acquisition of facilities, or for the plan and design of future new construction or rehab of facilities. Public works dollars are used for infrastructure improvements in the County's special or targeted areas. We currently have two active neighborhood revitalization strategy areas (Dansville and the Greater Ridgecrest Area), and several local designated target areas (i.e. Lealman, Tarpon Springs, and High Point). Also under the public works and facilities is funding we give to cooperating cities to work with infrastructure improvements or other activities that eliminate slum and blight in designated slum/blight areas in those cities. The miscellaneous is for budgeted contingencies, in the event that our budgeted costs run over on projects.

The next sheet provides an overview of what our accomplishments were during FY2013-14 using for housing all of our available funding sources. As you can see, we helped produced two hundred and ninety-one units of affordable housing; between the county's grant funds, state funds and local housing trust funds, there was \$12.2M expended which brought into the community \$29M of either other types of grant funding, or private dollars from developers, foundations and banks. We also provide housing services, housing counseling for mortgage budgeting classes, and foreclosure prevention classes. The funding that we recycle back into the community provides more affordable housing units or other types of assistance. The County's current loan mortgage portfolio has 1,601 loans that have a value of \$73M. Over the course of these 30 years loans, these funds will come back into the community. Some will go away, some will be added. We continuously recycle funds back into the community. Last year, we generated \$3M in program income.

The next sheet shows specifically how we use our federal HOME dollars, without using other funding sources to fund our activities. Several activities were completed that receive \$5.7M in funding and created fifty-five units of affordable housing in the community. We have quite a few projects that are currently underway. Housing projects typically take a long time to build and rehabilitations can span years. We report on those projects once they are complete and leased to tenants. We have additional projects that will produce sixty-seven additional affordable housing units. With ESG program funding, we spent \$218,000 on sixty-six households, providing financial assistance and rental assistance to prevent evictions due to a qualifying events, such as a loss of employment or a medical/health condition, or we provided funding to get them into new units. The map shows the main CDBG funded activities in FY2013-14 and where they are located throughout the county.

On the last page is a comment sheet. We are going to have a comment period, however if you don't feel like speaking, please provide your comments on the form.

The FY2015-16 advertisement for Notice of Funding Availability (NOFA) was in the paper today; applications are also available on our website. The applications are due on Friday, February 27<sup>th</sup>, 2015 at 4:30 p.m. The front doors of the 440 Court Street building will automatically lock at 4:30 p.m., which is why we have adjusted the submission time, not the normal 5:00 p.m. to which you are accustomed.



Funding levels for FY2015-16 are uncertain. We will go through our process, select and budget for activities based upon funding levels received in FY2014-15. For CDBG funds, we received \$2,422,408.00, HOME funds are \$1,072,975.00, and ESG funds are \$204,549.00. We try to monitor at the legislative level to identify projections for funding sources for the year. The National Association of County Community and Economic Development (NACCED) has updated that they are looking at a potential nationwide \$30M decrease of CDBG funding and a \$100M HOME program reduction from last year. The effect it may have remains unclear. Each year they use formulas regarding population and levels of poverty, etc., to determine each year's allocations. We may see a slight reduction in funds.

This year we are looking to fund the same types of activities that we have done in the past. In our process so far, from our Five-Year plan, from the Public Outreach Forum in October 2014, and from the surveys we've conducted, we have not identified a shift in priorities for the next five years, however, we are asking for your input tonight. We are looking to fund public facilities improvement activities again, projects that serve low-moderate income households and special needs households or persons. We will have the service and operation applications again this year, limited to fifteen percent of our entitlement amount and a little bit extra for the generated program income. For the cities, we will be accepting public infrastructure activities for the Community Redevelopment Areas (CRA) for the projects that eliminate or help to prevent the slum and blight. For the housing activities, that cycle is an open cycle and a continuous process. The application is always available on our website and can be turned in at any time. Even though we will be setting aside some monies for our housing programs, we identify a pot of money, and not the projects, so as the applications come in they get identified.

The applications are currently available on our website, [www.pinellascounty.org/community](http://www.pinellascounty.org/community). If you have any issues with the non-fillable PDF documents on the website, "fillable" Word applications are available by request. Please call or email to request. The contact information is available on your comment sheet.

Again, February 27<sup>th</sup>, 2015 at 4:30 p.m. are when the applications are due. Now we will take comments about needs or questions regarding applications:

**Tammy Hillier – City of Pinellas Park**

*On the HOME Investment Partnership program, are acquisition dollars a part of that program or am I incorrect?*

**Brook Gajan – Community Development and Planning, Pinellas County**

You can use dollars for acquisition as long as through that you pay for acquisition of a development of housing units, but you have to do either the rehabs or construction. If there is no work that needs to be done, you can do just acquisition. So, yes, you can do acquisition.

**Tammy Hillier – City of Pinellas Park**

*Does development and planning have to be in place before the application is submitted for acquisition dollars?  
Or at least a great percentage of development and planning?*

**Brook Gajan – Community Development and Planning, Pinellas County**

For housing activities, the application asks for a lot of information. Your development plan has to be identified and ready. Where is the funding coming from? What you are asking for? What is the development going to entail as far as what you need the funding for? There are a lot of questions that will be asked, so you will need

to have the majority of information defined. The application is detailed to address these areas. You will need a proforma, with all of the costs and sources of funding, firm commitments; the plans, specifications, and construction costs must be together. There is also a time period from when you acquire it to when you need to be in service.

**Tammy Hillier – City of Pinellas Park**

*That is what we were expecting as an answer. We are a municipality. Would the area to be developed have to fall within the CRA?*

**Brook Gajan – Community Development and Planning, Pinellas County**

For housing activities, no, because with HOME funding, your development is going to be restricted. You will need to have a certain number of units set aside as HOME units. Those HOME units are going to meet the requirements of serving the right income population. Your other types of activities have to be in the CRA because it is a designated area that was identified, meeting the definition of slum/blight. That's the reason that we can do the activities in those areas. Housing is outside of that.

**Jerry Spilatro – Community Service Foundation**

*In regards to the ESG, there are three agencies using those funds now. Will those contracts be renewed on October 1, 2015, or is there a multi-year contract with them? Is there the possibility that other agencies will be able to participate in that?*

**Cheryl Reed – Community Development and Planning, Pinellas County**

The ESG program was not done on an RFQ but the agencies were competitively selected. If there is interest from other agencies for using those dollars, we would be very interested in speaking to them.

**David Archie – City of Tarpon Springs**

*Looking at the Tarpon area, if they were to build or expand in the Tarpon neighborhood, those funds would come out of the public works and facilities? Is there a certain amount of money for that? Would there be just one application?*

**Brook Gajan – Community Development and Planning, Pinellas County**

It really depends on the type of activity, who the project sponsor is, and where it is located. For the City of Tarpon Springs, if the project is an infrastructure type of activity, or an activity that meets your CRA designation of slum/blight, and there were some....(interruption)

**David Archie – City of Tarpon Springs**

*This is not for the CRA, this would not be for the City of Tarpon Springs. This would be for a non-profit organization, a 501(c)(3). We've done some things with CDBG funds in the past, I'm just asking in terms of the likelihood of doing something as far as building or expanding a facility that serves that low-moderate income. Are dollars set aside for that? Or is it an open process, where the CDBG is concerned? I know that you said, or I believe that you said, that 43% of the money was spent was utilized in that area.*

**Brook Gajan – Community Development and Planning, Pinellas County**

The majority of the funding does get spent doing public facility improvements or infrastructure projects. The public facility improvements, like the public facility expansion that you are asking about, are because those are

the activities that are going to go toward meeting that seventy percent requirement of serving low-moderate income households. Tarpon Springs has several HUD defined low-moderate income areas. Therefore, projects within those areas are going to qualify for CDBG funding. There is no limit on the amount of funding for public facility improvements as far as the budget goes overall. When applications come in, there is a scoring and selection process. It is hard to say how much funding is available for public facilities improvements or infrastructure without actually seeing what types of applications we receive. I could say we are going to do \$1M in public facilities, but we may not get \$1M in requests. We may get \$2M in requests. But for what you are asking, the big bucket, no limit, per project, depending on what it is and the time line, we tend to limit \$300,000 per project. But again, we could do projects in phases, help fund the design and architectural plans in the first year's funding, and then do the actual construction in the next year. So there are some things that we can do.

**David Archie – City of Tarpon Springs**

*Should we structure the application to address phases?*

**Brook Gajan – Community Development and Planning, Pinellas County**

Yes, if you know, based on your design and planning. We are going to ask for the construction schedule. We are required to meet CDBG timeliness, where we have to expend a certain amount of dollars before a certain date, which comes on July 31<sup>st</sup>. We need to have a schedule to see how quickly projects are going to move along, and to see how quickly monies will be expended, so that we make sure we meet those timeliness requirements. It would serve you if you know your project is going to take more than a year to structure an application in multiple phases, to show that there may be two or three phases for the completion of the project. For example, this is Phase One, and this is what we are asking for funding for the project for this year; this is Phase Two, and this is what we are anticipating asking for Phase Two next year, and this is what it will entail. Et cetera, et cetera.

**Jerry Spilatro – Community Service Foundation**

*Please provide presentation on what might be grant dollars versus what might be loan dollars. In my mind, let's say it is our office and we want to do something to our community foundation office, is there an opportunity that it might be a grant? If it is making repairs or something like that? But if we are doing something to our apartments, I understand that's the application process for a rehab, that would most likely be a low interest loan?*

**Brook Gajan – Community Development and Planning, Pinellas County**

Yes. The majority of the CDBG funding is grants. Maybe not if we are using CDBG to do a type of housing activity. Most housing activities are going to be structured as a loan; it could be a deferred loan with variable deferrals. Most housing activities, regardless of the funding source, are going to be loans versus grants. Most public facilities improvement applications for CDBG funding are grants. There's land use restrictions that you are required to execute that restricts the use of the land for a certain number of years depending on how much funding you receive.

**Jerry Spilatro – Community Service Foundation**

*Are you talking about the apartments?*

**Brook Gajan – Community Development and Planning, Pinellas County**

No, this would be for facility improvements. The CDBG has a reversion of assets requirement if we provide more than \$25,000 for an acquisition or construction type activity. We have to restrict the use of the property for five years so that the activities run out of that facility serves low-moderate income households or whatever identified beneficiary or demographic for a five year period. We have a scale that adds years depending on the dollar amounts. Those restrictions are placed upon the property and recorded in the official Board Records. If something was to happen and you were unable to meet the time requirement, then there are some repayment requirements for non-compliance. But if you are doing facility improvements and using the property for the allotted restricted time, it is just a grant.

**Jerry Spilatro – Community Service Foundation**

*Does it matter if the project is within the city limits of Clearwater?*

**Brook Gajan – Community Development and Planning, Pinellas County**

For projects that are located in the cities of Clearwater, Largo and St. Petersburg, we are going to ask two things: that you apply with those cities as well to do a joint funding of the project. We are also going to want to see a cross-section of clients served in unincorporated Pinellas County or other cooperating cities. That is because the City of Clearwater gets their own CDBG funding, as does the City of Largo and the City of St. Petersburg. So they should be funding activities that are within their city limits that are serving their residents. But we will fund joint activities.

**Kathy Russell – TLC Companion Care/CHORES**

*As always, I wanted to mention that we need to continue looking at the elderly in Pinellas County. The number of elderly over age 60 has increased in the community. I just wanted to emphasize that.*

**Brook Gajan – Community Development and Planning, Pinellas County**

That is what we are looking for because we need to know if there is a need in the community that we are not addressing that can be addressed.

**Anthony Jones – Contemporary Housing Alternatives of Florida**

*I am currently a Board Member with Contemporary Housing Alternatives of Florida. We have a long relationship with the County. We have five hundred and fifty-three units of affordable housing, most of them permanent affordable housing, mostly in Lealman and High Point. We are really interested in doing more - turning those communities around with a focus on helping these areas become more self-sufficient. I know the County already knows that. We just want to say that we are supportive of anything you can do to make Lealman and High Point better communities. We are also really supportive of the concept of a CRA, or something, to really bring some resources into these communities because it is sorely needed. Lealman and High Point need a recreation center and library. It is a healthcare desert, green space desert, a food desert, and a pharmacy desert. We think these are real needs and we wanted to make sure we conveyed that. We are thankful for the County being partners in the process. We are also partners in the process and we want to move forward with that.*

**Anthony Jones – Bright Community Trust**

*I encourage you to recognize that the affordable housing need has increased. Recent studies show that people who work are barely able to survive. We think that permanent affordability is something that we should be*

*looking into, as well as the preservation of the housing that we have out there. Also, a family assistance program to prevent homelessness for those who are hanging on by a thread, who are almost losing their homes is huge, because once that person becomes homeless, it becomes very difficult to get them back into housing.*

**Brook Gajan – Community Development and Planning, Pinellas County**

Let me make a comment about the relationship with Contemporary Housing Alternatives of Florida (CHAF). The County HOME funding has a requirement that fifteen percent of the funding must go toward Community Housing Development Organizations (CHDO), so Contemporary Housing Alternatives is one of the CHDOs partnering with the County to create affordable housing and they get that fifteen percent. CHDOs can apply for that funding but CHAF happens to be the one that applies and qualifies as a CHDO, by meeting all the different criteria.

**Cheryl Reed – Community Development and Planning Unit, Pinellas County**

*I just wanted to give a quick update. Anthony, you mentioned the possibility of a Community Redevelopment Area for the Lealman community. Maggie might be able to share some more details. The Planning Department has already started the research needed to do what is called the Finding of Necessity in order to create, ultimately, the Community Redevelopment Area. So those plans going forward and fortunately, as you know, we have a well of information and data about the Lealman community.*

**Anthony Jones – Bright Community Trust**

*For those that have projects and properties around there, or clients around there, that is really important, because that is a special designation that can really benefit that community. It means that any increased tax collections in that neighborhood will have to go back toward the improvement of that neighborhood. So, it is a real long term source of funding that could be there for 15 years, without having to reapply every year.*

**David Archie – City of Tarpon Springs**

*The City of Tarpon Springs has always had a rich relationship with CDBG. One of the things is that the Tarpon Springs area is one of the five areas designated by the County for high poverty. It is one thing to identify an area, it is another thing to provide solutions for that area and improve it. There are additional services that need to be created in that area, that's why I'm talking about expansion, because without that then it would just be "on the list," continuously identified as an area of high poverty. I'd just like to make sure that the record does show that.*

**Fred Metcalf – City of Gulfport**

*I'd just like to comment about our looking for continued support. The designated CRAs within the county, of which in the City of Gulfport there are two, we are looking to try to get funding in our waterfront redevelopment area which has been identified as an area of slum/blight. If there are other communities looking for those types of funds, we'd like to be supportive of that as well.*

**Lisa Jackson – Gulf Coast Legal Services**

*One of the things that we are concerned about is that the Tampa Bay Area all together, and Florida, is still reeling from foreclosure issues and housing preservation issues, and maintaining the housing that is available. That is one of the things that we have spent a lot of our resources.*

**Caitlin Higgins-Joy – Religious Community Services**

*Echoing what others have said about the affordable housing need, we know overwhelmingly that children who experience homelessness in their youth are much more likely to re-experience homelessness as adults, and making sure we can focus our time and efforts on homeless prevention services and also returning those families to self-sufficiency if they do find themselves in a homeless situation. Of course, they have to have a place to go after that, so you can see just how quickly that it becomes a cycle.*

**Zack White – Homeless Emergency Project**

*This year we have a strong focus on repurposing our community center. It is a 5,000sf community center set to become a state licensed vocational center for residents of the community, as well as residents of Homeless Emergency Project (HEP). In addition to that, we do have some additional land on Holt Avenue that is across from our main service building that we are still brainstorming on how best to utilize. We are struggling with some density issues and things like that, but we are looking to expand some additional housing. It remains to be seen whether it will be family housing or individual permanent housing, but I think regardless of the makeup, it will be permanent housing.*

**Brook Gajan – Community Development and Planning, Pinellas County**

Thank you for coming and providing that input. Again, as a reminder, applications are available now and are due on February 27, 2015 at 4:30 p.m. If you have any questions, please feel free to call. We are always happy to provide technical assistance as you are doing your applications.

**ADJOURN**

**PINELLAS COUNTY COMMUNITY DEVELOPMENT  
PUBLIC HEARING - SIGN IN- SHEET  
JANUARY 29, 2015  
PERFORMANCE/NEEDS ASSESSMENT**

NAME	COMPANY/TITLE	ADDRESS/PHONE	EMAIL
JERRY SPALDING	CSF	925 LAKEVIEW RD CLW 33354	JSPICATRO@ CSFHOMES.ORG
Diana Williams	↓	↓	dwilliams@csfhome.org
Elizabeth Shaw	Gulf Coast JFCS	14041 Icot Blvd, Clearwater, FL	eshaw@gcjcfs.org
Cara Woods	City of Largo	201 Highland Ave Largo, FL	Cwoods@largo.com
Kathleen RUSSELL	Pinellas Opportunity Council - Citone	4039 8th AVE ST PETE 33711	KRUSSELL@pocitors.org
Maggie Mules	Pinellas County Planning Dept	310 Court St CLW	mmules@pinellascounty.org
CLAIRE COHN	YMCA OF THE SUNCOAST	1199 Mincola Cir Palm Harbor FL 34683	ceohn@suncoastymca.org
Caitlin Higgins	RCS - Pres/CEO	503 S. MLK Jr. Ave Clearwater, FL 33766	caitlin.joy@rcspinellas.org
Neil Brichfield	PAL	3755 46 Ave. N. Lecdon FL 33714	pinellaspal1@gmail.com
MARK ESPARZA	PCOTR	400 S. Fort Harrison Ave. Clearwater, FL	mesparza@co.pinellas.fl.us

PINELLAS COUNTY COMMUNITY DEVELOPMENT  
PUBLIC HEARING - SIGN IN- SHEET  
JANUARY 29, 2015  
PERFORMANCE/NEEDS ASSESSMENT

NAME	COMPANY/TITLE	ADDRESS/PHONE	EMAIL
GEORGE GARCIA	YMCA OF THE SUNCOAST - HIGH POINT BRANCH - EXECUTIVE DIRECTOR	5345 LAUREL PL. CLEARWATER, FL 33760	ggarcia@suncoastymca.org
CARMEN WILSON	Citizens Alliance for Progress	401 E. MILK, JR. DR. TS, FL 34689	carmenawilson@ verizon.net
David Archie	"	"	DOA-chie@verizon.net
Zak White	HEP/ Senior Director of Programs	1120 N. Betty Ln. CL FL 33755 727-442-9041	zacharyw@ethp.org
Adam Robinson	Norstar/Pinnica	3629 MADACA LN	arobinson@pinnica-group.com
VERNON BRYANT	Branch Exec YMCA of the Suncoast Greater Ridgecrest	1801 19th St N Largo, FL 33778	VBRYANT@suncoastymca.org
Sue Nichols	CASA	PO Box 414 St Pete FL 33731	snichols@CASA-sfpet.org
Fred Metcalf	City of Gulfport		fmetcalf@mygulfport.us
MARTIN BINLER	DIRECTIONS FOR LIVING	1437 SOUTH BELCHER RD CLEARWATER, FL 33764	mbinler@directionsforliving.org
Sammy Hillier	Grants Coordinator City of Pinellas Park	6051-78 Avenue, Pinellas Park, 33781 (727) 541-0805 x2312	thillier@pinellas-park.com



**PINELLAS COUNTY COMMUNITY DEVELOPMENT  
PUBLIC HEARING—SIGN IN- SHEET  
JANUARY 29, 2015  
PERFORMANCE/NEEDS ASSESSMENT**

[illegible]

RECEIVED

FEB 03 2015

January 28, 2015

**COMMUNITY  
REVITALIZATION**

Pinellas County Community Development and Planning  
440 Court Street, 2<sup>nd</sup> Floor  
Clearwater, Florida 33756

Attn: Ms. Gajan

RE: Public Hearing Program Performance and Development

Dear Brook Gajan:

Thank you for the invitation to attend the Public Hearing and submit comments regarding the County's performance in meeting its goals and objectives to improve neighborhoods and to provide robust, infrastructure that supports a vibrant growing community.

It has been our experience in working with PCCD that the County has done an outstanding job of representing residents and communities. With PCCD's help, our non-profit organization has been successful with developing 15 communities throughout the County which provides over 500 units of affordable housing. Formed in 1992, Contemporary Housing Alternatives of Florida, Inc. (CHAF) has made significant progress towards our joint goals of meeting the physical, social and psychological needs of this our workforce community.

We urge you to continue and to help us with community improvement; specifically in the Highpoint and Lealman neighborhoods which need ongoing revitalization. We hope, with your guidance and support, to construct additional low and moderate income apartments to this area, add more healthy food coops/stores, intersperse public green space for recreation, provide learning and community centers, increase the availability of quality day care and tutoring, and develop partnerships with local law enforcement for a safer Lealman and Highpoint area.

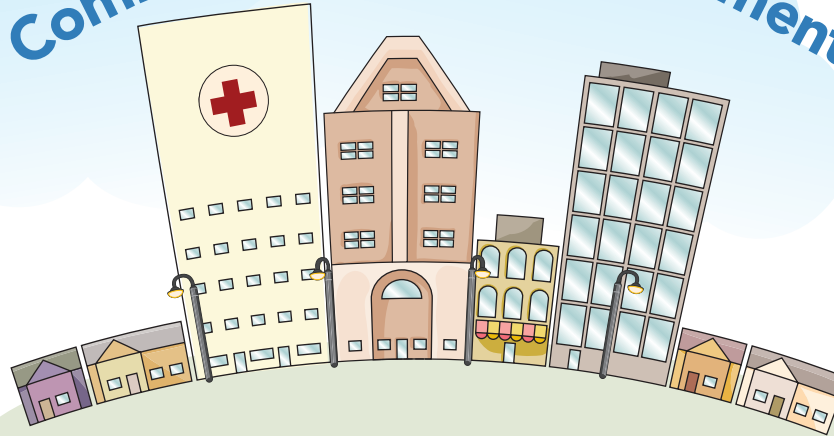
Thank you for your hard work and continued support of the residents of Pinellas County. Please let us know of any way we can be of service.

Sincerely,

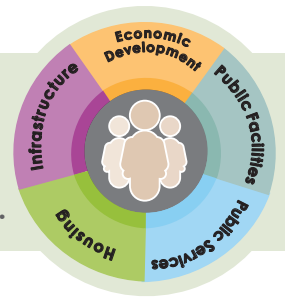


John Carr, President  
Contemporary Housing Alternatives of Florida, Inc.

# Community Needs Assessment



Pinellas County and our community partners  
are **developing a five-year plan** for **community resources** ►  
and value your opinion on what are the most important community needs.



Your input will help decide how money is spent to:

- obtain decent housing
- provide a suitable living environment, and
- expand economic opportunities for low- and moderate-income individuals.

For more information about Pinellas County services and programs, visit [www.pinellascounty.org](http://www.pinellascounty.org),  
now with LiveChat, or create a shortcut to [www.pinellascounty.org/mobile](http://www.pinellascounty.org/mobile) on any smartphone.

Name (optional) \_\_\_\_\_

Street address (optional) \_\_\_\_\_

City and zip code of residence (required) \_\_\_\_\_

Name of organization you represent (if applicable) \_\_\_\_\_

Please identify the area of the county in which you live? (required)

☐ Unincorporated      ☐ City of Largo      ☐ City of Clearwater

☐ Other jurisdiction (please specify ) \_\_\_\_\_

Which city or private company picks up your household garbage? (Please specify)

\_\_\_\_\_

Please send completed assessment to:

**Pinellas County Health & Community Services,  
Community Revitalization Division**

600 Cleveland St., Suite 800  
Clearwater, FL 33755

Phone: (727) 464-8210

Fax: (727) 464-8254

Thank you



Please assist us in prioritizing our community needs.

How important are the following needs on a scale from 1 to 5?  
LOWEST NEED ← 1 2 3 4 5 → HIGHEST NEED



HOUSING	1	2	3	4	5
Affordable ownership housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Owner-occupied housing repair	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Foreclosure prevention counseling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Home buyer assistance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable rental housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Repairs to rental housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for youth aging out of foster care	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for people living with HIV/AIDS	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable ownership housing for veterans	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable rental housing for veterans	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Home repairs/accessibility improvements for veterans with physical disabilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for people with physical disabilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Special needs housing for people with mental health diagnoses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Special needs housing for people with substance abuse disorders	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for ex-offenders	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homeless shelters for women	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homeless shelters for men	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homeless shelters for families	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Shelters for survivors of domestic violence	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Home improvements to prepare for hurricanes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
ECONOMIC DEVELOPMENT	1	2	3	4	5
Training to qualify for jobs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Job creation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retaining/keeping jobs in Pinellas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

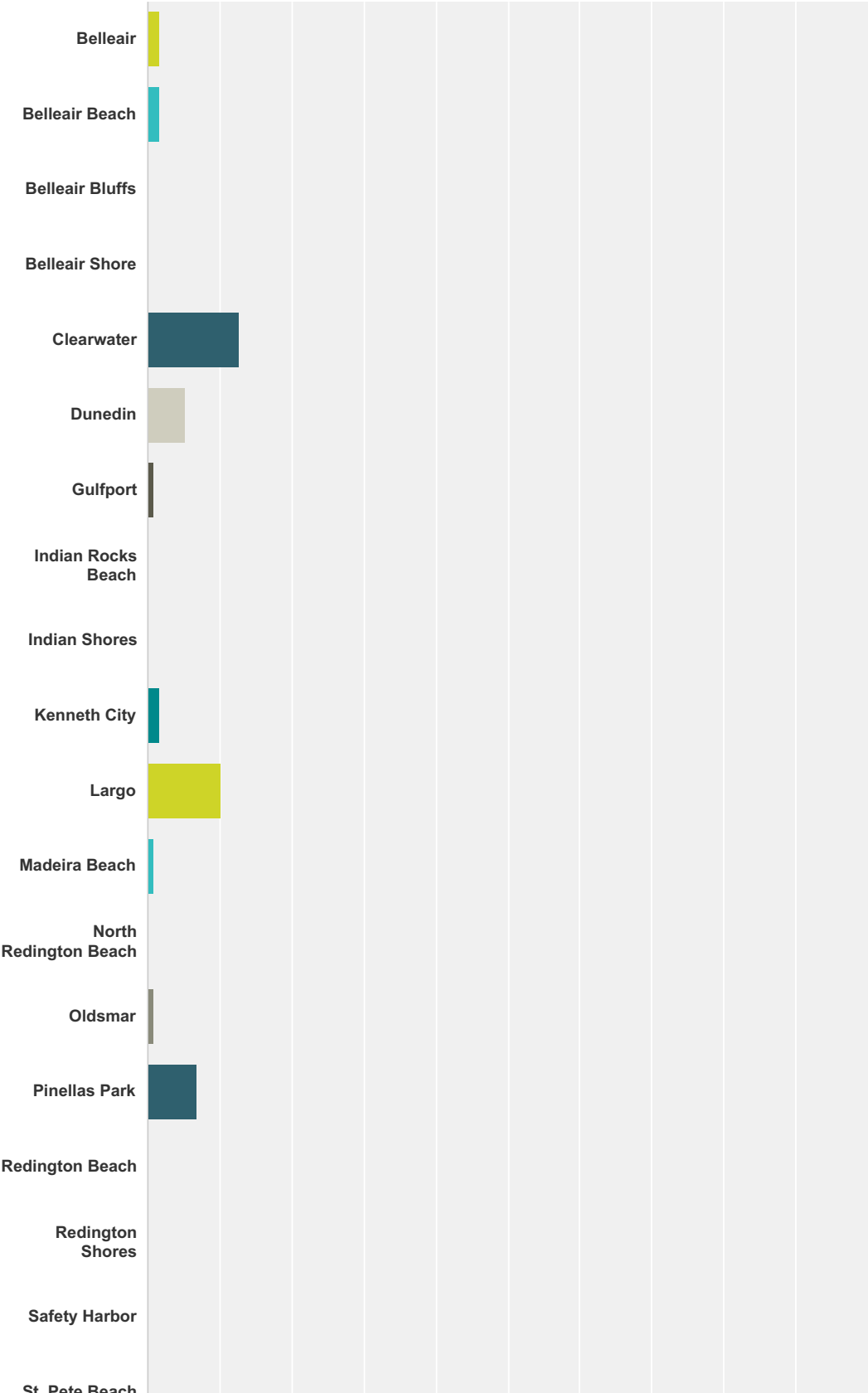
YOUR COMMENTS on other housing, economic development, public services, infrastructure and public facilities needs:

Thank you

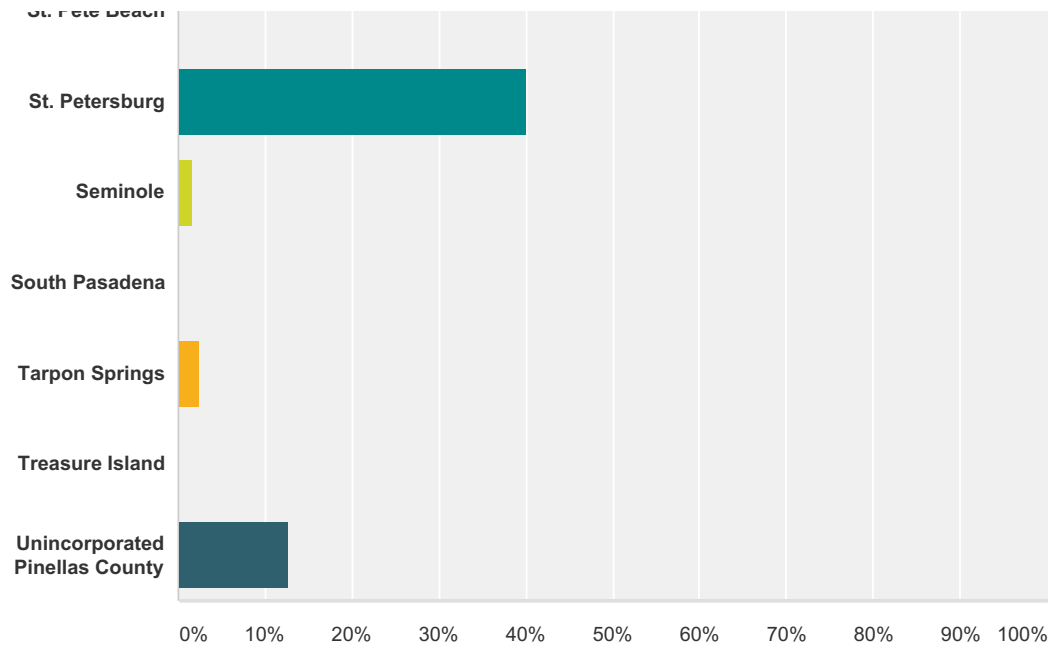
PUBLIC FACILITIES	1	2	3	4	5
Senior centers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Youth centers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Childcare centers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Centers for people with special needs/disabilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Park and recreation facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community gardens	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bike/walking paths and trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health care facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neighborhood community centers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homeless facilities (health, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mental health facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
INFRASTRUCTURE	1	2	3	4	5
Drinking water system improvements (pipes, storage tanks, etc. that carry drinking water)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sewer system improvements (pipes, pump stations, etc. that carry sewage to the treatment plant)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Stormwater management system improvements (pipes, culverts, ponds and other facilities that carry and store stormwater)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalk improvements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street improvements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Drainage improvements to stop streets and houses from flooding	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public space accessibility improvements for people with impairments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
PUBLIC SERVICES	1	2	3	4	5
Senior services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Services for people with disabilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Legal services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Youth services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public safety services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Transportation services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Employment/job training services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homeless supportive services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Drug abuse counseling and treatment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Healthy food and nutrition programs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fair Housing activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q3 City of Residence (or unincorporated Pinellas)

Answered: 117 Skipped: 0



## Community Needs Assessment



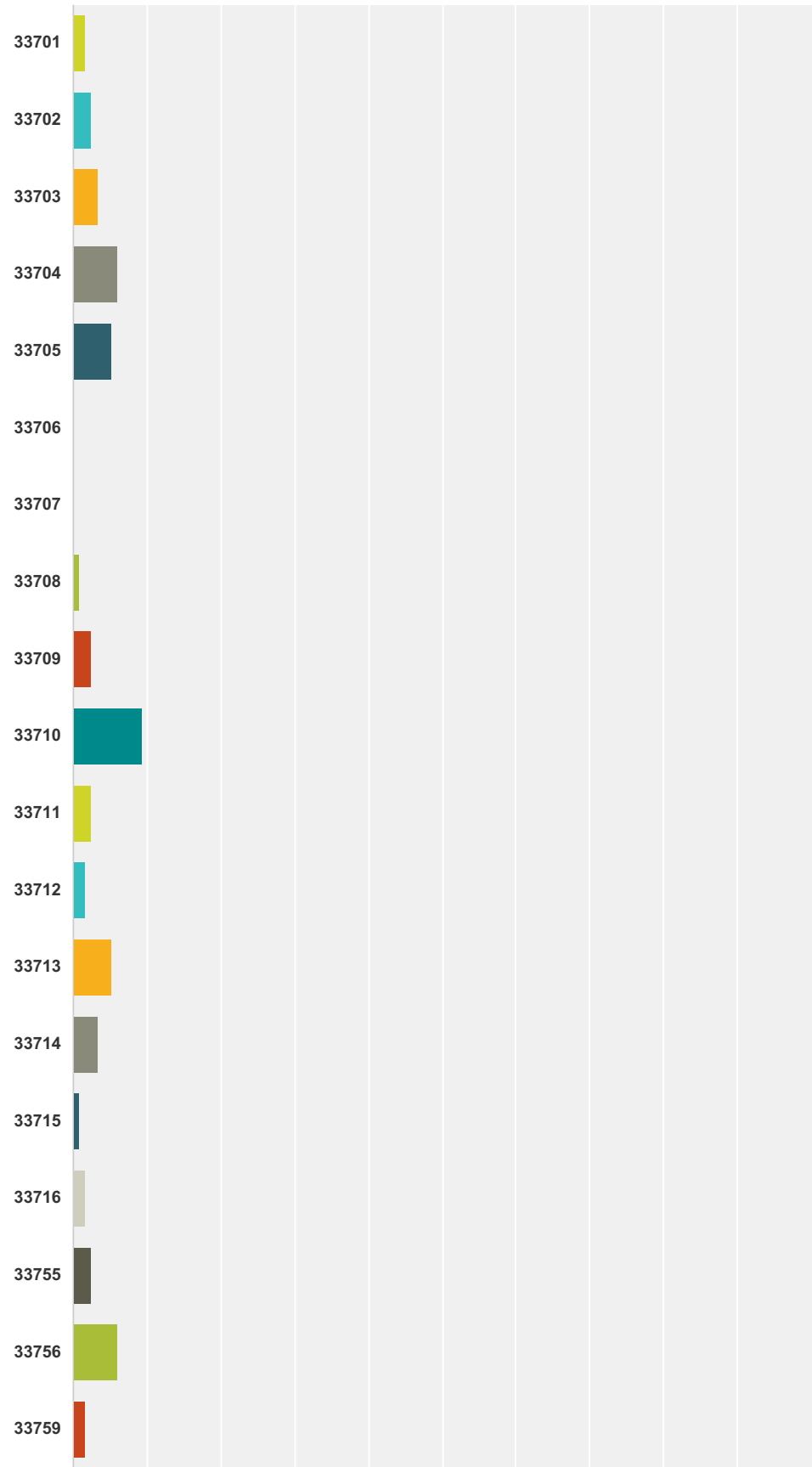
Answer Choices	Responses
Belleair	1.71% 2
Belleair Beach	1.71% 2
Belleair Bluffs	0.00% 0
Belleair Shore	0.00% 0
Clearwater	12.82% 15
Dunedin	5.13% 6
Gulfport	0.85% 1
Indian Rocks Beach	0.00% 0
Indian Shores	0.00% 0
Kenneth City	1.71% 2
Largo	10.26% 12
Madeira Beach	0.85% 1
North Redington Beach	0.00% 0
Oldsmar	0.85% 1
Pinellas Park	6.84% 8
Redington Beach	0.00% 0
Redington Shores	0.00% 0
Safety Harbor	0.00% 0
St. Pete Beach	0.00% 0

## Community Needs Assessment

St. Petersburg	40.17%	47
Seminole	1.71%	2
South Pasadena	0.00%	0
Tarpon Springs	2.56%	3
Treasure Island	0.00%	0
Unincorporated Pinellas County	12.82%	15
<b>Total</b>		<b>117</b>

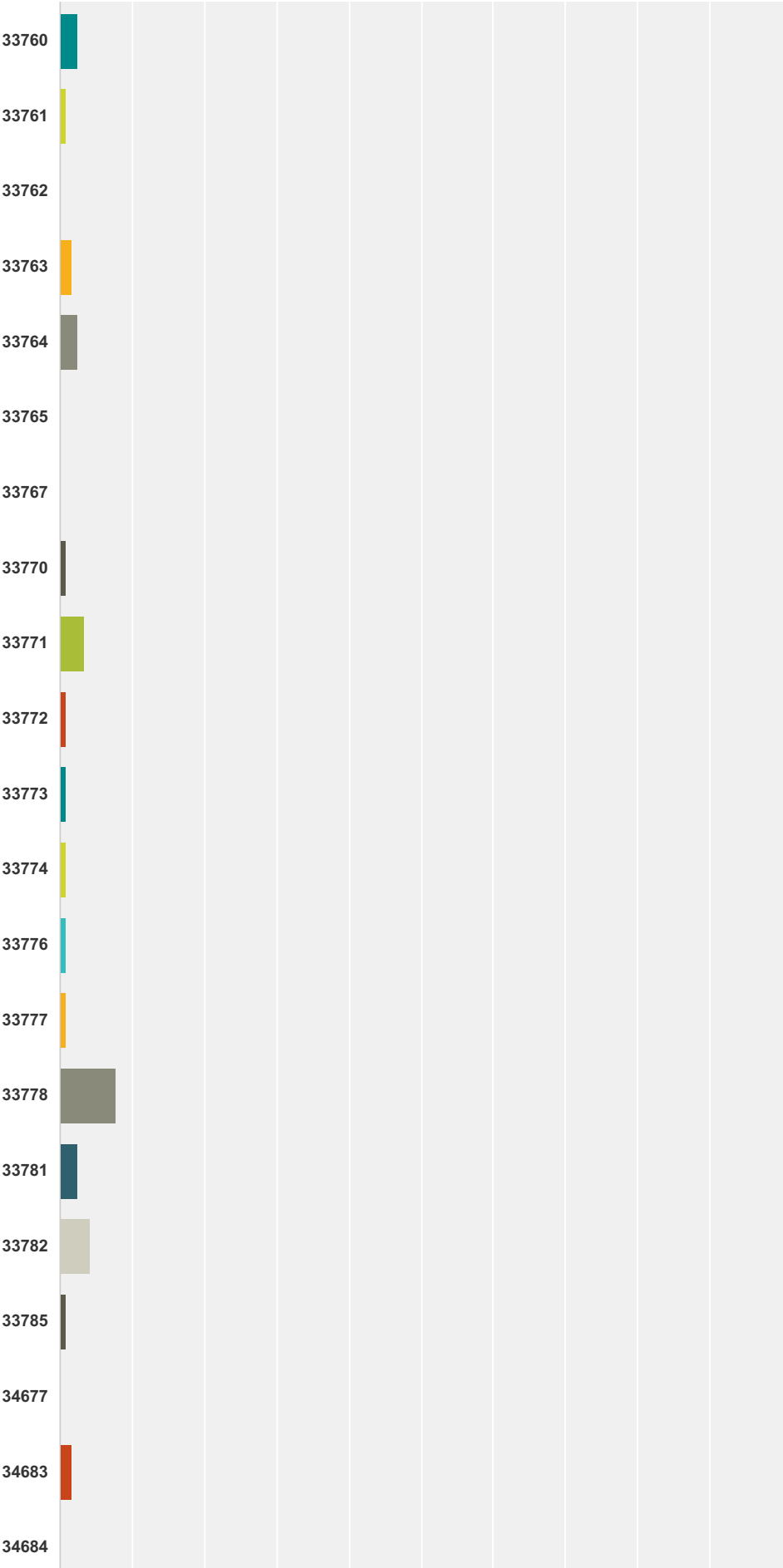
Q4 Zip Code

Answered: 117   Skipped: 0

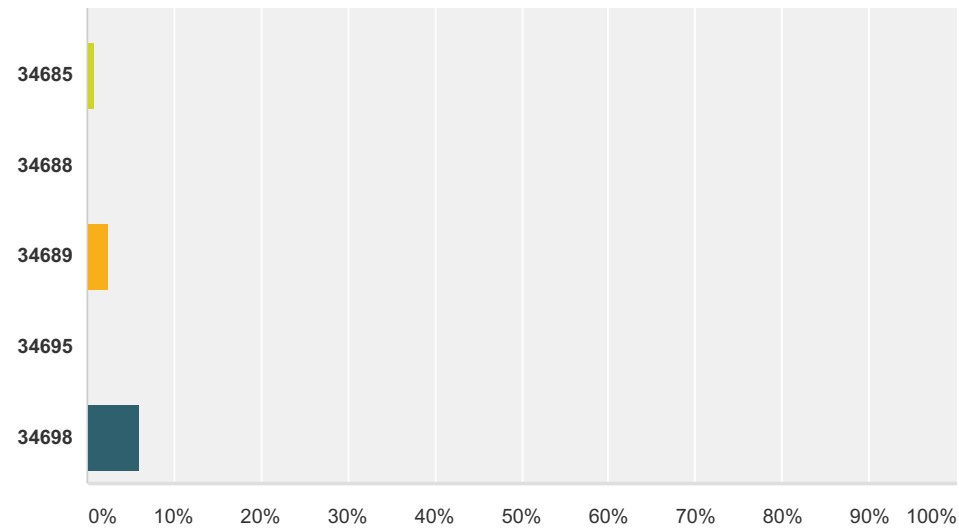




Community Needs Assessment



Community Needs Assessment



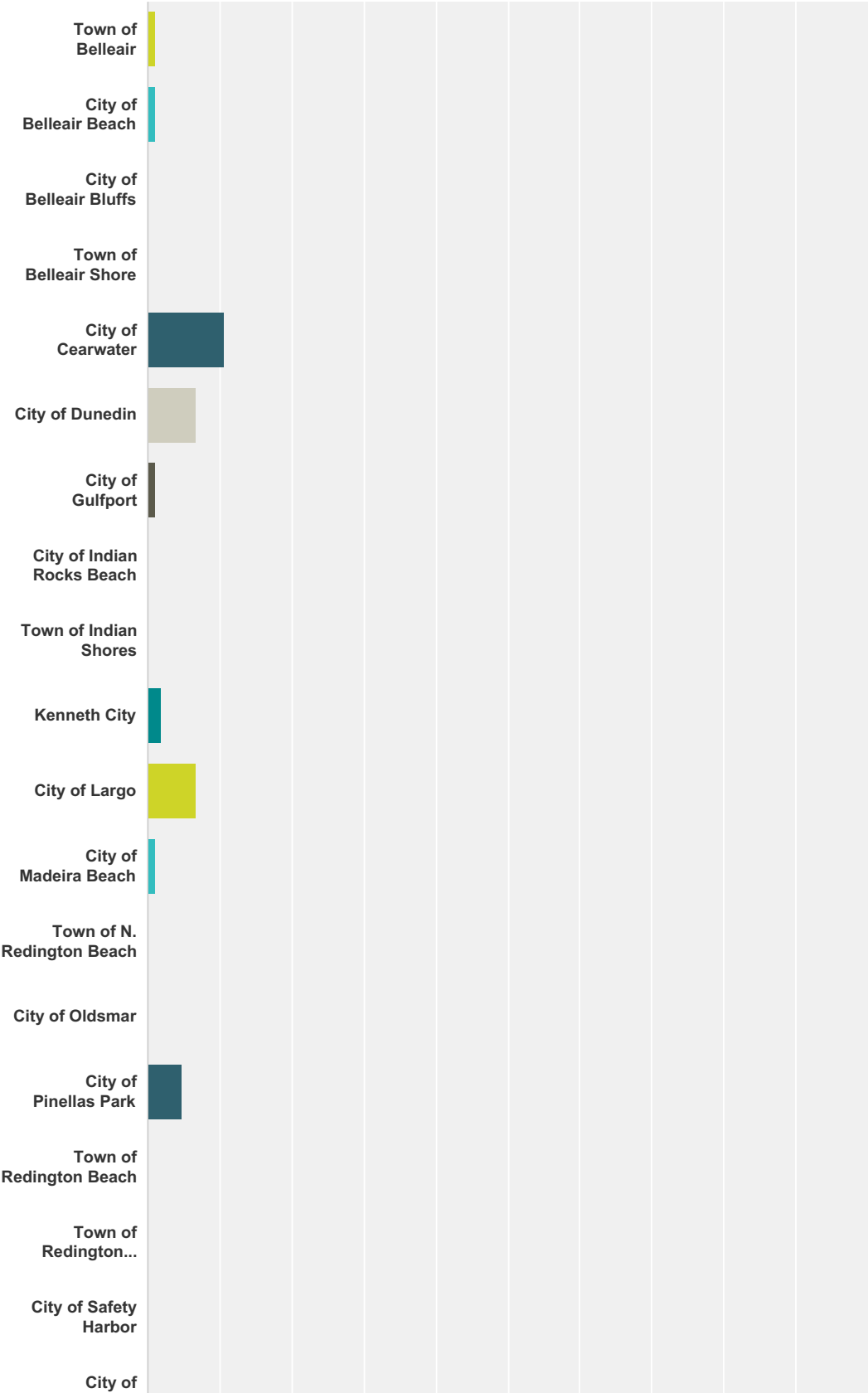
Answer Choices	Responses
33701	1.71%2
33702	2.56%3
33703	3.42%4
33704	5.98%7
33705	5.13%6
33706	0.00%0
33707	0.00%0
33708	0.85%1
33709	2.56%3
33710	9.40%11
33711	2.56%3
33712	1.71%2
33713	5.13%6
33714	3.42%4
33715	0.85%1
33716	1.71%2
33755	2.56%3
33756	5.98%7
33759	1.71%2
33760	2.56%3
33761	0.85%1

## Community Needs Assessment

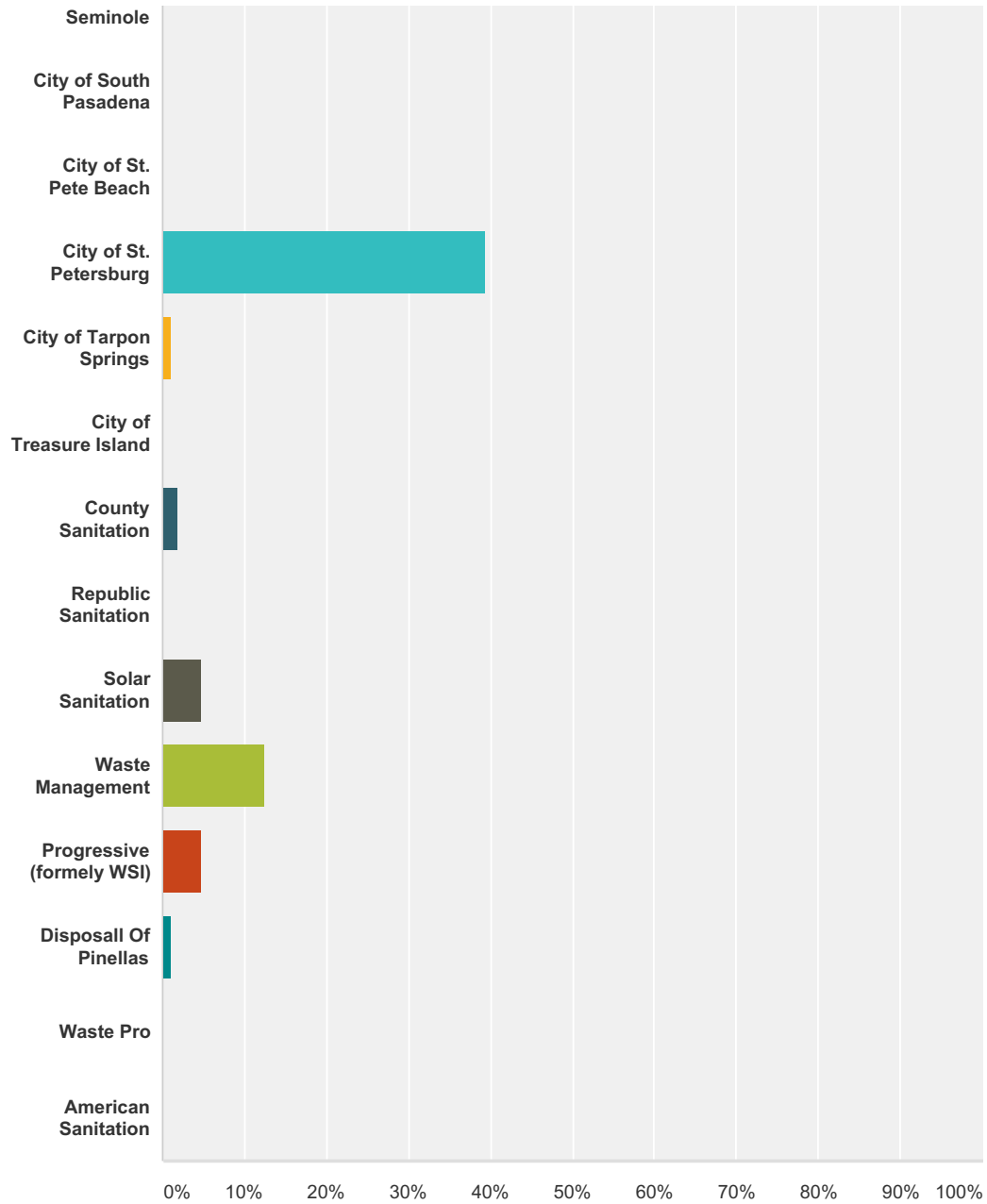
33762	0.00%	0
33763	1.71%	2
33764	2.56%	3
33765	0.00%	0
33767	0.00%	0
33770	0.85%	1
33771	3.42%	4
33772	0.85%	1
33773	0.85%	1
33774	0.85%	1
33776	0.85%	1
33777	0.85%	1
33778	7.69%	9
33781	2.56%	3
33782	4.27%	5
33785	0.85%	1
34677	0.00%	0
34683	1.71%	2
34684	0.00%	0
34685	0.85%	1
34688	0.00%	0
34689	2.56%	3
34695	0.00%	0
34698	5.98%	7
<b>Total</b>		<b>117</b>

Q5 Which city or private company picks up your household garbage? (Please specify)

Answered: 104 Skipped: 13



## Community Needs Assessment



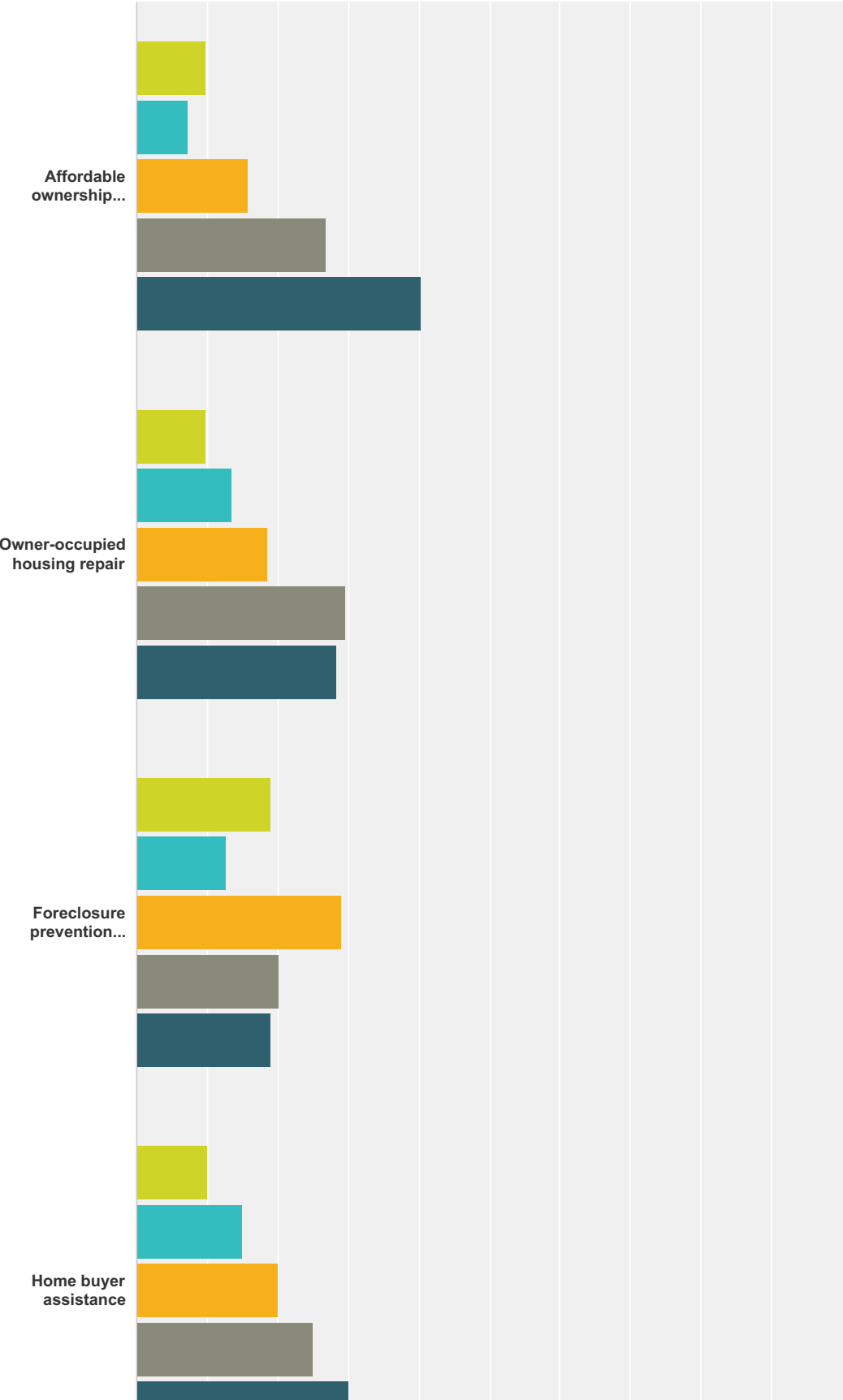
Answer Choices	Responses
Town of Belleair	0.96% 1
City of Belleair Beach	0.96% 1
City of Belleair Bluffs	0.00% 0
Town of Belleair Shore	0.00% 0
City of Clearwater	10.58% 11
City of Dunedin	6.73% 7
City of Gulfport	0.96% 1
City of Indian Rocks Beach	0.00% 0

## Community Needs Assessment

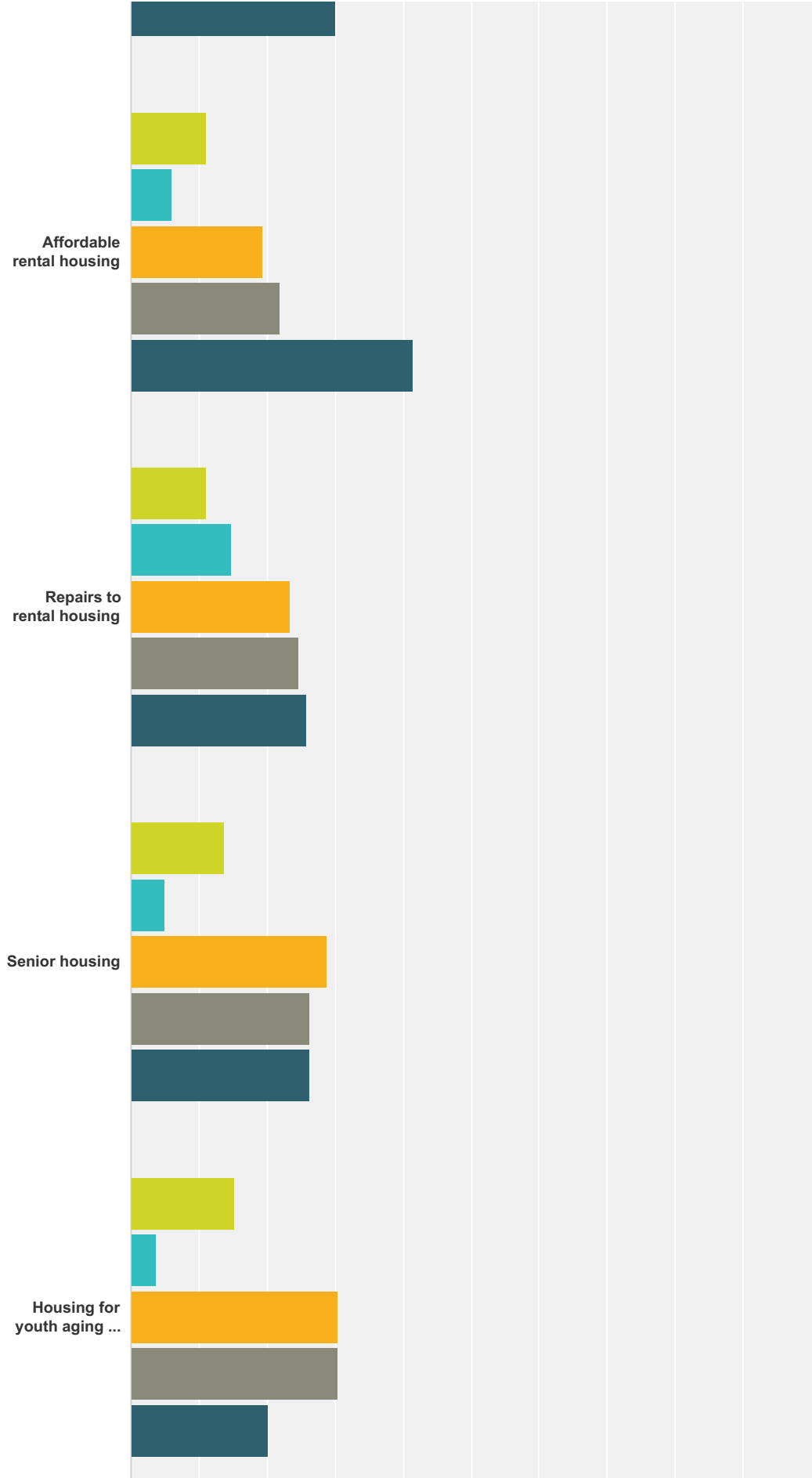
Town of Indian Shores	0.00%	0
Kenneth City	1.92%	2
City of Largo	6.73%	7
City of Madeira Beach	0.96%	1
Town of N. Redington Beach	0.00%	0
City of Oldsmar	0.00%	0
City of Pinellas Park	4.81%	5
Town of Redington Beach	0.00%	0
Town of Redington Shores	0.00%	0
City of Safety Harbor	0.00%	0
City of Seminole	0.00%	0
City of South Pasadena	0.00%	0
City of St. Pete Beach	0.00%	0
City of St. Petersburg	39.42%	41
City of Tarpon Springs	0.96%	1
City of Treasure Island	0.00%	0
County Sanitation	1.92%	2
Republic Sanitation	0.00%	0
Solar Sanitation	4.81%	5
Waste Management	12.50%	13
Progressive (formely WSI)	4.81%	5
Disposal Of Pinellas	0.96%	1
Waste Pro	0.00%	0
American Sanitation	0.00%	0
<b>Total</b>		<b>104</b>

Q6 HOUSING

Answered: 83 Skipped: 34

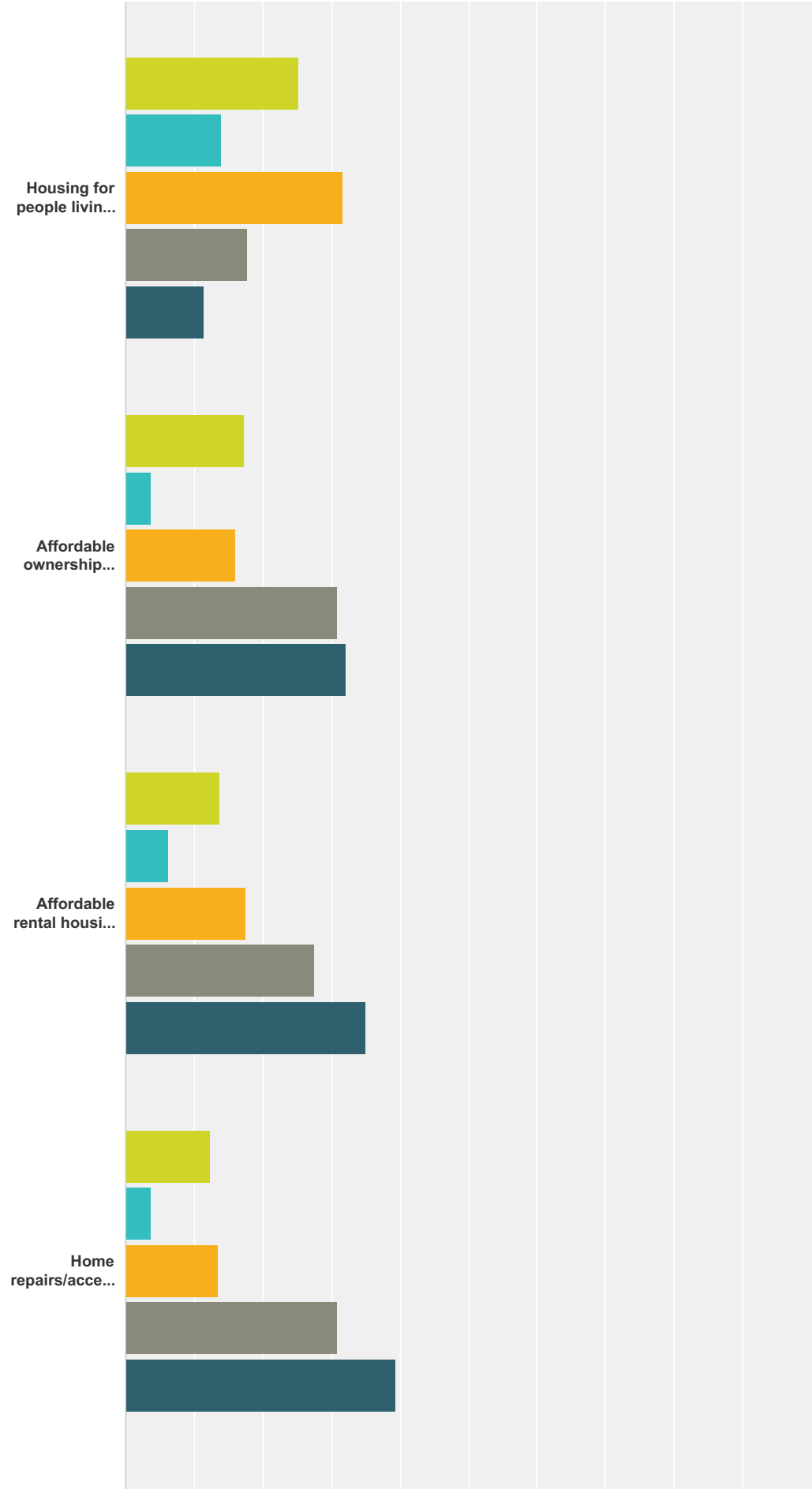


Community Needs Assessment

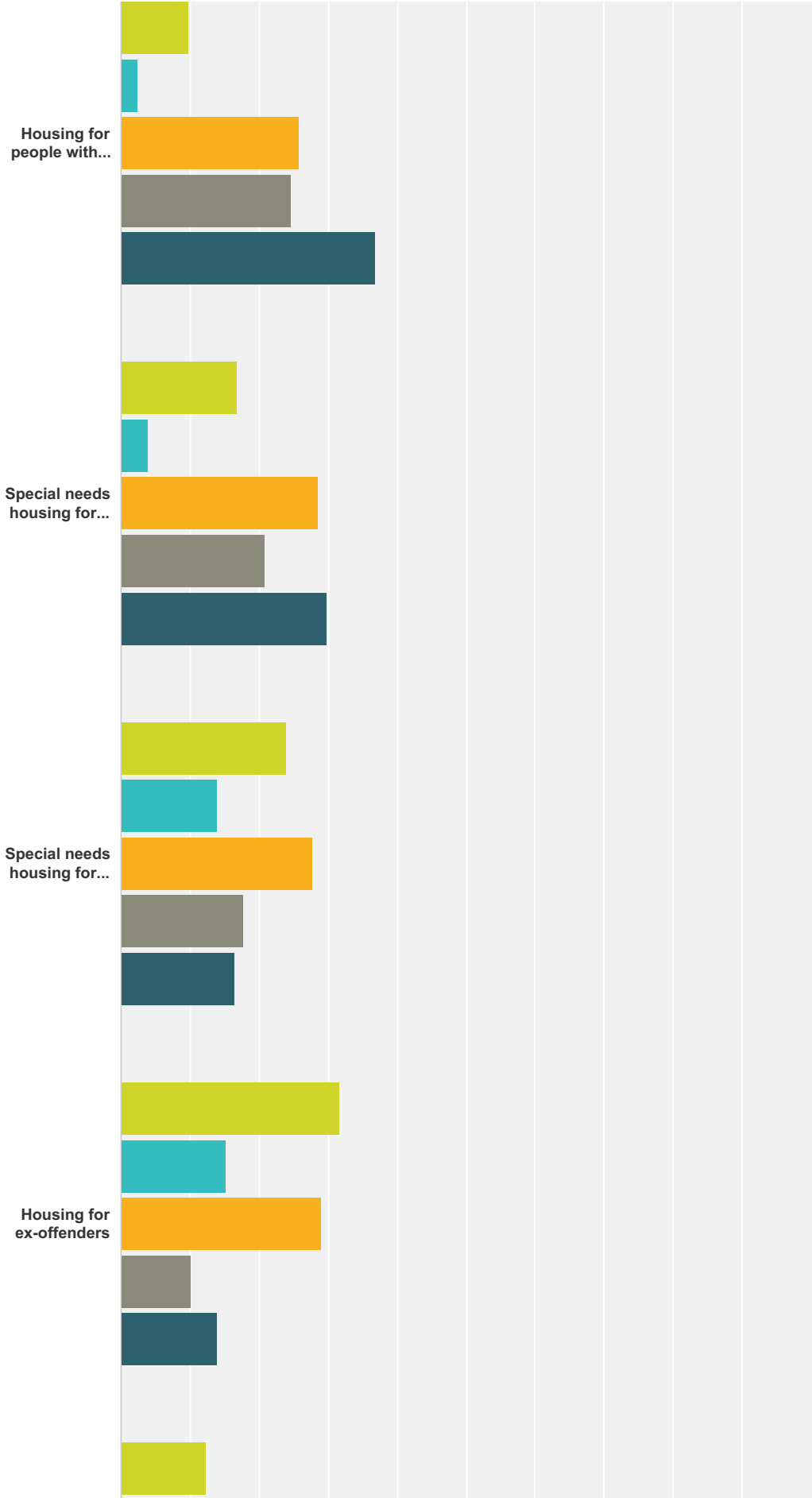




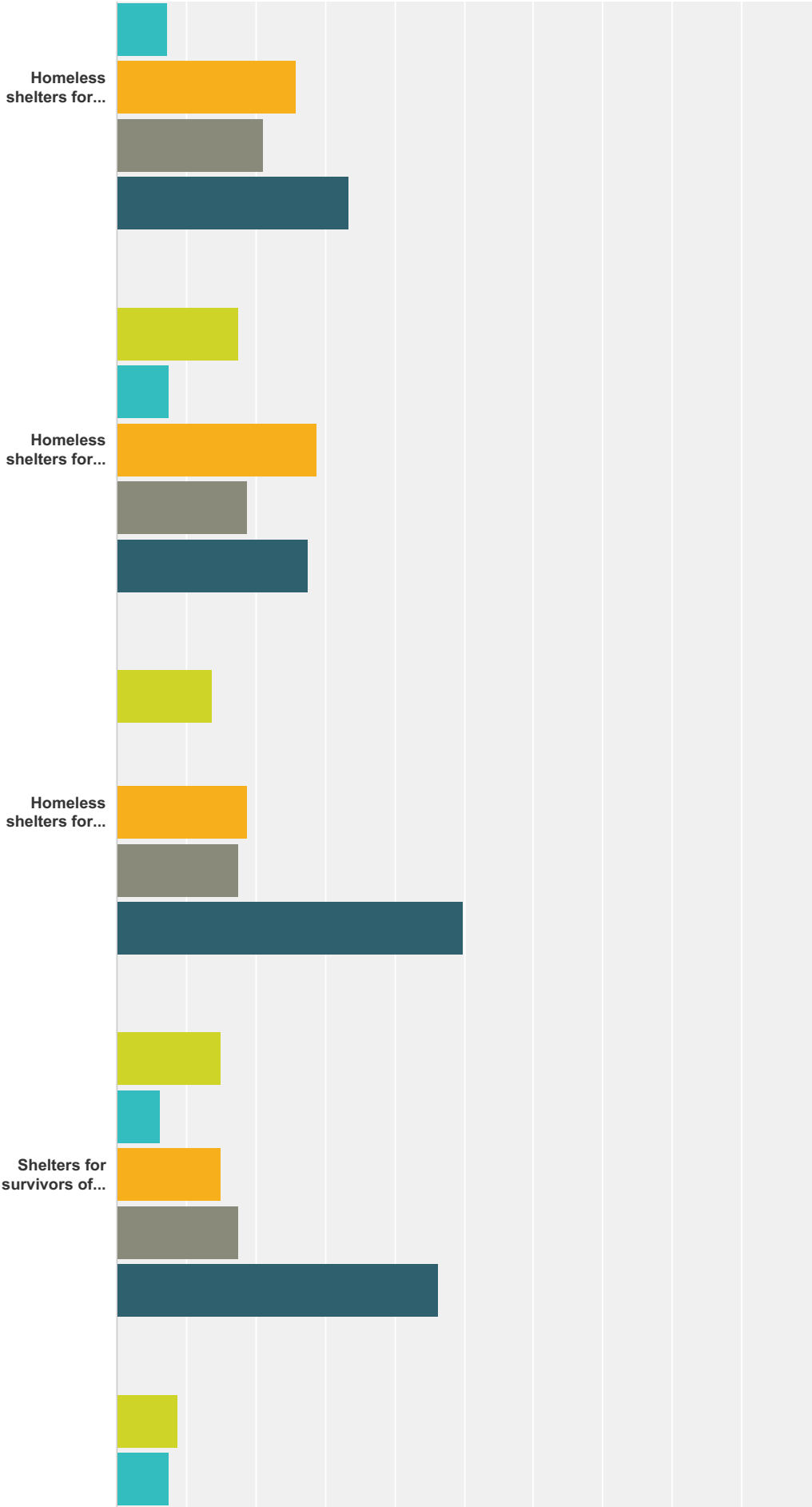
Community Needs Assessment



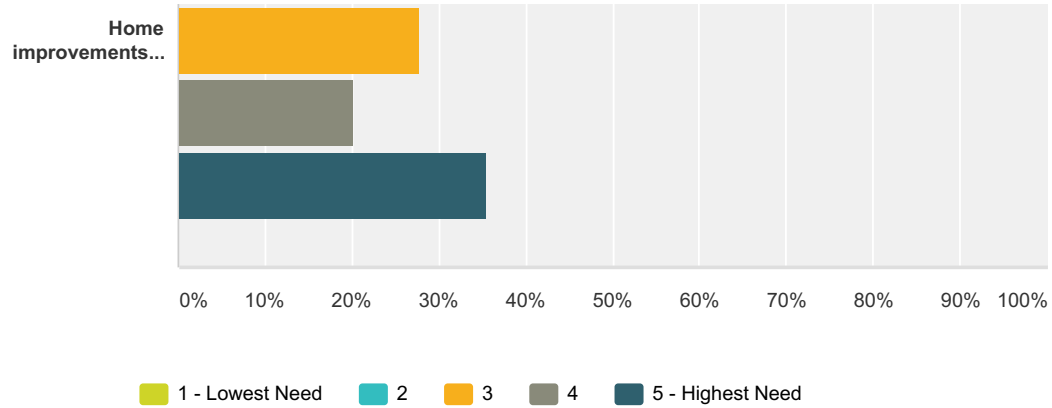
Community Needs Assessment



Community Needs Assessment



## Community Needs Assessment



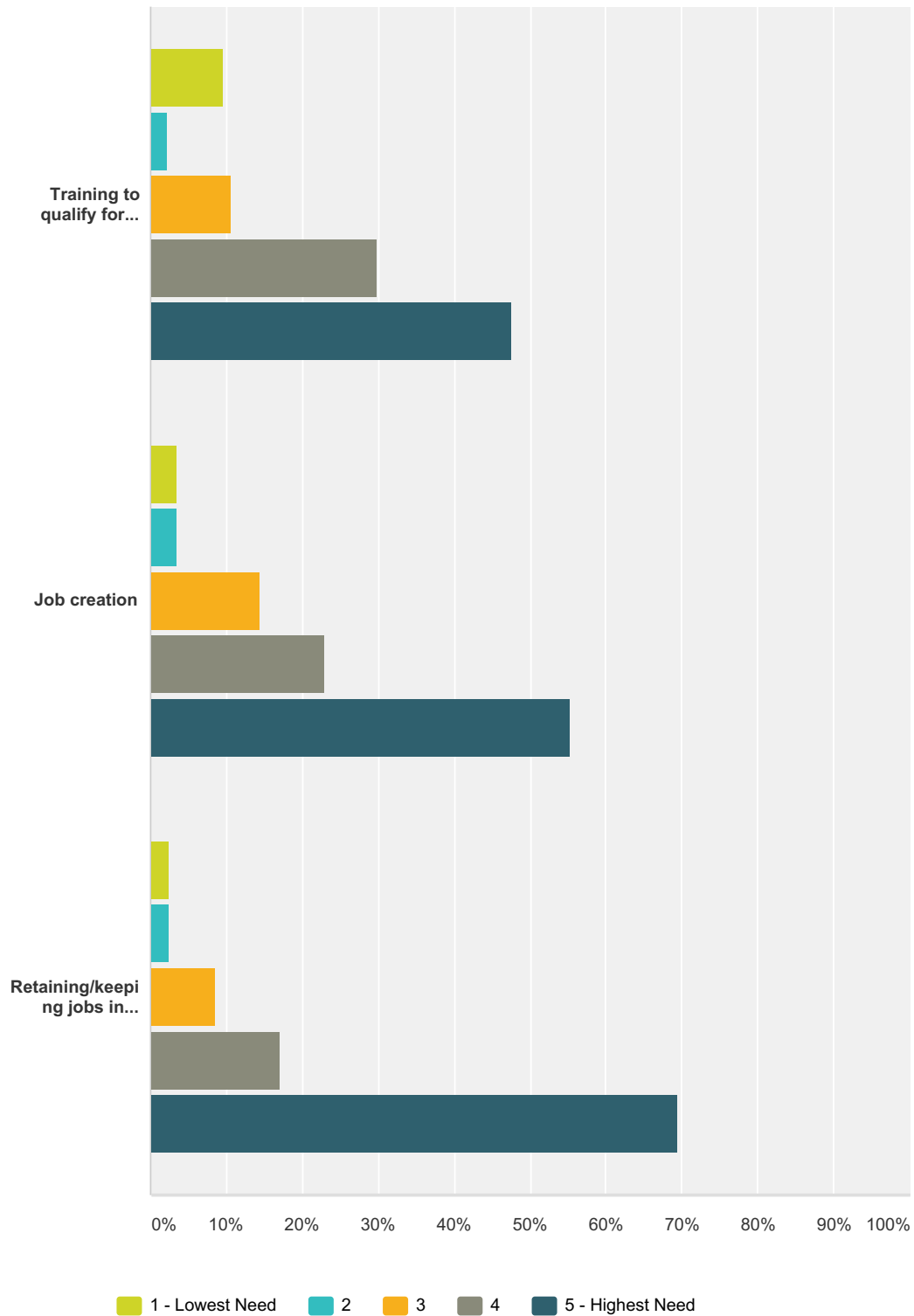
	1 - Lowest Need	2	3	4	5 - Highest Need	Total
Affordable ownership housing	9.76% 8	7.32% 6	15.85% 13	26.83% 22	40.24% 33	82
Owner-occupied housing repair	9.88% 8	13.58% 11	18.52% 15	29.63% 24	28.40% 23	81
Foreclosure prevention counseling	18.99% 15	12.66% 10	29.11% 23	20.25% 16	18.99% 15	79
Home buyer assistance	10.00% 8	15.00% 12	20.00% 16	25.00% 20	30.00% 24	80
Affordable rental housing	10.98% 9	6.10% 5	19.51% 16	21.95% 18	41.46% 34	82
Repairs to rental housing	11.11% 9	14.81% 12	23.46% 19	24.69% 20	25.93% 21	81
Senior housing	13.75% 11	5.00% 4	28.75% 23	26.25% 21	26.25% 21	80
Housing for youth aging out of foster care	15.19% 12	3.80% 3	30.38% 24	30.38% 24	20.25% 16	79
Housing for people living with HIV/AIDS	25.32% 20	13.92% 11	31.65% 25	17.72% 14	11.39% 9	79
Affordable ownership housing for veterans	17.28% 14	3.70% 3	16.05% 13	30.86% 25	32.10% 26	81
Affordable rental housing for veterans	13.75% 11	6.25% 5	17.50% 14	27.50% 22	35.00% 28	80
Home repairs/accessibility improvements for veterans with physical disabilities	12.35% 10	3.70% 3	13.58% 11	30.86% 25	39.51% 32	81
Housing for people with physical disabilities	9.88% 8	2.47% 2	25.93% 21	24.69% 20	37.04% 30	81
Special needs housing for people with mental health diagnoses	16.88% 13	3.90% 3	28.57% 22	20.78% 16	29.87% 23	77
Special needs housing for people with substance abuse disorders	24.05% 19	13.92% 11	27.85% 22	17.72% 14	16.46% 13	79
Housing for ex-offenders	31.65% 25	15.19% 12	29.11% 23	10.13% 8	13.92% 11	79
Homeless shelters for women	12.35% 10	7.41% 6	25.93% 21	20.99% 17	33.33% 27	81

## Community Needs Assessment

Homeless shelters for men	<b>17.50%</b> 14	<b>7.50%</b> 6	<b>28.75%</b> 23	<b>18.75%</b> 15	<b>27.50%</b> 22	80
Homeless shelters for families	<b>13.75%</b> 11	<b>0.00%</b> 0	<b>18.75%</b> 15	<b>17.50%</b> 14	<b>50.00%</b> 40	80
Shelters for survivors of domestic violence	<b>15.00%</b> 12	<b>6.25%</b> 5	<b>15.00%</b> 12	<b>17.50%</b> 14	<b>46.25%</b> 37	80
Home improvements to prepare for hurricanes	<b>8.86%</b> 7	<b>7.59%</b> 6	<b>27.85%</b> 22	<b>20.25%</b> 16	<b>35.44%</b> 28	79

## Q7 ECONOMIC DEVELOPMENT

Answered: 84 Skipped: 33



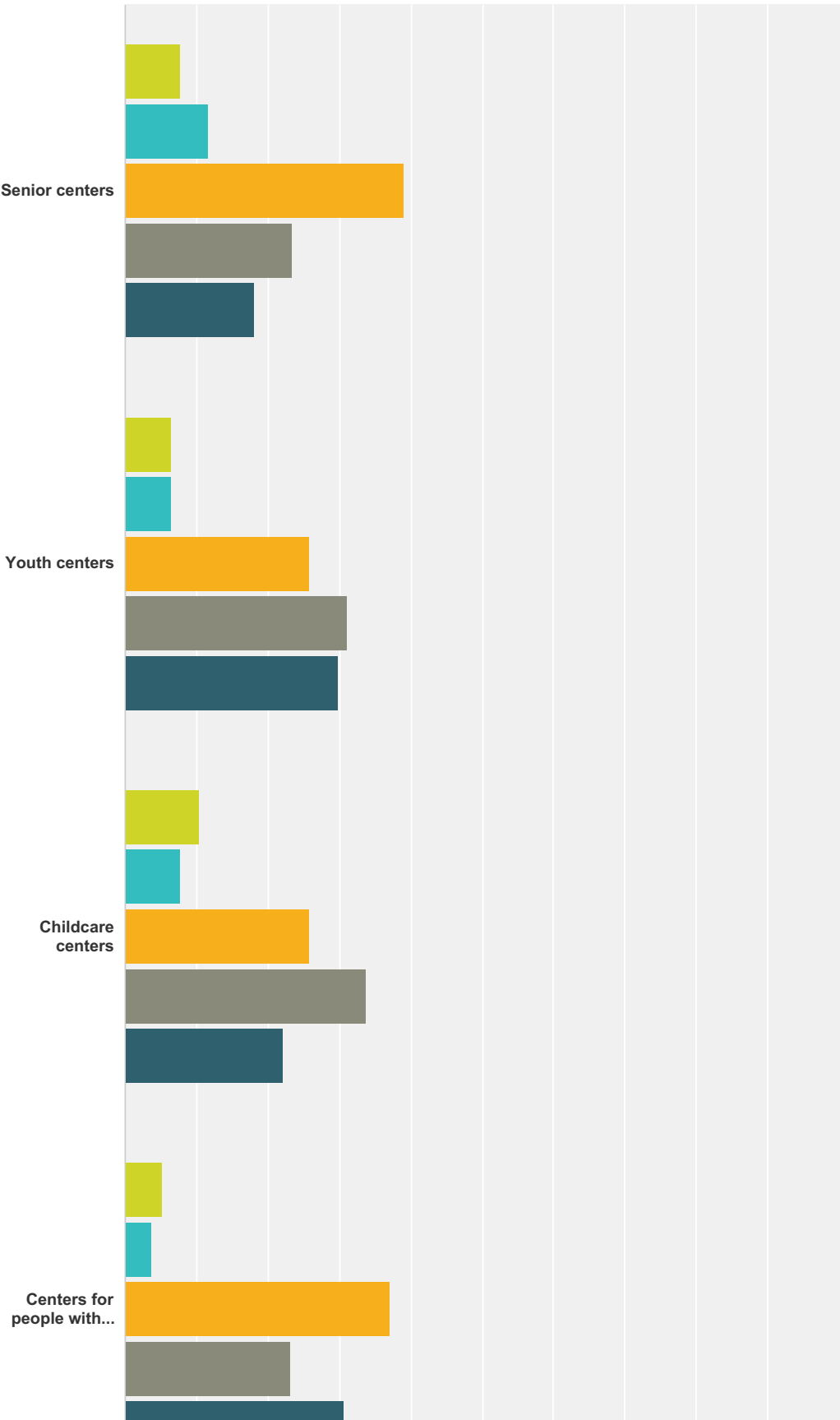
	1 - Lowest Need	2	3	4	5 - Highest Need	Total
Training to qualify for jobs	9.52% 8	2.38% 2	10.71% 9	29.76% 25	47.62% 40	84

Community Needs Assessment

Job creation	<b>3.61%</b> 3	<b>3.61%</b> 3	<b>14.46%</b> 12	<b>22.89%</b> 19	<b>55.42%</b> 46	83
Retaining/keeping jobs in Pinellas	<b>2.44%</b> 2	<b>2.44%</b> 2	<b>8.54%</b> 7	<b>17.07%</b> 14	<b>69.51%</b> 57	82

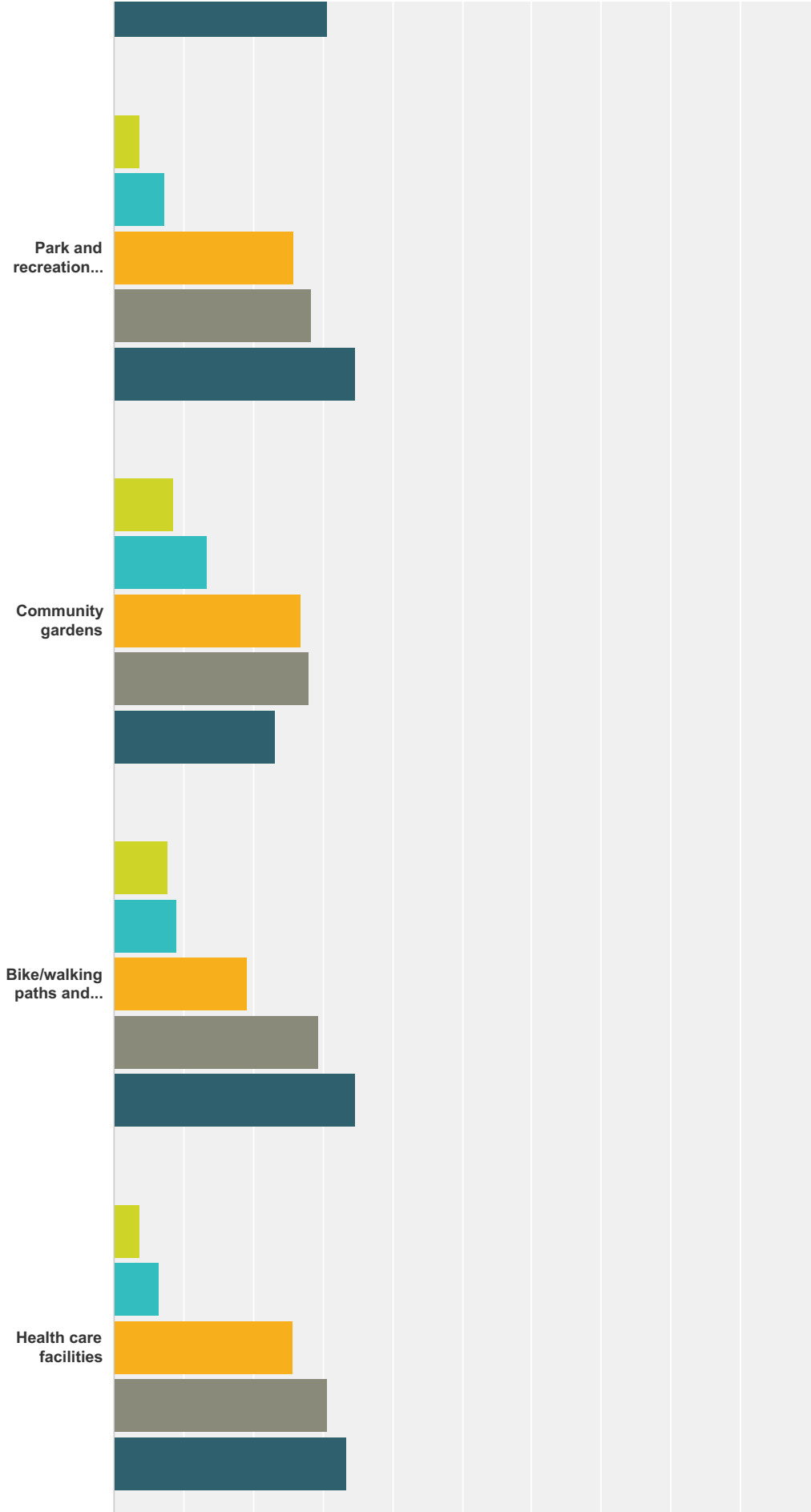
Q8 PUBLIC FACILITIES

Answered: 83 Skipped: 34

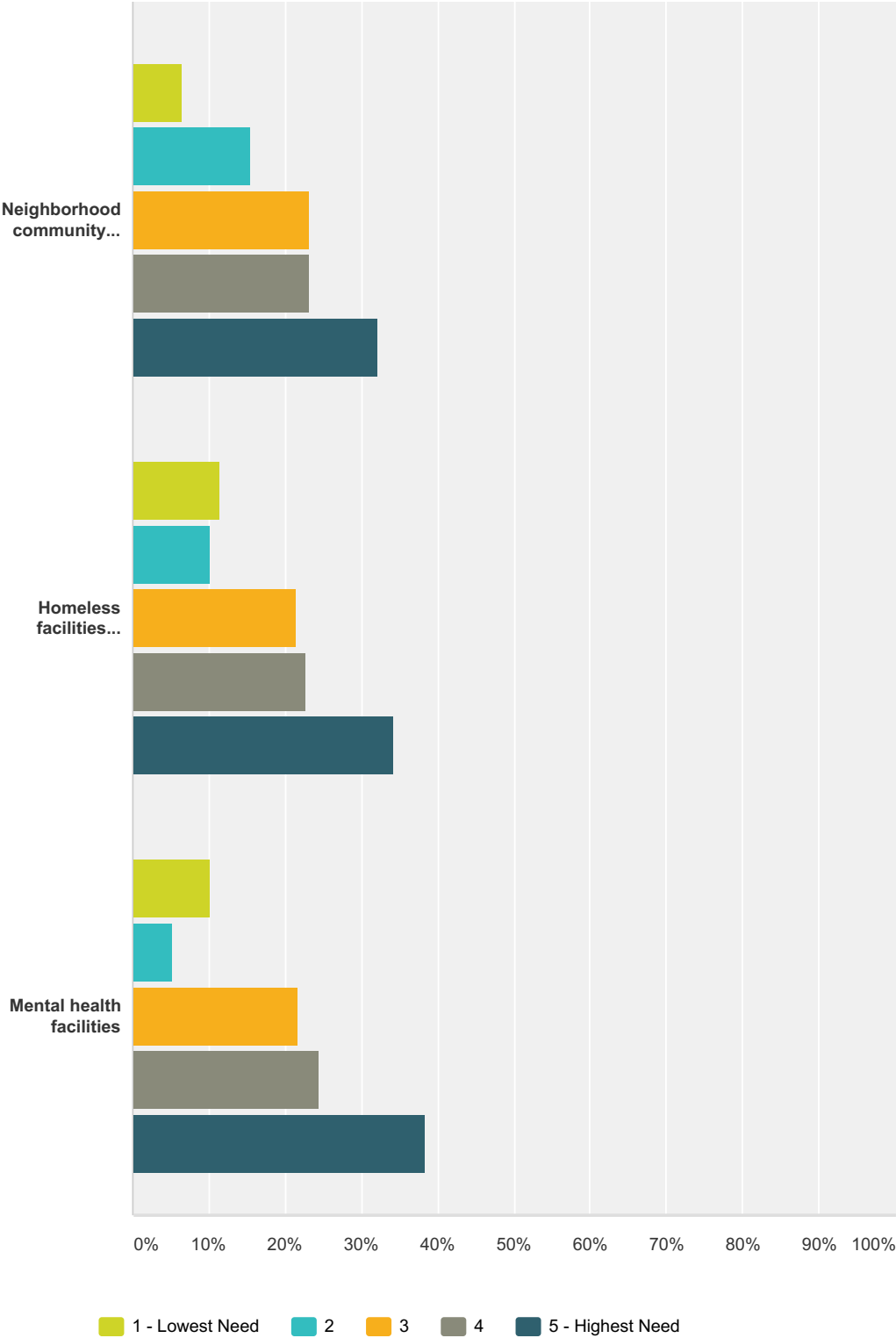




Community Needs Assessment



Community Needs Assessment



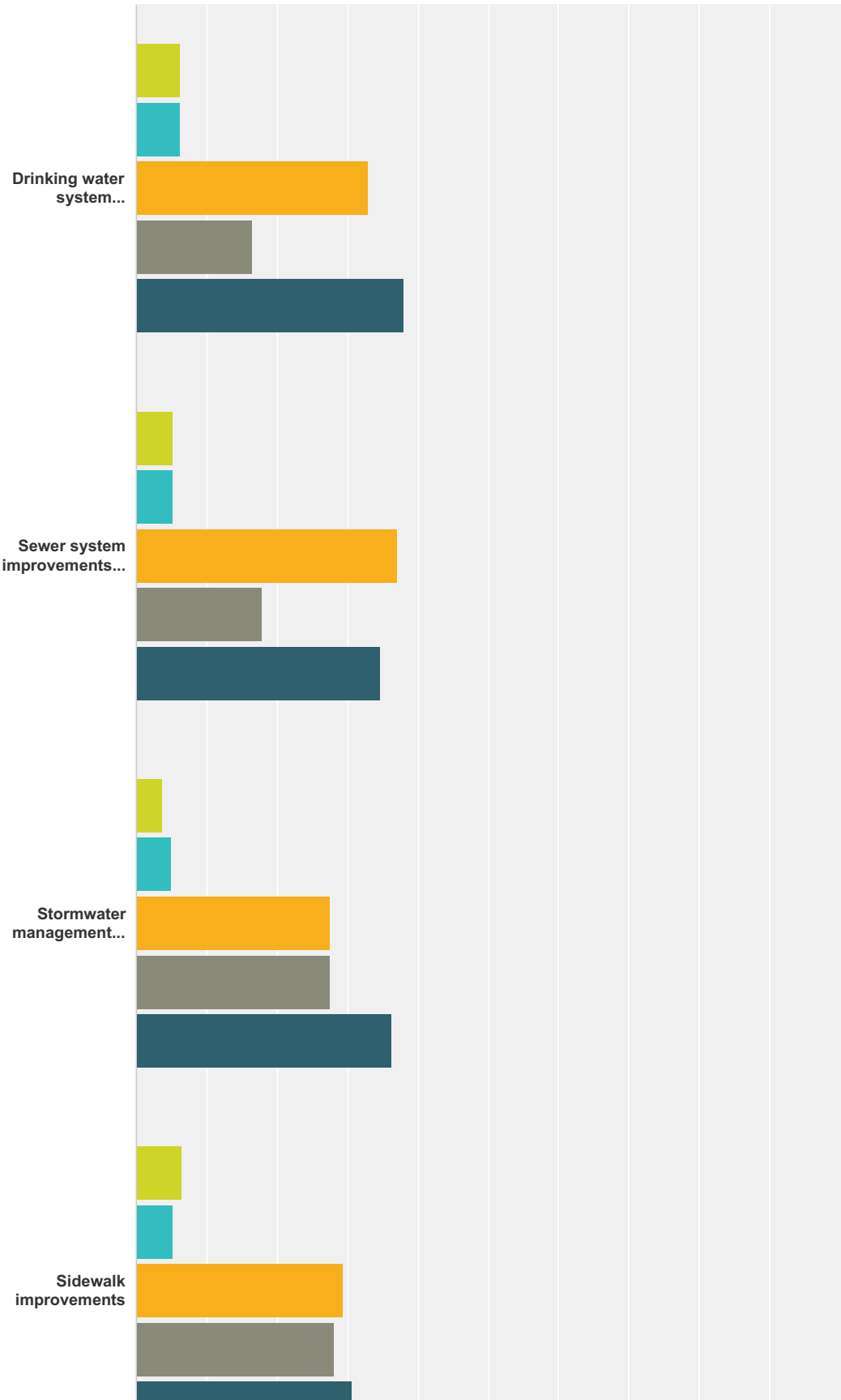
	1 - Lowest Need	2	3	4	5 - Highest Need	Total
Senior centers	7.79% 6	11.69% 9	38.96% 30	23.38% 18	18.18% 14	77
Youth centers	6.49% 5	6.49% 5	25.97% 20	31.17% 24	29.87% 23	77
Childcare centers	10.39% 8	7.79% 6	25.97% 20	33.77% 26	22.08% 17	77

## Community Needs Assessment

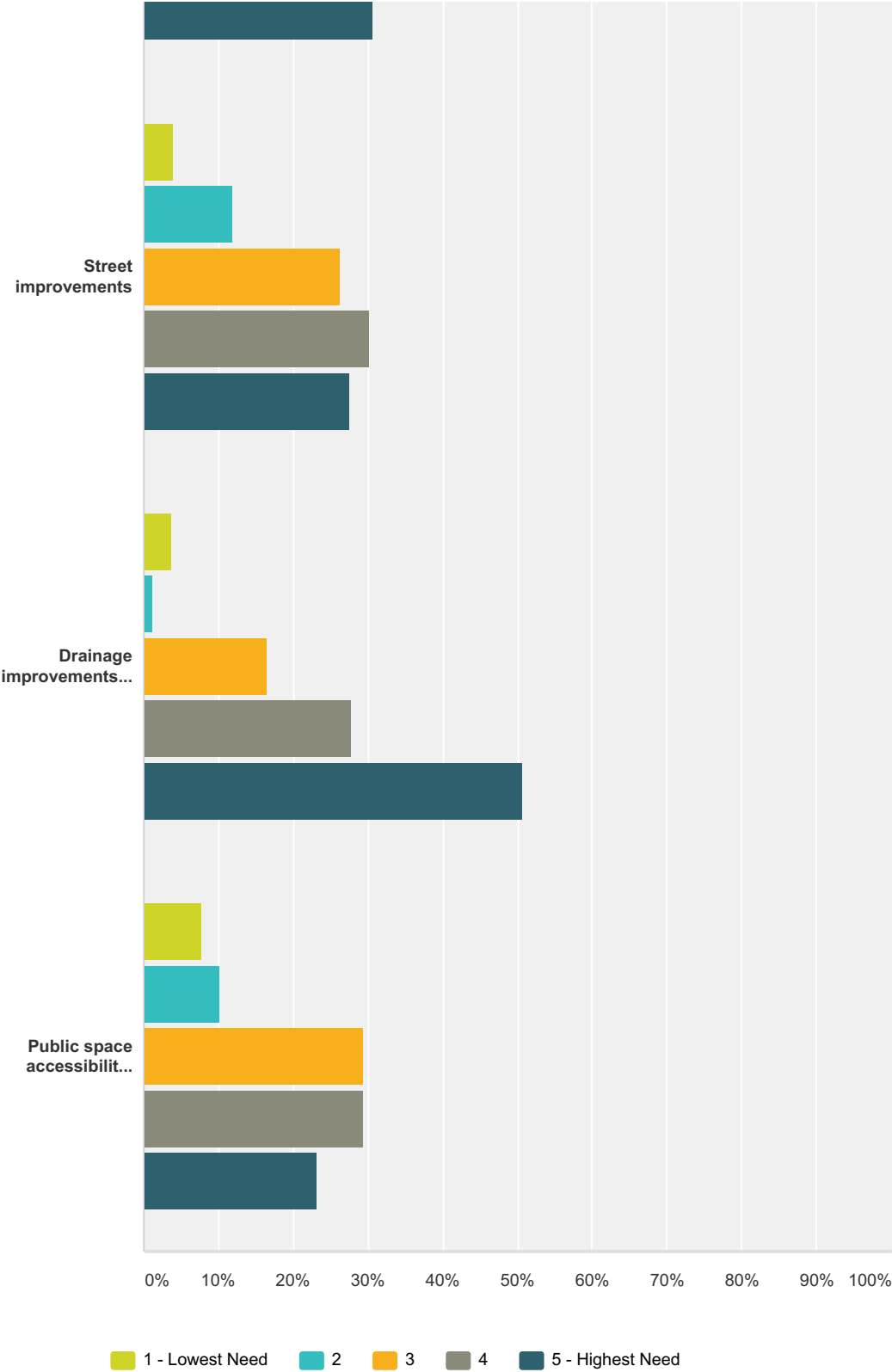
Centers for people with special needs/disabilities	<b>5.13%</b> 4	<b>3.85%</b> 3	<b>37.18%</b> 29	<b>23.08%</b> 18	<b>30.77%</b> 24	78
Park and recreation facilities	<b>3.70%</b> 3	<b>7.41%</b> 6	<b>25.93%</b> 21	<b>28.40%</b> 23	<b>34.57%</b> 28	81
Community gardens	<b>8.54%</b> 7	<b>13.41%</b> 11	<b>26.83%</b> 22	<b>28.05%</b> 23	<b>23.17%</b> 19	82
Bike/walking paths and trails	<b>7.69%</b> 6	<b>8.97%</b> 7	<b>19.23%</b> 15	<b>29.49%</b> 23	<b>34.62%</b> 27	78
Health care facilities	<b>3.85%</b> 3	<b>6.41%</b> 5	<b>25.64%</b> 20	<b>30.77%</b> 24	<b>33.33%</b> 26	78
Neighborhood community centers	<b>6.41%</b> 5	<b>15.38%</b> 12	<b>23.08%</b> 18	<b>23.08%</b> 18	<b>32.05%</b> 25	78
Homeless facilities (health, etc.)	<b>11.39%</b> 9	<b>10.13%</b> 8	<b>21.52%</b> 17	<b>22.78%</b> 18	<b>34.18%</b> 27	79
Mental health facilities	<b>10.26%</b> 8	<b>5.13%</b> 4	<b>21.79%</b> 17	<b>24.36%</b> 19	<b>38.46%</b> 30	78

Q9 INFRASTRUCTURE

Answered: 81   Skipped: 36



Community Needs Assessment



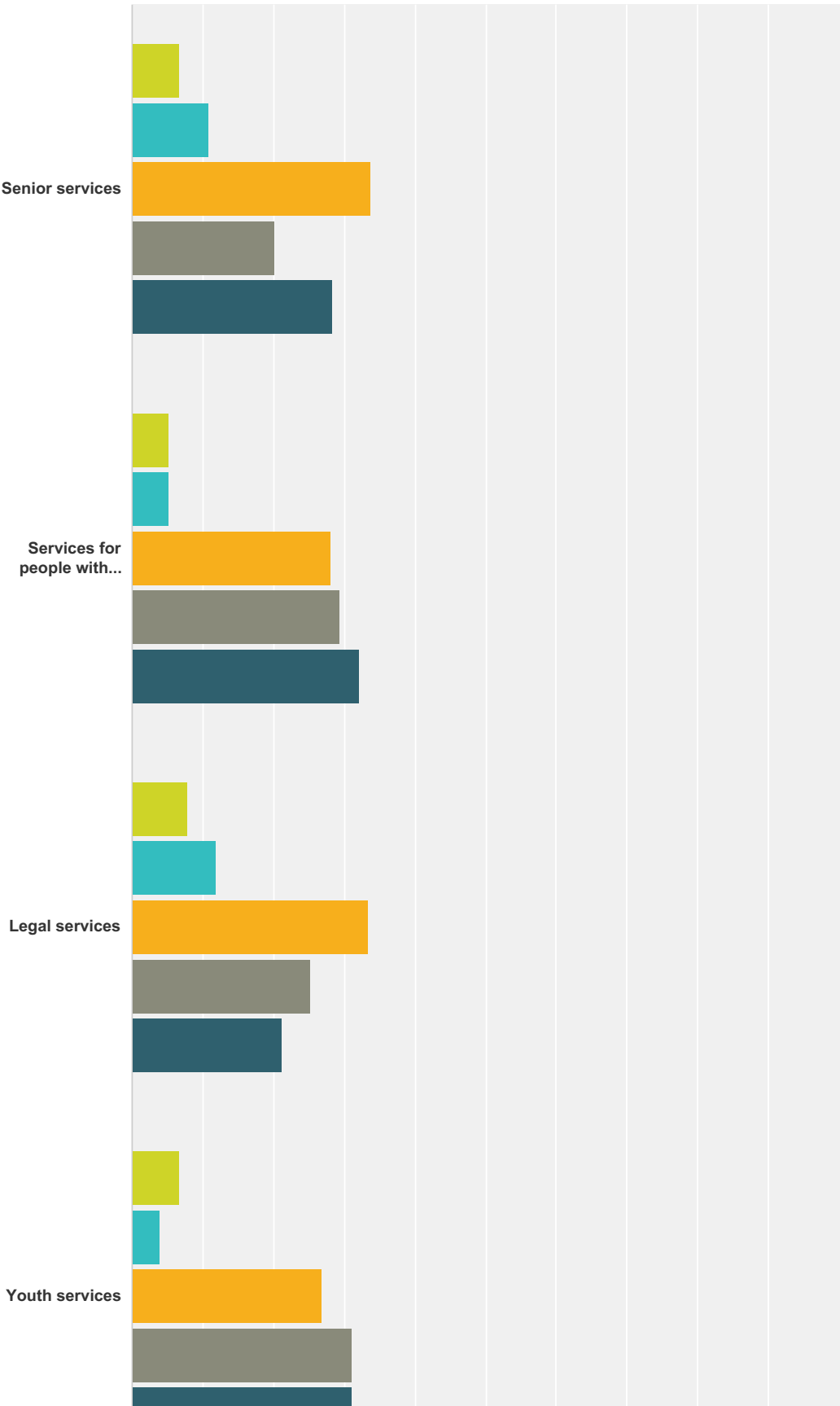
	1 - Lowest Need	2	3	4	5 - Highest Need	Total
Drinking water system improvements (pipes, storage tanks, etc. that carry drinking water)	6.33% 5	6.33% 5	32.91% 26	16.46% 13	37.97% 30	79

## Community Needs Assessment

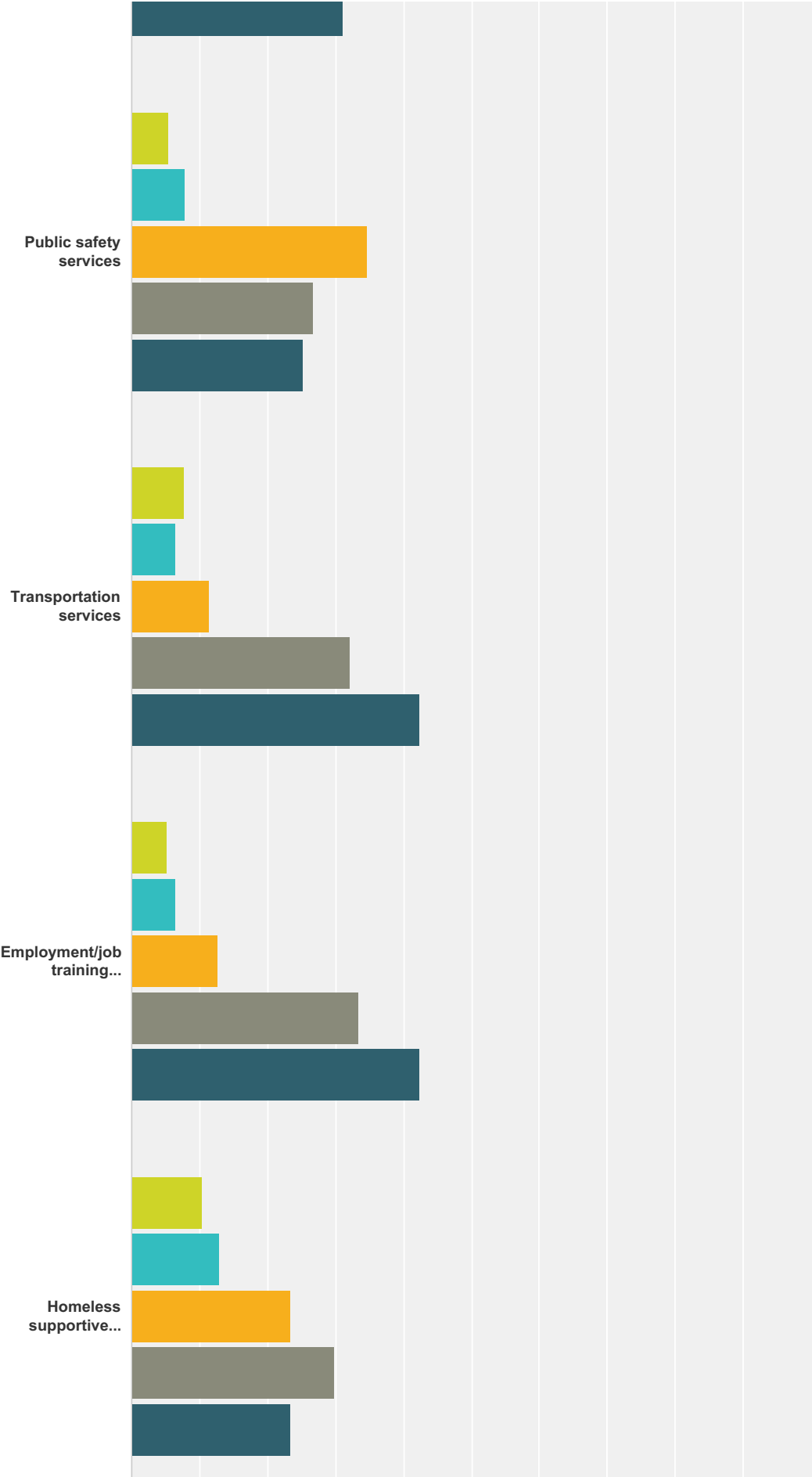
Sewer system improvements (pipes, pump stations, etc. that carry sewage to the treatment plant)	<b>5.13%</b> 4	<b>5.13%</b> 4	<b>37.18%</b> 29	<b>17.95%</b> 14	<b>34.62%</b> 27	78
Stormwater management system improvements (pipes, culverts, ponds and other facilities that carry and store stormwater)	<b>3.75%</b> 3	<b>5.00%</b> 4	<b>27.50%</b> 22	<b>27.50%</b> 22	<b>36.25%</b> 29	80
Sidewalk improvements	<b>6.41%</b> 5	<b>5.13%</b> 4	<b>29.49%</b> 23	<b>28.21%</b> 22	<b>30.77%</b> 24	78
Street improvements	<b>3.95%</b> 3	<b>11.84%</b> 9	<b>26.32%</b> 20	<b>30.26%</b> 23	<b>27.63%</b> 21	76
Drainage improvements to stop streets and houses from flooding	<b>3.80%</b> 3	<b>1.27%</b> 1	<b>16.46%</b> 13	<b>27.85%</b> 22	<b>50.63%</b> 40	79
Public space accessibility improvements for people with impairments	<b>7.69%</b> 6	<b>10.26%</b> 8	<b>29.49%</b> 23	<b>29.49%</b> 23	<b>23.08%</b> 18	78

Q10 PUBLIC SERVICES

Answered: 83 Skipped: 34

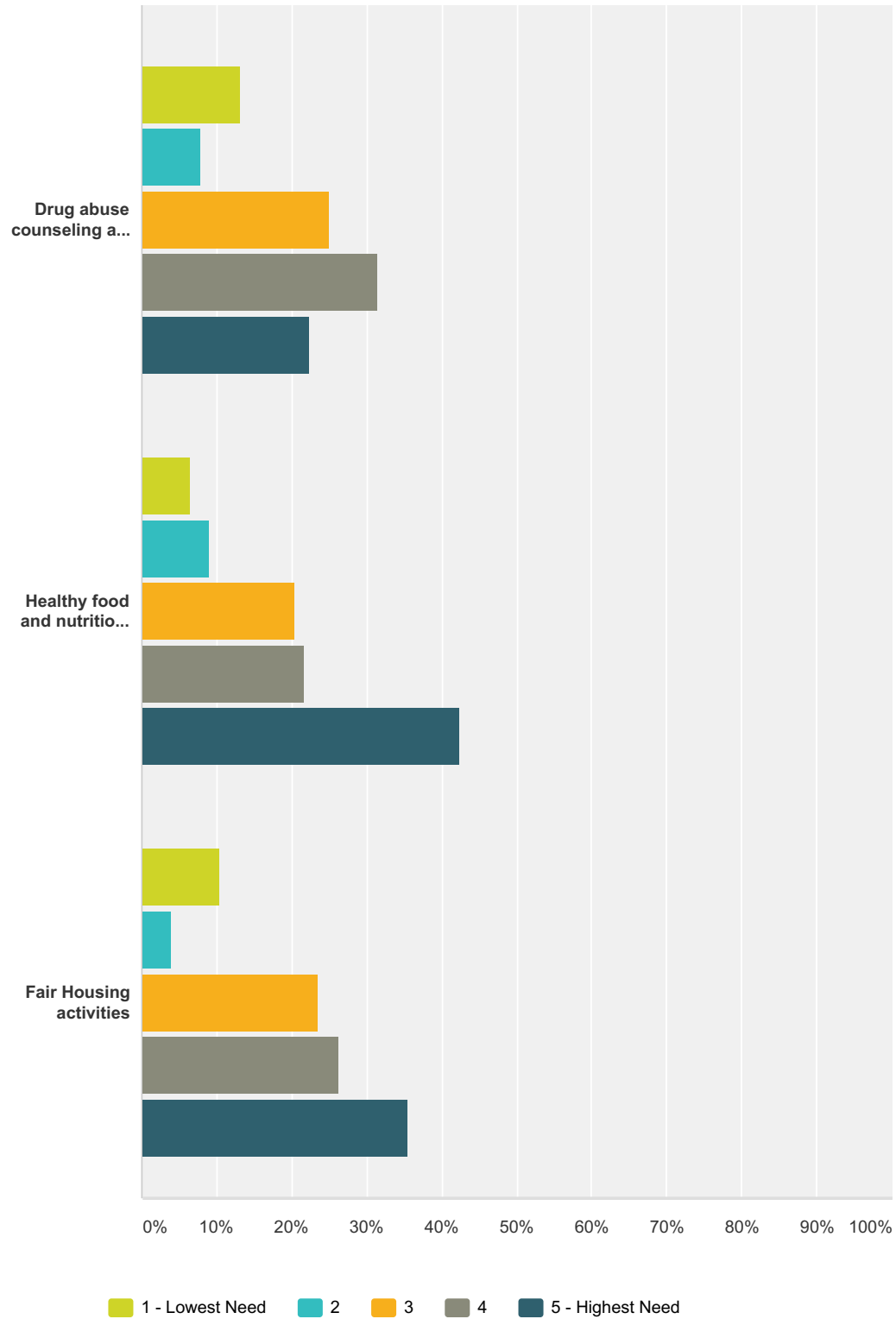


Community Needs Assessment





## Community Needs Assessment



	1 - Lowest Need	2	3	4	5 - Highest Need	Total
Senior services	6.76% 5	10.81% 8	33.78% 25	20.27% 15	28.38% 21	74
Services for people with disabilities	5.13% 4	5.13% 4	28.21% 22	29.49% 23	32.05% 25	78
Legal services	8.00% 6	12.00% 9	33.33% 25	25.33% 19	21.33% 16	75

## Community Needs Assessment

Youth services	<b>6.76%</b> 5	<b>4.05%</b> 3	<b>27.03%</b> 20	<b>31.08%</b> 23	<b>31.08%</b> 23	74
Public safety services	<b>5.33%</b> 4	<b>8.00%</b> 6	<b>34.67%</b> 26	<b>26.67%</b> 20	<b>25.33%</b> 19	75
Transportation services	<b>7.69%</b> 6	<b>6.41%</b> 5	<b>11.54%</b> 9	<b>32.05%</b> 25	<b>42.31%</b> 33	78
Employment/job training services	<b>5.13%</b> 4	<b>6.41%</b> 5	<b>12.82%</b> 10	<b>33.33%</b> 26	<b>42.31%</b> 33	78
Homeless supportive services	<b>10.39%</b> 8	<b>12.99%</b> 10	<b>23.38%</b> 18	<b>29.87%</b> 23	<b>23.38%</b> 18	77
Drug abuse counseling and treatment	<b>13.16%</b> 10	<b>7.89%</b> 6	<b>25.00%</b> 19	<b>31.58%</b> 24	<b>22.37%</b> 17	76
Healthy food and nutrition programs	<b>6.41%</b> 5	<b>8.97%</b> 7	<b>20.51%</b> 16	<b>21.79%</b> 17	<b>42.31%</b> 33	78
Fair Housing activities	<b>10.53%</b> 8	<b>3.95%</b> 3	<b>23.68%</b> 18	<b>26.32%</b> 20	<b>35.53%</b> 27	76

## **ADDITIONAL INFORMATION RELATED TO QUESTIONS IN THE PLAN**

The Consolidated Plan and Action Plan are submitted to HUD through the Integrated Disbursement and Information System (IDIS). Within the system there are limitations to the amount of text that can be entered when addressing each question. Due to these limitations, it is necessary to attach additional narrative in order to sufficiently address each question. This section includes the additional narrative for each question affected by space limitations.

## **MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)**

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Pinellas County has a coordinated discharge structure to assist individuals returning from mental and physical health institutions to receive the appropriate support.

Health Care: Health care discharge planning is done primarily by eight hospitals. The participating hospitals/hospital groups are responsible for ensuring that persons are not discharged into homelessness and have agreed to find locations other than homeless shelters or programs for discharge if possible, contacting shelters only as a last resort. Upon discharge, persons may be sent to ten medical respite beds (Pinellas Hope). Pinellas County Human Services works with the hospitals, Community Health Centers, medical groups, Free Clinics, the Health Department, and others to develop community-wide homeless and indigent health policies and services including development of the Bayside Health Clinic scheduled to open in 2016. The Health Clinic is County indigent health care focused on enrolling homeless in Medical Homes, as they can get respite care paid by the Medical Home. Morton Plant Hospital (Clearwater) pays for on-site help at Homeless Emergency Project. Those with Medicaid/Medicare go to skilled/unskilled nursing facilities if beds are available. Those homeless persons with chronic issues are assisted to obtain Social Security Insurance/Social Security Disability Insurance benefits and to enroll in Medical Homes or Medicaid for future care.

Mental Health: Florida's Department of Children and Families Substance Abuse and Mental Health Offices are in charge of the public mental health systems in Florida. They have a fully implemented Formal Discharge Protocol for each person in the State system. Every person currently in a State hospital is assigned to a Case Manager responsible for the planned discharge of the patient. Every person being discharged from a State hospital must have a discharge plan, which includes physical placement and support and treatment services. Persons are not to be discharged to housing paid for by McKinney-Vento funding unless absolutely necessary and no other housing is available. A local Baker Act committee, Acute Care Committee, is addressing the issues of discharge planning for people leaving local crisis units and inpatient treatment. The greatest difficulty is finding affordable housing at the local level for mentally ill people where outpatient services can be provided.

The CoC works with the Florida Department of Children and Families & local community mental health (MH) providers to prevent discharge into homelessness; however, mental health services funding has been significantly cut in the last five years in Florida. Collaborating agencies and organizations working to ensure persons are not discharged into homelessness include BayCare Health Systems and Bayfront Hospital mental health units, Pinellas Emergency Mental Health Services (Personal Enrichment through Mental Health Services, the Baker Act facility and mental health provider), Directions for Living, Suncoast Centers for Behavioral Health, Pinellas County Human Services Department, and Central Florida Behavioral Health Network (for FL DCF). Boley Centers and Homeless Emergency Project have

permanent supported housing for those with mental health concerns (both CoC and non-CoC funded). The direct service providers named are members of the Central Florida Behavioral Health Network, a Florida DCF-created coordinating agency of behavioral health agencies, and all are also active members of the HLB Providers Council working to ensure that persons with mental health problems are not discharged in to future homelessness.

Pinellas County stakeholders including the Pinellas County Human Services Department, Pinellas County Sheriff's Office, Public Defender's Office, Juvenile Welfare Board and the communities mental and behavioral healthcare providers are coming together to initiate a behavioral health high-utilizer pilot program. The pilot program will feature an integrated systems approach to target high utilizers of Pinellas County's public Baker Act facility and the County jail. As a part of the pilot, a Treatment Team will assess each participant using LOCUS (Behavioral Health assessment) and SPDAT (Housing and Case Management assessment) and design individual treatment plans which will include regular team engagement and counseling. Case Managers will link participants to needed services as identified by the assessments, and provide follow-up to ensure services were received. The program will incorporate engagement, housing, and intensive treatment to stabilize participants and help them live independently or supported (e.g., permanent supportive housing) in the community. Participants will also be linked to entitlements and benefits they could potentially qualify for. The overarching anticipated benefits of the pilot are to end the costly cycle of recidivism in our jails, hospitals and Baker Act facilities. It allows funds to be redirected to serve more residents with the most effective, less costly services of behavioral health prevention and early intervention. The Human Services Department is recommending the Board of County Commissioners provide approximately \$1,000,000 in FY 15/16 to fund the pilot program.

## **MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)**

### **Describe the workforce and infrastructure needs of the business community:**

Pinellas County has a total civilian labor workforce population of 238,671 and an unemployment rate of 9%. By occupational sector, sales and office (66,465) and management, business and financial (55,807) are the two largest sectors of the workforce population. With more workers than available jobs, the County has a need to recruit businesses into Pinellas County in order to support the available workforce population.

By business sectors, Pinellas County has 164,743 workers for a total of 144,657 jobs. The County's largest sector is education and healthcare services-26,795 jobs. However, there are 6,557 more workers than there are available jobs. Additionally, in the finance, insurance, and real estate field, there are 6,830 more workers than available jobs. Several other fields experience larger worker populations than jobs available: Agriculture, Mining, Oil & Gas Extraction; Arts, Entertainment, Accommodations; Information; Professional, Scientific, Management Services; Retail Trade; Transportation and Warehousing; and Wholesale Trade.

Infrastructure Needs - High Quality Employment Space and Sites, Brownfield Remediation, Land Assembly and Demolition, Regional Storm Water systems, Roads, Alternative Travel Modes including Mass Transit.

The most significant issue currently facing our business environment is the unavoidable product of limited geography: a rapidly diminishing amount of developable vacant land and rising real estate costs. When a community reaches build-out, new businesses cannot locate there and existing companies, which need to expand, have no place to build and are forced to leave. Consequently, the economy begins to decline. As time goes by, existing industrial facilities start to deteriorate, finally reaching a point where they are abandoned, causing more companies to leave, thus accelerating economic decline as less money flows into the area. Without adequate and suitable land and building supply for future quality business growth to occur, the high standard of living in Pinellas is threatened. With 98 percent of the County's land developed, its industrial and commercial areas have reached the stages of physical obsolescence.

Although alternative travel modes such as bicycling, walking and transit use have received more attention in recent years, the main focus of the County's transportation improvement efforts has continued to be its road building program. Traffic demand continues to increase, particularly as it relates to motorists traveling to Pinellas from other counties. Even where major inter-county road capacity projects were implemented and the improvements served to alleviate the deficient level of service conditions, within a few years after the roads were expanded, traffic demand rose to a point where it exceeded the road capacity. Another factor increasing traffic on inter-county corridors in Pinellas County is a housing market that is becoming more unaffordable for many working people. Pinellas workers are

often forced to make the decision to move to a neighboring county and endure longer commute times in order to find affordable housing.

In an urbanized densely populated county such as Pinellas, expanding the road network to meet its travel demand also faces significant constraints in the form of escalating right-of-way and material costs (concrete, steel), concerns over neighborhood intrusion and environmental impacts. Consequently, it is important that the County's transportation planning efforts shift focus to strategies that do not involve road building. Improving the operational efficiency of the major road network through small scale physical improvements (e.g., intersection and median modifications) and intelligent transportation system (ITS) solutions and implementing strategies to reduce the demand for single-occupant vehicle travel (e.g., ride sharing, transit use, bicycling and walking) are necessary to not only improve the County's transportation system, but also to improve its quality of life.

## **SP-60 Homelessness Strategy - 91.415, 91.215(d)**

**Describe how the jurisdiction's strategic plan goals contribute to:**

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

The County continues to be the largest source of funding for homeless programs and services with nearly \$13 million invested each year. This funding accounts for 86% of all County funding for homeless services. Although this funding currently helps to provide basic shelter, health care, and other self-sufficiency resources to the homeless, there is a growing need for a more effective, data-driven, and collaborative Countywide approach to homeless services in Pinellas County. Both sheltered and unsheltered homeless individuals experience challenges associated with homelessness such as lack of health care, affordable housing and employment assistance.

To address these needs, Pinellas County Human Services has embarked on an initiative – the Bayside Health Clinic, a 3,078 square foot facility with exam rooms, dental and offices for confidential counseling. This one-stop shop will ensure homeless individuals and families have access to a health care and social services in Pinellas County.

The Human Services Department, in addition to the Bayside Health Clinic, is encouraging the development of an integrated, countywide homeless service delivery system that incorporates a missing but key service need among low-income and/or homeless residents—a behavioral health assessment center. This centralized assessment center would offer culturally-competent health and social service professionals to ensure that homeless individuals are appropriately assessed, referred, and receive follow-up services to help them in managing both their behavioral health care needs and other barriers to an improved quality of life. Building on the core services many Pinellas County agencies offer for homeless clients, this center would connect clients directly to the appropriate agencies and services to minimize duplication of services, reduce County costs, and increase the health and social outcomes for homeless citizens. The assessment center would help the homeless receive essential contacts and assistance for services such as transitional and supportive housing, disease case management, medication management, free or reduced-cost medication, addiction services, primary health care, vocational assistance, and more. By utilizing integrated technology and strengthening partnerships among key agencies in the community, this assessment center could have a significant impact in addressing the needs of homeless individuals in Pinellas County and reducing the current costs of homelessness for public, nonprofit, and private organizations and the larger community.

The Human Services Department is working with Consortium members and community stakeholders to design an integrated homeless Continuum of Care in Pinellas County that addresses the multiple barriers that homeless individuals regularly face. The new continuum design will include data-driven decision making with integrated services including medical services, behavioral health services, substance abuse treatment services, housing, and employment services, a prevention-first model, and dedicated funding



sources to offset the cost of care. The vision is to develop a collaborative community wide effort to implement programs that ensures an end to homelessness in the County, with every individual and family being self-sufficient and having safe, decent, affordable, and permanent housing.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Foster Care: The HLB identified aging-out foster youth a priority for services. Discharge Planning is the responsibility of the State Department of Children and Families (DCF). The CoC works with DCF, Eckerd Community Alternatives (ECA), Juvenile Welfare Board, the Safe Children's Coalition, Family Resources, Inc., Camelot Care, Inc., the Homeless Leadership Board (CoC), ACCESS Florida, CareerSource Pinellas, Pinellas County Schools, and mental health, substance abuse and housing providers. Foster youth or recently aged-out foster youth who are homeless are assisted by Youth Street Outreach Workers and referred into services or housing. Provider staff/outreach teams are trained on foster youth issues & services. Ready for Life, Inc. works with aged out foster youth 18+ for high school/post-secondary/vocational education, help to successful housing, and address employment issues, a major problem. Family Resources has two emergency shelters for those under 18, and three street outreach workers to get youth into services. Some choose to leave services at age 18 & end up homeless; the Continuum of Care track these youth through HMIS and refer them to programs. Ready for Life & Family Resources are part of PIT planning/surveys to better find youth & determine their service needs if homeless. Additionally, Starting Right, Now, a Hillsborough County-based nonprofit organization serves unaccompanied youth; they anticipate expanding into Pinellas County in 2016.

Health Care: Health care discharge planning is done primarily by eight hospitals. The participating hospitals and hospital groups are responsible for ensuring that persons are not discharged into homelessness and have agreed to find locations other than homeless shelters or programs for discharge if at all possible, contacting shelters only as a last resort. Upon discharge, persons may be sent to ten medical respite beds (Pinellas Hope). Pinellas County Human Services works with the hospitals, Community Health Centers, medical groups, Free Clinics, the Health Department, and others to develop community-wide homeless and indigent health policies and services including development of the Bayside Health Clinic scheduled to open in 2016. The Health Clinic is County indigent health care focused on enrolling homeless in Medical Homes, as they can get respite care paid by the Medical Home. Morton Plant Hospital (Clearwater) pays for on-site help at Homeless Emergency Project, this arrangement has greatly reduced hospital usage. Those with Medicaid/Medicare go to skilled/unskilled nursing facilities if beds are available. Those homeless persons with chronic issues are assisted to obtain Social Security Insurance/Social Security Disability Insurance benefits and to enroll in Medical Homes or Medicaid for future care.

Mental Health: The State of Florida's Department of Children and Families Substance Abuse and Mental Health Offices are in charge of the public mental health systems in Florida. They have a fully

implemented Formal Discharge Protocol for each person in the State system. Every person currently in a State hospital is assigned to a Case Management unit funded by the Department. The assigned Case Manager is responsible for the planned discharge of the patient, a process that begins upon admission, and which includes transfer of the case management and treatment to a local community mental health provider. Every person being discharged from a State hospital must have a discharge plan, which includes physical placement and support and treatment services. The Case Manager is required to have a face-to-face visit within 24 hours of discharge and see the person three times per week for a minimum of 30 days post-discharge. This ensures interventions can be made in the event the person wants to leave their placement. Persons are not to be discharged to housing paid for by McKinney-Vento funding unless absolutely necessary and no other housing is available. A local Baker Act committee, Acute Care Committee, is addressing the issues of discharge planning for people leaving local crisis units and inpatient treatment. The greatest difficulty is finding affordable housing at the local level for mentally ill people where outpatient services can be provided.

The CoC works with the Florida Department of Children and Families & local community mental health (MH) providers to prevent discharge into homelessness; however, mental health services funding has been significantly cut in the last five years in Florida. Collaborating agencies and organizations working to ensure persons are not discharged into homelessness include BayCare Health Systems and Bayfront Hospital mental health units, Pinellas Emergency Mental Health Services (Personal Enrichment through Mental Health Services, the Baker Act facility and mental health provider), Directions for Living, Suncoast Centers for Behavioral Health, Pinellas County Human Services Department, and Central Florida Behavioral Health Network (for FL DCF). Boley Centers and Homeless Emergency Project have permanent supported housing for those with mental health concerns (both CoC and non-CoC funded). The direct service providers named are members of the Central Florida Behavioral Health Network, a Florida DCF-created coordinating agency of behavioral health agencies, and all are also active members of the HLB Providers Council working to ensure that persons with mental health problems are not discharged in to future homelessness.

Pinellas County stakeholders including the Pinellas County Human Services Department, Pinellas County Sheriff's Office, Public Defender's Office, Juvenile Welfare Board and the communities mental and behavioral healthcare providers are coming together to initiate a behavioral health high-utilizer pilot program. The pilot program will feature an integrated systems approach to target high utilizers of Pinellas County's public Baker Act facility and the County jail. As a part of the pilot, a Treatment Team will assess each participant using LOCUS (Behavioral Health assessment) and SPDAT (Housing and Case Management assessment) and design individual treatment plans which will include regular team engagement and counseling. The Case Manager(s) will link the participants to needed services as identified by the assessments, and provide follow-up to ensure services were received. The program will incorporate engagement, housing, and intensive treatment to stabilize participants and help them live independently or supported (e.g., permanent supportive housing) in the community. Participants will also be linked to entitlements and benefits they could potentially qualify for. The overarching anticipated benefits of the pilot are to end the costly cycle of recidivism in our jails, hospitals and Baker Act facilities. It allows funds to be redirected to serve more residents with the most effective, less costly

services of behavioral health prevention and early intervention. The Human Services Department is recommending the Board of County Commissioners provide approximately \$1,000,000 in FY 15/16 to fund the pilot program.

Corrections: Organizations collaborating to ensure state prison and local jail ex-offenders are not routinely discharged into homelessness include representatives of the Florida Department of Corrections, Pinellas County (Sheriff's Office, Jail/Social Services Department, Court Administrators, Public Defenders Office, Pinellas County Human Services), the Pinellas Ex-Offender Re-Entry Coalition (PERC), street outreach teams, service and mental health providers, housing providers, Homeless Leadership Board, police departments, and other specialized programs. The Public Defender's Office continues to operate the jail diversion program. Under Incompetent to Proceed, the Public Defender receives funding from the Board of County Commissioners as well as funds for direct Jail Diversion. Mental health/substance abuse providers, the Street Outreach Teams, and other residential programs also work to get information or keep released persons housed immediately or as soon as possible. Because many of these programs provide services at Safe Harbor, the weekly coordination sessions held there are where new/improved/revised activities are designed and implemented, enabling the organizations to work more closely to get released ex-offenders and ex-jail prisoners into permanent housing.

Pinellas Safe Harbor is a 470-bed homeless shelter and jail diversion program that opened in January 2011. Pinellas Safe Harbor helps divert homeless individuals from the criminal justice system and alleviates jail overcrowding. Pinellas Safe Harbor serves as a transitional facility to prevent individuals coming out of State prisons from ending up on the street. The goal of Pinellas Safe Harbor is to enable individuals to re-enter mainstream society and receive assistance towards acquiring more permanent housing. Clientele includes military veterans, chronically homeless, physically disabled, persons with mental illness, alcohol/ drug abusers, individuals living on the street, individuals released from jail, and individuals from emergency shelters where they are no longer welcome.

The County also invests in WestCare-Turning Point through the Justice and Consumer Services Department to help fund capacity for homeless inebriate receiving. Human Services funds focused outreach through Suncoast that works directly with the Public Defender's Office in jail diversion. The Pinellas Ex-offender Re-entry Coalition provides reentry services. The County provides funding support for Drug Court. Drug Court, Veterans Court and various other Court programs directed provide a variety of avenues for diversion.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

#### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The following organizations and/or programs support the County's anti-poverty strategy as they implement activities that assist families and individuals in self-sufficiency and improved economic opportunities.

#### **Family Self-Sufficiency Program**

The purpose of the Public Housing and Section 8 Family Self-Sufficiency (FSS) programs are to promote the development of local strategies to coordinate the use of assistance under the public housing program with public and private resources, enable participating families to increase earned income, reduce or eliminate the need for welfare assistance, and make progress toward achieving economic independence and self-sufficiency. The FSS program supports HUD's strategic goals of helping HUD-assisted renters make progress toward housing self-sufficiency. The FSS program provides critical tools that can be used by communities to support welfare reform and help families develop new skills that will lead to economic self-sufficiency. As a result of their participation in the FSS program, many families have achieved stable, well paid employment, which has made it possible for them to become homeowners or move to other non-assisted housing. An FSS program coordinator assures that program participants are linked to the supportive services they need to achieve self-sufficiency.

The Pinellas County Housing Authority and the Tarpon Springs Housing Authority identified the need to increase its services to public housing residents in an effort to promote family self-sufficiency and has incorporated the program into their Five Year Plans as one of their strategic goals.

#### **Homeless Services**

All local non-profit agencies serving the homeless offer some level of supportive services to program participants, ranging from family counseling to job skill development, all of which are intended to promote self-sufficiency and prevent a return to poverty and homelessness.

#### **Juvenile Welfare Board (JWB)**

The Juvenile Welfare Board supports the healthy development of all children and their families in Pinellas County through advocacy, research, planning, training, communications, coordination of resources and funding. JWB ensures positive development and well-being of all children and families in Pinellas County through prudent investment in community-based solutions that work. The JWB Children's Services Council of Pinellas County (JWB) is the nation's first Children's Services Council. JWB was established in 1946 as the first county-wide agency dedicated to improving the lives of children and families. JWB

utilizes dedicated property tax revenue to fund services to the children and families of Pinellas County through our partners, including non-profit organizations, governmental agencies, and grassroots community groups.

### **Neighborhood Family Centers**

The Juvenile Welfare Board created and is dedicated to the sustainability of a system of care that supports vulnerable families and children in a nurturing environment in high risk communities.

This system of care is based on the premise that place-based comprehensive strategies and services are critical to the healthy development of youth and struggling families. By providing these place-based services in the Lealman, Highpoint, Greater Ridgecrest Area, Safety Harbor, and Tarpon Springs, the necessary access and connections will prevent high risk behaviors and promote maximum positive outcomes for the targeted population. The adoption of this premise has led to the funding of the following core services: parent support and skills training; family literacy services; job counseling and related economic activities; child development activities; linkages to health care systems and other community systems; outreach ( including home visits, when appropriate); addressing barriers to services such as child care to facilitate participation in services and activities on site; facilitation and support of community meetings and activities; and other specific series unique to the neighborhood profile.

### **Wealth Building Coalition of Pinellas County**

On January 15, 2010, leaders from the government, business and non-profit human services sectors gathered to celebrate the kick-off of the Wealth Building Coalition's 2010 Earned Income Tax Credit (EITC) awareness campaign. The EITC can be worth up to \$5,657 this year. However, the Internal Revenue Service estimates that only 75%-80% of eligible filers claim this money that they have already earned. In addition to spreading awareness of the EITC and other tax credits, the Wealth Building Coalition links residents to financial asset building opportunities and operates Volunteer Income Tax Assistance (VITA) sites throughout the county where IRS-trained volunteers prepare and file taxes electronically for free. The service alone saved taxpayers in Pinellas County roughly \$400,000 in 2009. At Wealth Building Coalition VITA sites in 2009, volunteers prepared 2,697 tax returns that brought in more than \$1.6 million that would have otherwise been absent from the local economy. That is why the Wealth Building Coalition's EITC and VITA efforts are supported by so many in the business community.

The Tampa Bay Beaches Chamber of Commerce operates a VITA site benefitting many low and moderate income workers who commute to the beaches; and Bank of America and Wachovia Bank have each contributed \$15,000 to the coalition's initiatives.

### **CareerSource Pinellas**

Under the general direction of Pinellas County and Workforce Florida, Inc. (WFI), which is the state's chief workforce policy organization, CareerSource Pinellas, formerly WorkNet Pinellas, came into existence in

January 2001. Created by the Workforce Innovation Act of 2000, the public-private partnership supports and promotes economic growth through workforce development. Workforce Florida is the principal architect in the state's efforts to develop and retain a highly competitive workforce responsive to the needs of employers.

While WFI provides policy, planning and oversight at the state level, 24 regional workforce boards with significant representation from the business community are largely responsible for implementing programs in their communities. With entrepreneurial vision and in-depth local knowledge, these boards are encouraged to develop innovative programs that address the challenges and utilize the resources in their specific regions. CareerSource Pinellas is the governing Workforce Board, Region 14, for Pinellas County.

Workforce development services in Florida are available primarily through a system of more than 200 One-Stop Career Centers designed to provide easy access to diverse services including job placement and training. There are three CareerSource Pinellas One Stop Career and Business Centers and two satellite Centers throughout the County. There is no fee charged for any of CareerSource Pinellas services for employers or jobseekers. CareerSource Pinellas develops strategies to target the needs of employers then matches them to job seekers across the employment spectrum - from assisting those seeking entry levels into the workforce to cultivating workers to fill coveted high skill/high demand positions.

#### **Goodwill Industries-Suncoast, Inc.**

St. Petersburg-based Goodwill Industries-Suncoast, Inc. is one of the largest and most effective Goodwill organizations in the world. A thriving donated goods operation and 19 busy stores throughout the Suncoast area help support Goodwill's many services, including employment programs for people with all types of barriers to employment, training centers for people with developmental disabilities, apartment communities for people who are disabled or elderly, and community corrections centers. Goodwill Industries-Suncoast placed 28,020 people in jobs and served 92,954 people according to their 2008-2009 Annual Report. These outstanding numbers are a cooperative achievement by Goodwill, its partner agencies and educational institutions that provided employment and training services under the auspices of CareerSource Pinellas in 2008. Goodwill-Suncoast also places significant numbers of people in jobs through their community corrections programs for offenders, their Goodwill Temporary Staffing, and through programs for people with disabilities.

In addition, Goodwill-Suncoast operates three apartment communities that provide affordable living options within Pinellas County, specifically in Pinellas Park ("Freedom Village I"), Clearwater (Freedom Village II), and Palm Harbor ("Heritage Oaks"). Rent subsidies from HUD are provided to residents utilizing an expenses and income based scale. Goodwill's Freedom Village apartments in Pinellas Park and Clearwater are architecturally barrier-free facilities for people who have disabilities. Heritage Oaks apartments, in Palm Harbor, is designed specifically for people who are at least 62 years old with low incomes.

## **ALICE Report**

In 2014, the United Way of the Suncoast published the ALICE Report which stands for Asset Limited, Income Constrained, Employed. ALICE represents those who work hard, but due to high costs and factors often beyond their control must live paycheck to paycheck. For many, a small emergency can quickly become a major financial crisis. Car repairs and health care emergencies, to name just a few, can plunge these working families over the edge into financial chaos.

The United Way ALICE Report uses a modest "survival budget" to set an ALICE Threshold that will help better identify the ALICE population in Florida. Nearly 1 in 3 Florida households make up this population. They work hard, live above the Federal Poverty Level, and still cannot consistently afford the basics of housing, food, health care, child care and transportation.

The ALICE Report adds greater depth to our understanding of the people in our communities who live each day one crisis away from falling into poverty. Despite working, often at more than one job, ALICE earns too little for a sustainable lifestyle. No matter how hard these individual works, an ever increasing number are not making it and their kids, your neighbors, and our communities will pay the price in the long run.

Using the realistic measure of the financial survival threshold for each county in Florida, the Report reveals a far larger problem than previously identified. Florida has 1.1 million households with income below the Federal Poverty Level (FPL) but also has 2.1 million ALICE households. In total, 3.2 million households in Florida – fully 45 percent, triple the number previously thought – are struggling to support themselves.

ALICE households are working households; they hold jobs, pay taxes, and provide services that are vital to the Florida economy in a variety of positions such as retail salespeople, customer service representatives, laborers and movers, and health care aides. The core issue is that these jobs do not pay enough to afford the basics of housing, child care, food, health care and transportation.

ALICE major findings:

- 45% of households in Florida struggle to afford basic household necessities (ALICE and poverty-level households earn only 40% of the income needed to reach the ALICE Threshold for basic economic survival);
- ALICE households exist in all age groups (the 24 to 64 year old age group represents the largest segment of ALICE households);
- ALICE and poverty-level households are spread across all counties in Florida (all counties have more than 20% of households living below the ALICE threshold with 87 counties having more than 30% of the households living below the ALICE threshold);

- ALICE households represent a cross-section of Florida's population (more than 79% of the state's ALICE population are White and due to wage discrepancies that affect certain groups, female-headed households, Blacks, Hispanics, people living with disabilities, and unskilled recent immigrants are over-represented in the ALICE population).

In Pinellas County, of the total 404,856 households, 187,360 households are below the ALICE threshold. For households under age 65 the threshold is \$50,000 and for households over the age of 65 the threshold is \$30,000. Pinellas County has a gap of 46,164 units in rental stock affordable for households below the ALICE threshold.

For ALICE households, locations where there are job opportunities near affordable living and community support are both most needed and hardest to find. The Economic Viability Dashboard, evaluating community conditions for ALICE in three core areas, identifies that Pinellas County, out of a score of 100 (1 worst, 100 best), scored poor (45) in housing affordability, good (60) in job opportunities and good (57) in community support.

#### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The affordable housing goals, programs, and policies below are designed to help low- and moderate-income people who would not otherwise be able to afford housing become homeowners.

- Section 138-1346 of the Pinellas County Land Development Code. The intent is to provide private sector builders and developers with regulatory and financial incentives to produce affordable housing in Pinellas County.
- 1.2.1. Policy of the Housing Element of the Pinellas County Comprehensive Plan states that Pinellas County will continue implementation of the County's Affordable Housing Incentive Plan (AHIP).
- 1.2.6. Policy of the Housing Element of the Pinellas County Comprehensive Plan. The County supports housing projects that provide a mix of housing to serve a range of income levels, integrating traditional market value housing with affordable housing opportunities.
- 1.2.7. Policy of the Housing Element of the Pinellas County Comprehensive Plan. The Pinellas County land development regulations may allow a density bonus for Affordable Housing Developments (AHDs) as specified in the County's adopted affordable Housing Incentive Plan.
- 1.2.9. Policy of the Housing Element of the Pinellas County Comprehensive Plan. Pinellas County will continue to implement its expedited permitting process for Affordable Housing Developments.
- 1.2.10. Policy of the Housing Element of the Pinellas County Comprehensive Plan. Pinellas County will continue to support the use of Accessory Dwelling Units (ADUs) as a form of affordable housing.
- 1.2.13. Policy of the Housing Element of the Pinellas County Comprehensive Plan. Support the provision of additional rental housing for very low-, low-, and moderate-income



households through programs administered by Pinellas County.

- 1.2.14. Policy of the Housing Element of the Pinellas County Comprehensive Plan. Pinellas County shall encourage the creation of non-profit housing development corporations to develop, own and manage affordable housing.
- 1.2.19. Policy of the Housing Element of the Pinellas County Comprehensive Plan. Priority should be given to assisting affordable housing development that is proximate to concentrations of employment and public transportation, is easily accessible to a range of services, and that is compatible with the additional locational criteria contained in Policy 1.2.11 of the Future Land Use and Quality Communities Element.
- 1.2.20. Policy of the Housing Element of the Pinellas County Comprehensive Plan. Pinellas County will work with owners of units with expiring Project-Based Section 8 agreements to keep units affordable for extremely low income persons.
- 1.3. Objective of the Housing Element of the Pinellas County Comprehensive Plan. Pinellas County supports the retention of viable mobile home/manufactured home communities, and supports modern manufactured home/modular homes, as forms of housing that can be more affordable to a broader range of people than traditional site-built homes and add to the variety of available housing options.
- 1.4. Objective of the Housing Element of the Pinellas County Comprehensive Plan. Pinellas County will make adequate sites available for affordable housing.
- 1.4.2. Policy of the Housing Element of the Pinellas County Comprehensive Plan. Pinellas County shall continue to provide surplus housing and land for affordable housing through its Donation of Right-of-Way Housing Program and the Pinellas County Community Land Trust Program. (Resolution 05-237).
- 1.4.3. Policy of the Housing Element of the Pinellas County Comprehensive Plan. Pinellas County shall continue its program to acquire and hold land for redevelopment for the purpose of supporting affordable housing.
- 1.4.4. Policy of the Housing Element of the Pinellas County Comprehensive Plan. The Pinellas County Community Development Department will be notified of County- owned land that is to be declared surplus in order to assess its potential for use in affordable housing programs.
- 1.4.5. Policy of the Housing Element of the Pinellas County Comprehensive Plan. Pinellas County will utilize a Community Land Trust (CLT), administered through the Housing Finance Authority to make land available for mixed-income housing projects that include an affordable housing component.
- 1.2.15. Policy of the Housing Element of the Pinellas County Comprehensive Plan. Pinellas County shall continue to administer a Housing Trust Fund for the purpose of supporting affordable housing projects and programs.
- Section 38-28 of the Pinellas County Land Development Code. Establishes a local housing assistance program to make affordable housing available for very low income, low income and moderate income persons, including persons who have special housing needs, such as, but not limited to, homeless people and persons with disabilities. The local housing assistance program shall be implemented by a local housing partnership and shall combine SHIP funds,

local resources and cost saving measures to reduce the cost of housing.

- Section 38-117 of the Pinellas County Land Development Code. The Pinellas Community Housing Trust Fund Program ("program") is created for the purpose of providing funds to promote homeownership and to expand the production and preservation of rental and owner housing affordable to very low-income, low-income, and moderate-income households.
- Section 38-118 of the Pinellas County Land Development Code. Housing assistance strategies shall be developed and implemented to make affordable residential units available to persons of very low-income, low-income, or moderate-income, and to persons with special needs.

## **SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The Consortium is responsible for ensuring funds are used in accordance with all program requirements. County staff monitors activities described in the Plan. Prior to disbursing funds to agencies receiving funding for priority activities, a written performance agreement with the project sponsor is executed to ensure that the Federal requirements are clearly stated and responsibilities are understood by the Agency/Developer/Cooperating City.

Monitoring of projects/programs is as follows:

- Housing case processing may be handled by contracted agencies or County staff. Cases are monitored to review documentation in every file prior to approval. Second reviews are conducted to review that assessment. Approval processes are documented. If contracted agency is responsible for construction management, County staff conducts site visits to a random sampling of properties.
- County and City capital projects are inspected primarily by technical qualified Public Works staff, although grant project managers work closely with them from start to finish. An architect/engineer, independent of the City/County and contractor, approves each payment request; although exceptions can be made for small dollar projects. The process is documented in the supporting records provided to grant staff. The Public Works staff submits requests for payment through grant staff for approval prior to issuing payments.
- Nonprofit sponsored capital projects are monitored by providing requirements to the agency and insuring each step in the process is followed. File documentation is required on an on-going basis. An architect/engineer, independent of the City/County and contractor, approves each request; although exceptions can be made for small dollar projects. Payments to agencies are typically on a reimbursement basis. All relevant documentation is kept by County staff.
- Monitoring of other project sponsors and contracted agencies is determined by the use of Risk Assessment Tool. If on-site monitoring is indicated, specific monitoring plans are developed for each visit. Follow-up letters are sent to project sponsor and/or vendor stating the outcome of the visit. Follow-up plans are developed if required and the plans are monitored to determine that corrective actions have been taken. In addition, any project sponsor/vendor requesting additional training on how to meet grantee and Federal requirements may receive technical assistance in the form deemed most appropriate.

For CDBG funded projects where on-site monitoring is indicated, monitoring includes ensuring compliance with project sponsor/contracted agency's accounting and financial management

procedures, as well as with OMB Circulars and generally accepted accounting principles (i.e. internal controls, separation of duties, etc.) Monitoring consists of both desk monitoring procedures and on-site visits to selected project sponsors. Project sponsors are required to submit financial statements as appropriate for review on an annual basis. Additionally, monitoring includes follow-up with any issues identified in Agency's audits.

Due to the necessity of disbursing CDBG funds quickly, County staff will constantly monitor each project for timely expenditure of funds. Project sponsors not spending allocations timely are informed of the need to accelerate the process or risk losing their funding.

County staff will annually perform continued use monitoring of CDBG funded projects with Land Use Restrictions to ensure projects continue to be used for the intended purpose, to ensure that sufficient insurance coverage is in place, and to ensure that the funded project remains in good condition.

Every HOME-funded rental project still covered by the period of affordability is inspected as required to ensure compliance with HOME requirements. Each project will be monitored on-site to verify the following:

- Project contains the required number of HOME assisted units determined by the Agency/Developer and Land Use Restriction Agreements.
- Project adheres to eligible tenant occupancy requirements for HOME assisted units under the regulations.
- Project adheres to contractual requirements regarding concentration of HOME units and HOME tenants.
- Preventative Maintenance Program is in place and records are available.
- Project adheres to the approved Affirmative Marketing Plan.
- Project adheres to Fair Housing and Equal Opportunity Provisions of the legal documents.
- Project adheres to MBE/WBE provisions of the legal documents.
- Project remains in compliance with HOME property standard requirements.
- Tenant files are reviewed for the following: completed application to determine eligibility; income certifications being performed correctly; current, signed lease to determine proper rents are being charged; verification of tenants signature to an acceptable form of identification; birth certificates for all household members; verification of compliant utility allowances; verification of annual recertification completed timely and in compliance provisions of legal documents.

The County is committed to providing equal opportunities for Minority and Women's Business Enterprises (MBE/WBE) to participate in contract and procurement for construction services under any HUD funded project. All bid solicitations for funded projects encourage Minority and Women Business Enterprises to apply. The County encourages businesses to seek State certification in order to stay competitive and compete for County contracts. Construction contractors use the State's Office of Supplier Diversity online directory to locate MBE/WBE. The State's Office of Supplier helps improve

business and economic opportunities for Florida's minority, women and veteran business enterprises. Efforts towards this goal are categorized into primary functions including: certification of business enterprises; advocacy and outreach; and matchmaking activities.

## **WRITTEN STANDARDS FOR ESG**

## **Written Standards for Provision of ESG Assistance**

In accordance with 24 CFR 91.220(l)(4)(i) and 567.400(e)(1), Pinellas County has developed the following written standards for the provision of Emergency Solutions Grant (ESG) funding.

Pinellas County is awarded ESG funds annually from the U.S. Department of Housing and Urban Development as a part of the Annual Action Plan Process. ESG funds are designed to identify sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help those persons quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

For 2014-2015, Pinellas County will focus on the following eligible components of the ESG Program: Emergency Shelter, Rapid Re-Housing, Homelessness Prevention, and HMIS.

The program will be designed to decrease the number of homeless and at-risk households who need emergency assistance. The goals are to: 1) help households that are at-risk of homelessness remain in their housing; 2) help households living in emergency shelters or in uninhabitable places move into stable housing; 3) provide case management to increase the likelihood of housing stability (participants of the program are provided one-on-one counseling to ensure housing stability); and 4) support emergency shelters who serve individuals and families meeting the definition of homeless. The program will service eligible participants to avoid homelessness by providing short-term rental assistance and security and/or utility deposits and eligible emergency shelters by providing funding for essential services, shelter operations or shelter renovations.

For rapid re-housing, homelessness prevention, and HMIS components of the ESG Program, staff will outreach to various non-profit agencies to provide an awareness of the available funding and an RFQ will be issued to select agencies to administer the program. Proposals received in response to the RFQ will be reviewed and scored by County staff based on 1) capacity and related experience to perform the technical functions identified in the RFQ Scope of Services, including methods of complying the Federal requirements pertaining to income requirements, property inspections, and rent reasonableness; 2) ability to provide comprehensive case management services and thoroughly analyze the situation of the applicant and their compatibility with the structure of the program; 3) past experience and current capacity of lead agency (if applicable) and/or collaborating agencies to coordinate service delivery, collect and use client data, and knowledge and compliance with Federal regulations; and 4) comprehensiveness of the ancillary support services and referral resources that include broad participation of service providers. Selected agencies will enter into Specific Performance Agreements with the County for funding. The agencies will provide the counseling and processing of applications to determine participant eligibility for the program. Agencies providing funding will determine the type and amount of assistance being provided as determined by participant needs assessment. All documentation will be submitted to Community Development for final approval and disbursement of funds. Additionally, in order to ensure timely expenditure of funds, County may choose at any time to administer the rapid re-housing, homelessness prevention and HMIS components of the ESG Program using County staff.

For the emergency shelter component of the ESG Program, staff will select seek applications from homeless service providers through the annual competitive application cycle. Applications received from eligible homeless service providers will be reviewed and ESG-eligible activities will be selected for funding based on the County's identified needs and Continuum of Care's homeless delivery system.

Selected agencies will enter into Specific Performance Agreements with the County for funding. Funding for activities under the emergency shelter component will not exceed sixty percent (60%) of the total annual ESG allocation.

There will be coordination among emergency shelter providers, essential services providers, homelessness prevention and rapid re-housing assistance providers, and other homeless assistance providers to maximize the use of the ESG funding and ensure that there is a centralized effort to reach families in need.

The following eligibility requirements have been established for the rapid re-housing and/or prevention components of the program.

- The program participant must meet the criteria under paragraph (1) the “at risk of homelessness” definition or who meet the criteria in paragraph (2), (3), or (4) of the homeless definition in 576.2 for homeless prevention assistance. A homeless certification form will be required.
- The household income must be less than 30% AMI. Annual income will be calculated using the standards for calculating income under HOME and Section 8 income guidelines.
- The program participant lacks sufficient resources and support networks necessary to retain housing without ESG assistance (but for this assistance they would be homeless).
- Complete a one-on-one assessment for sustainability with staff.
- Ensure that the rent for a subsidized unit does not exceed the established fair market rent for the area and that the unit meets the rent reasonableness test.

The maximum amount that can be provided by the program is \$3,000 and is based on the family/ individual need and not a set amount. In the Re-housing program clients are encouraged to pay deposits if they have the ability to pay; however, participants may receive assistance with utility and/or security deposits based on specific need. In addition, Pinellas County providers are required to utilize the Tampa Bay Information Network (TBIN) the County’s community-wide Homeless Management Information System (HMIS), a shared database to ensure that there are no duplicated services being provided.

The following definitions will be utilized when documenting eligibility for the program:

- Homeless Certification.
- Persons living on the street - It is sufficient for the agency’s staff to certify that the persons served, indeed, resides on the street. The outreach or service worker should sign and date a general certification verifying that services are going to homeless persons and indicating where the persons reside.
- Persons coming from living on the street - The agency should obtain information to indicate that a participant is coming from the street. This may include names of other organizations or outreach workers who have assisted them in the recent past who might provide documentation.



If you are unable to verify that the person is coming from residing on the street, have the participant prepare or you prepare a written statement about the participant's previous living place and have the participant sign the statement and date it. Merely obtaining a self-certification is not adequate. If the participant was referred by an outreach worker or social service agency, you must obtain written verification from the referring organization regarding where the person has been residing. This verification should be on agency letterhead, signed and dated.

- Persons coming from an emergency shelter for homeless persons - The agency should have written verification from the emergency shelter staff that the participant has been residing at the emergency shelter for homeless persons. The verification should be on agency letterhead, signed, and dated.
- Persons coming from transitional housing for homeless persons - The agency should have written verification from the transitional housing facility staff that the participant has been residing in the transitional housing. The verification should be on agency letterhead, signed and dated. The agency should also have written verification that the participant was living on the streets or in an emergency shelter prior to living in the transitional housing facility or was discharged from an institution or evicted prior to living in the transitional housing facility and would have been homeless if not for the transitional housing.
- Persons from a short-term stay (up to 30 consecutive days) in an institution - The agency should have written verification from the institution's staff that the participant has been residing in the institution for 30 days or less. The verification should be signed and dated. The agency also should have written verification that the participant was residing on the street or in an emergency shelter prior to the short-term stay in the institution.
- Persons being evicted from a private dwelling - The agency must have evidence of the formal eviction proceedings indicating that the participant was being evicted.

### **Description of Income:**

The requirements for determining whether a family is eligible for assistance, and the amount of rent the family will pay, requires the lead agency to project or estimate the annual income that the family expects to receive. Annual income refers to all gross amounts received before taxes or other deductions.

#### **Income Includes:**

- Earned Income - amount of gross income earned before taxes and deductions.
- Business Income - net income earned from the operation of a business, i.e., total revenue minus business operating expenses. This also includes any withdrawals of cash from the business or profession for the applicant's personal use.
- Interest & Dividend Income - monthly interest and dividend income credited to an applicant's bank account and available for use.
- Pension/Retirement Income - monthly payment amount received from Social Security, annuities, retirement funds, pensions, disability and other similar types of periodic payments.
- Unemployment & Disability - monthly payments in lieu of earnings, such as unemployment, disability, income compensation, SSI, SSDI, and worker's compensation.

- TANF/Public Assistance - monthly income from government agencies excluding amounts designated for shelter, and utilities, WIC, food stamps, and childcare.
- Alimony, Child Support and Alimony, child support and foster care payments received from organizations or Foster Care Income persons not residing in the dwelling.
- Armed Forces Income - basic pay, special day and allowances of a member of the Armed Forces excluding special pay for exposure to hostile fire.
- Adoption Assistance Payments - adoption assistance payments received from agencies or organizations.
- Death Benefits - payments received from a company, agency or organization upon the death of a family member.
- Veteran's Payments - payment made to veterans from an agency or organization.
- Severance Pay - income received from a severance package from a former employer.
- Gifts and Contributions - gifts or contributions received on a regular, recurring basis.
- Property Income - income received from property owned, either monthly, or lump sum.
- Dependent Income - unearned income of minors, such as Social Security or SSI benefits, (2) Income from asset owned by minors.

Income Excludes:

- Income of Children - income from employment of children (including foster children) under the age of 18 years.
- Inheritance and Lump - sum additions to family assets, such as inheritances, insurance payments
- Insurance Income - (including payments under health and accident insurance and worker's compensation), capital gains and settlement for personal or property losses.
- Medical Expense - amounts received by the family that are specifically for reimbursement.
- Income of Live-in Aides - income of a live-in aide (as defined in 24 CFR 5.403).
- Disabled Persons - certain increases in income of a disabled member of qualified families residing in HOME assisted housing or receiving HOME tenant-based rental assistance (24 CFR 5.671(a)).
- Student Financial Aid - the full amount of student financial assistance including scholarship and grants, which is used to cover tuition and books. Can be paid directly to the student or to the educational institution.
- Armed Forces Hostile Fire Pay - the special pay to a family member serving in the Armed Forces who is exposed to hostile fire.
- Self-Sufficiency
  - a. Amounts received under training programs funded by HUD.
  - b. Amounts received by a person with a disability that are disregarded for a limited time for purposes of Supplemental Security Income eligibility and benefits because they are set aside for use under a Plan to Attain Self-Sufficiency (PASS).
  - c. Amounts received by a participant in other publicly assisted programs that are specifically for, or in reimbursement of, out-of-pocket expenses incurred (special equipment, clothing, transportation, childcare, etc.) and which are made solely to allow participation in a specific program.
  - d. Amounts received under a resident service stipend. A resident service stipend is a modest amount (not to exceed \$200 per month) received by a resident for performing a service for the PHA or owner, on a part-time basis, that enhances the quality of life in the development. Such services may include, but are not limited to, fire patrol, hall monitoring, lawn maintenance, resident initiatives coordination, and serving as a member of the PHA's governing board. No resident may receive more than one such stipend during the same period of time.

e. Incremental earnings and benefits resulting to any family member from participation in qualifying state or local employment training programs including training not affiliated with a local government) and training of a family member as resident management staff. Amounts excluded by this provision must be received under employment training programs with clearly defined goals and objectives, and are excluded only for the period during which the family member participates in the employment training program.

- Gifts - temporary, nonrecurring, or sporadic income (including gifts).
- Income from Full-time Earnings in excess of \$480 for each full-time student 18 years old or older Students (excluding the head of household or spouse).
- Adoption Assistance Payments - adoption assistance payments in excess of \$480 per adopted child.
- Social Security & SSI Income - deferred periodic amounts from SSI and Social Security benefits that are received in a lump sum amount or in prospective monthly amounts.
- Property Tax - amounts received by the family in the form of refunds or rebates under Refunds state or local law for property taxes paid on the dwelling unit.
- Home Care Assistance - amounts paid by a state agency to a family with a member who has a developmental disability and is living at home to offset the cost of services and equipment needed to keep this developmentally disabled family member at home.

### **Continuum of Care**

Pinellas County consults with members of the Continuum of Care for the area and is a member of the Homeless Leadership Board through the Pinellas County Health and Human Services Department. 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 of Pinellas County match those of the Continuum of Care and the 10-Year Plan to End Homelessness.

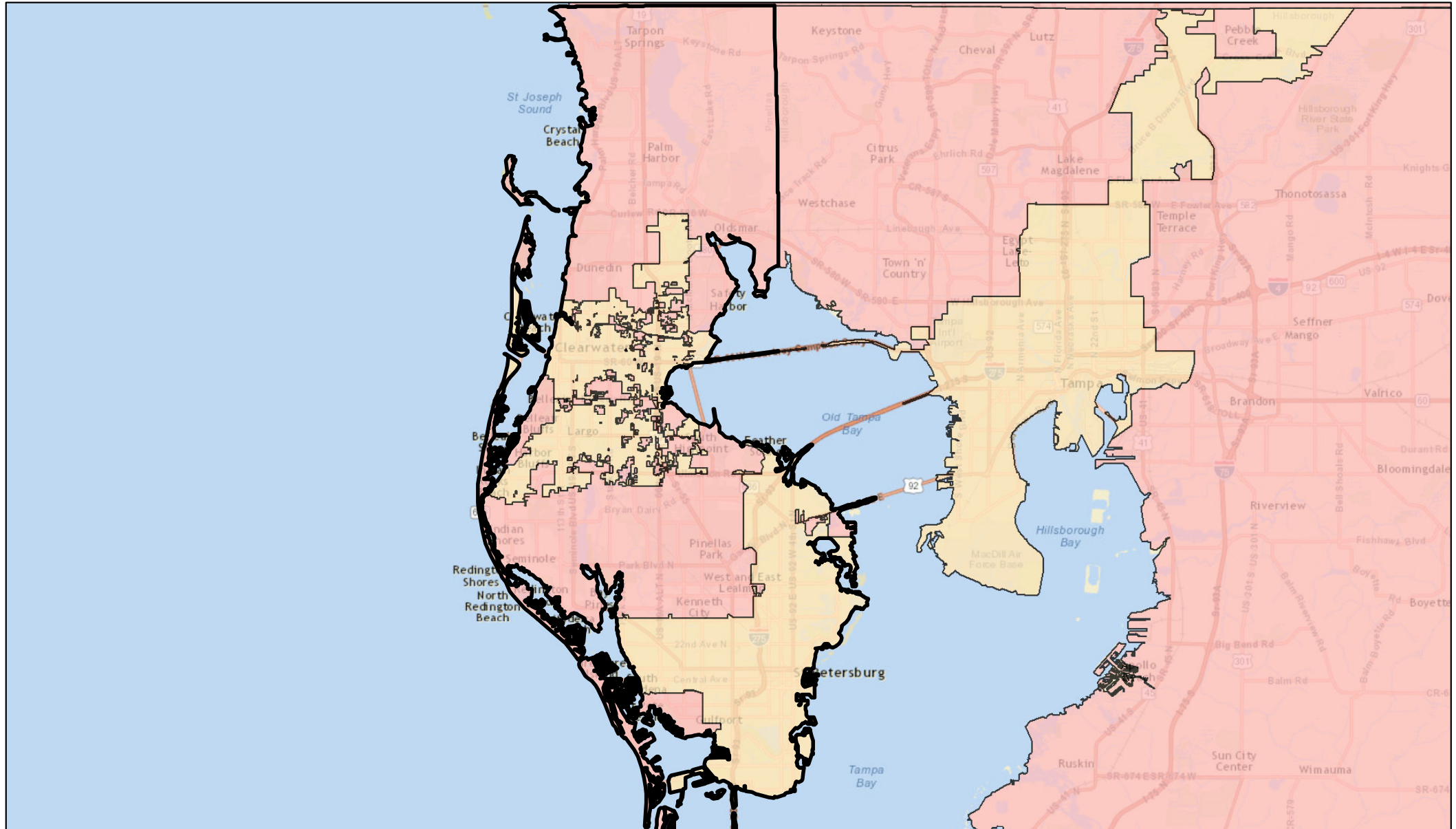
The Continuum of Care Strategic Planning objectives include:

- 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 Homeless Leadership Board convenes meetings with representatives from the City of St. Petersburg, Pinellas County Health and Human Services Department, the City of Clearwater and homeless service providers in an effort to enhance opportunities to collaborate to better serve the homeless and at risk populations in Pinellas County.

## HUD COMMUNITY PLANNING AND DEVELOPMENT MAPS

# CPD Maps - Pinellas County Urban County (CDBG)



April 17, 2015

Override 1 **CDBGGrantee**  City  
**TYPE\_**  Urban County  
 State

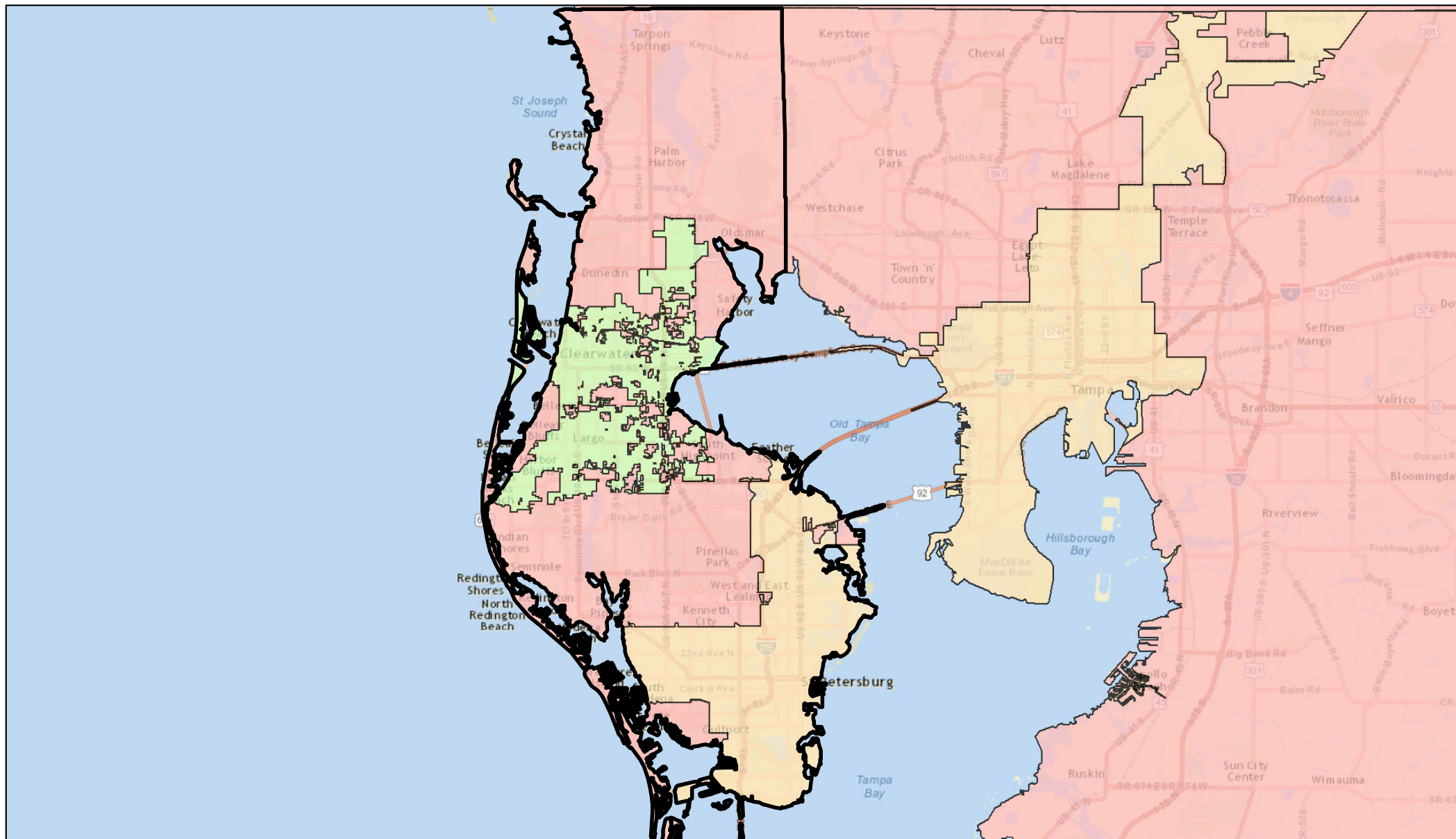
1:391,873

0 3.25 6.5 13 mi

0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

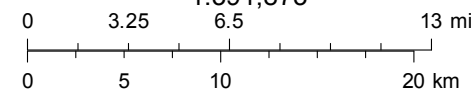
# CPD Maps - Pinellas County Urban County (ESG)



April 17, 2015

Override 1 **ESGGrantee**  City  
**TYPE\_**  Urban County  
 State

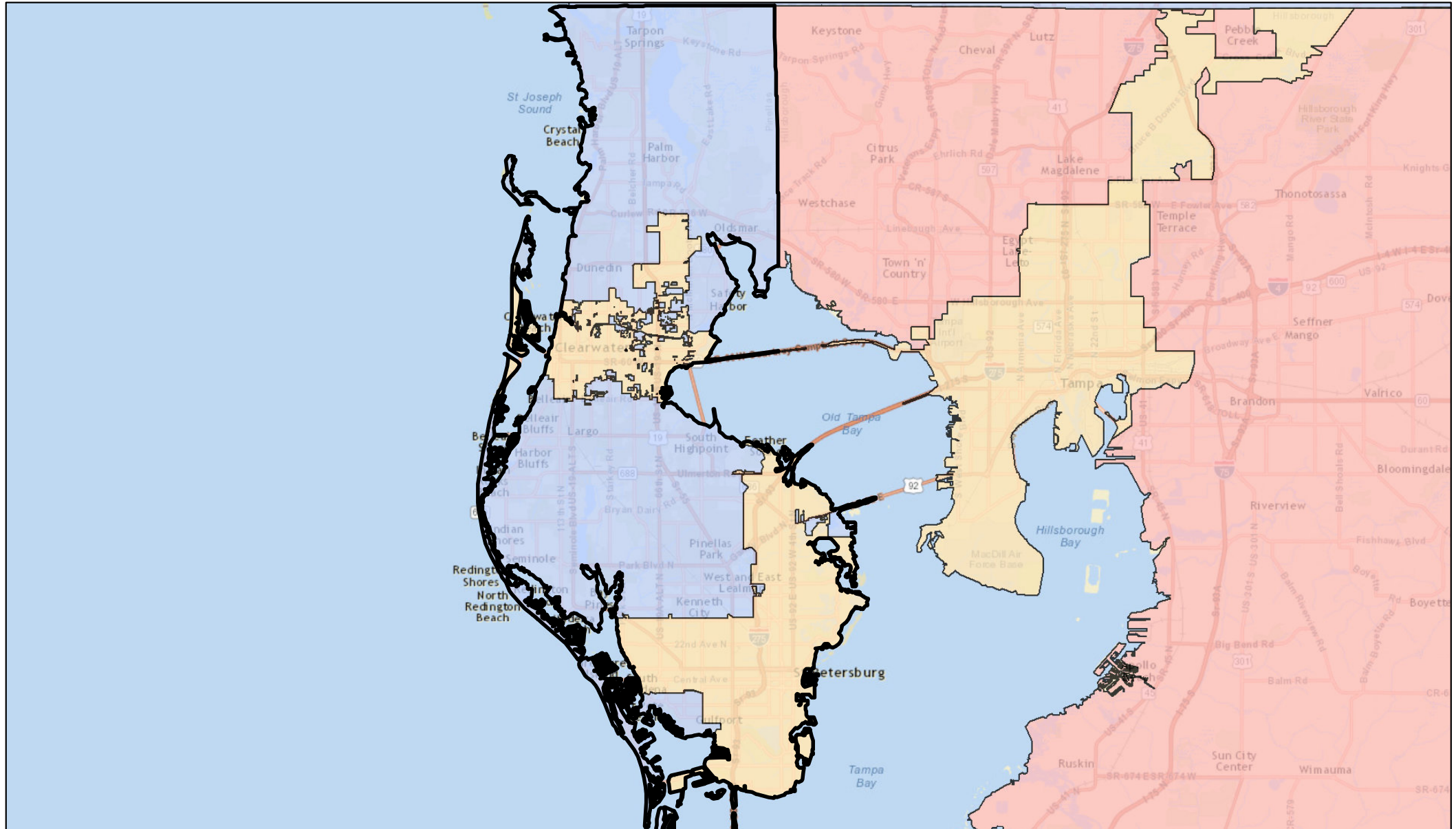
1:391,873



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



# CPD Maps - Pinellas County HOME Consortia



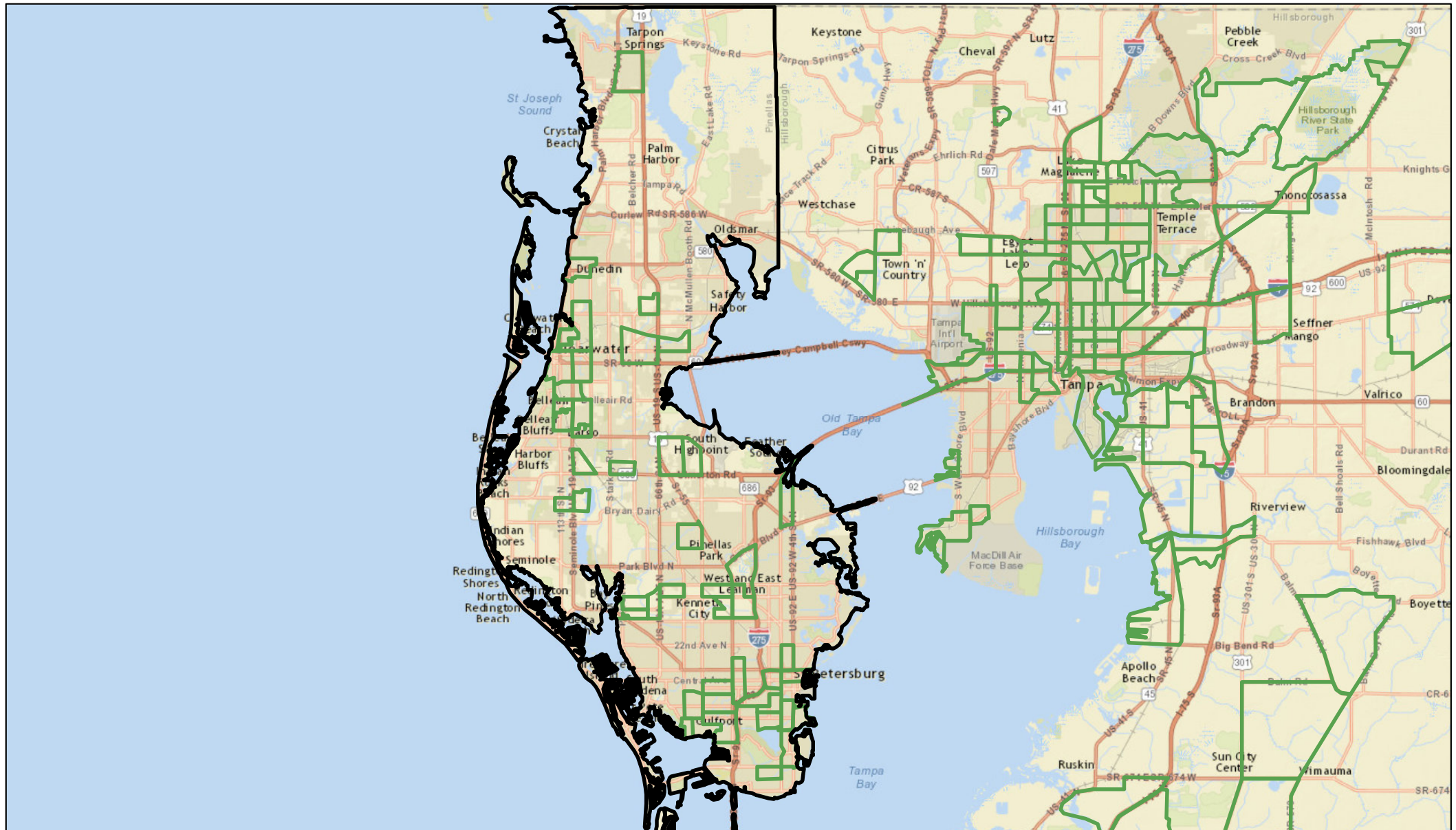
April 17, 2015

Override 1 **HOMEGrantee**  City  
**TYPE\_**  Urban County  
 State  HOME Consortia

1:391,873  
 0 3.25 6.5 13 mi  
 0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

# CPD Maps - Pinellas County Low/Mod Census Tracts



April 17, 2015

Override 1

Low Mod Tract

1:391,873

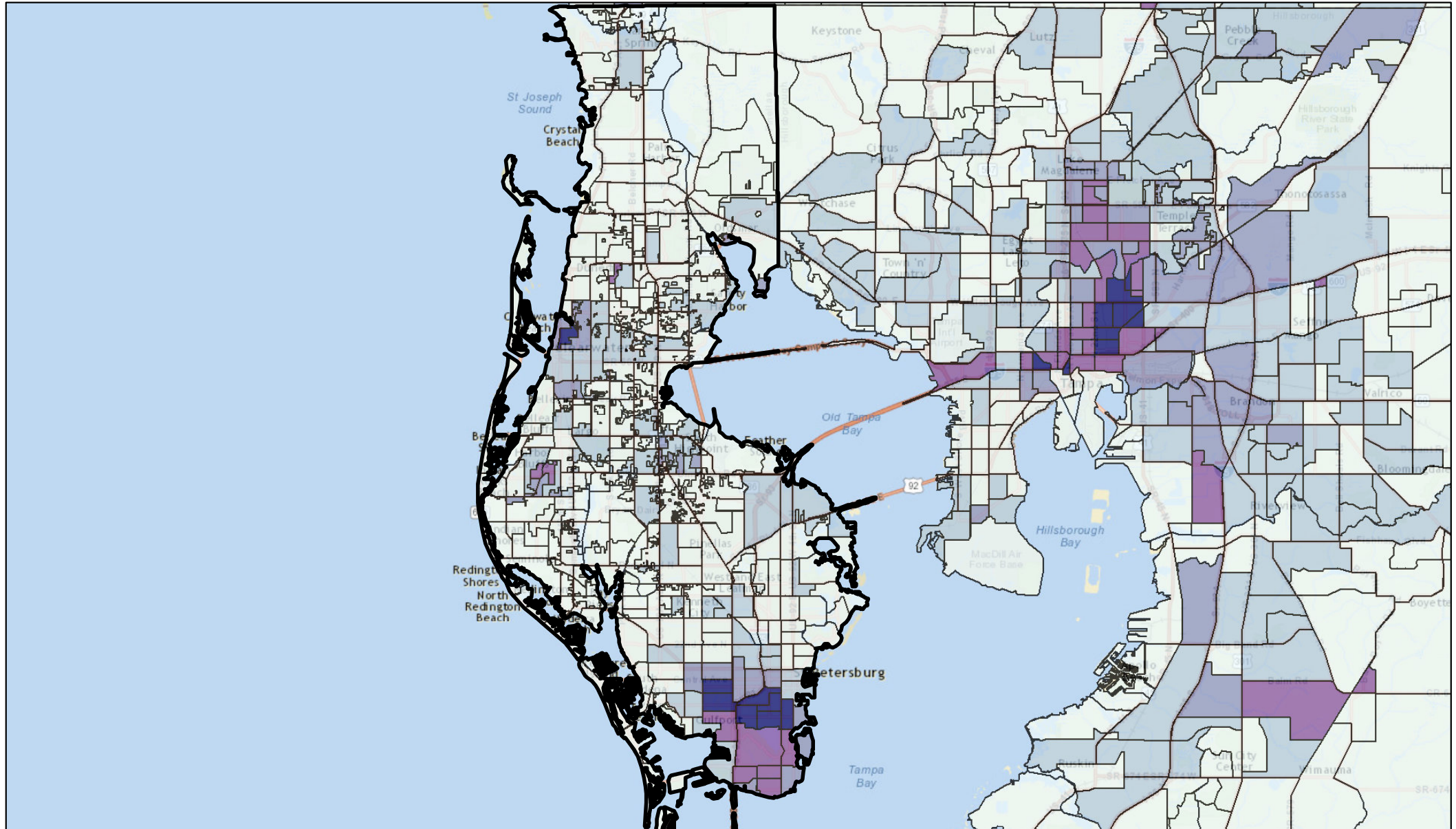
0 3.25 6.5 13 mi

0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



# CPD Maps - Black or African American (not Hispanic) Concentrations



April 17, 2015

Override 1 **BlackAfricanAmericanAlone**

**B03002EST4\_PCT**

<6.85%

6.85-22.6%

22.6-45.37%

45.37-74.1%

>74.1%

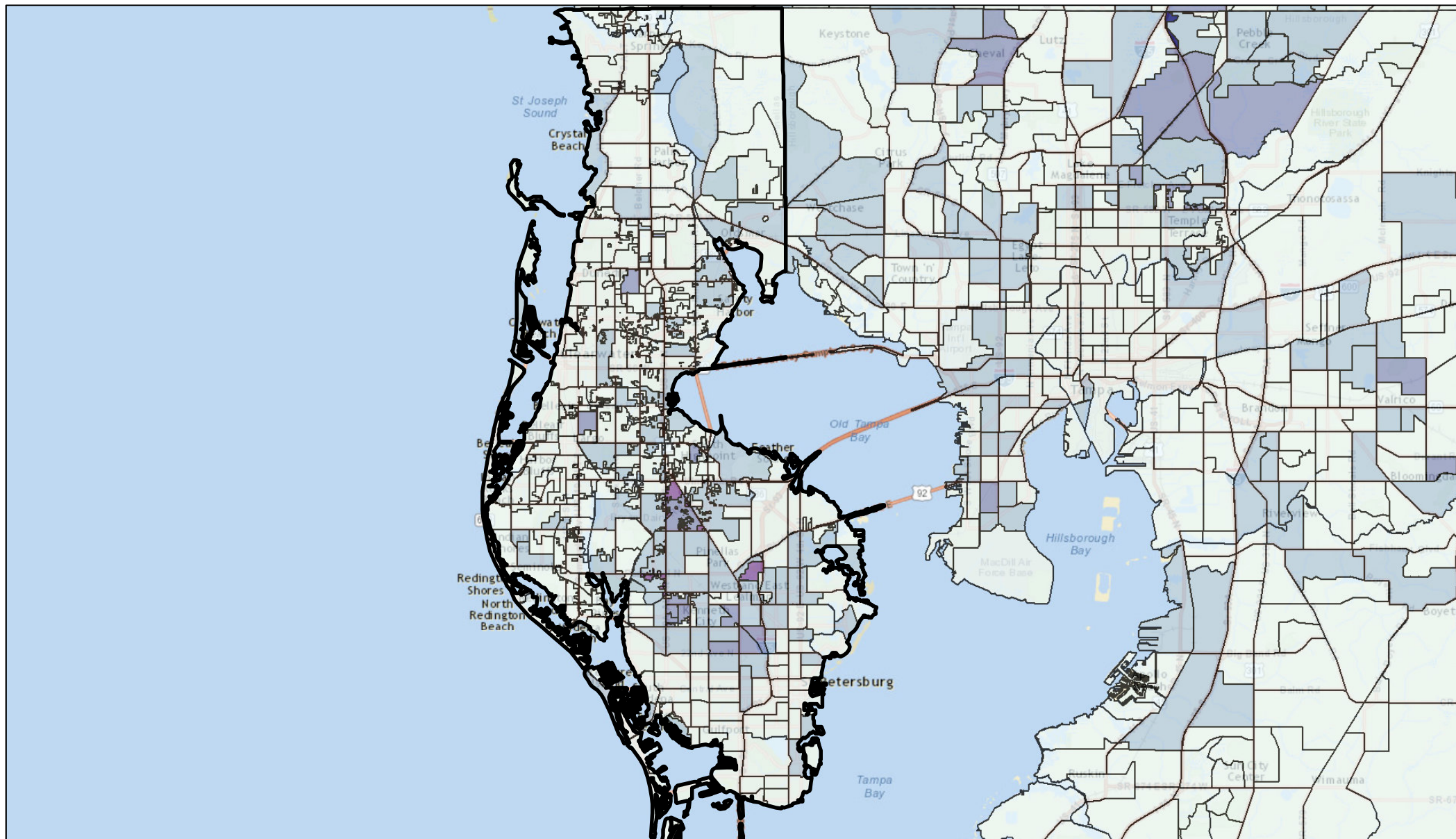
1:391,873

0 3.25 6.5 13 mi

0 5 10 20 km

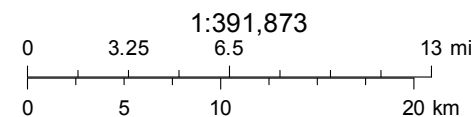
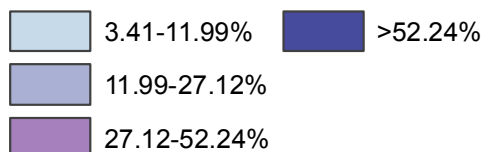
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

# CPD Maps - Asian (not Hispanic) Concentrations



April 17, 2015

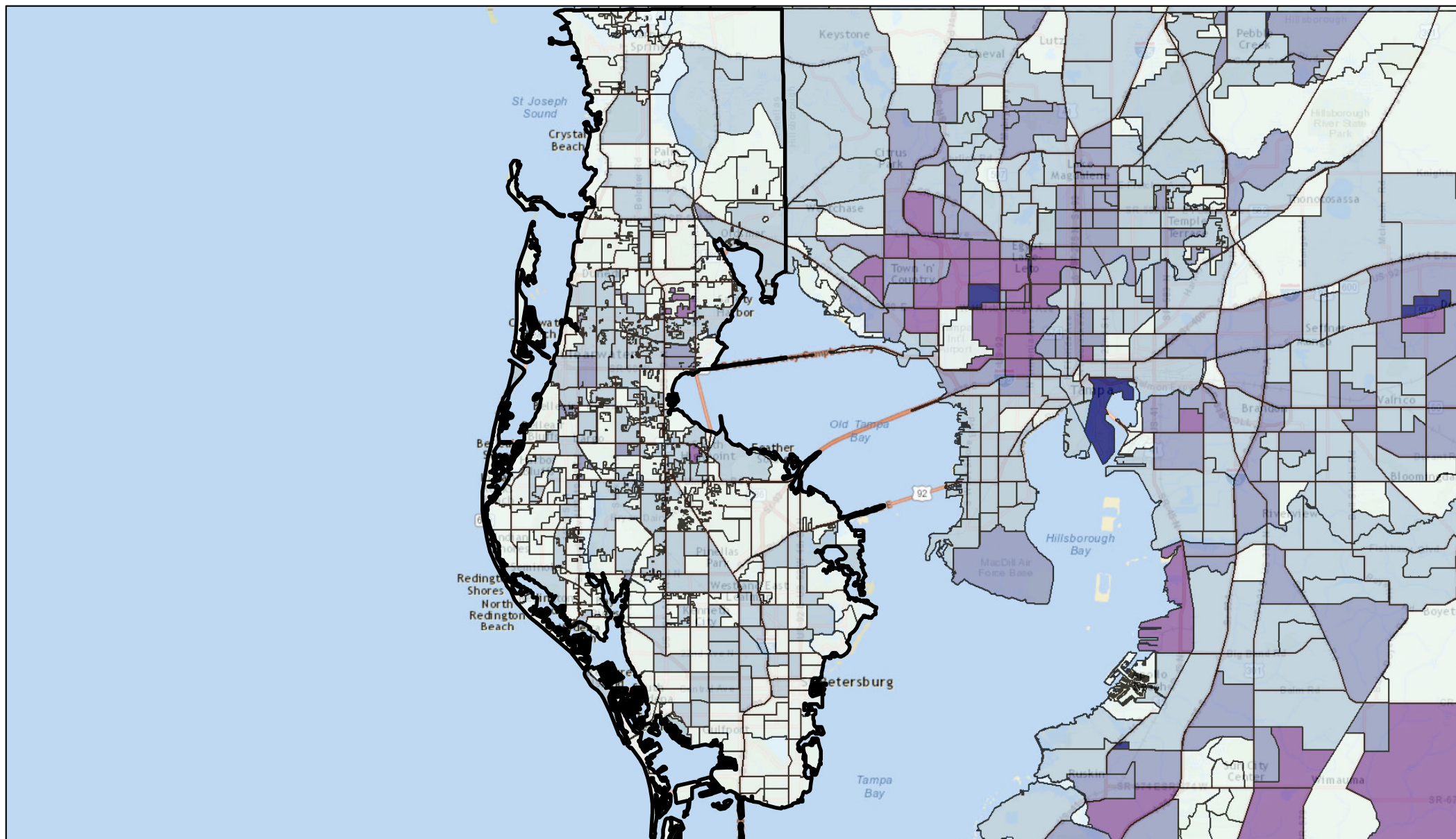
Override 1 **AsianAlone**  
**B03002EST6\_PCT**



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



# CPD Maps - Persons of Hispanic Origin Concentrations



April 17, 2015

Override 1 **HispanicOrigin**

**B03002EST12\_PCT**

<7.12%

7.12-23%

23-46.54%

46.54-76.83%

>76.83%

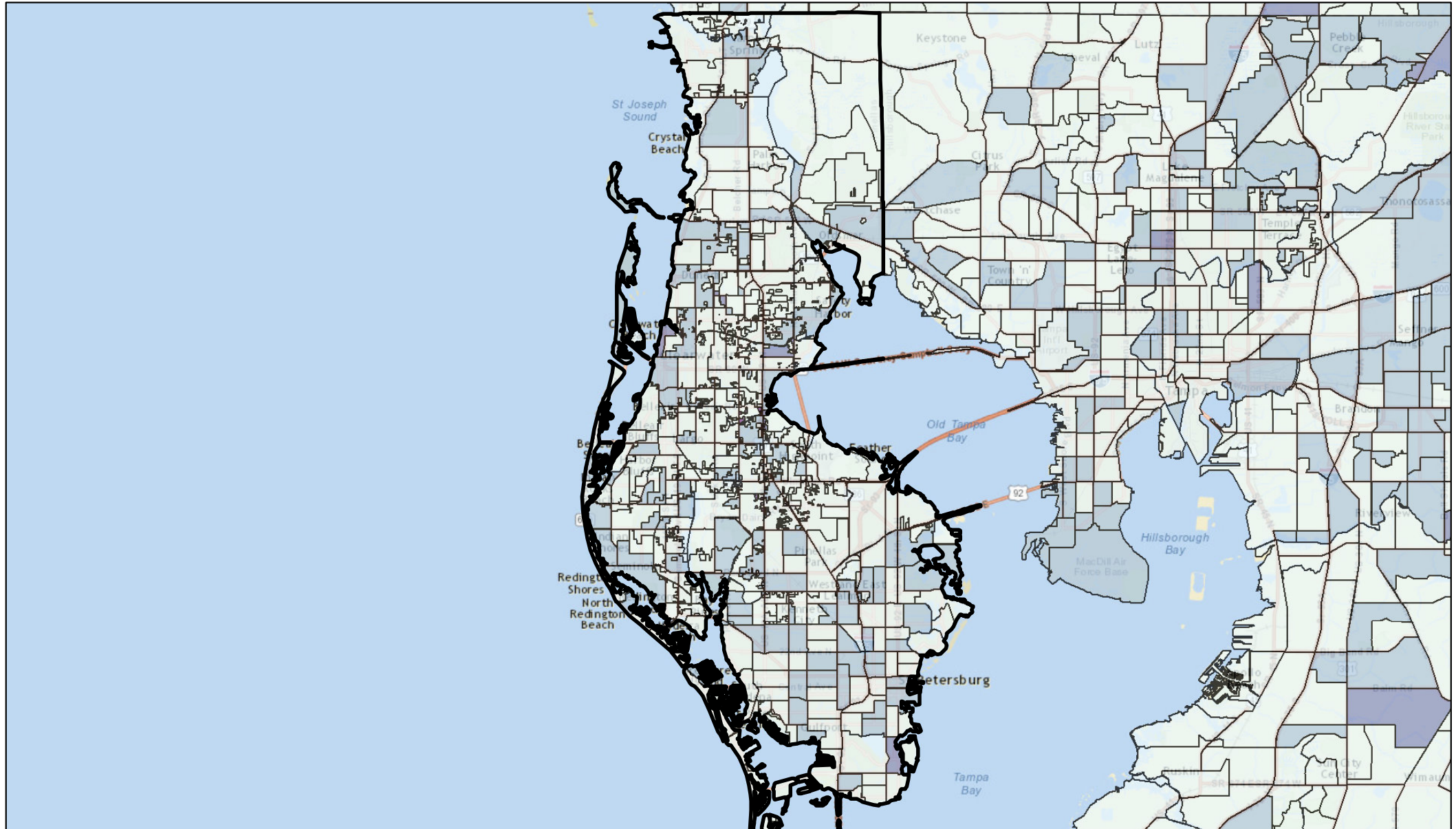
1:391,873

0 3.25 6.5 13 mi

0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

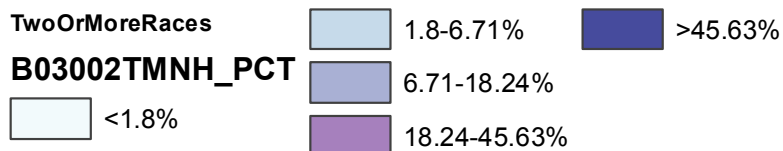
# Pinellas County - Two or More Races (not Hispanic)



April 22, 2015

Override 1 **TwoOrMoreRaces**

**B03002TMNH\_PCT**



1:391,873

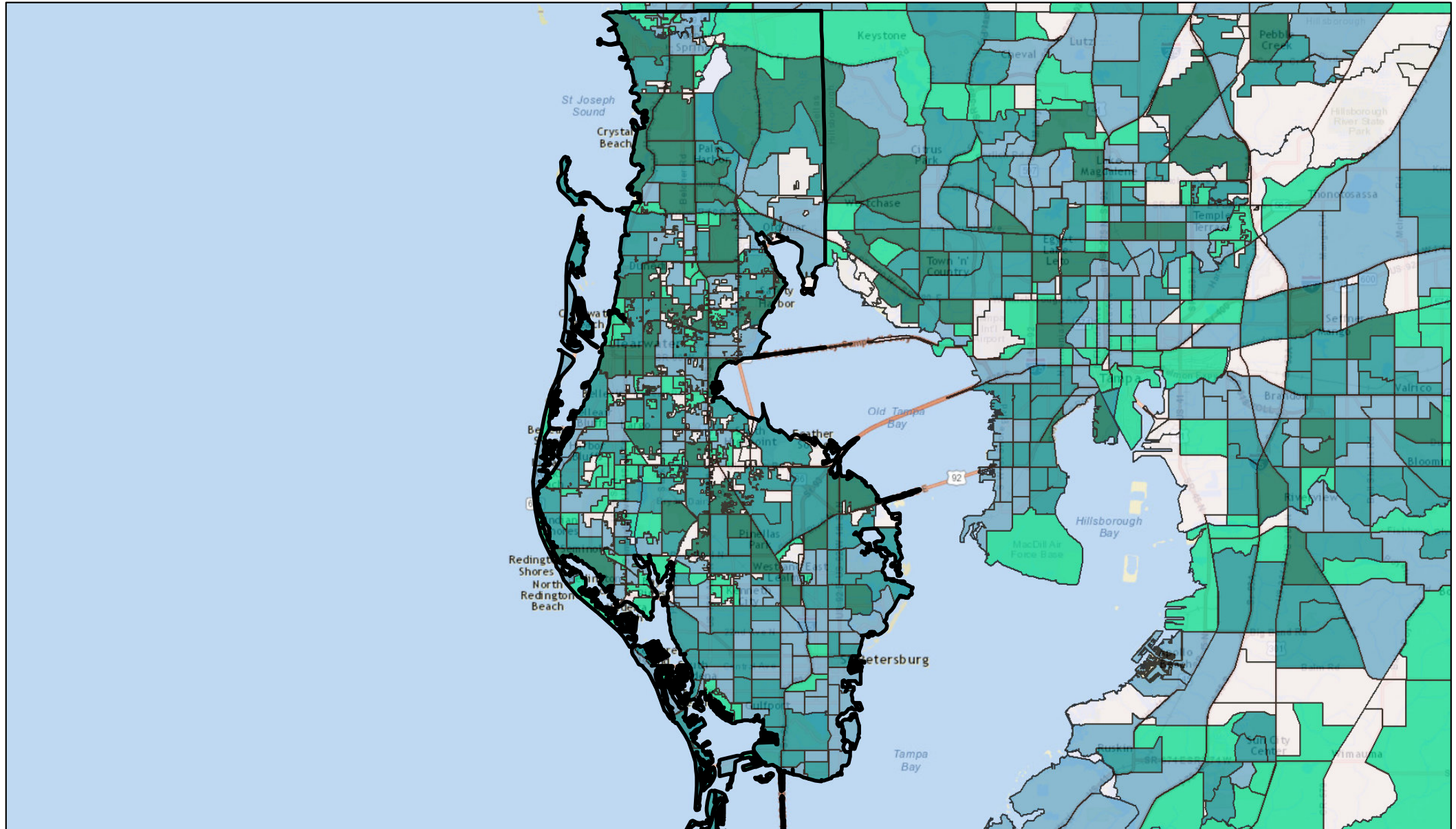
0 3.25 6.5 13 mi

0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



# Pinellas County - Total Households



April 22, 2015

Override 1 **TotalHouseholds**

**B11005EST1**

<341 Households

341-892 Households

892-1511 Households

1511-2282 Households

>2282 Households

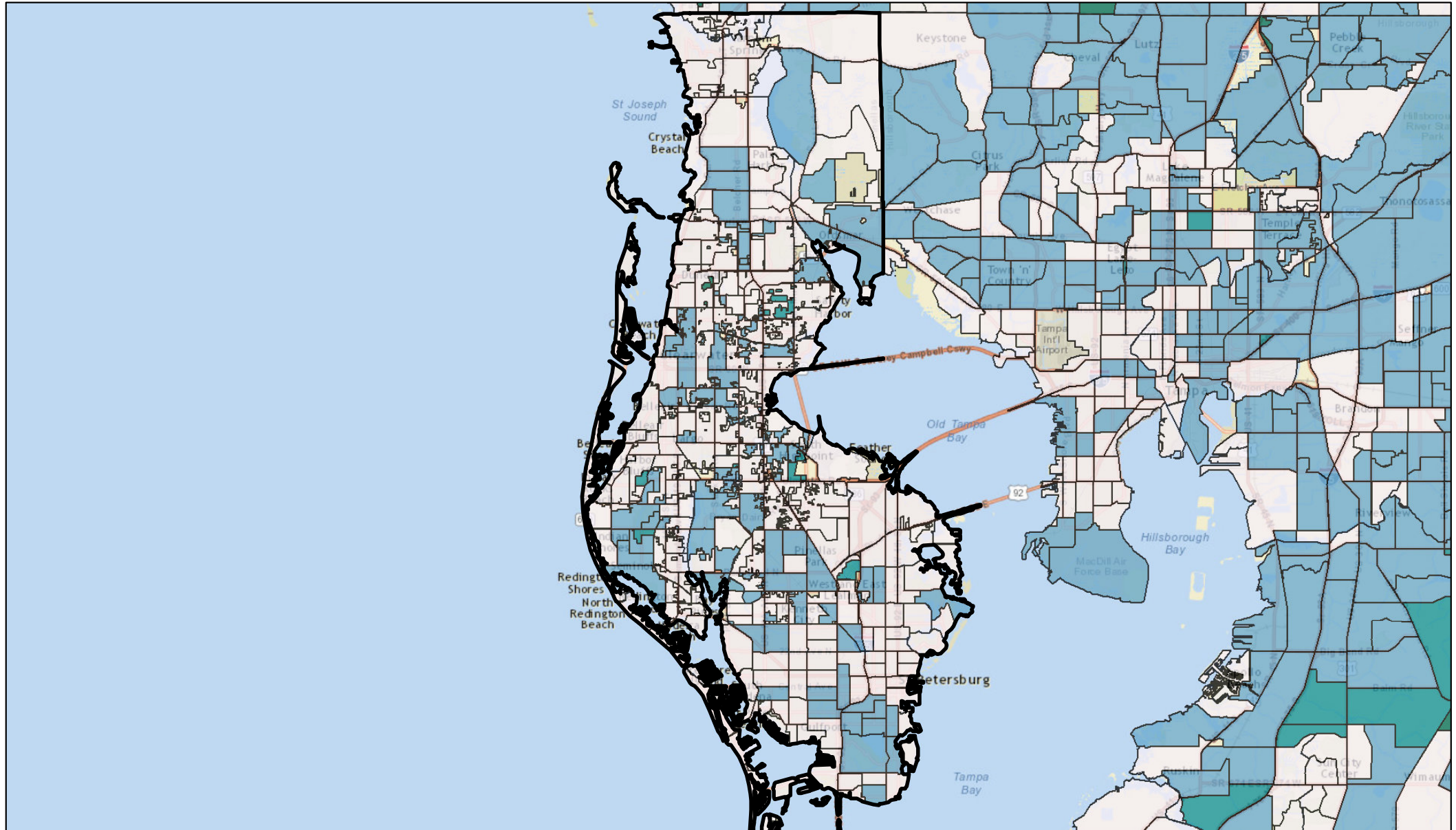
1:403,123

0 3.5 7 14 mi

0 5 10 20 km





Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

# Pinellas County - Average Household Size



April 22, 2015

Override 1 **AverageHouseholdSize**

	2.72-3.41 People
	3.41-4.82 People
	<2.18 People
	>4.82 People

**B25010EST1**

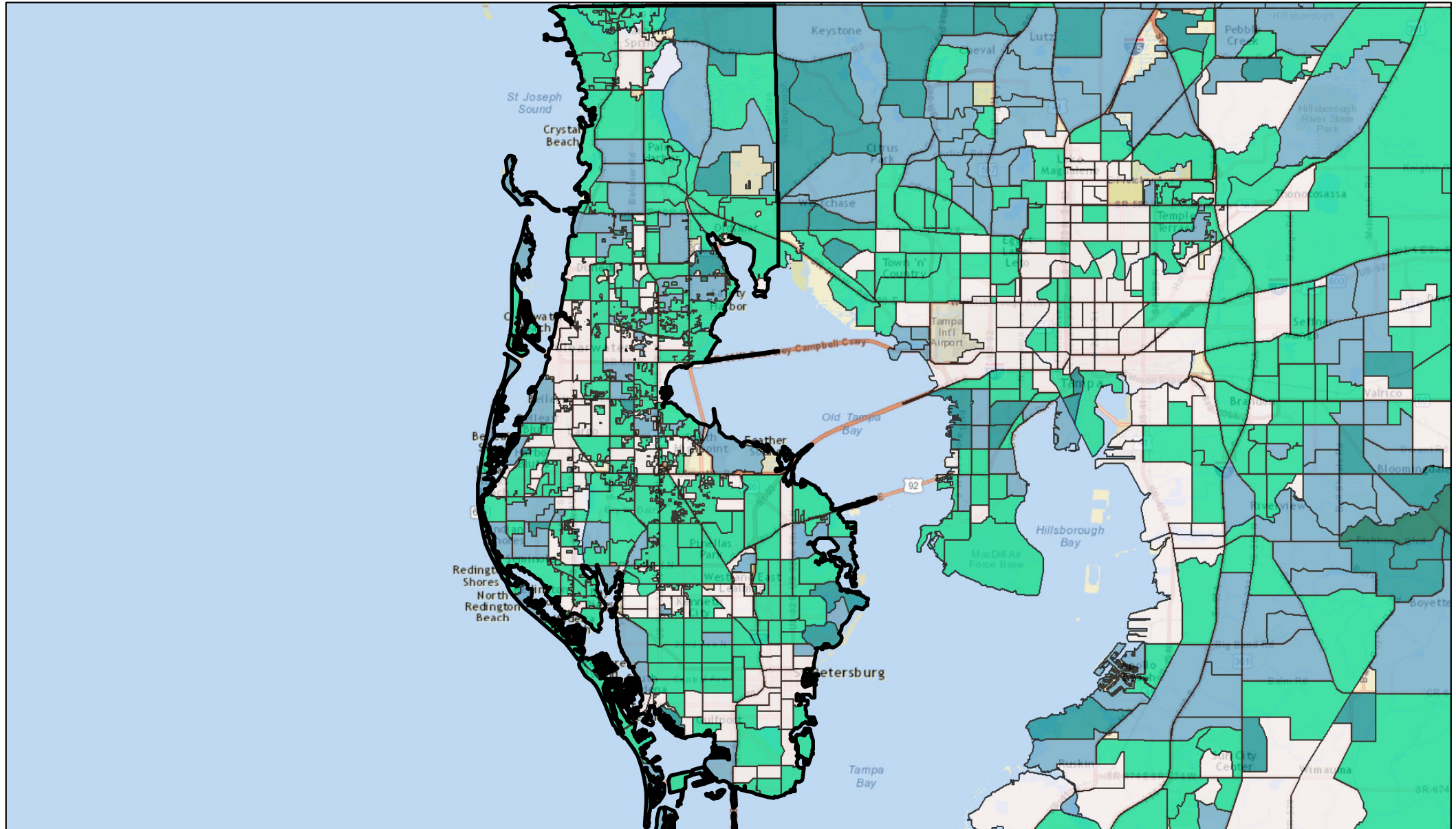
1:391,873

0	3.25	6.5	13 mi
0	5	10	20 km

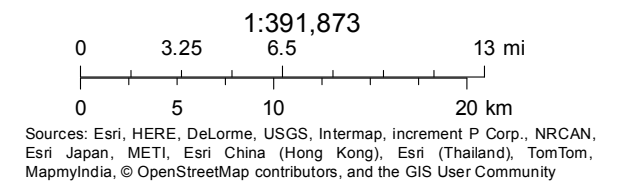
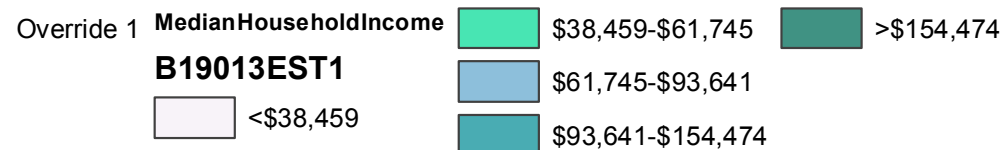
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



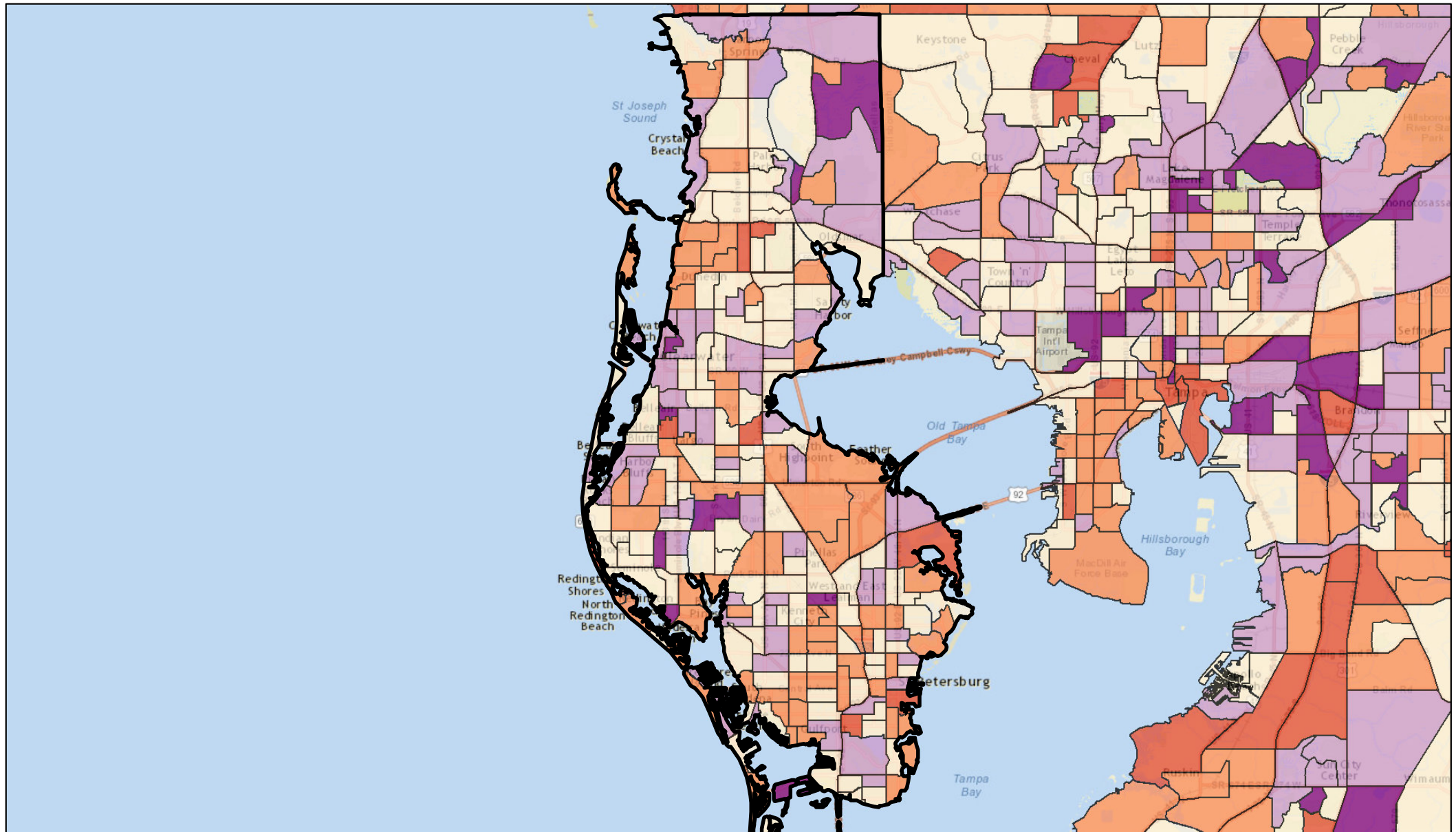
# CPD Maps - Pinellas County Median Household Income Concentrations



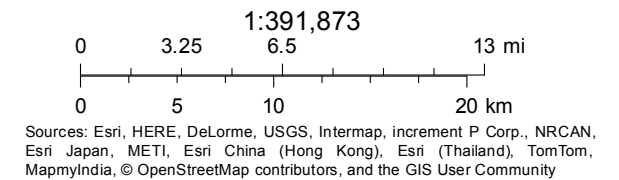
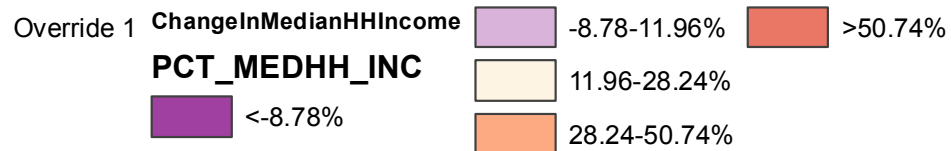
April 17, 2015



# Pinellas County - Change in Median Household Income

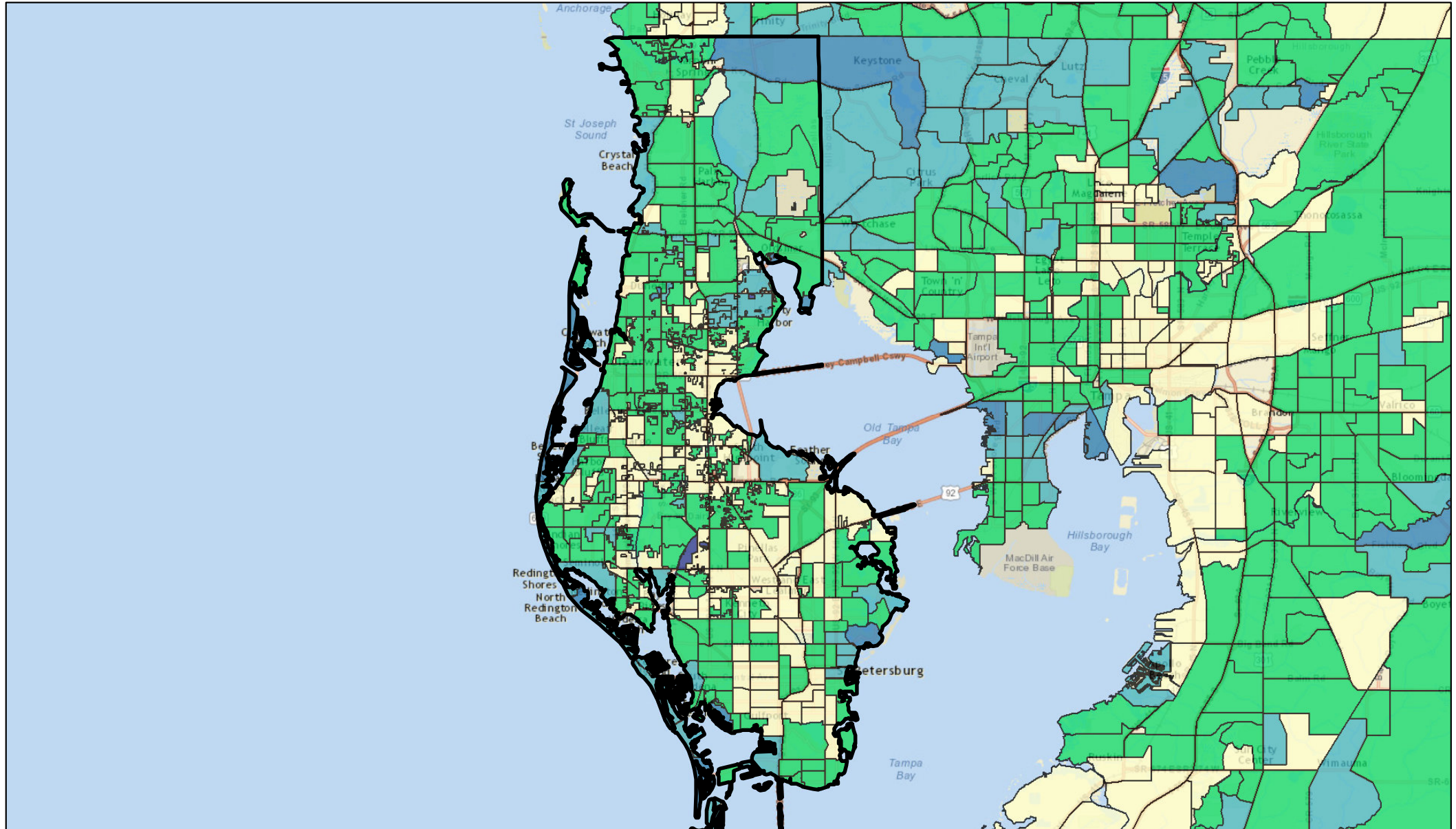


April 22, 2015

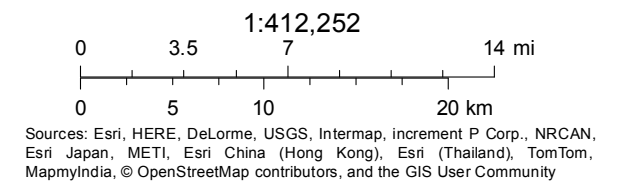
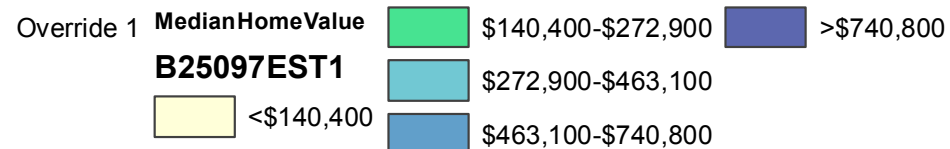




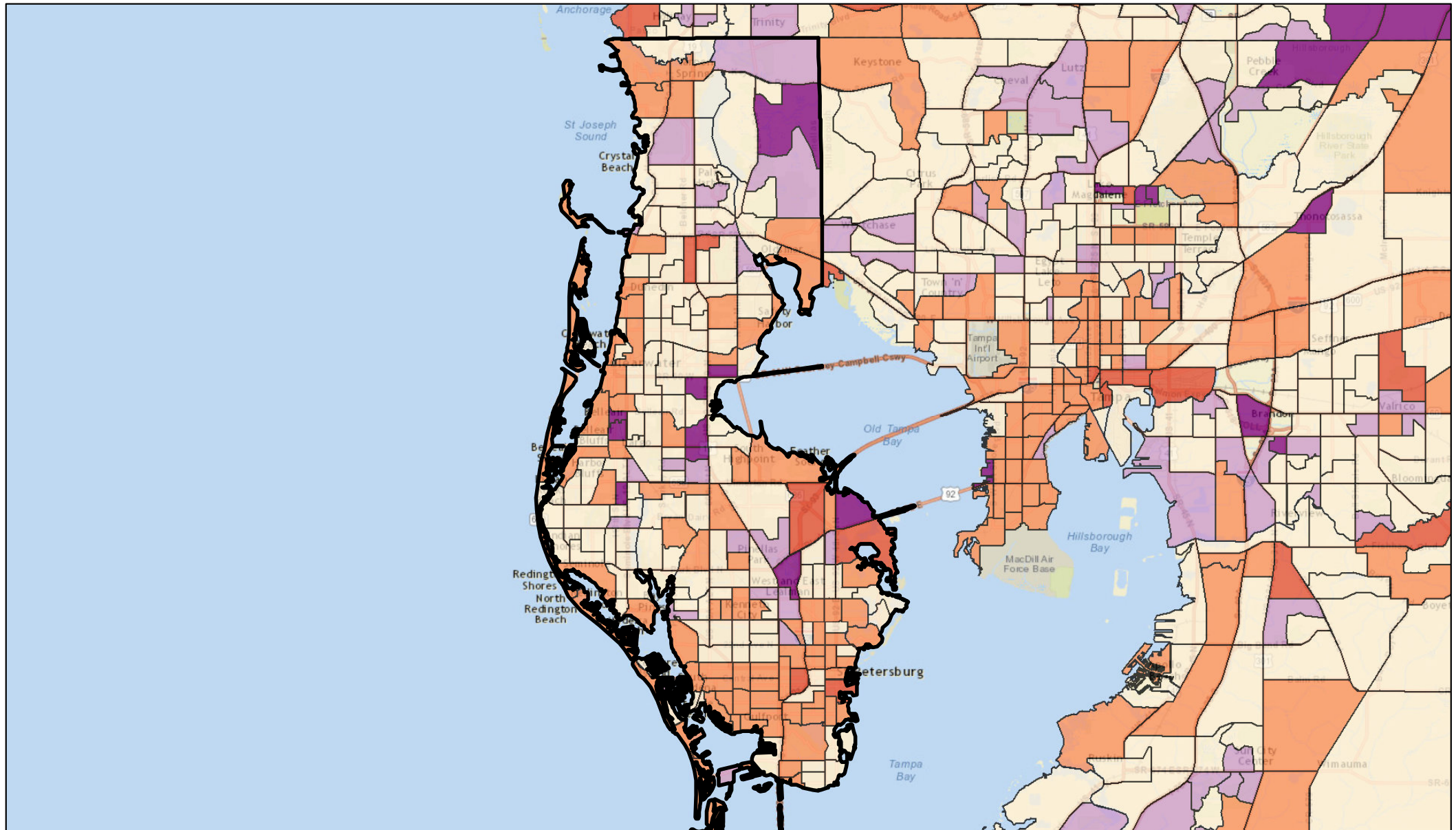
# Pinellas County - Median Home Value



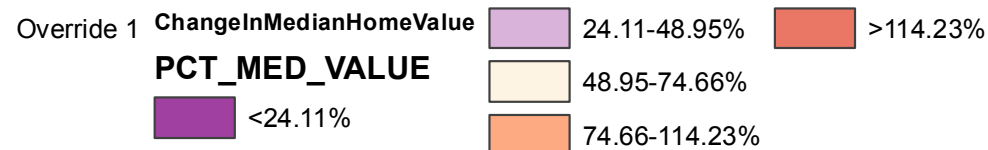
April 22, 2015



# Pinellas County - Change in Median Home Value



April 22, 2015



1:412,252

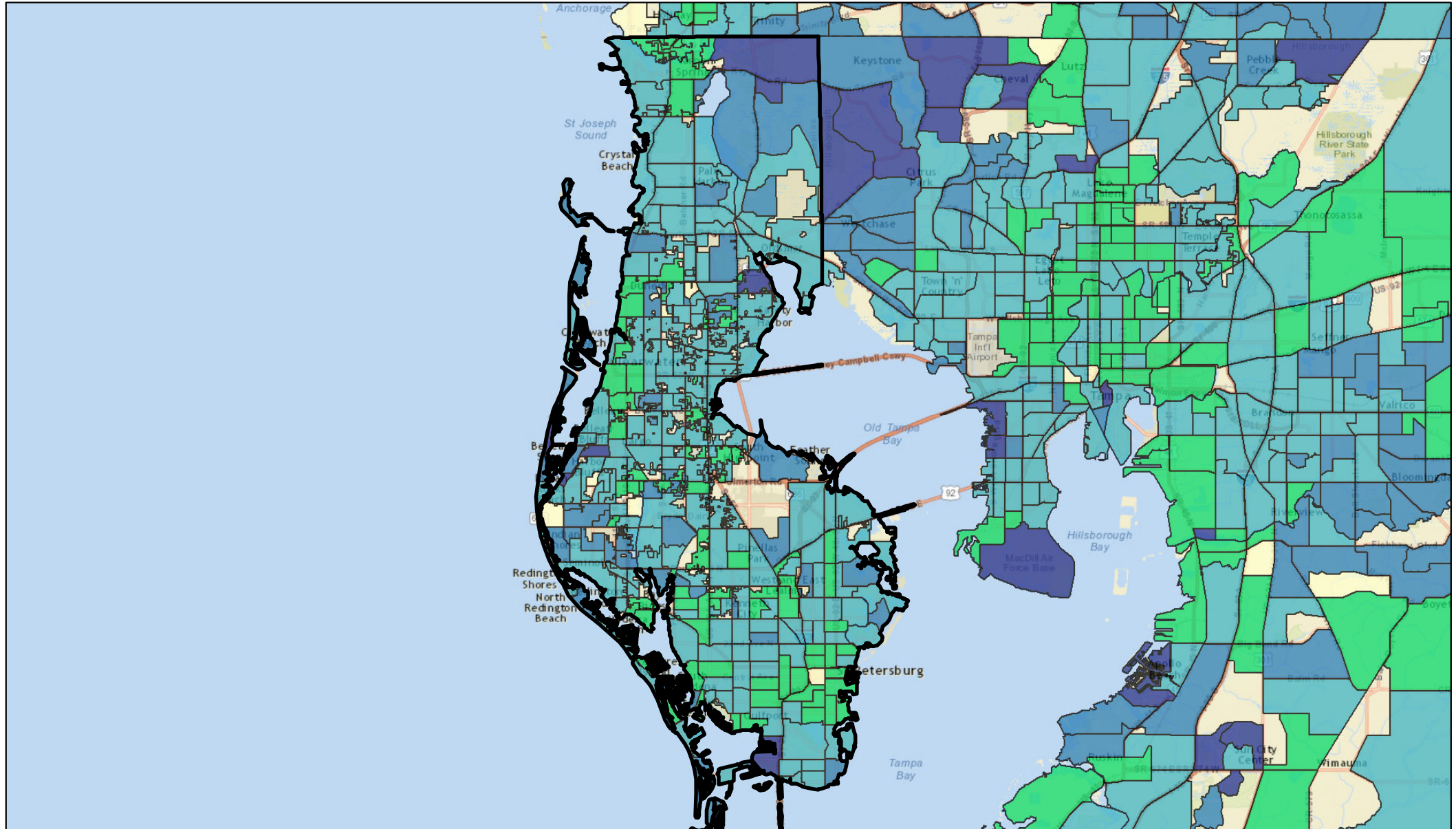
0 3.5 7 14 mi

0 5 10 20 km

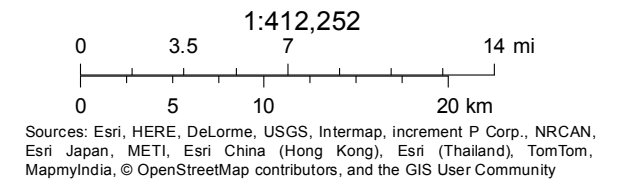
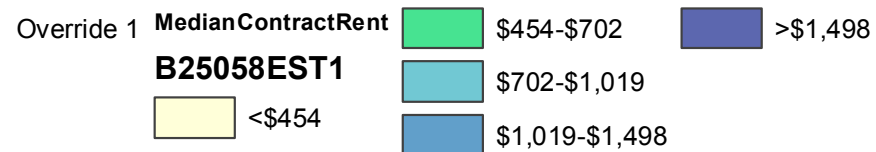
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



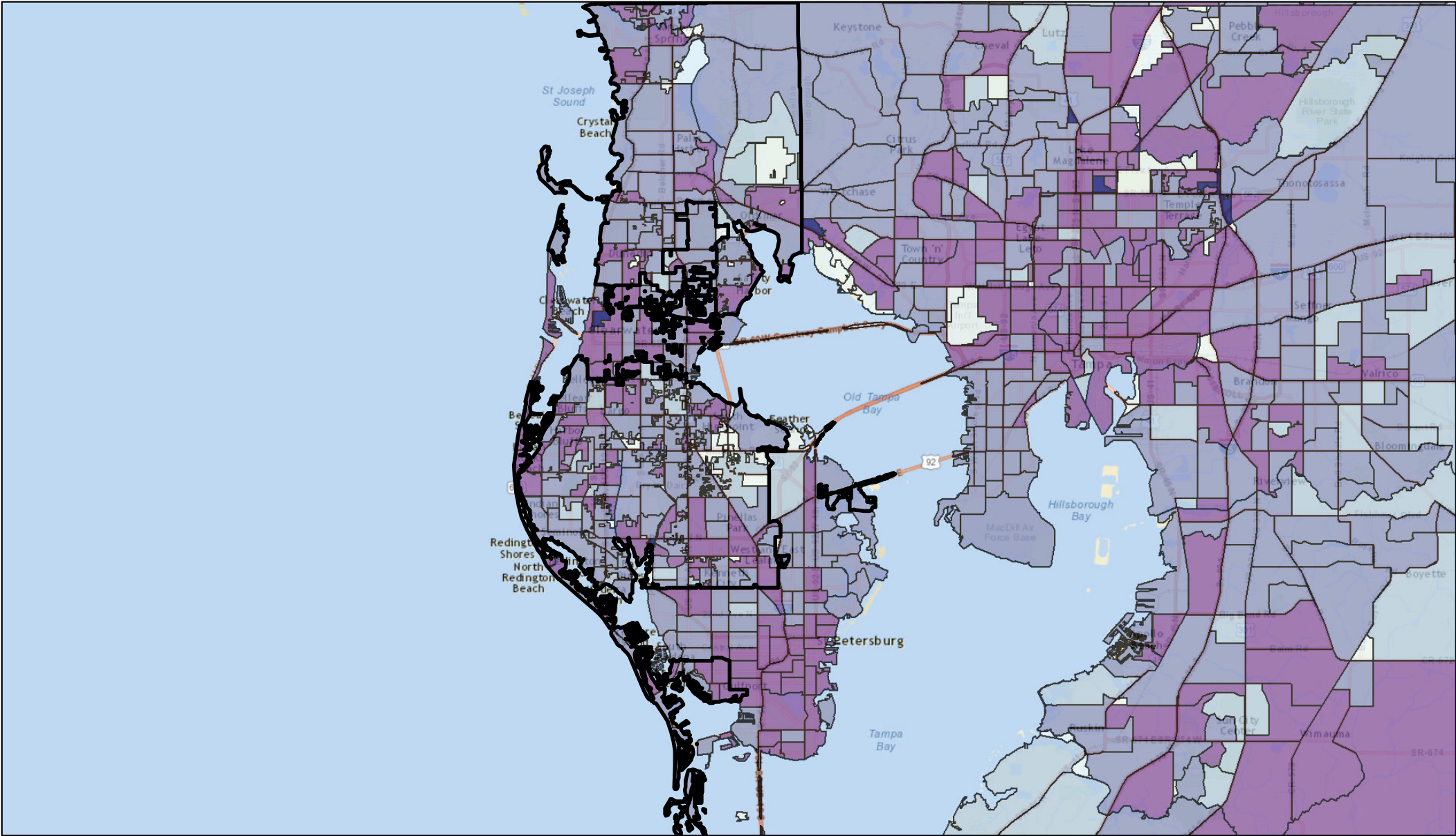
# Pinellas County - Median Contract Rent



April 22, 2015




Pinellas County - Housing Cost Burden - Paying > 30%





April 22, 2015


Override 1 **HousingCostBurden**


**B25106\_CB\_PCT**

 <11.6% Paying>30%

 11.6-29.15% Paying>30%

 29.15-44.93% Paying>30%

 44.93-72.98% Paying>30%

 >72.98% Paying>30%

1:412,252

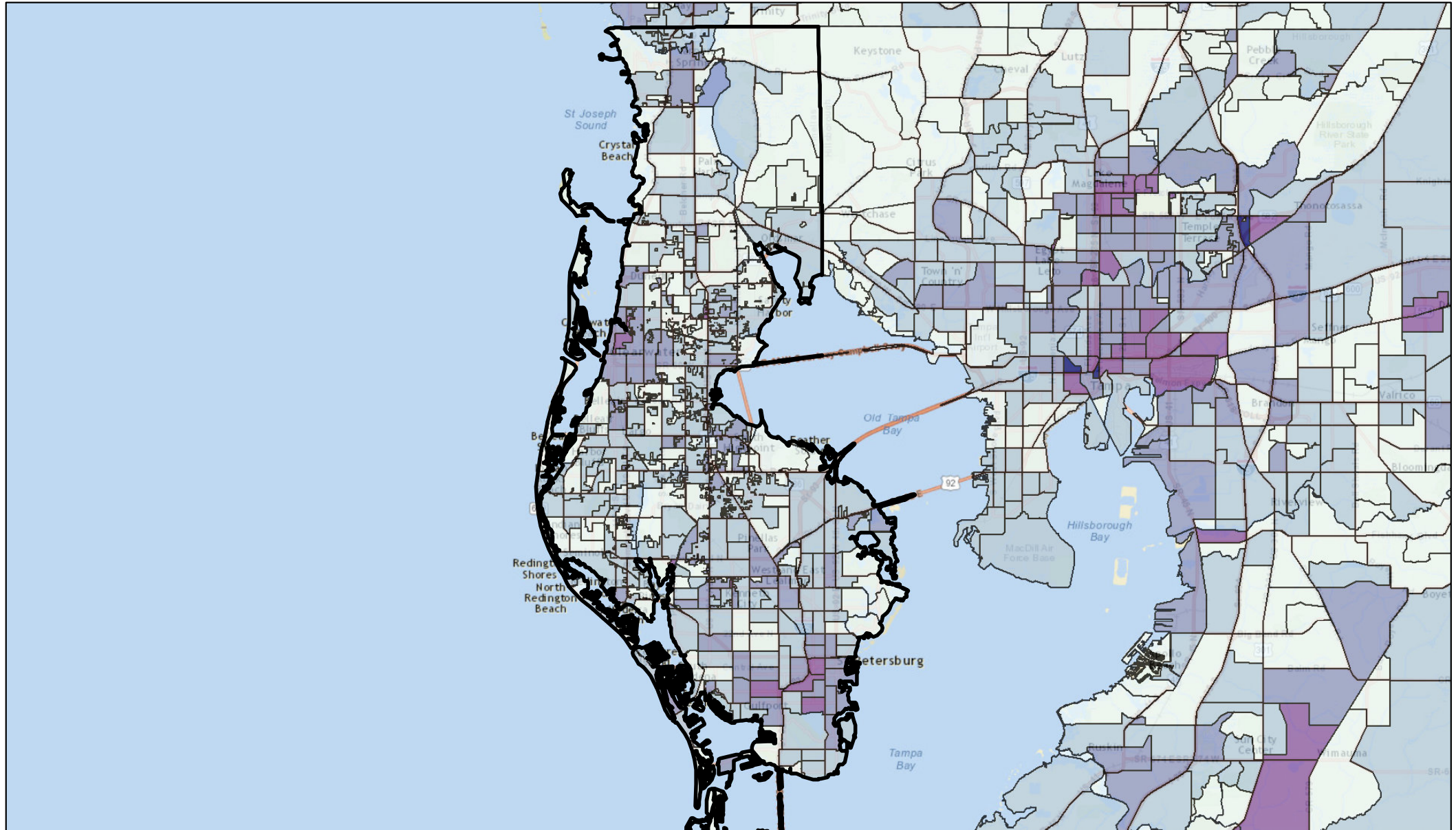
0 3.5 7 14 mi

0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



# Pinellas County - Poverty Rate



April 22, 2015

Override 1 PovertyRate

**B17021EST2\_PCT**

<6.96% Poverty

6.96-19.04% Poverty

19.04-35.95% Poverty

35.95-64.47% Poverty

>64.47% Poverty

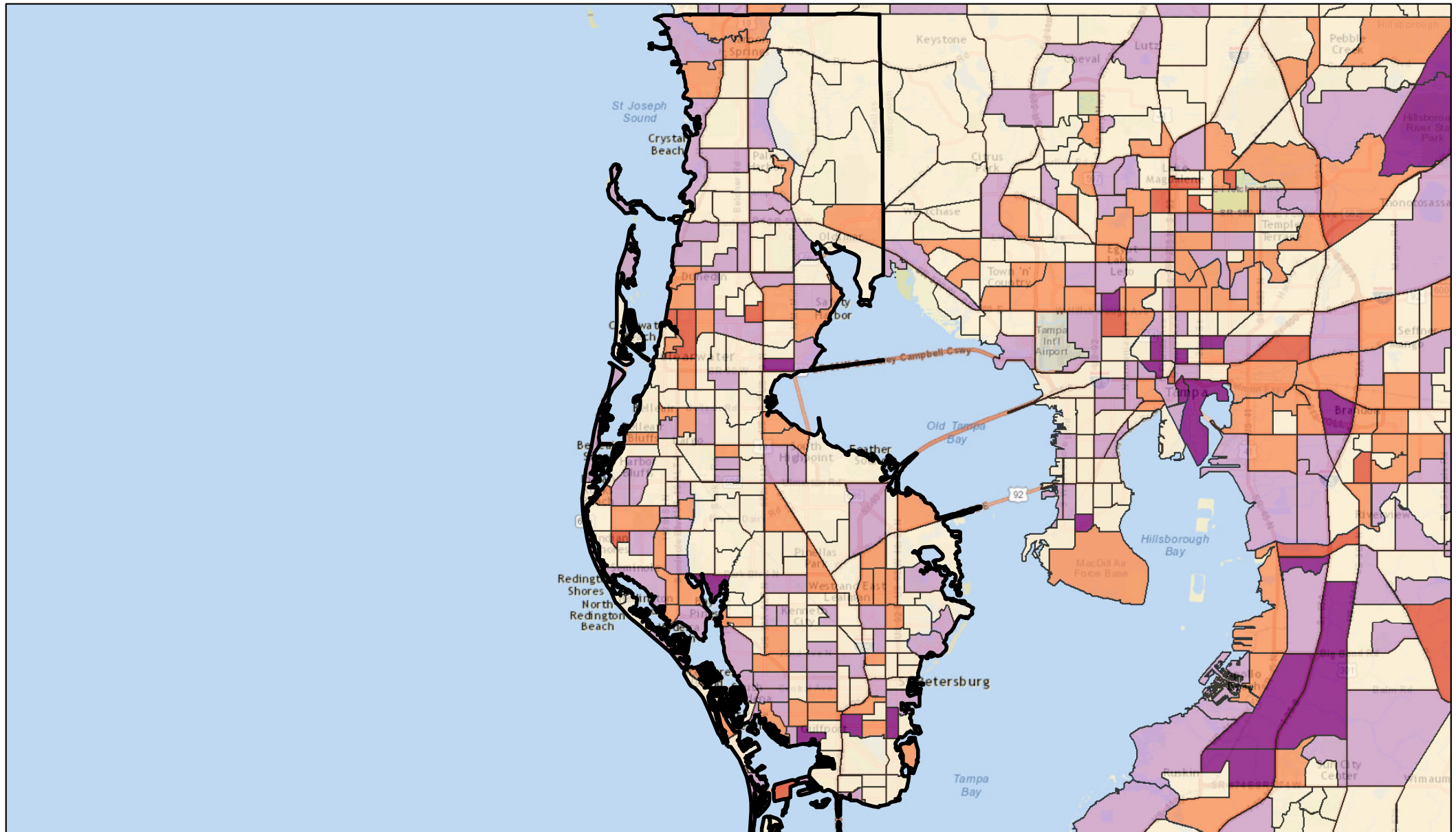
1:412,252

0 3.5 7 14 mi

0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

# Pinellas County - % Point Change: Poverty Rate



April 22, 2015

Override 1 PercentPointChangeInPovertyRate

**PPT\_POV\_RATE**

<-7.54



-7.54-0.06



0.06-5.99



5.99-15.23



>15.23

1:391,873

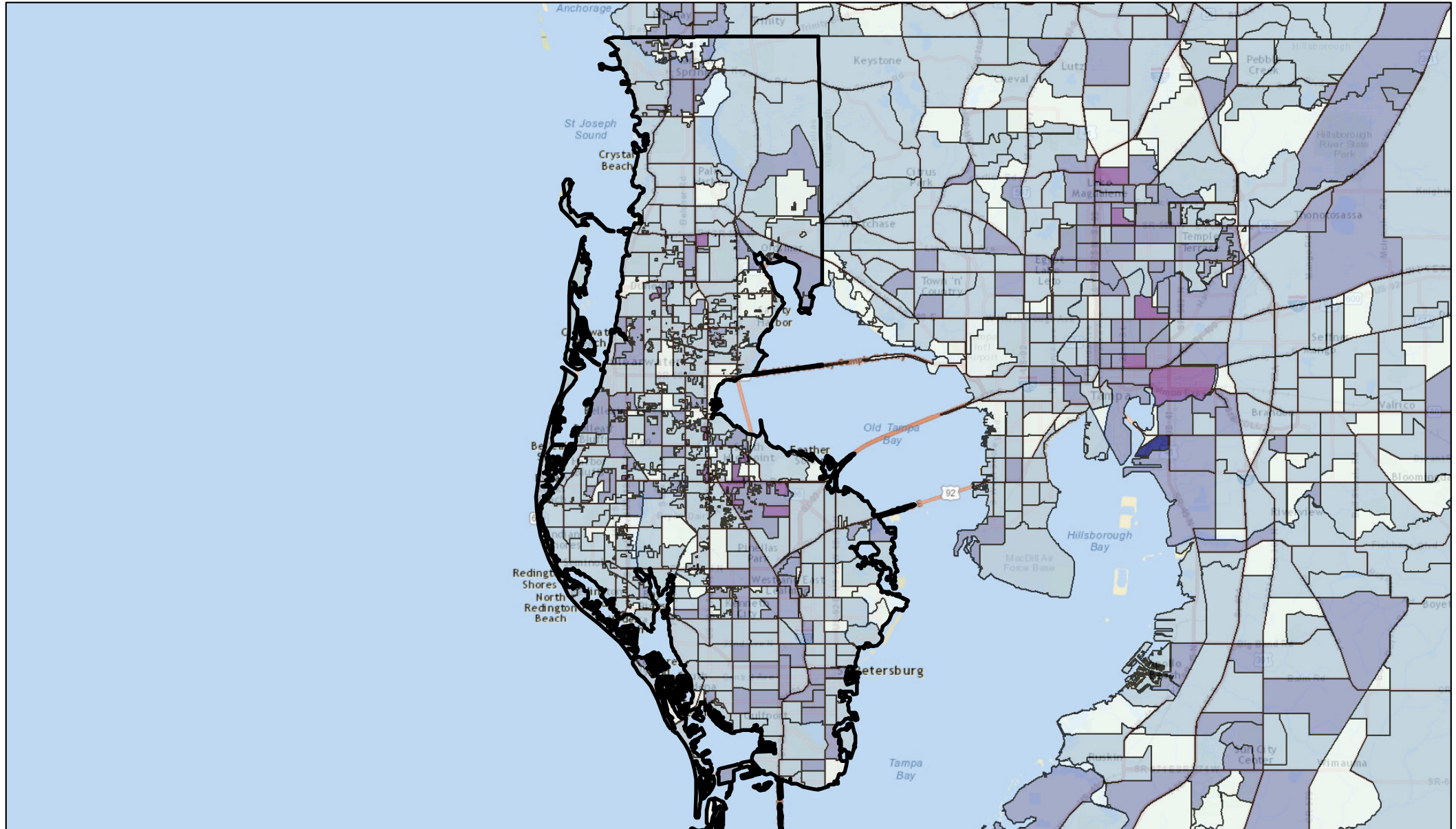
0 3.25 6.5 13 mi

0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

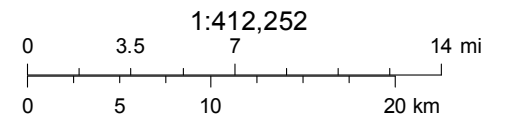
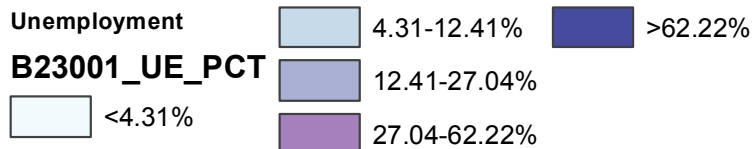


# Pinellas County - Unemployment



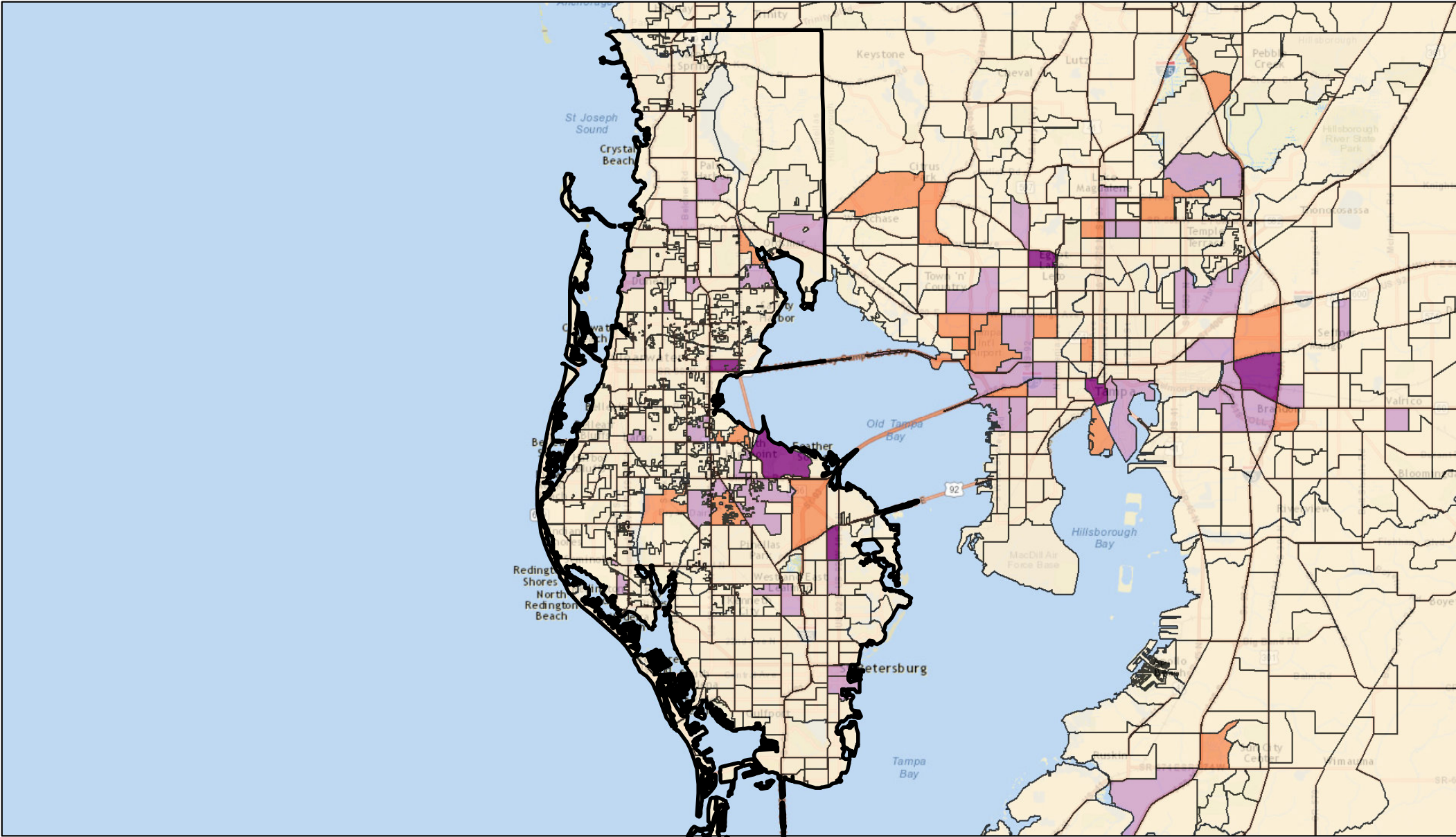
April 22, 2015

Override 1 **Unemployment**  
**B23001\_UE\_PCT**



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

# Pinellas County - Change in Total Jobs



April 22, 2015

Override 1 **ChangeInTotalJobs**

	-5508--774
	-774-950
	<-5508
	950-5903

**CHG\_JOBS**

1:412,252

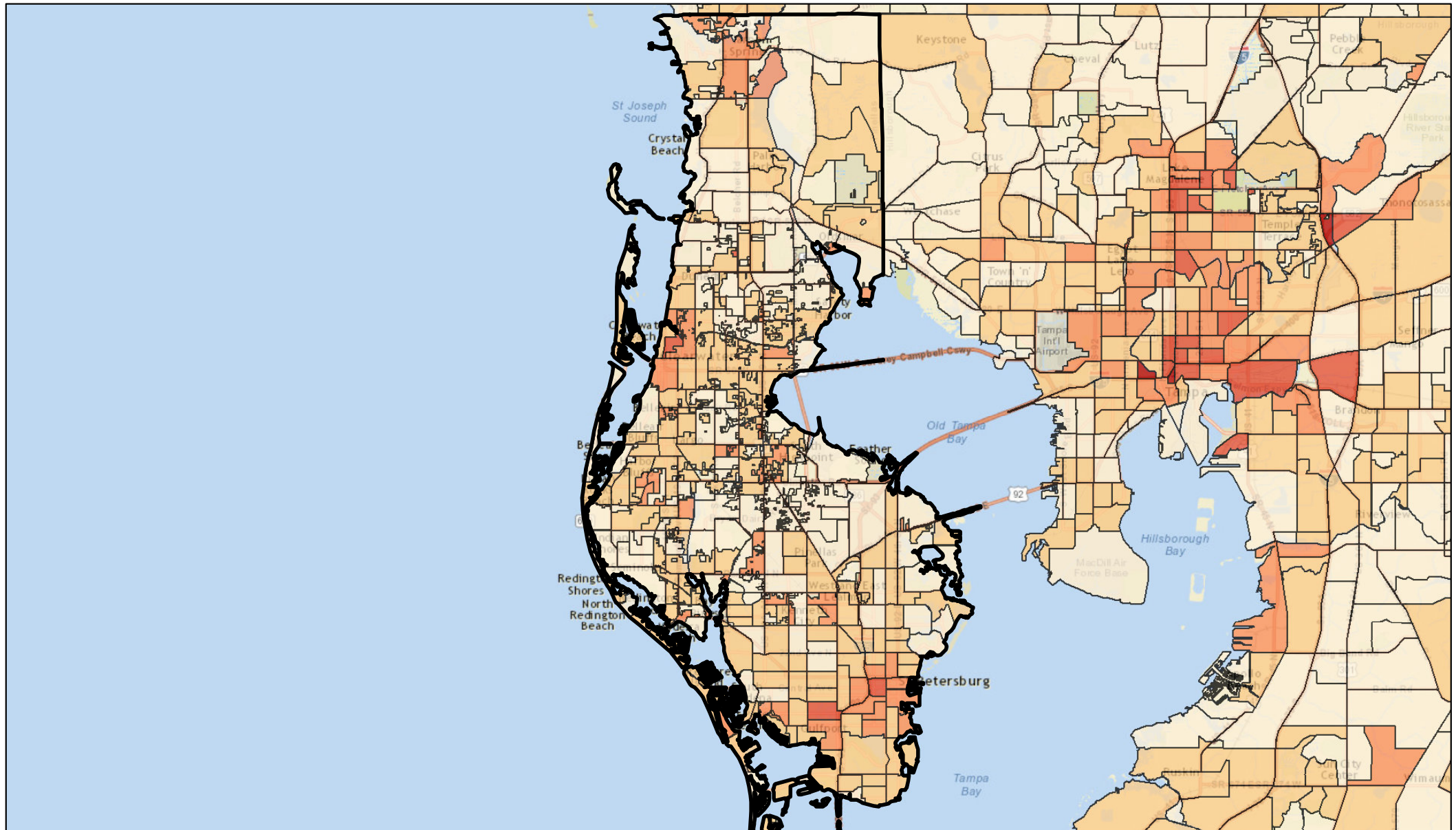
0 3.5 7 14 mi

0 5 10 20 km

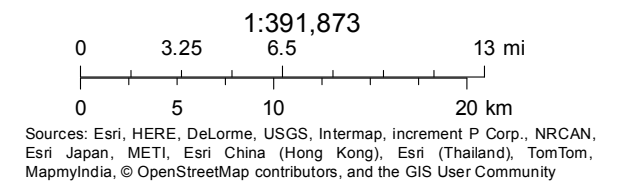
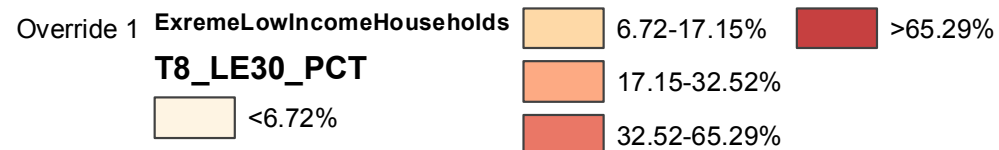
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



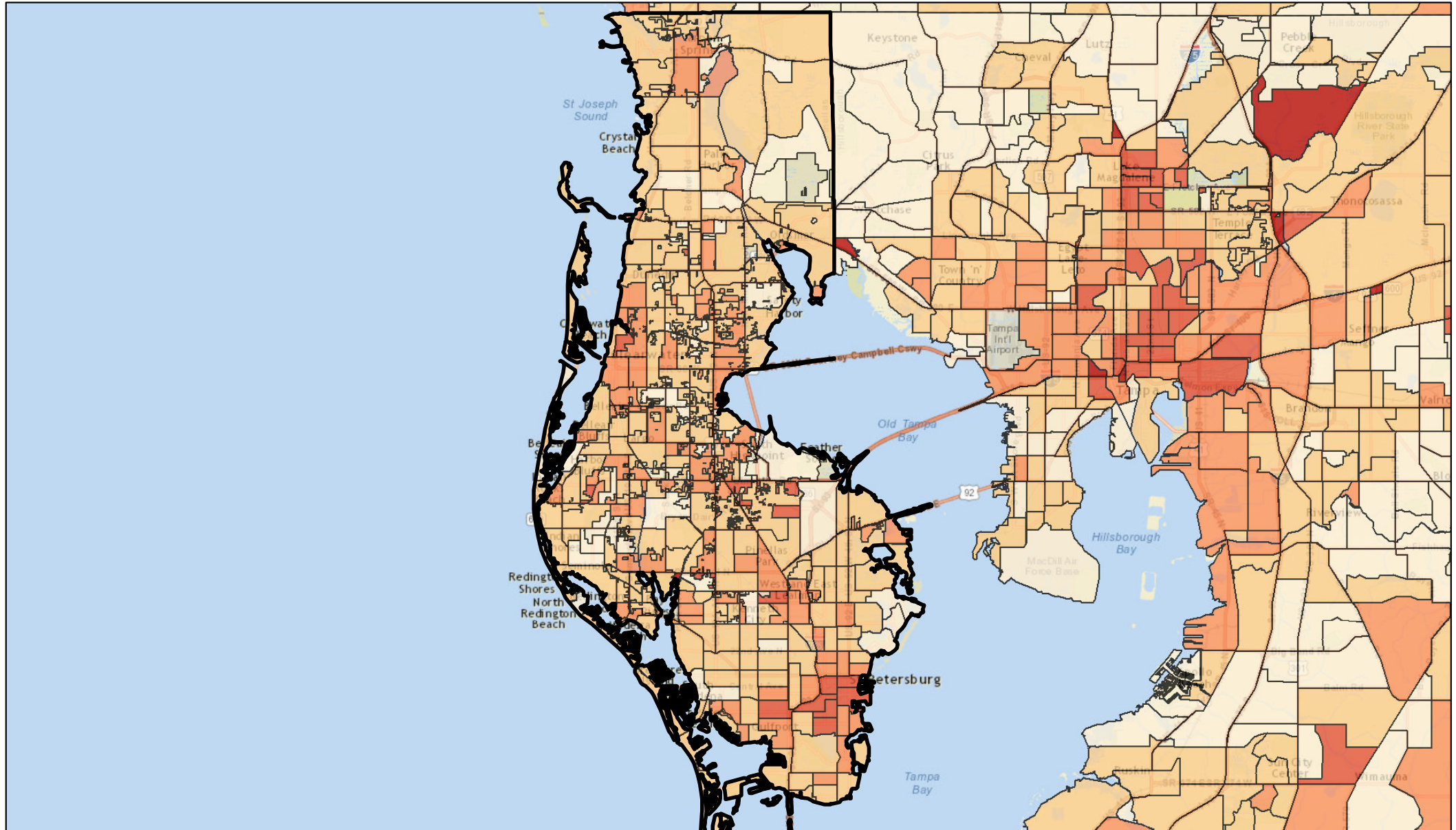
# Pinellas County - % of Extremely Low Income Households



April 22, 2015



# Pinellas County - % of Low Income Households

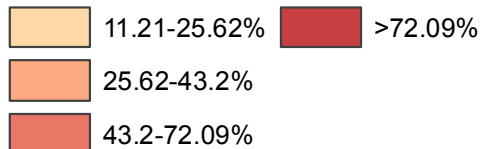


April 22, 2015

Override 1 LowIncomeHouseholds

**T8\_LE50\_PCT**

<11.21%



1:391,873

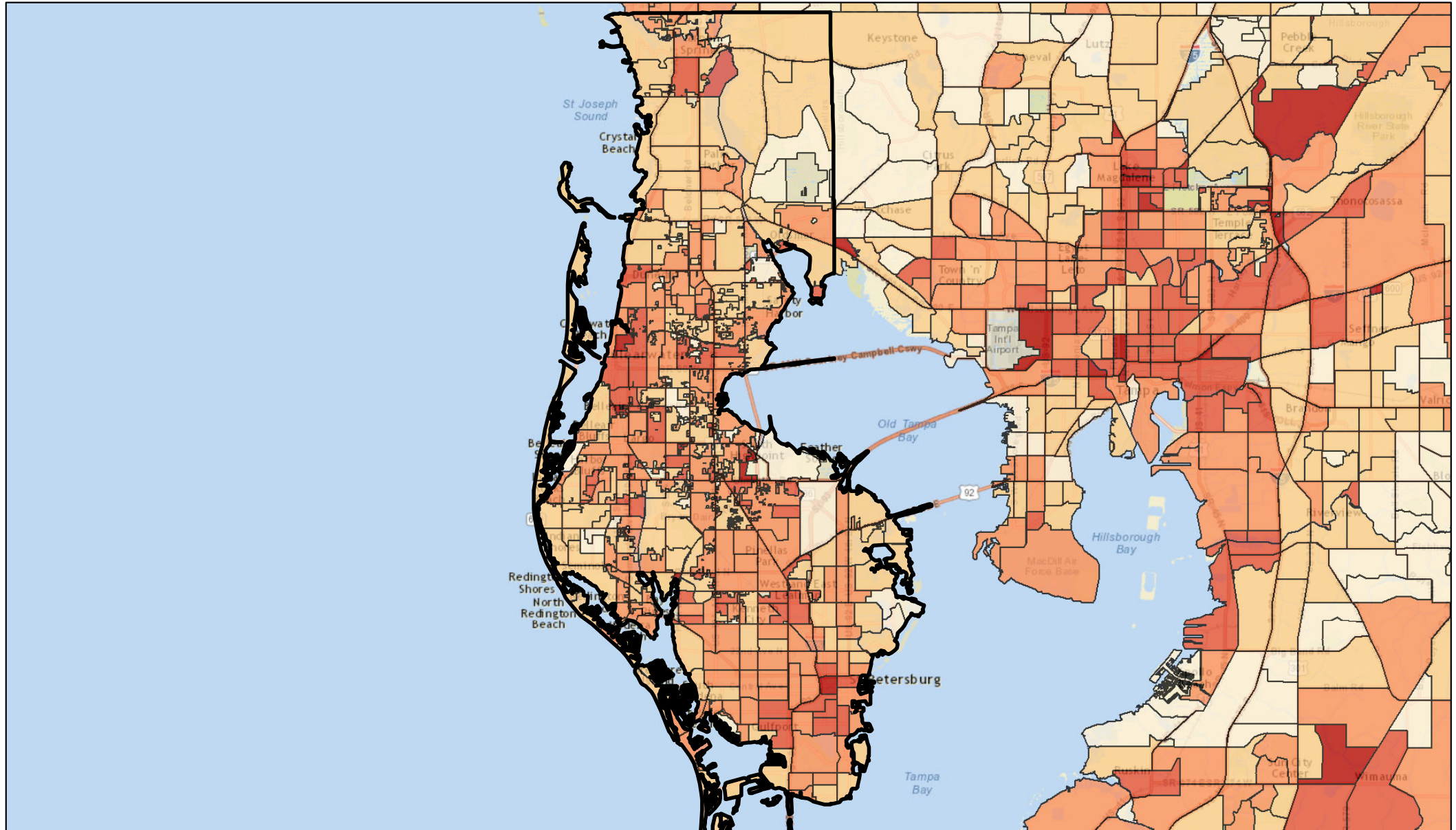
0 3.25 6.5 13 mi

0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



# Pinellas County - % of Moderate Income Households

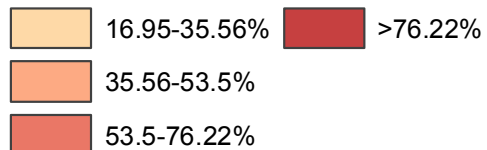


April 22, 2015

Override 1 **ModIncomeHouseholds**

**T8\_LE80\_PCT**

<16.95%



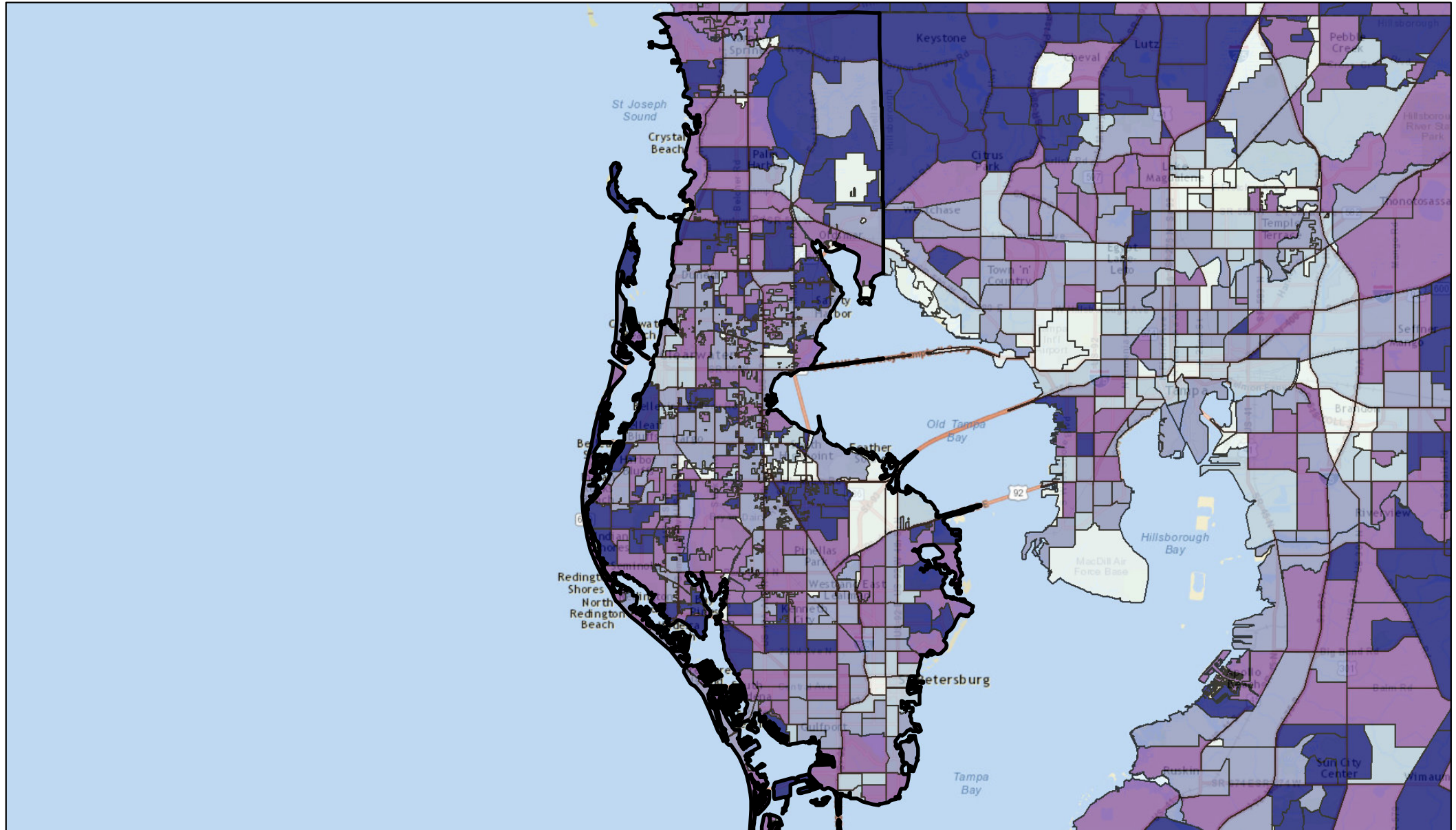
1:391,873

0 3.25 6.5 13 mi

0 5 10 20 km


Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community


# Pinellas County - % Owner Occupied Housing





April 22, 2015


Override 1 **OwnerOccupiedHousing**  
**B25009EST2\_PCT**

 <18.58% Owner Occupied

 18.58-47.9% Owner Occupied

 47.9-69.59% Owner Occupied

 69.59-87.34% Owner Occupied

 >87.34% Owner Occupied

1:391,873

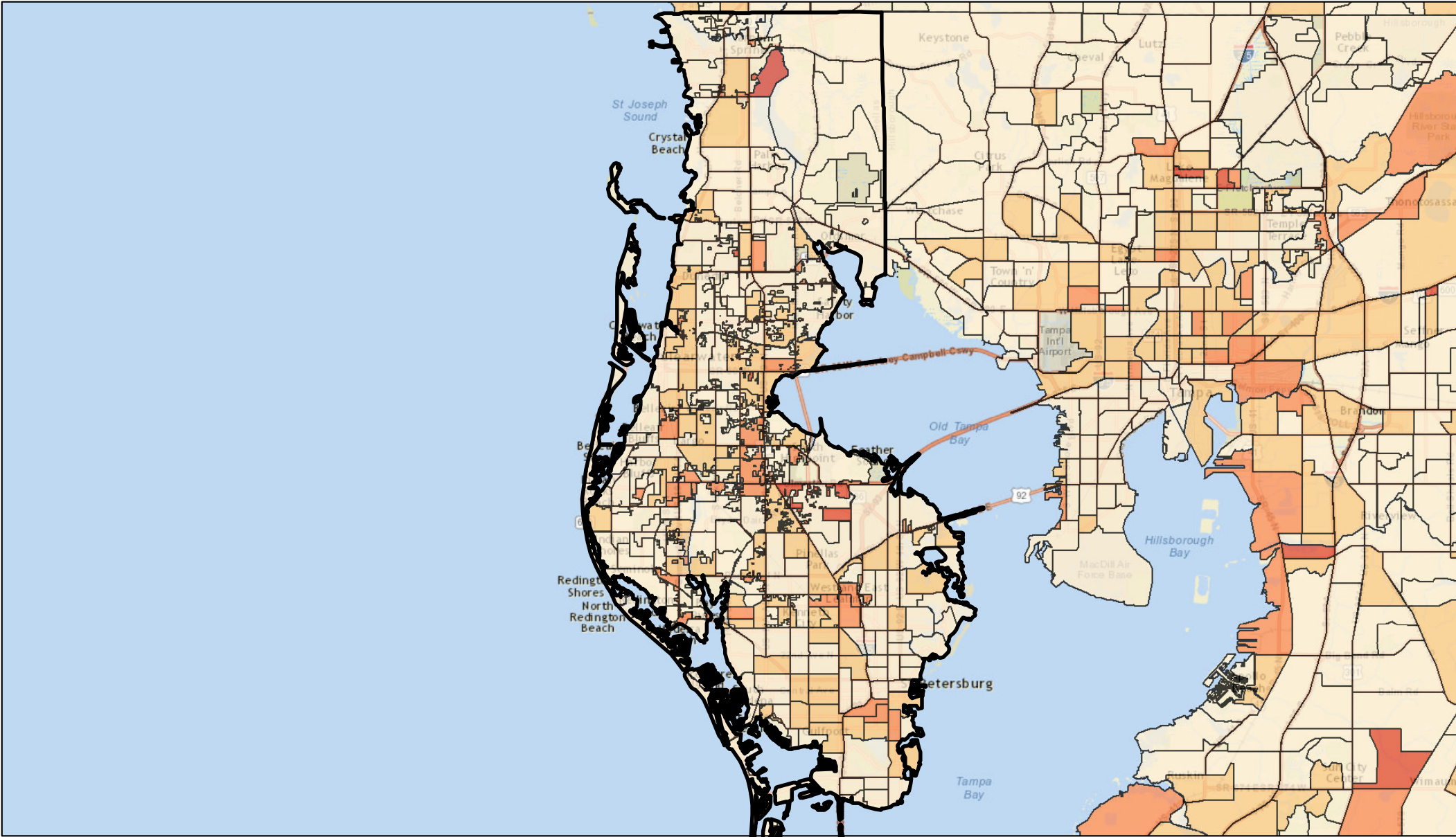
0 3.25 6.5 13 mi

0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community







Pinellas County - Owner Units Affordable to 50% AMI



April 22, 2015

Override 1 **OwnerUnitsTo50PercentHAMFI**

	<6.11%
	6.11-17.63%
	17.63-34.74%
	34.74-68.97%

**AFF\_AVAIL\_50\_O\_PCT**

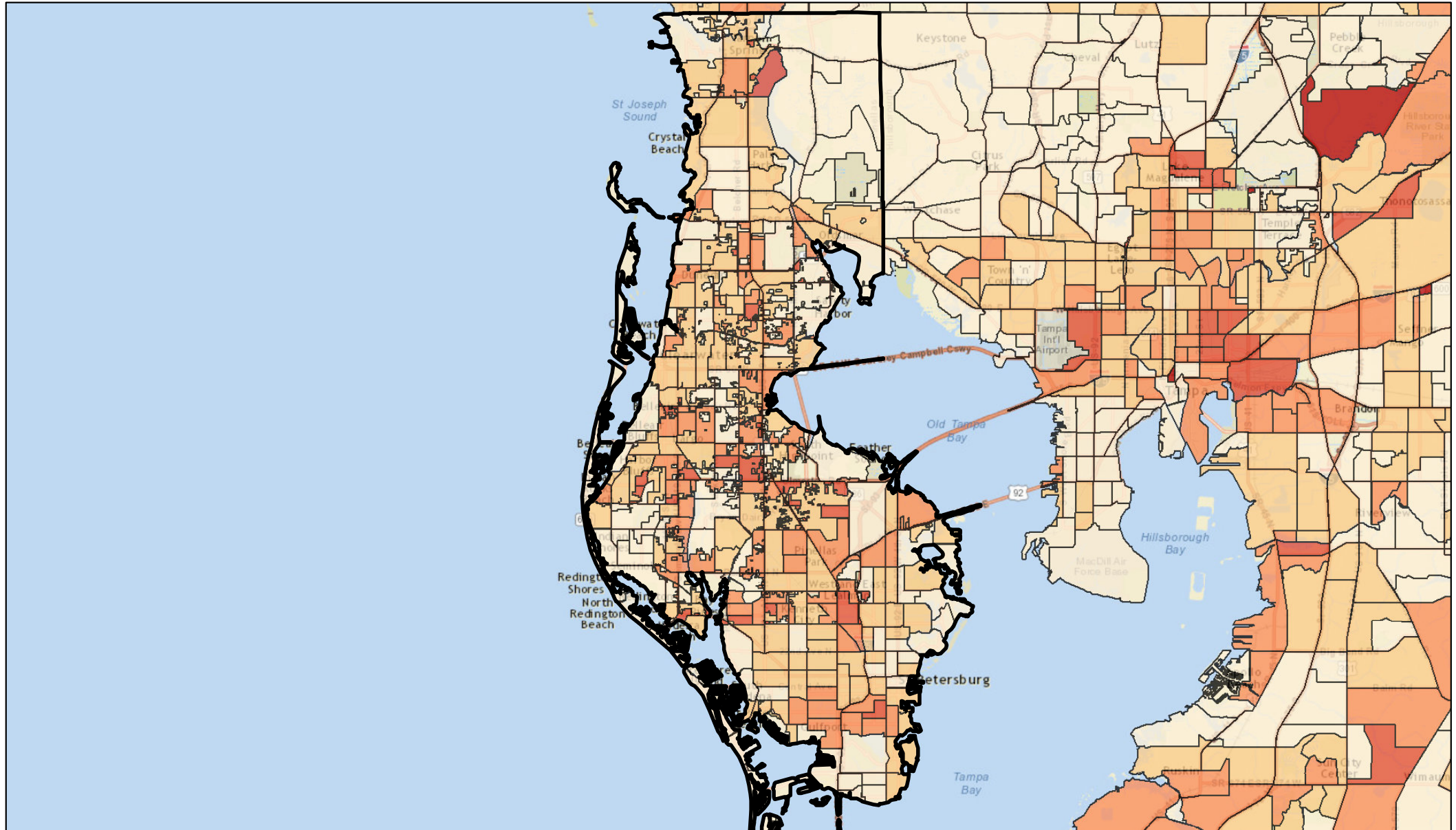
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0 3.25 6.5 13 mi

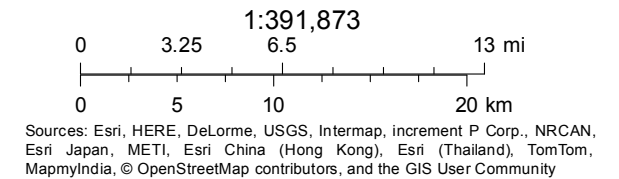
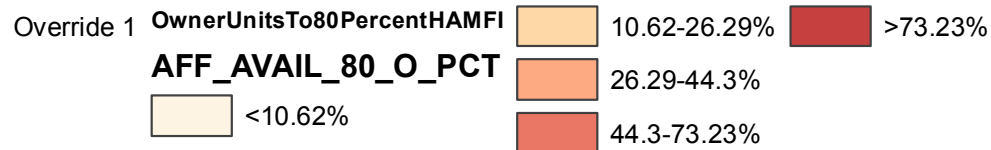
0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

# Pinellas County - Owner Units Affordable to 80% AMI

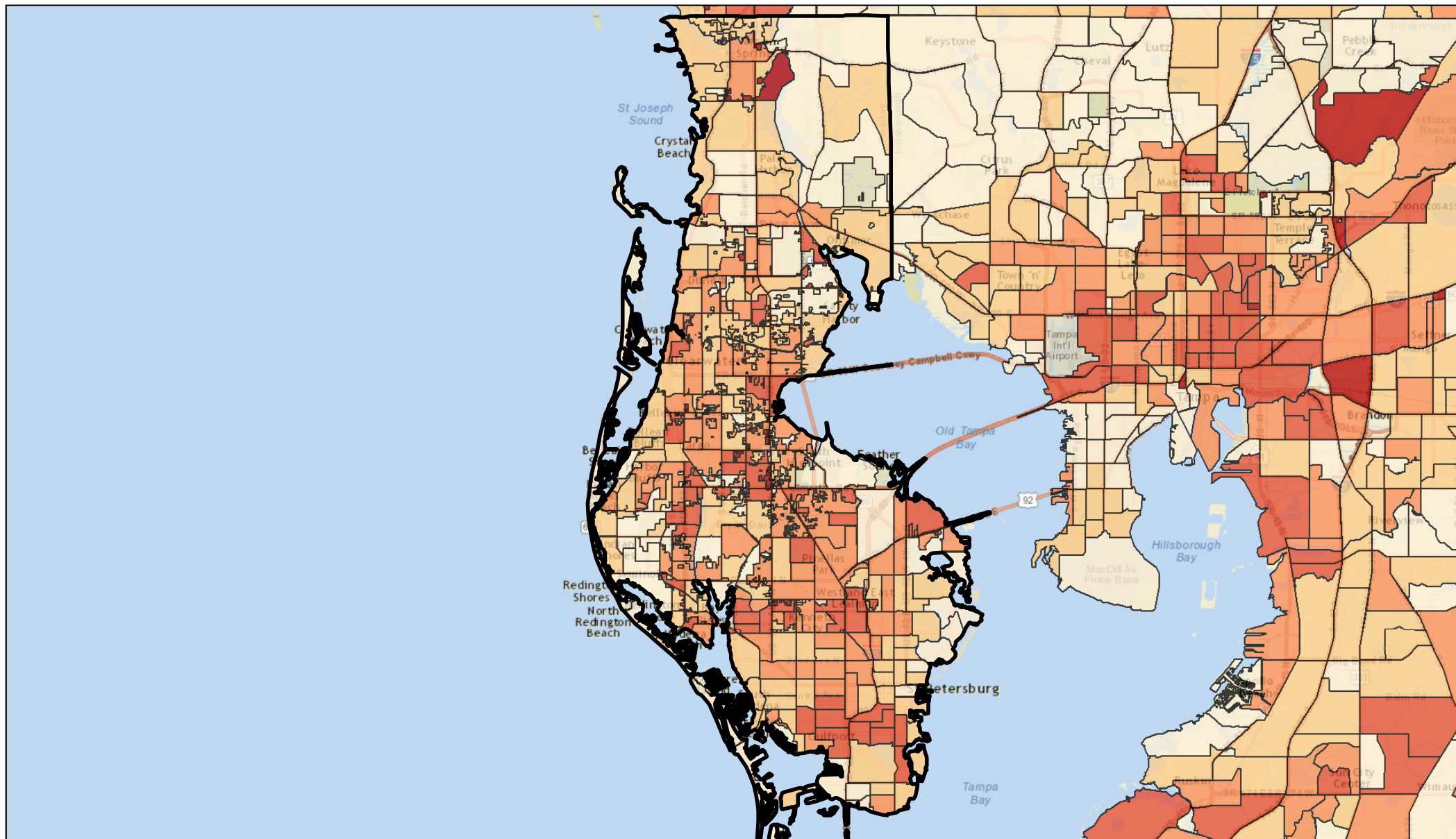


April 22, 2015





# Pinellas County - Owner Units Affordable to 100% AMI



April 22, 2015

Override 1 **OwnerUnitsTo100PercentHAMFI**

	13.57-31.47%		>74.88%
	31.47-49.55%		
	<13.57%		49.55-74.88%

**AFF\_AVAIL\_100\_O\_PCT**

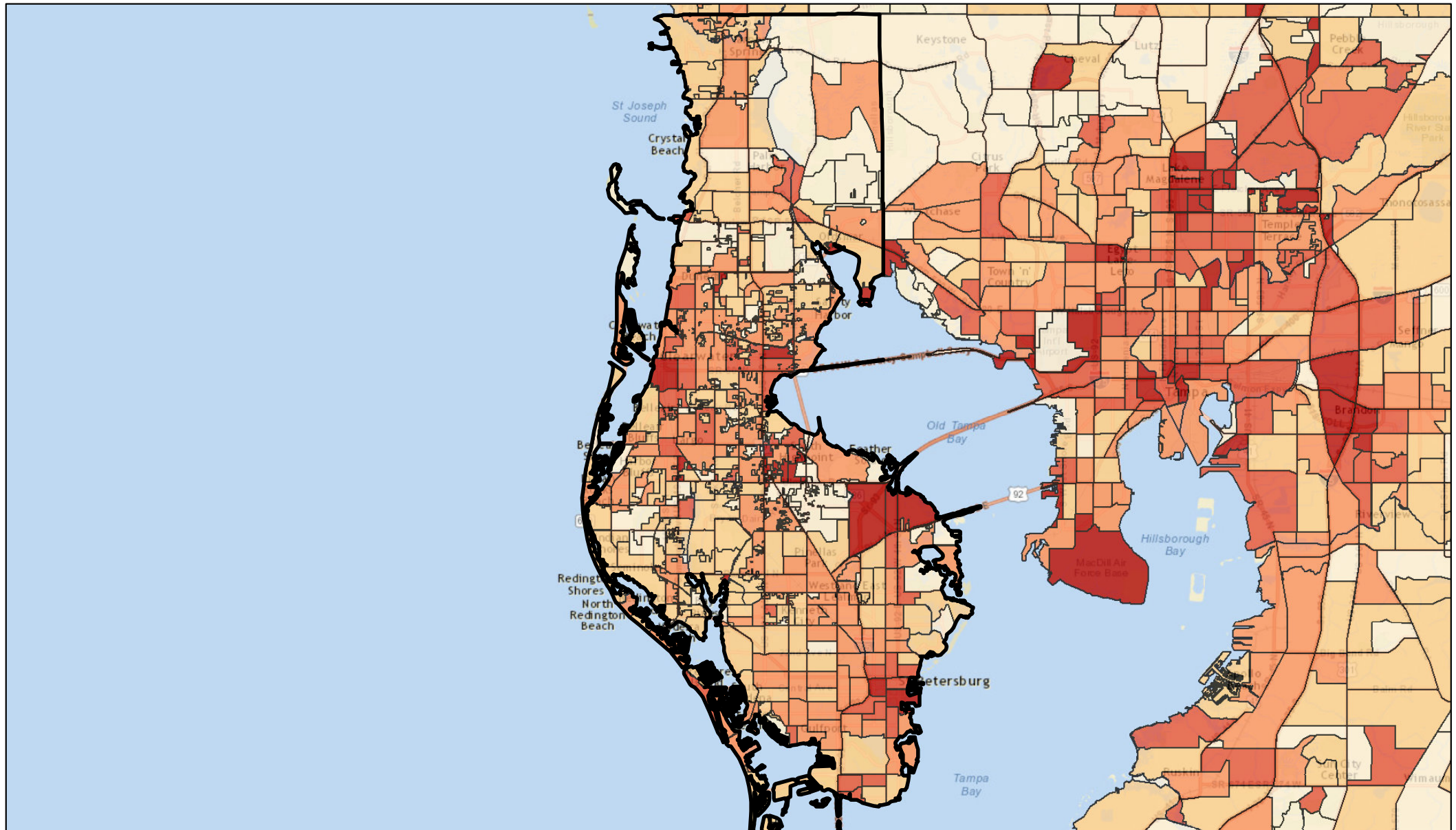
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0 3.25 6.5 13 mi

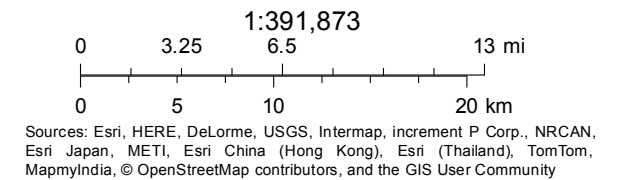
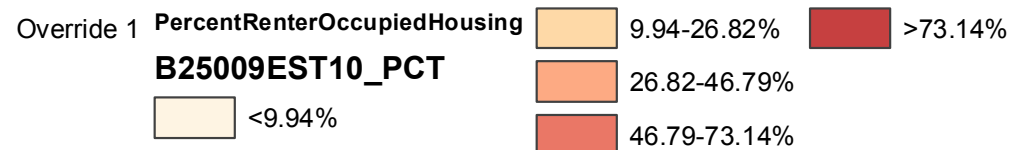
0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

# Pinellas County - % Renter Occupied Housing

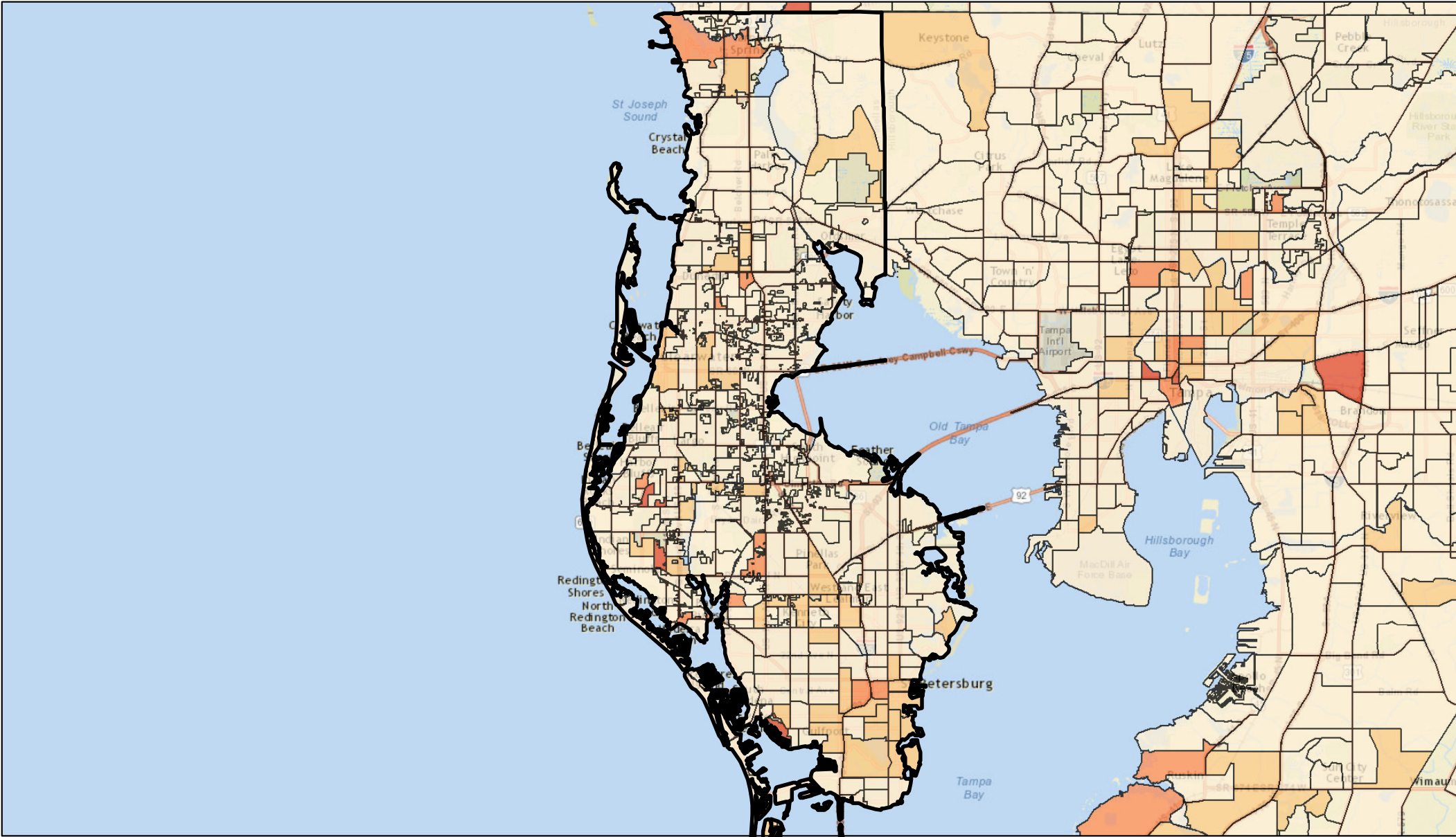


April 22, 2015





Pinellas County - Renter Units Affordable to 30% AMI



April 22, 2015

Override 1

RenterUnitsTo30PercentHAMFI

AFF\_AVAIL\_30\_R\_PCT

<5.59%



5.59-17.48%



17.48-35.4%



35.4-70.91%

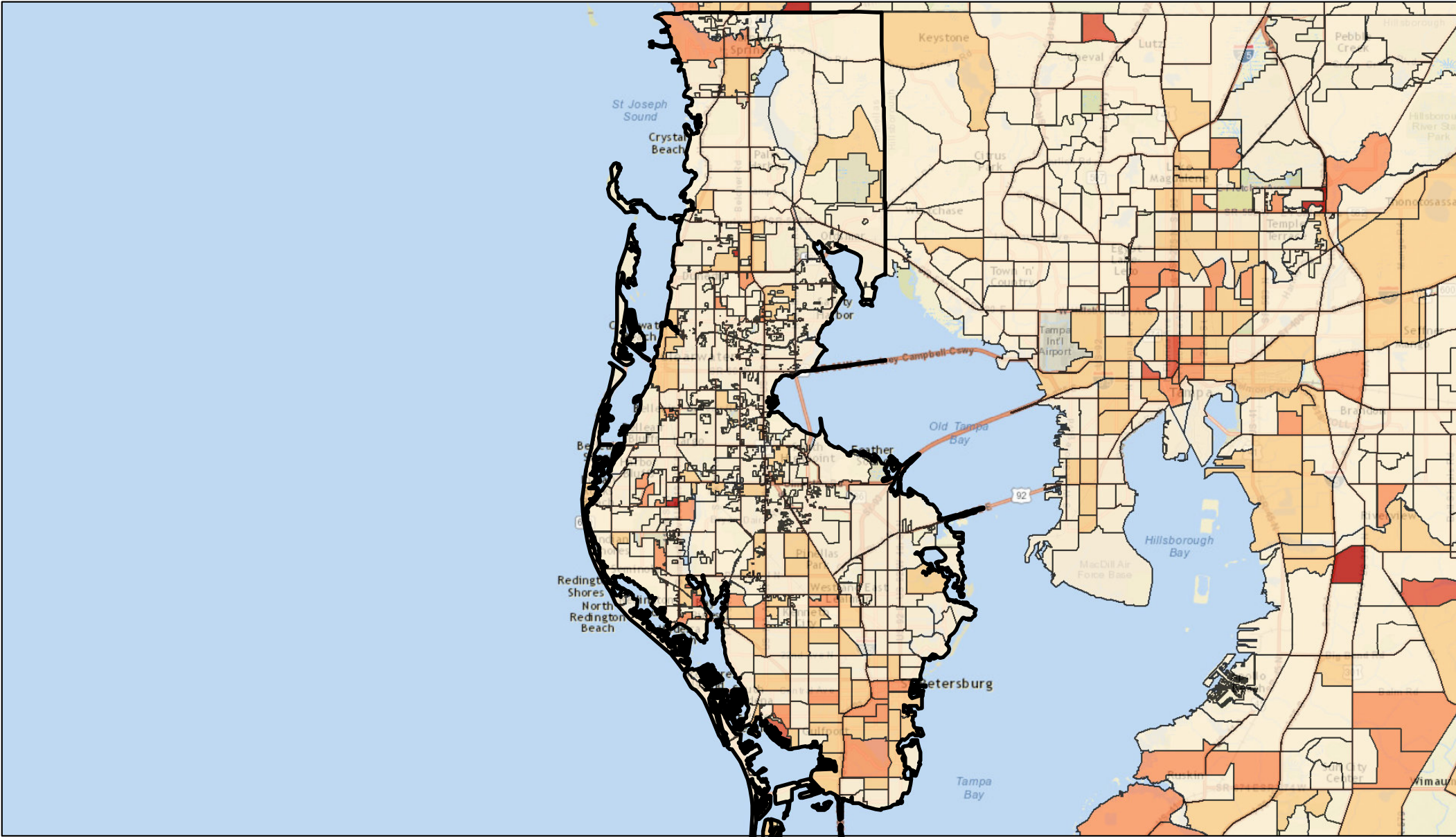
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0 3.25 6.5 13 mi

0 5 10 20 km

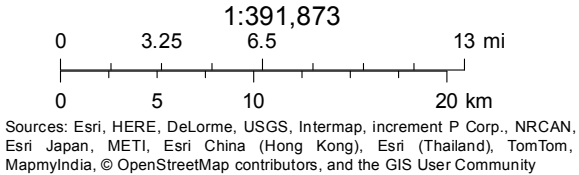
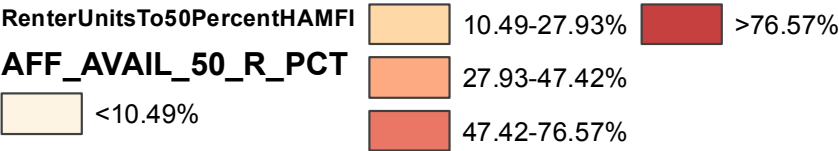
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

# Pinellas County - Renter Units Affordable to 50% AMI



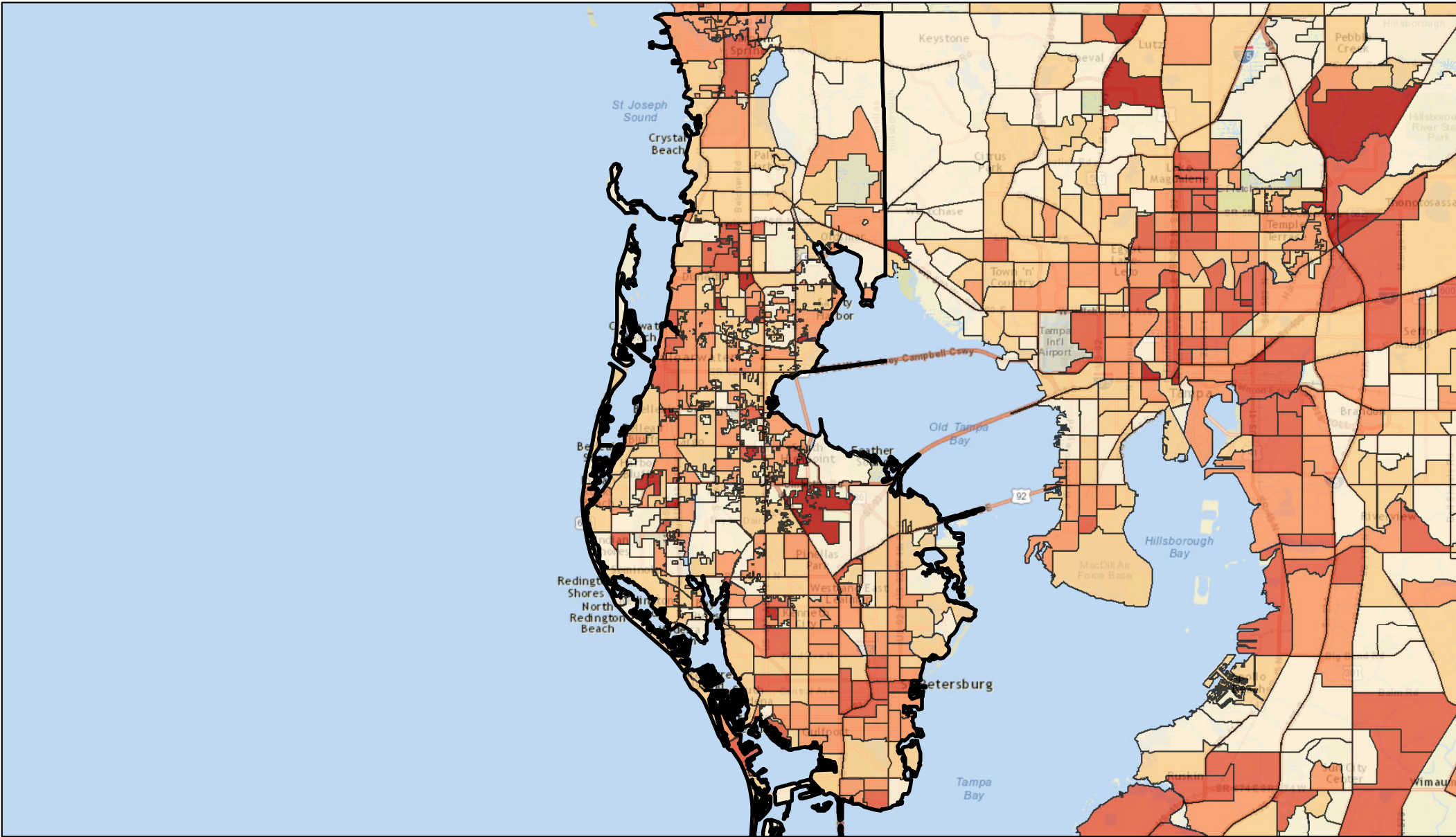
April 22, 2015

Override 1 **RenterUnitsTo50PercentHAMFI**  
**AFF\_AVAIL\_50\_R\_PCT**



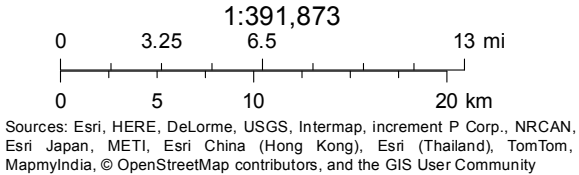
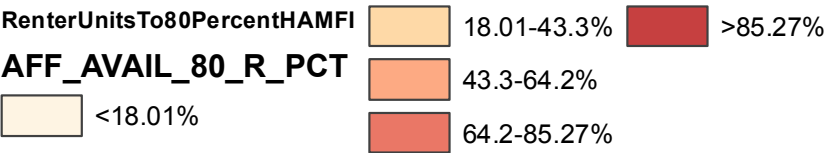


# Pinellas County - Renter Units Affordable to 80% AMI

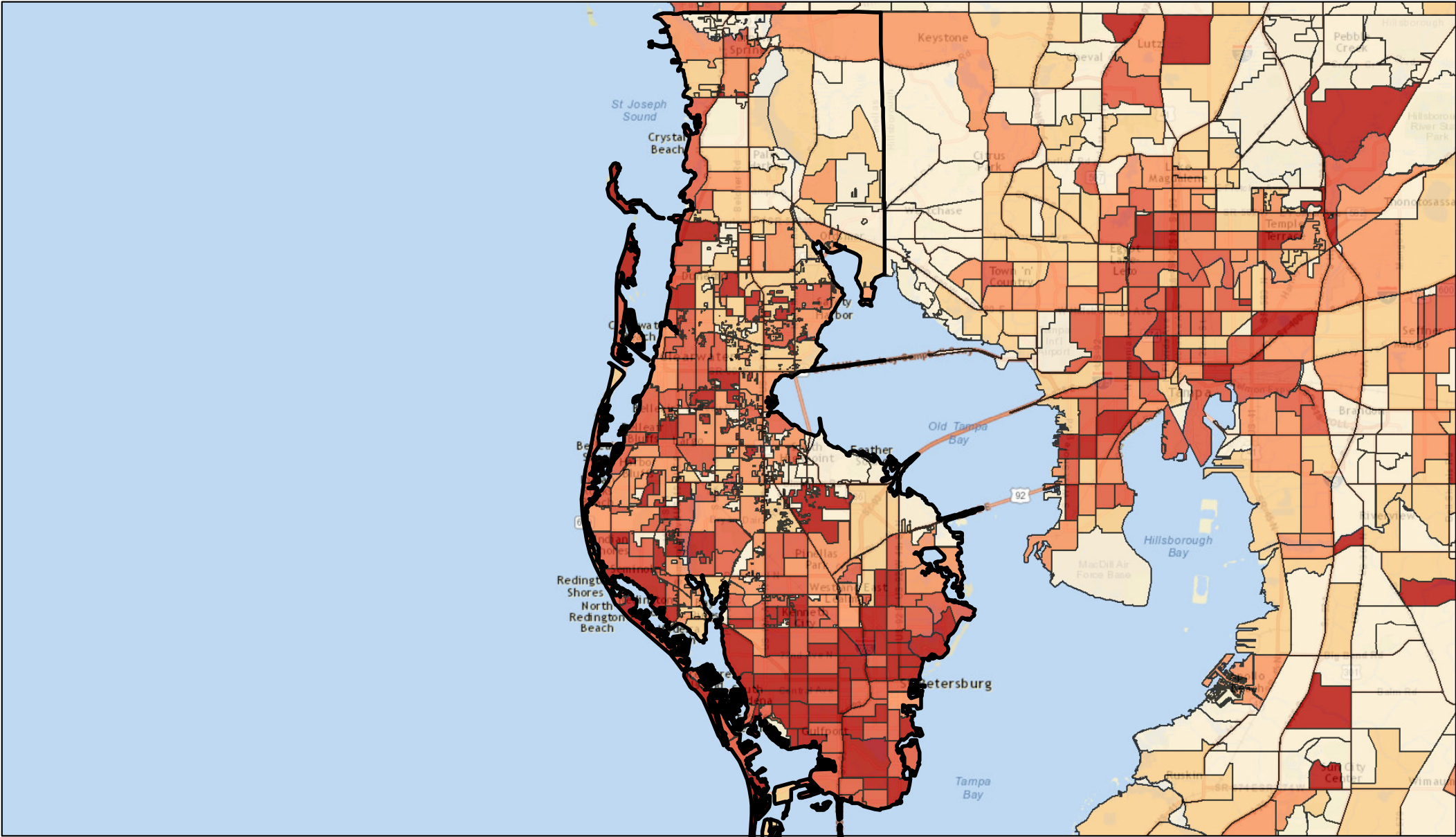


April 22, 2015

Override 1 RenterUnitsTo80PercentHAMFI  
AFF\_AVAIL\_80\_R\_PCT

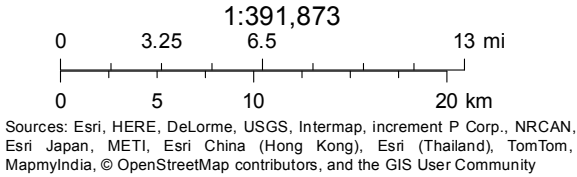
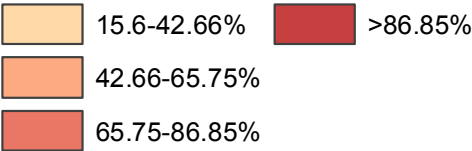


Pinellas County - % Rental Housing Built Before 1980



April 22, 2015

Override 1 RentalHousingBuiltBefore1980  
**B25036\_RENT\_80MINUS\_PCT**  
    <15.6%



## **ATTACHMENTS**

**CITY OF LARGO**



## Application for Federal Assistance SF-424

**\* 1. Type of Submission:**

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

**\* 2. Type of Application:**

- ☒ New  
☐ Continuation  
☐ Revision

**\* If Revision, select appropriate letter(s):**

**\* Other (Specify):**

**\* 3. Date Received:**

**4. Applicant Identifier:**

**5a. Federal Entity Identifier:**

**5b. Federal Award Identifier:**

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

**\* a. Legal Name:**

CITY OF LARGO

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

59-6000360

**\* c. Organizational DUNS:**

07-921-0803

**d. Address:**

**\* Street1:**

201 HIGHLAND AVENUE

**Street2:**

**\* City:**

LARGO

**County/Parish:**

**\* State:**

FL: Florida

**Province:**

**\* Country:**

USA: UNITED STATES

**\* Zip / Postal Code:**

33770

**e. Organizational Unit:**

**Department Name:**

COMMUNITY DEVELOPMENT

**Division Name:**

HOUSING DIVISION

**f. Name and contact information of person to be contacted on matters involving this application:**

**Prefix:**

Ms.

**\* First Name:**

MISTY

**Middle Name:**

M

**\* Last Name:**

BORSETTO

**Suffix:**

**Title:**

HOUSING GRANT SPECIALIST

**Organizational Affiliation:**

**\* Telephone Number:**

727-586-7489 EXT. 7212

**Fax Number:**

727-587-6765

**\* Email:**

MBORSETT@LARGO.COM

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

U.S DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

### 11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

### \* 12. Funding Opportunity Number:

\* Title:

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

CITY OF LARGO & PUBLIC FACILITIES IN  
SURROUNDING JURISDICTIONS.

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

CDBG PROGRAM

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant

10

\* b. Program/Project

10

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

10/01/2015

\* b. End Date:

09/30/2016

**18. Estimated Funding (\$):**

\* a. Federal

CDBG 433,741

\* b. Applicant

\* c. State

\* d. Local

\* e. Other

\* f. Program Income

ESTIMATED 182,000

\* g. TOTAL

\$615,741

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐

a. This application was made available to the State under the Executive Order 12372 Process for review on

☐

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒

c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐

Yes

☒

No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:

MR

\* First Name:

NORTON

Middle Name:

\* Last Name:

CRAIG

Suffix:

\* Title:

CITY MANAGER

\* Telephone Number:

727-586-7346

Fax Number:

727-587-6703

\* Email:

NCRAIG@LARGO.COM

\* Signature of Authorized Representative:



\* Date Signed:

8/5/15



## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing --** The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan --** It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Anti-Lobbying --** To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction --** The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan --** The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3 --** It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



Signature/Authorized Official

8/5/15

Date

## Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation --** It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan --** Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan --** It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds --** It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) \_\_\_\_\_, \_\_\_\_\_ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force --** It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws --** The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint --** Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

**Compliance with Laws --** It will comply with applicable laws.

Norton Craig  
Signature/Authorized Official

8/5/15  
Date

City Manager  
Title

**OPTIONAL CERTIFICATION  
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title



## Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

**Major rehabilitation/conversion** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services ( including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

**Matching Funds** – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

**Discharge Policy** – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

---

Signature/Authorized Official

---

Date

---

Title

## HOPWA Certifications

The HOPWA grantee certifies that:

**Activities --** Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building --** Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

---

Signature/Authorized Official

---

Date

---

Title



## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING:**

#### **A. Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

## **CITIZEN INPUT/PUBLIC COMMENT**

**Public Hearing Minutes**  
**January 29, 2015**  
**Pinellas County, Florida**  
**Performance in 2013-2014**  
**Housing and Community Development Needs**

**Brook Gajan – Community Development and Planning, Pinellas County**

The Five Year Action Plan sets benchmarks and outcomes for the plan year, by identifying housing and community development needs for Pinellas County in a five-year period. There is also a One-Year Annual Action Plan which identifies the projects and activities to be funding within a one-year period to facilitate meeting the five-year goals. One requirement of the citizen participation process of the Plan is to hold a public hearing, providing an update on the performance for the previous fiscal year, and also to receive input for the needs in the community.

The Five-Year Plan covers federal housing grants: the Community Development Block Grant (CDBG) provides communities with resources to address a wide range of unique community development needs; the Home Investment Partnership Program (HOME) funds activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership, or providing direct rental assistance to low-income people; and the Emergency Solutions Grant (ESG) for homelessness prevention.

The County uses the Community Development Block Grant (CDBG) to fund community development and housing needs. Funds can be used essentially to serve or meet three (3) national objectives using CDBG funding: 1) to serve low-moderate income households, 2) prevent slum and blight, and/or 3) meet an urgent need in the community. Seventy percent (70%) of the CDBG funds each year must go toward activities for low-moderate income household needs.

The HOME Investment Partnership program is designed specifically to create or preserve affordable housing. If the funding builds housing units, it must produce an affordable housing unit. Funding may be used for acquisition, new construction, rehabilitation of existing units, or provide down payment assistance promoting home ownership. All of these are for homeowner units or rental units, with the exception of down payment assistance.

Emergency Solutions Grant (ESG) funding are dollars that the County receives. As some of you may know, the shift in ESG focus a couple of years ago is on homelessness prevention and re-housing of those experiencing homelessness.

Some background information on why we are here and what we do is contained in the packet for the last completed fiscal year (FY2013-14) which identifies the County's expenditure of grant funds. The first sheet reflects how the County used the CDBG funds; as you can see twenty percent of the funding is for administration of the program. You are allowed to use up to fifteen percent of your funding for public service activities (e.g. operations, salaries, etc.). You can see we are at twelve and a half percent; we budget for fifteen percent. Besides being based upon fifteen percent of the entitlement, it is also based on program income. When we do the budgeting, when we determine which activities are to be funded, we don't know how much program income we are going to receive. We budget out to fifteen percent of what we anticipate

receiving, sometimes we don't always end up using fifteen percent. As you can see, it was about twelve and a half percent for public services. Of the Community Development Block Grant (CDBG) funds, eight and a half percent funds housing programs (e.g. homeowner rehab, down payment assistance, etc), site improvements, and demolition. Site improvements go along with the housing programs, but the demolition program is for the elimination of slum/blight, because that corresponds with one of the national objectives. Public works and facilities is the largest part of what we do with our funding. This is the funding for agencies to rehab existing facilities that serve clients with low-moderate income or special needs households; it could also be for acquisition of facilities, or for the plan and design of future new construction or rehab of facilities. Public works dollars are used for infrastructure improvements in the County's special or targeted areas. We currently have two active neighborhood revitalization strategy areas (Dansville and the Greater Ridgecrest Area), and several local designated target areas (i.e. Lealman, Tarpon Springs, and High Point). Also under the public works and facilities is funding we give to cooperating cities to work with infrastructure improvements or other activities that eliminate slum and blight in designated slum/blight areas in those cities. The miscellaneous is for budgeted contingencies, in the event that our budgeted costs run over on projects.

The next sheet provides an overview of what our accomplishments were during FY2013-14 using for housing all of our available funding sources. As you can see, we helped produced two hundred and ninety-one units of affordable housing; between the county's grant funds, state funds and local housing trust funds, there was \$12.2M expended which brought into the community \$29M of either other types of grant funding, or private dollars from developers, foundations and banks. We also provide housing services, housing counseling for mortgage budgeting classes, and foreclosure prevention classes. The funding that we recycle back into the community provides more affordable housing units or other types of assistance. The County's current loan mortgage portfolio has 1,601 loans that have a value of \$73M. Over the course of these 30 years loans, these funds will come back into the community. Some will go away, some will be added. We continuously recycle funds back into the community. Last year, we generated \$3M in program income.

The next sheet shows specifically how we use our federal HOME dollars, without using other funding sources to fund our activities. Several activities were completed that receive \$5.7M in funding and created fifty-five units of affordable housing in the community. We have quite a few projects that are currently underway. Housing projects typically take a long time to build and rehabilitations can span years. We report on those projects once they are complete and leased to tenants. We have additional projects that will produce sixty-seven additional affordable housing units. With ESG program funding, we spent \$218,000 on sixty-six households, providing financial assistance and rental assistance to prevent evictions due to a qualifying events, such as a loss of employment or a medical/health condition, or we provided funding to get them into new units. The map shows the main CDBG funded activities in FY2013-14 and where they are located throughout the county.

On the last page is a comment sheet. We are going to have a comment period, however if you don't feel like speaking, please provide your comments on the form.

The FY2015-16 advertisement for Notice of Funding Availability (NOFA) was in the paper today; applications are also available on our website. The applications are due on Friday, February 27<sup>th</sup>, 2015 at 4:30 p.m. The front doors of the 440 Court Street building will automatically lock at 4:30 p.m., which is why we have adjusted the submission time, not the normal 5:00 p.m. to which you are accustomed.

Funding levels for FY2015-16 are uncertain. We will go through our process, select and budget for activities based upon funding levels received in FY2014-15. For CDBG funds, we received \$2,422,408.00, HOME funds are \$1,072,975.00, and ESG funds are \$204,549.00. We try to monitor at the legislative level to identify projections for funding sources for the year. The National Association of County Community and Economic Development (NACCED) has updated that they are looking at a potential nationwide \$30M decrease of CDBG funding and a \$100M HOME program reduction from last year. The effect it may have remains unclear. Each year they use formulas regarding population and levels of poverty, etc., to determine each year's allocations. We may see a slight reduction in funds.

This year we are looking to fund the same types of activities that we have done in the past. In our process so far, from our Five-Year plan, from the Public Outreach Forum in October 2014, and from the surveys we've conducted, we have not identified a shift in priorities for the next five years, however, we are asking for your input tonight. We are looking to fund public facilities improvement activities again, projects that serve low-moderate income households and special needs households or persons. We will have the service and operation applications again this year, limited to fifteen percent of our entitlement amount and a little bit extra for the generated program income. For the cities, we will be accepting public infrastructure activities for the Community Redevelopment Areas (CRA) for the projects that eliminate or help to prevent the slum and blight. For the housing activities, that cycle is an open cycle and a continuous process. The application is always available on our website and can be turned in at any time. Even though we will be setting aside some monies for our housing programs, we identify a pot of money, and not the projects, so as the applications come in they get identified.

The applications are currently available on our website, [www.pinellascounty.org/community](http://www.pinellascounty.org/community). If you have any issues with the non-fillable PDF documents on the website, "fillable" Word applications are available by request. Please call or email to request. The contact information is available on your comment sheet.

Again, February 27<sup>th</sup>, 2015 at 4:30 p.m. are when the applications are due. Now we will take comments about needs or questions regarding applications:

**Tammy Hillier – City of Pinellas Park**

*On the HOME Investment Partnership program, are acquisition dollars a part of that program or am I incorrect?*

**Brook Gajan – Community Development and Planning, Pinellas County**

You can use dollars for acquisition as long as through that you pay for acquisition of a development of housing units, but you have to do either the rehabs or construction. If there is no work that needs to be done, you can do just acquisition. So, yes, you can do acquisition.

**Tammy Hillier – City of Pinellas Park**

*Does development and planning have to be in place before the application is submitted for acquisition dollars?  
Or at least a great percentage of development and planning?*

**Brook Gajan – Community Development and Planning, Pinellas County**

For housing activities, the application asks for a lot of information. Your development plan has to be identified and ready. Where is the funding coming from? What you are asking for? What is the development going to entail as far as what you need the funding for? There are a lot of questions that will be asked, so you will need

to have the majority of information defined. The application is detailed to address these areas. You will need a proforma, with all of the costs and sources of funding, firm commitments; the plans, specifications, and construction costs must be together. There is also a time period from when you acquire it to when you need to be in service.

**Tammy Hillier – City of Pinellas Park**

*That is what we were expecting as an answer. We are a municipality. Would the area to be developed have to fall within the CRA?*

**Brook Gajan – Community Development and Planning, Pinellas County**

For housing activities, no, because with HOME funding, your development is going to be restricted. You will need to have a certain number of units set aside as HOME units. Those HOME units are going to meet the requirements of serving the right income population. Your other types of activities have to be in the CRA because it is a designated area that was identified, meeting the definition of slum/blight. That's the reason that we can do the activities in those areas. Housing is outside of that.

**Jerry Spilatro – Community Service Foundation**

*In regards to the ESG, there are three agencies using those funds now. Will those contracts be renewed on October 1, 2015, or is there a multi-year contract with them? Is there the possibility that other agencies will be able to participate in that?*

**Cheryl Reed – Community Development and Planning, Pinellas County**

The ESG program was not done on an RFQ but the agencies were competitively selected. If there is interest from other agencies for using those dollars, we would be very interested in speaking to them.

**David Archie – City of Tarpon Springs**

*Looking at the Tarpon area, if they were to build or expand in the Tarpon neighborhood, those funds would come out of the public works and facilities? Is there a certain amount of money for that? Would there be just one application?*

**Brook Gajan – Community Development and Planning, Pinellas County**

It really depends on the type of activity, who the project sponsor is, and where it is located. For the City of Tarpon Springs, if the project is an infrastructure type of activity, or an activity that meets your CRA designation of slum/blight, and there were some....(interruption)

**David Archie – City of Tarpon Springs**

*This is not for the CRA, this would not be for the City of Tarpon Springs. This would be for a non-profit organization, a 501(c)(3). We've done some things with CDBG funds in the past, I'm just asking in terms of the likelihood of doing something as far as building or expanding a facility that serves that low-moderate income. Are dollars set aside for that? Or is it an open process, where the CDBG is concerned? I know that you said, or I believe that you said, that 43% of the money was spent was utilized in that area.*

**Brook Gajan – Community Development and Planning, Pinellas County**

The majority of the funding does get spent doing public facility improvements or infrastructure projects. The public facility improvements, like the public facility expansion that you are asking about, are because those are

the activities that are going to go toward meeting that seventy percent requirement of serving low-moderate income households. Tarpon Springs has several HUD defined low-moderate income areas. Therefore, projects within those areas are going to qualify for CDBG funding. There is no limit on the amount of funding for public facility improvements as far as the budget goes overall. When applications come in, there is a scoring and selection process. It is hard to say how much funding is available for public facilities improvements or infrastructure without actually seeing what types of applications we receive. I could say we are going to do \$1M in public facilities, but we may not get \$1M in requests. We may get \$2M in requests. But for what you are asking, the big bucket, no limit, per project, depending on what it is and the time line, we tend to limit \$300,000 per project. But again, we could do projects in phases, help fund the design and architectural plans in the first year's funding, and then do the actual construction in the next year. So there are some things that we can do.

**David Archie – City of Tarpon Springs**

*Should we structure the application to address phases?*

**Brook Gajan – Community Development and Planning, Pinellas County**

Yes, if you know, based on your design and planning. We are going to ask for the construction schedule. We are required to meet CDBG timeliness, where we have to expend a certain amount of dollars before a certain date, which comes on July 31<sup>st</sup>. We need to have a schedule to see how quickly projects are going to move along, and to see how quickly monies will be expended, so that we make sure we meet those timeliness requirements. It would serve you if you know your project is going to take more than a year to structure an application in multiple phases, to show that there may be two or three phases for the completion of the project. For example, this is Phase One, and this is what we are asking for funding for the project for this year; this is Phase Two, and this is what we are anticipating asking for Phase Two next year, and this is what it will entail. Et cetera, et cetera.

**Jerry Spilatro – Community Service Foundation**

*Please provide presentation on what might be grant dollars versus what might be loan dollars. In my mind, let's say it is our office and we want to do something to our community foundation office, is there an opportunity that it might be a grant? If it is making repairs or something like that? But if we are doing something to our apartments, I understand that's the application process for a rehab, that would most likely be a low interest loan?*

**Brook Gajan – Community Development and Planning, Pinellas County**

Yes. The majority of the CDBG funding is grants. Maybe not if we are using CDBG to do a type of housing activity. Most housing activities are going to be structured as a loan; it could be a deferred loan with variable deferrals. Most housing activities, regardless of the funding source, are going to be loans versus grants. Most public facilities improvement applications for CDBG funding are grants. There's land use restrictions that you are required to execute that restricts the use of the land for a certain number of years depending on how much funding you receive.

**Jerry Spilatro – Community Service Foundation**

*Are you talking about the apartments?*

**Brook Gajan – Community Development and Planning, Pinellas County**

No, this would be for facility improvements. The CDBG has a reversion of assets requirement if we provide more than \$25,000 for an acquisition or construction type activity. We have to restrict the use of the property for five years so that the activities run out of that facility serves low-moderate income households or whatever identified beneficiary or demographic for a five year period. We have a scale that adds years depending on the dollar amounts. Those restrictions are placed upon the property and recorded in the official Board Records. If something was to happen and you were unable to meet the time requirement, then there are some repayment requirements for non-compliance. But if you are doing facility improvements and using the property for the allotted restricted time, it is just a grant.

**Jerry Spilatro – Community Service Foundation**

*Does it matter if the project is within the city limits of Clearwater?*

**Brook Gajan – Community Development and Planning, Pinellas County**

For projects that are located in the cities of Clearwater, Largo and St. Petersburg, we are going to ask two things: that you apply with those cities as well to do a joint funding of the project. We are also going to want to see a cross-section of clients served in unincorporated Pinellas County or other cooperating cities. That is because the City of Clearwater gets their own CDBG funding, as does the City of Largo and the City of St. Petersburg. So they should be funding activities that are within their city limits that are serving their residents. But we will fund joint activities.

**Kathy Russell – TLC Companion Care/CHORES**

*As always, I wanted to mention that we need to continue looking at the elderly in Pinellas County. The number of elderly over age 60 has increased in the community. I just wanted to emphasize that.*

**Brook Gajan – Community Development and Planning, Pinellas County**

That is what we are looking for because we need to know if there is a need in the community that we are not addressing that can be addressed.

**Anthony Jones – Contemporary Housing Alternatives of Florida**

*I am currently a Board Member with Contemporary Housing Alternatives of Florida. We have a long relationship with the County. We have five hundred and fifty-three units of affordable housing, most of them permanent affordable housing, mostly in Lealman and High Point. We are really interested in doing more - turning those communities around with a focus on helping these areas become more self-sufficient. I know the County already knows that. We just want to say that we are supportive of anything you can do to make Lealman and High Point better communities. We are also really supportive of the concept of a CRA, or something, to really bring some resources into these communities because it is sorely needed. Lealman and High Point need a recreation center and library. It is a healthcare desert, green space desert, a food desert, and a pharmacy desert. We think these are real needs and we wanted to make sure we conveyed that. We are thankful for the County being partners in the process. We are also partners in the process and we want to move forward with that.*

**Anthony Jones – Bright Community Trust**

*I encourage you to recognize that the affordable housing need has increased. Recent studies show that people who work are barely able to survive. We think that permanent affordability is something that we should be*



*looking into, as well as the preservation of the housing that we have out there. Also, a family assistance program to prevent homelessness for those who are hanging on by a thread, who are almost losing their homes is huge, because once that person becomes homeless, it becomes very difficult to get them back into housing.*

**Brook Gajan – Community Development and Planning, Pinellas County**

Let me make a comment about the relationship with Contemporary Housing Alternatives of Florida (CHAF). The County HOME funding has a requirement that fifteen percent of the funding must go toward Community Housing Development Organizations (CHDO), so Contemporary Housing Alternatives is one of the CHDOs partnering with the County to create affordable housing and they get that fifteen percent. CHDOs can apply for that funding but CHAF happens to be the one that applies and qualifies as a CHDO, by meeting all the different criteria.

**Cheryl Reed – Community Development and Planning Unit, Pinellas County**

*I just wanted to give a quick update. Anthony, you mentioned the possibility of a Community Redevelopment Area for the Lealman community. Maggie might be able to share some more details. The Planning Department has already started the research needed to do what is called the Finding of Necessity in order to create, ultimately, the Community Redevelopment Area. So those plans going forward and fortunately, as you know, we have a well of information and data about the Lealman community.*

**Anthony Jones – Bright Community Trust**

*For those that have projects and properties around there, or clients around there, that is really important, because that is a special designation that can really benefit that community. It means that any increased tax collections in that neighborhood will have to go back toward the improvement of that neighborhood. So, it is a real long term source of funding that could be there for 15 years, without having to reapply every year.*

**David Archie – City of Tarpon Springs**

*The City of Tarpon Springs has always had a rich relationship with CDBG. One of the things is that the Tarpon Springs area is one of the five areas designated by the County for high poverty. It is one thing to identify an area, it is another thing to provide solutions for that area and improve it. There are additional services that need to be created in that area, that's why I'm talking about expansion, because without that then it would just be "on the list," continuously identified as an area of high poverty. I'd just like to make sure that the record does show that.*

**Fred Metcalf – City of Gulfport**

*I'd just like to comment about our looking for continued support. The designated CRAs within the county, of which in the City of Gulfport there are two, we are looking to try to get funding in our waterfront redevelopment area which has been identified as an area of slum/blight. If there are other communities looking for those types of funds, we'd like to be supportive of that as well.*

**Lisa Jackson – Gulf Coast Legal Services**

*One of the things that we are concerned about is that the Tampa Bay Area all together, and Florida, is still reeling from foreclosure issues and housing preservation issues, and maintaining the housing that is available. That is one of the things that we have spent a lot of our resources.*

**Caitlin Higgins-Joy – Religious Community Services**

*Echoing what others have said about the affordable housing need, we know overwhelmingly that children who experience homelessness in their youth are much more likely to re-experience homelessness as adults, and making sure we can focus our time and efforts on homeless prevention services and also returning those families to self-sufficiency if they do find themselves in a homeless situation. Of course, they have to have a place to go after that, so you can see just how quickly that it becomes a cycle.*

**Zack White – Homeless Emergency Project**

*This year we have a strong focus on repurposing our community center. It is a 5,000sf community center set to become a state licensed vocational center for residents of the community, as well as residents of Homeless Emergency Project (HEP). In addition to that, we do have some additional land on Holt Avenue that is across from our main service building that we are still brainstorming on how best to utilize. We are struggling with some density issues and things like that, but we are looking to expand some additional housing. It remains to be seen whether it will be family housing or individual permanent housing, but I think regardless of the makeup, it will be permanent housing.*

**Brook Gajan – Community Development and Planning, Pinellas County**

Thank you for coming and providing that input. Again, as a reminder, applications are available now and are due on February 27, 2015 at 4:30 p.m. If you have any questions, please feel free to call. We are always happy to provide technical assistance as you are doing your applications.

**ADJOURN**

**PINELLAS COUNTY COMMUNITY DEVELOPMENT  
PUBLIC HEARING - SIGN IN- SHEET  
JANUARY 29, 2015  
PERFORMANCE/NEEDS ASSESSMENT**

NAME	COMPANY/TITLE	ADDRESS/PHONE	EMAIL
JERRY SPALDING	CSF	925 LAKEVIEW RD CLW 33354	JSPICATRO@ CSFHOMES.ORG
Diana Williams	↓	↓	dwilliams@csfhome.org
Elizabeth Shaw	Gulf Coast JFCS	14041 Icot Blvd, Clearwater, FL	eshaw@gcjcfs.org
Cara Woods	City of Largo	201 Highland Ave Largo, FL	Cwoods@largo.com
Kathleen RUSSELL	Pinellas Opportunity Council - Citone	4039 8th AVE ST PETE 33711	KRUSSELL@pocitors.org
Maggie Mules	Pinellas County Planning Dept	310 Court St CLW	mmules@pinellascounty.org
CLAIRE COHN	YMCA OF THE SUNCOAST	1199 Mincola Cir Palm Harbor FL 34683	ccohn@suncoastymca.org
Caitlin Higgins	RCS - Pres/CEO	503 S. MLK Jr. Ave Clearwater, FL 33766	caitlin.joy@rcspinellas.org
Neil Brichfield	PAL	3755 46 Ave. N. Lecdon FL 33714	pinellaspal1@gmail.com
MARK ESPARZA	PCOTHR	400 S. Fort Harrison Ave. Clearwater, FL	mesparza@co.pinellas.fl.us

PINELLAS COUNTY COMMUNITY DEVELOPMENT  
PUBLIC HEARING - SIGN IN- SHEET  
JANUARY 29, 2015  
PERFORMANCE/NEEDS ASSESSMENT

NAME	COMPANY/TITLE	ADDRESS/PHONE	EMAIL
GEORGE GARCIA	YMCA OF THE SUNCOAST - HIGH POINT BRANCH - EXECUTIVE DIRECTOR	5345 LAUREL PL. CLEARWATER, FL 33760	ggarcia@suncoastymca.org
CARMEN WILSON	Citizens Alliance for Progress	401 E. MILK, JR. DR. TS, FL 34689	carmenawilson@ verizon.net
David Archie	"	"	DOA-chie@verizon.net
Zak White	HEP/ Senior Director of Programs	1120 N. Betty Ln. CL FL 33755 727-442-9041	zacharyw@ethp.org
Adam Robinson	Norstar/Pinnica	3629 MADACA LN	arobinson@pinnica-group.com
VERNON BRYANT	Branch Exec YMCA of the Suncoast Greater Ridgecrest	1801 19th St N Largo, FL 33778	VBRYANT@suncoastymca.org
Sue Nichols	CASA	PO Box 414 St Pete FL 33731	snichols@CASA-sfpet.org
Fred Metcalf	City of Gulfport		fmetcalf@mygulfport.us
MARTIN BINLER	DIRECTIONS FOR LIVING	1437 SOUTH BELCHER RD CLEARWATER, FL 33764	mbinler@directionsforliving.org
Sammy Hillier	Grants Coordinator City of Pinellas Park	6051-78 Avenue, Pinellas Park, 33781 (727) 541-0805 x2312	thillier@pinellas-park.com

**PINELLAS COUNTY COMMUNITY DEVELOPMENT  
PUBLIC HEARING—SIGN IN- SHEET  
JANUARY 29, 2015  
PERFORMANCE/NEEDS ASSESSMENT**

[illegible]

RECEIVED

FEB 03 2015

January 28, 2015

**COMMUNITY  
REVITALIZATION**

Pinellas County Community Development and Planning  
440 Court Street, 2<sup>nd</sup> Floor  
Clearwater, Florida 33756

Attn: Ms. Gajan

RE: Public Hearing Program Performance and Development

Dear Brook Gajan:

Thank you for the invitation to attend the Public Hearing and submit comments regarding the County's performance in meeting its goals and objectives to improve neighborhoods and to provide robust, infrastructure that supports a vibrant growing community.

It has been our experience in working with PCCD that the County has done an outstanding job of representing residents and communities. With PCCD's help, our non-profit organization has been successful with developing 15 communities throughout the County which provides over 500 units of affordable housing. Formed in 1992, Contemporary Housing Alternatives of Florida, Inc. (CHAF) has made significant progress towards our joint goals of meeting the physical, social and psychological needs of this our workforce community.

We urge you to continue and to help us with community improvement; specifically in the Highpoint and Lealman neighborhoods which need ongoing revitalization. We hope, with your guidance and support, to construct additional low and moderate income apartments to this area, add more healthy food coops/stores, intersperse public green space for recreation, provide learning and community centers, increase the availability of quality day care and tutoring, and develop partnerships with local law enforcement for a safer Lealman and Highpoint area.

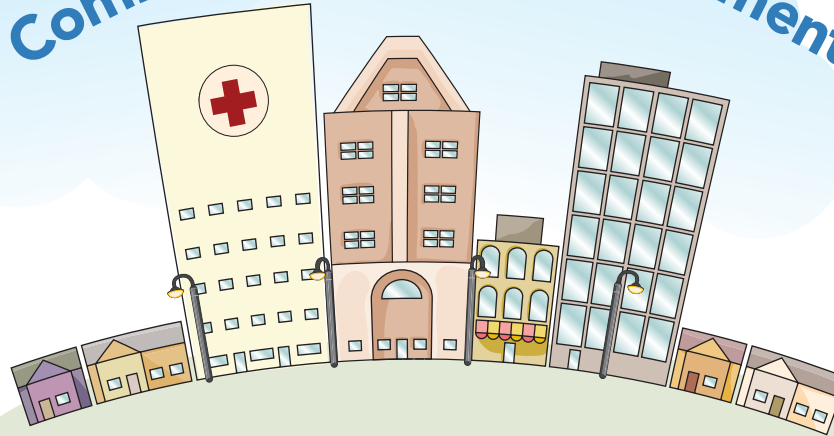
Thank you for your hard work and continued support of the residents of Pinellas County. Please let us know of any way we can be of service.

Sincerely,

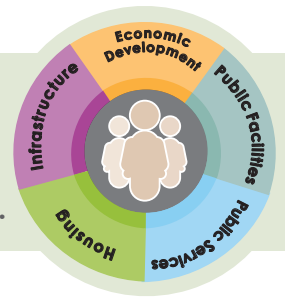


John Carr, President  
Contemporary Housing Alternatives of Florida, Inc.

# Community Needs Assessment



Pinellas County and our community partners  
are **developing a five-year plan** for **community resources** ►  
and value your opinion on what are the most important community needs.



Your input will help decide how money is spent to:

- obtain decent housing
- provide a suitable living environment, and
- expand economic opportunities for low- and moderate-income individuals.

For more information about Pinellas County services and programs, visit [www.pinellascounty.org](http://www.pinellascounty.org),  
now with LiveChat, or create a shortcut to [www.pinellascounty.org/mobile](http://www.pinellascounty.org/mobile) on any smartphone.

Name (optional) \_\_\_\_\_

Street address (optional) \_\_\_\_\_

City and zip code of residence (required) \_\_\_\_\_

Name of organization you represent (if applicable) \_\_\_\_\_

Please identify the area of the county in which you live? (required)

☐ Unincorporated      ☐ City of Largo      ☐ City of Clearwater

☐ Other jurisdiction (please specify ) \_\_\_\_\_

Which city or private company picks up your household garbage? (Please specify)

\_\_\_\_\_

Please send completed assessment to:

**Pinellas County Health & Community Services,  
Community Revitalization Division**

600 Cleveland St., Suite 800  
Clearwater, FL 33755

Phone: (727) 464-8210

Fax: (727) 464-8254

Thank you



Please assist us in prioritizing our community needs.

How important are the following needs on a scale from 1 to 5?  
LOWEST NEED ← 1 2 3 4 5 → HIGHEST NEED



HOUSING	1	2	3	4	5
Affordable ownership housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Owner-occupied housing repair	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Foreclosure prevention counseling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Home buyer assistance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable rental housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Repairs to rental housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for youth aging out of foster care	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for people living with HIV/AIDS	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable ownership housing for veterans	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable rental housing for veterans	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Home repairs/accessibility improvements for veterans with physical disabilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for people with physical disabilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Special needs housing for people with mental health diagnoses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Special needs housing for people with substance abuse disorders	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for ex-offenders	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homeless shelters for women	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homeless shelters for men	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homeless shelters for families	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Shelters for survivors of domestic violence	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Home improvements to prepare for hurricanes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
ECONOMIC DEVELOPMENT	1	2	3	4	5
Training to qualify for jobs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Job creation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retaining/keeping jobs in Pinellas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

YOUR COMMENTS on other housing, economic development, public services, infrastructure and public facilities needs:

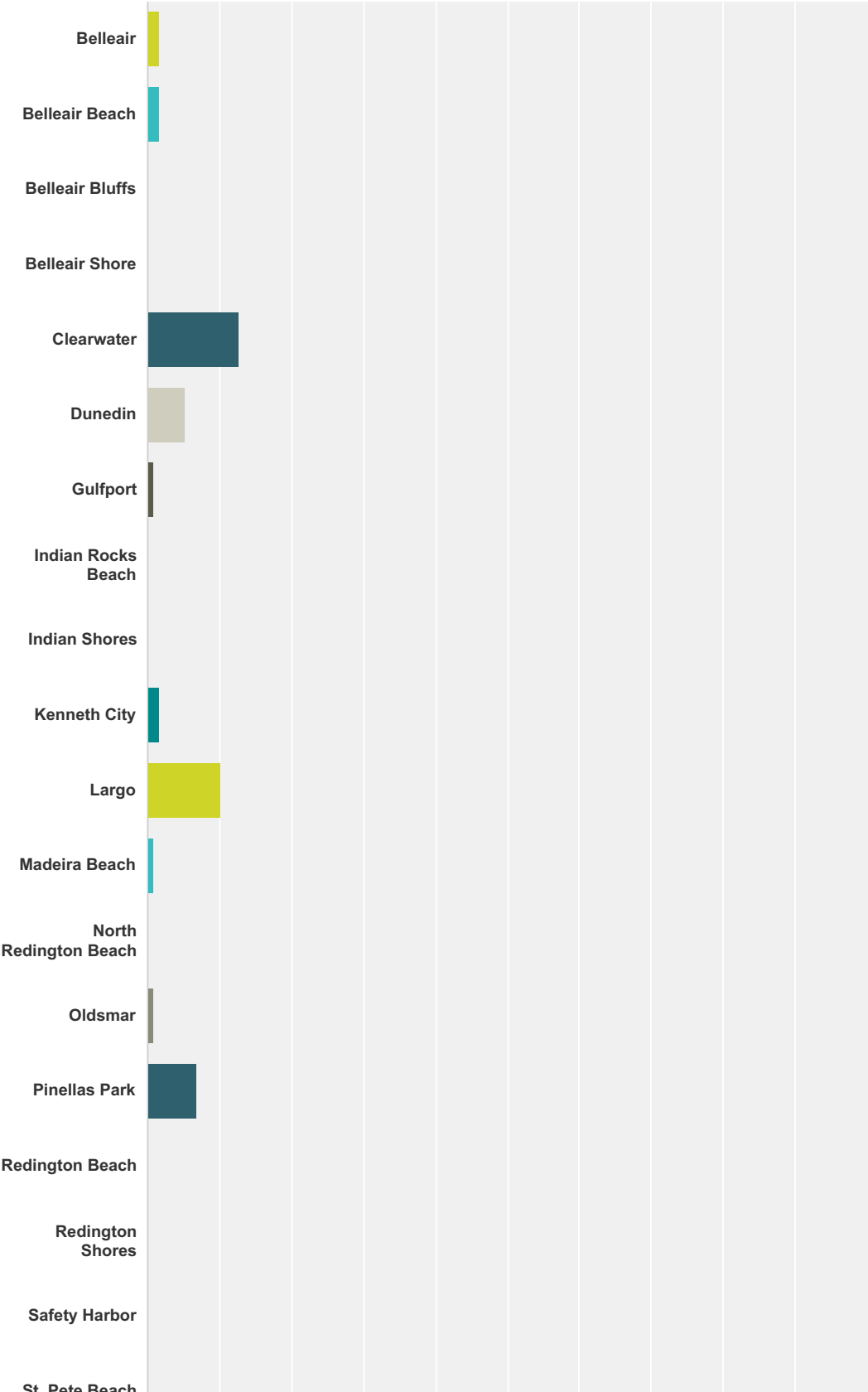
Thank you

PUBLIC FACILITIES	1	2	3	4	5
Senior centers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Youth centers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Childcare centers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Centers for people with special needs/disabilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Park and recreation facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community gardens	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bike/walking paths and trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health care facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neighborhood community centers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homeless facilities (health, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mental health facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
INFRASTRUCTURE	1	2	3	4	5
Drinking water system improvements (pipes, storage tanks, etc. that carry drinking water)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sewer system improvements (pipes, pump stations, etc. that carry sewage to the treatment plant)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Stormwater management system improvements (pipes, culverts, ponds and other facilities that carry and store stormwater)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalk improvements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street improvements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Drainage improvements to stop streets and houses from flooding	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public space accessibility improvements for people with impairments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
PUBLIC SERVICES	1	2	3	4	5
Senior services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Services for people with disabilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Legal services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Youth services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public safety services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Transportation services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Employment/job training services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homeless supportive services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Drug abuse counseling and treatment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Healthy food and nutrition programs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fair Housing activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

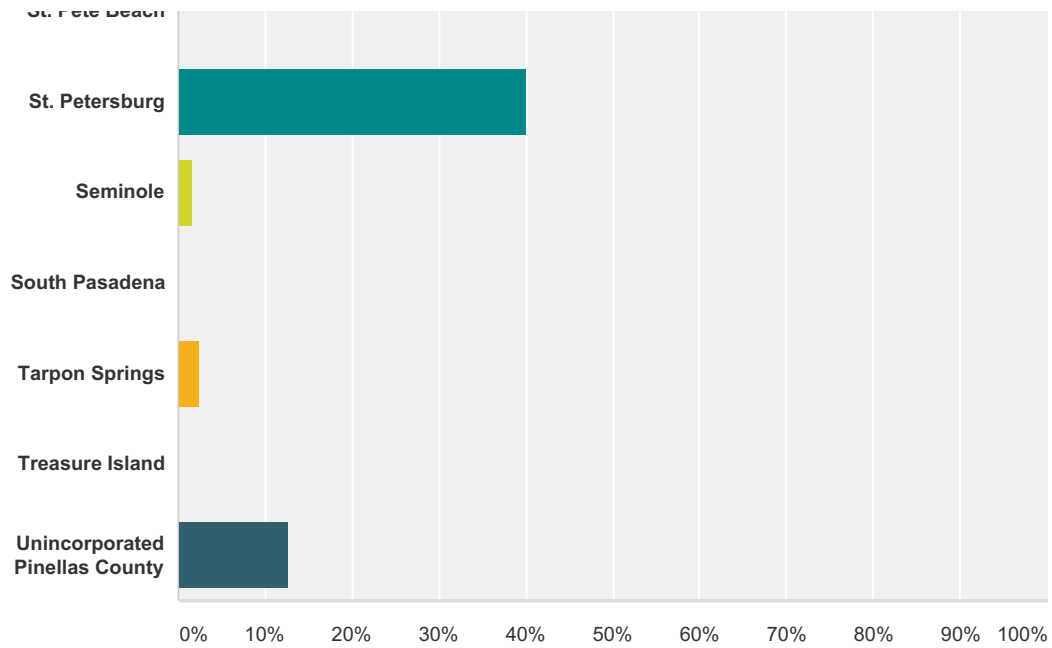


Q3 City of Residence (or unincorporated Pinellas)

Answered: 117 Skipped: 0



## Community Needs Assessment



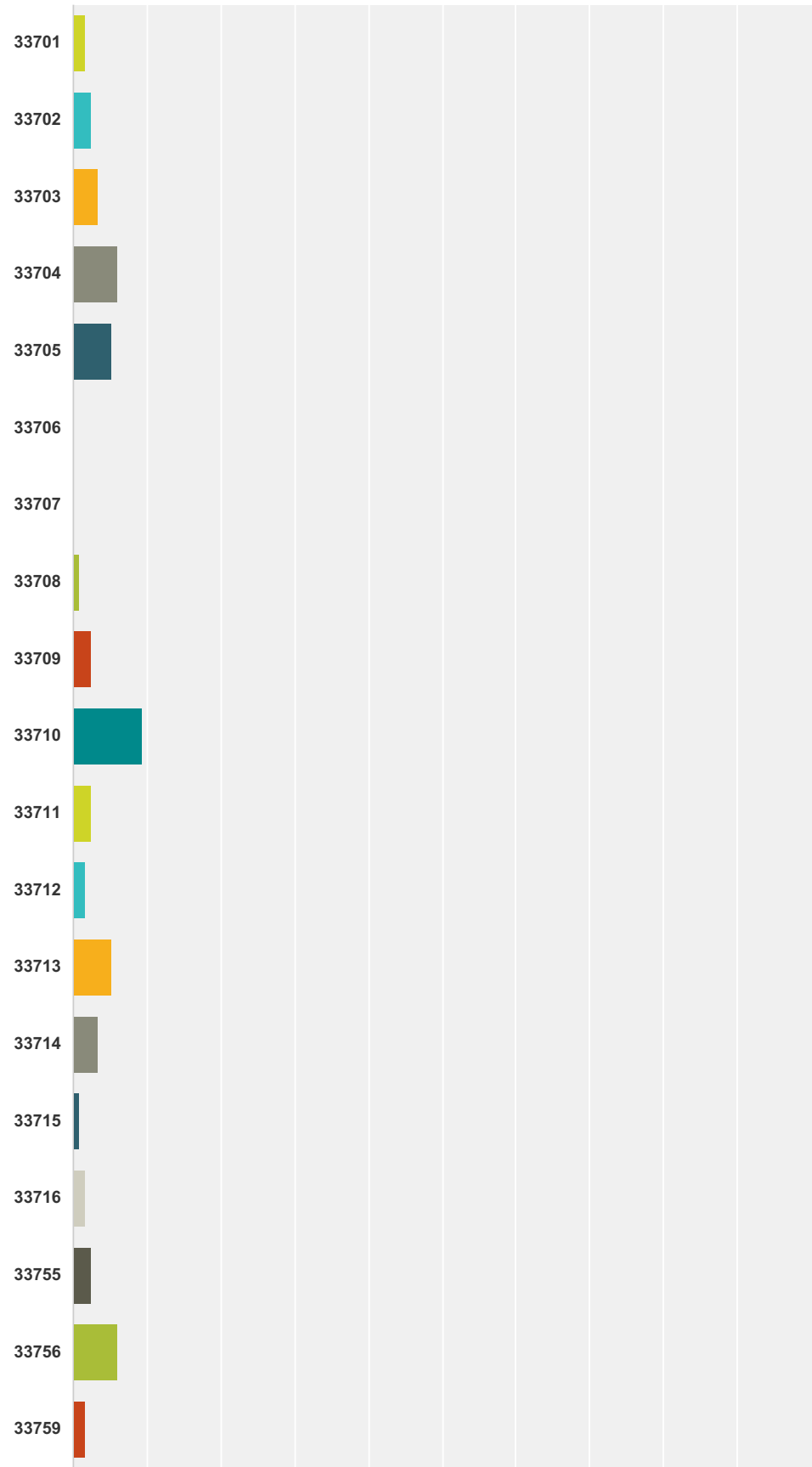
Answer Choices	Responses
Belleair	1.71% 2
Belleair Beach	1.71% 2
Belleair Bluffs	0.00% 0
Belleair Shore	0.00% 0
Clearwater	12.82% 15
Dunedin	5.13% 6
Gulfport	0.85% 1
Indian Rocks Beach	0.00% 0
Indian Shores	0.00% 0
Kenneth City	1.71% 2
Largo	10.26% 12
Madeira Beach	0.85% 1
North Redington Beach	0.00% 0
Oldsmar	0.85% 1
Pinellas Park	6.84% 8
Redington Beach	0.00% 0
Redington Shores	0.00% 0
Safety Harbor	0.00% 0
St. Pete Beach	0.00% 0

## Community Needs Assessment

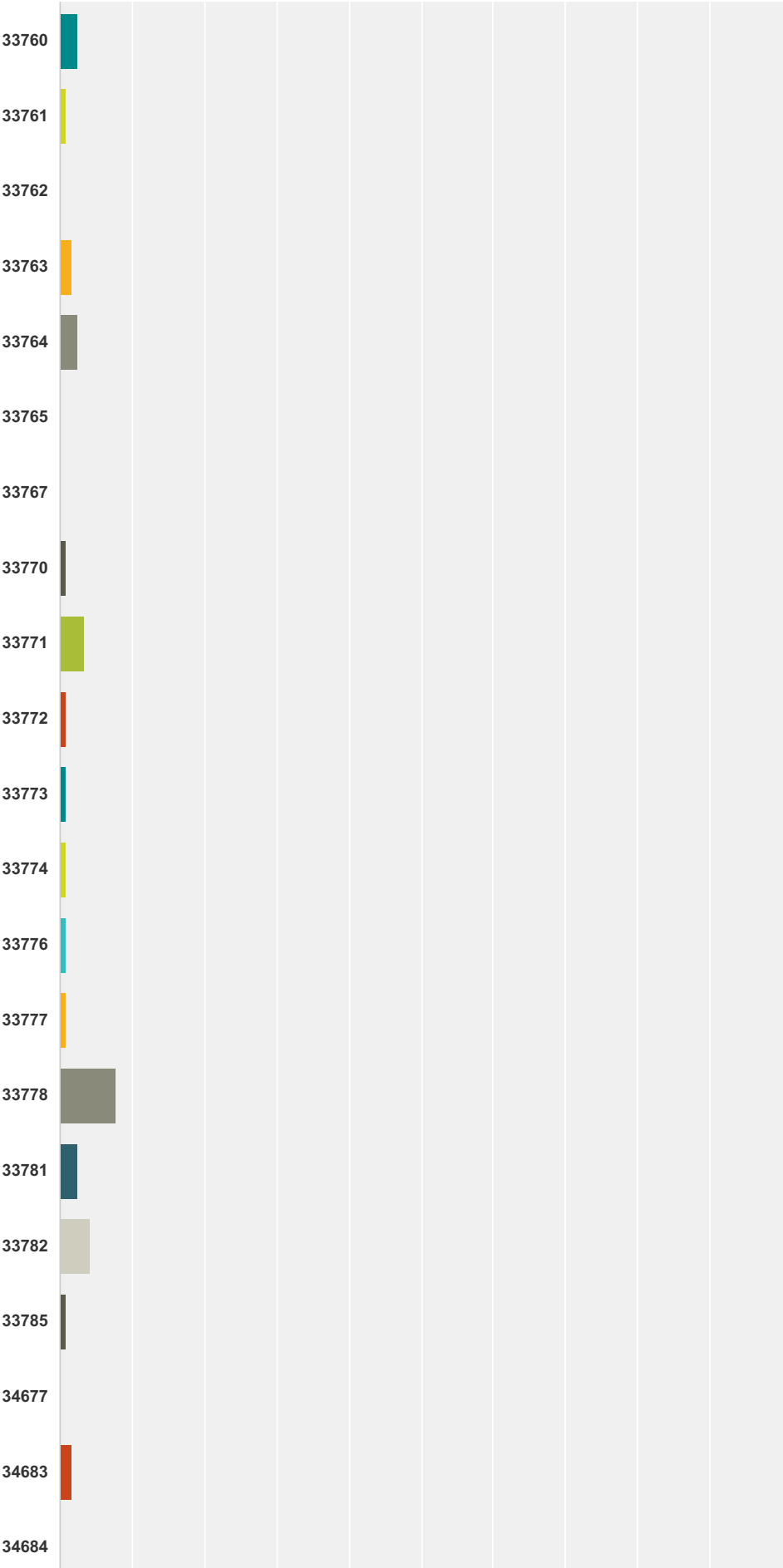
St. Petersburg	40.17%	47
Seminole	1.71%	2
South Pasadena	0.00%	0
Tarpon Springs	2.56%	3
Treasure Island	0.00%	0
Unincorporated Pinellas County	12.82%	15
<b>Total</b>		<b>117</b>

Q4 Zip Code

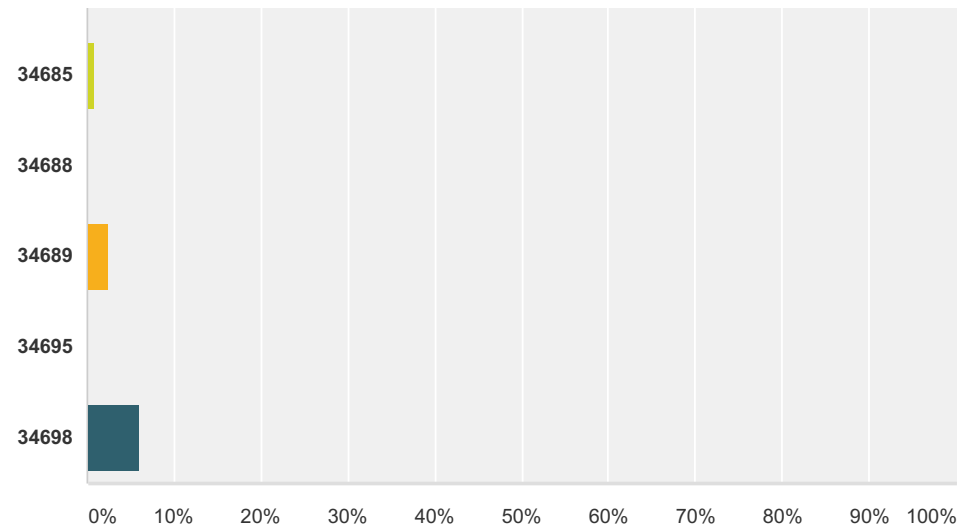
Answered: 117   Skipped: 0



Community Needs Assessment



Community Needs Assessment



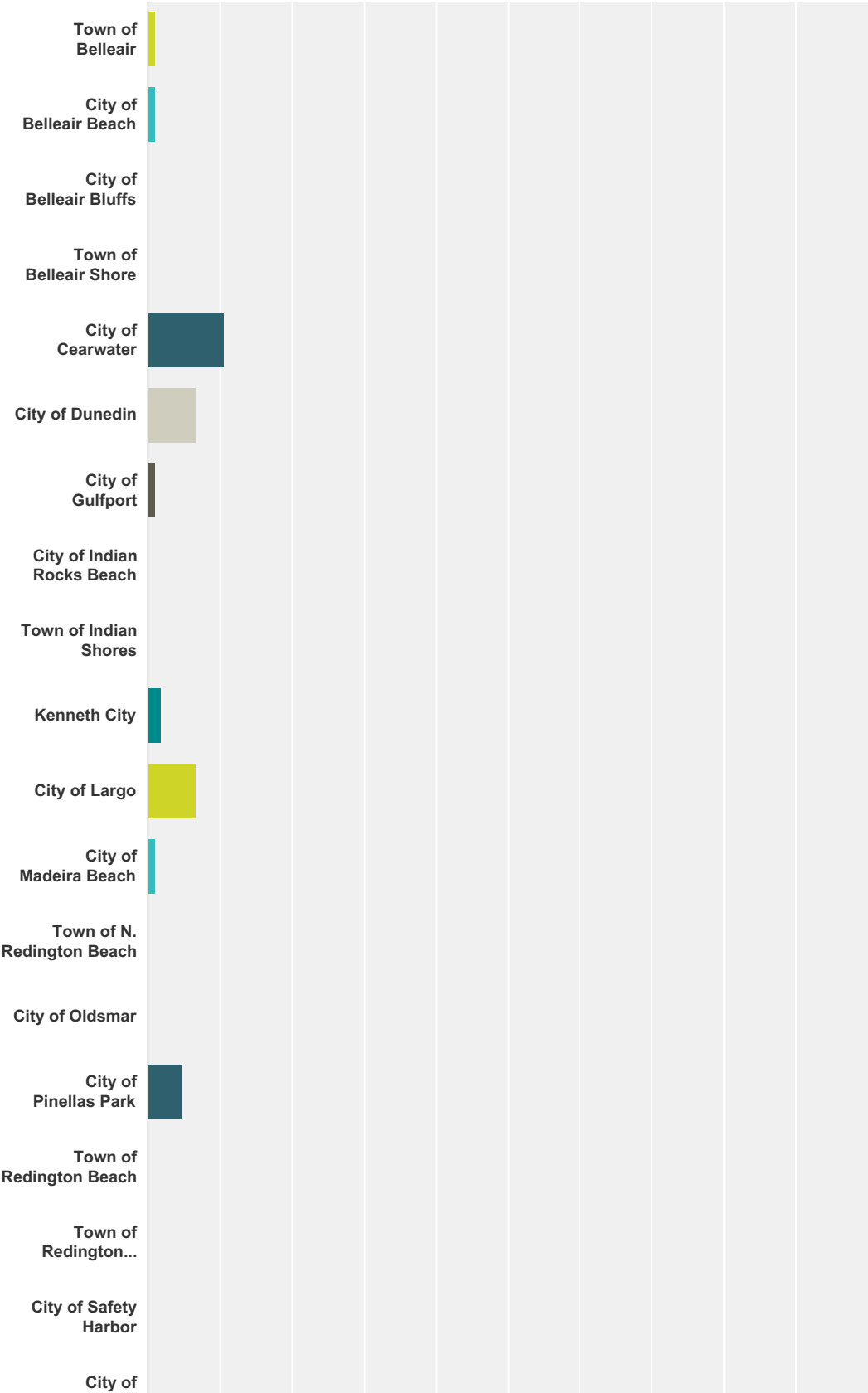
Answer Choices	Responses
33701	1.71%2
33702	2.56%3
33703	3.42%4
33704	5.98%7
33705	5.13%6
33706	0.00%0
33707	0.00%0
33708	0.85%1
33709	2.56%3
33710	9.40%11
33711	2.56%3
33712	1.71%2
33713	5.13%6
33714	3.42%4
33715	0.85%1
33716	1.71%2
33755	2.56%3
33756	5.98%7
33759	1.71%2
33760	2.56%3
33761	0.85%1

## Community Needs Assessment

33762	0.00%	0
33763	1.71%	2
33764	2.56%	3
33765	0.00%	0
33767	0.00%	0
33770	0.85%	1
33771	3.42%	4
33772	0.85%	1
33773	0.85%	1
33774	0.85%	1
33776	0.85%	1
33777	0.85%	1
33778	7.69%	9
33781	2.56%	3
33782	4.27%	5
33785	0.85%	1
34677	0.00%	0
34683	1.71%	2
34684	0.00%	0
34685	0.85%	1
34688	0.00%	0
34689	2.56%	3
34695	0.00%	0
34698	5.98%	7
<b>Total</b>		<b>117</b>

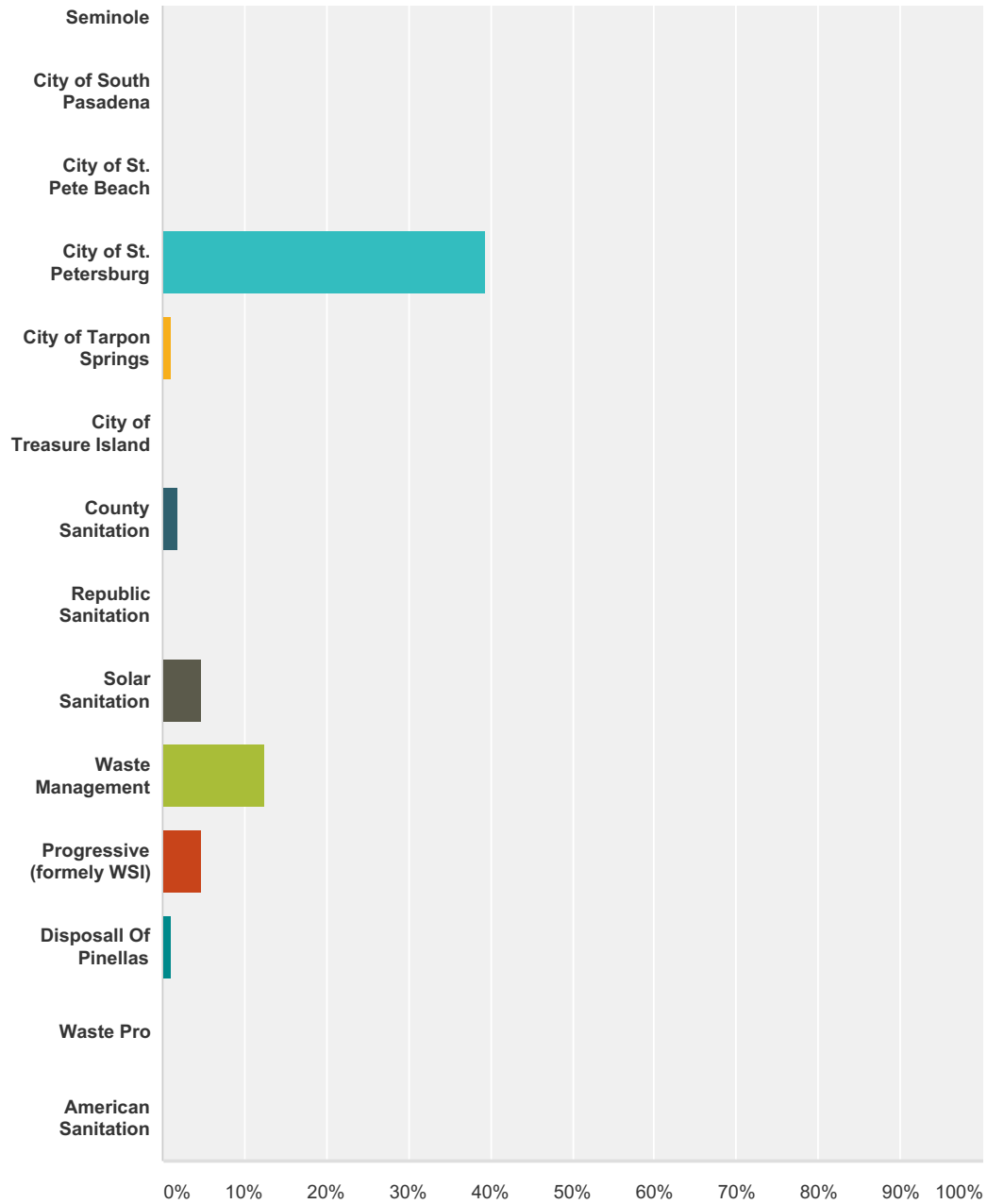
Q5 Which city or private company picks up your household garbage? (Please specify)

Answered: 104 Skipped: 13





## Community Needs Assessment



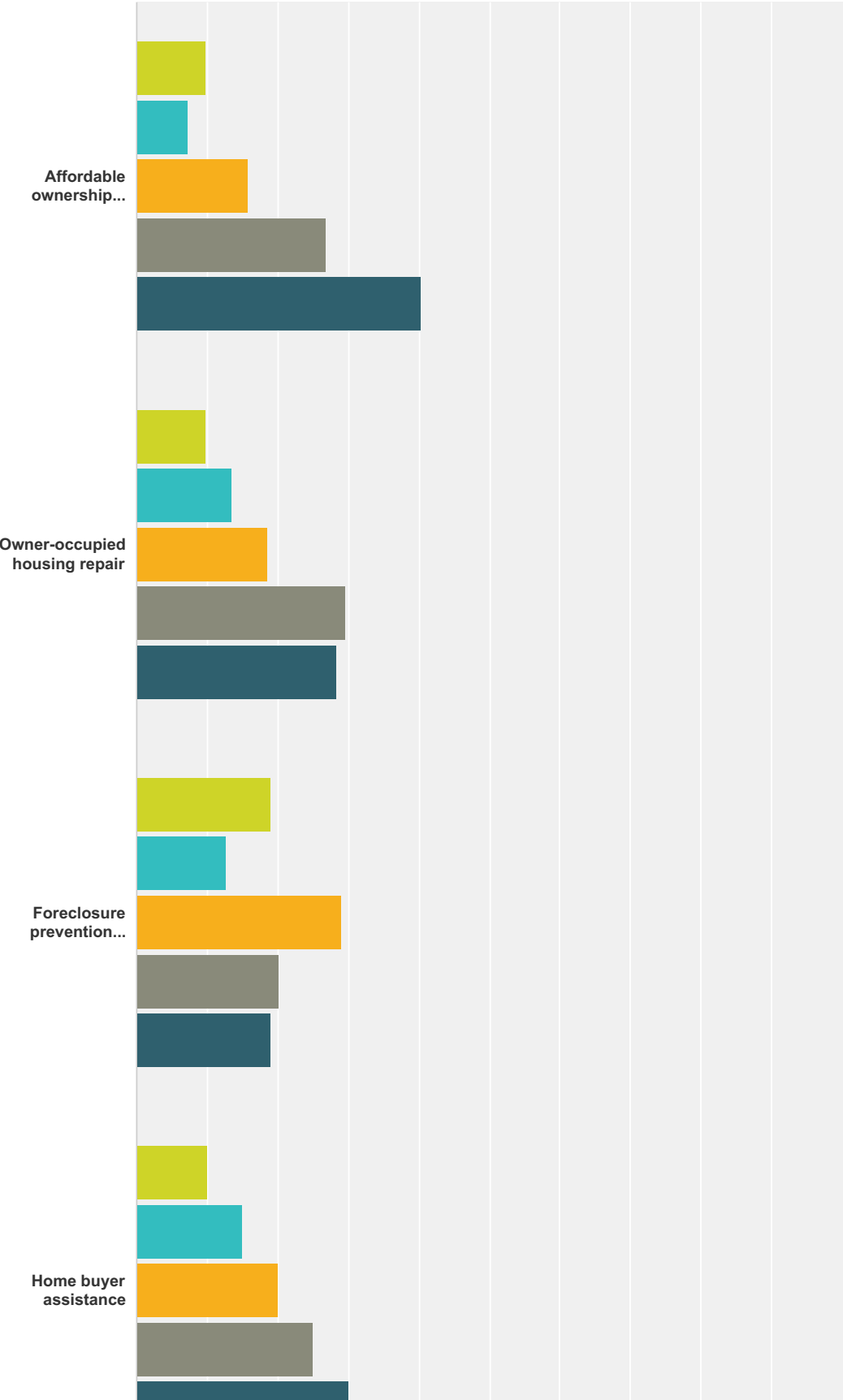
Answer Choices	Responses
Town of Belleair	0.96% 1
City of Belleair Beach	0.96% 1
City of Belleair Bluffs	0.00% 0
Town of Belleair Shore	0.00% 0
City of Clearwater	10.58% 11
City of Dunedin	6.73% 7
City of Gulfport	0.96% 1
City of Indian Rocks Beach	0.00% 0

## Community Needs Assessment

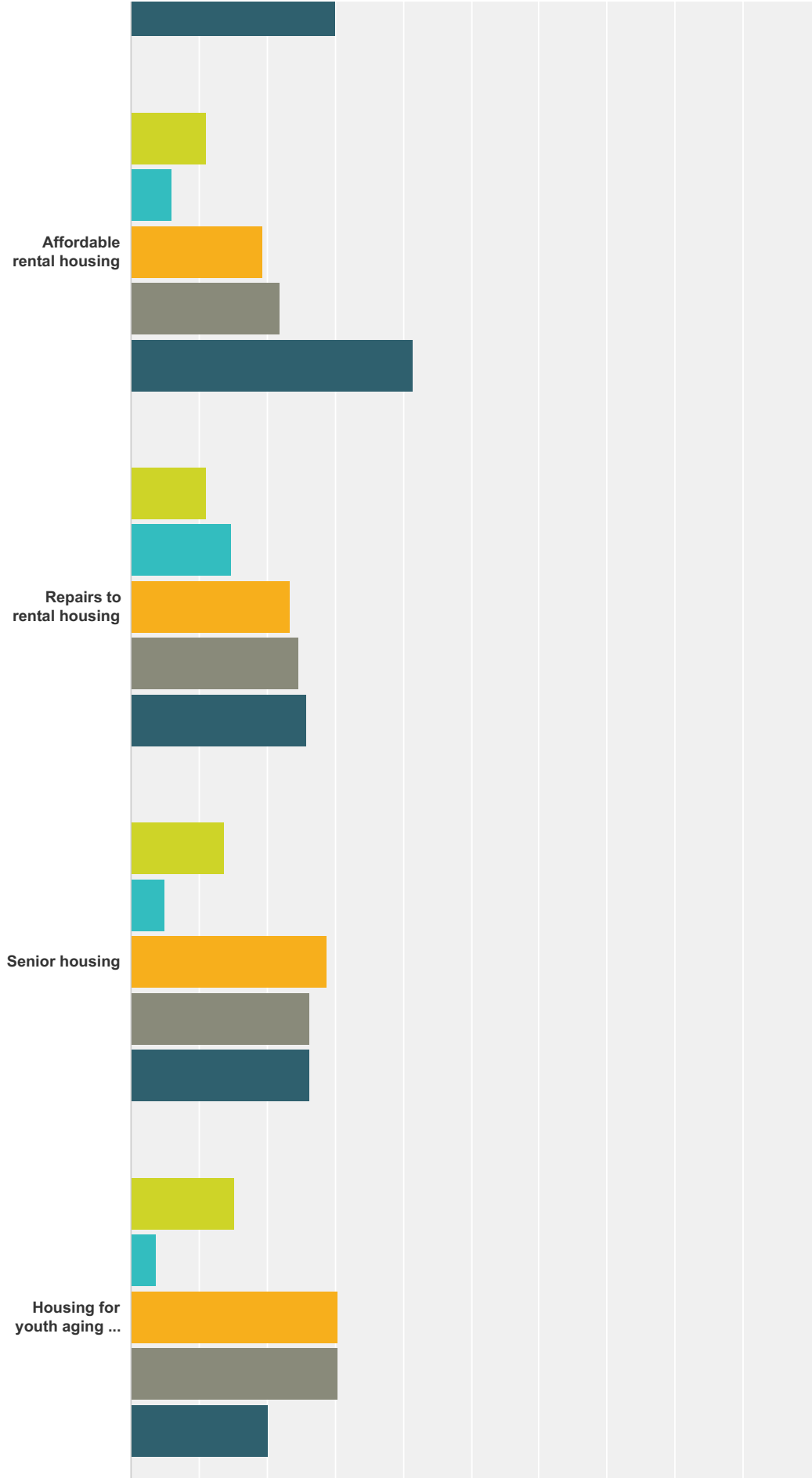
Town of Indian Shores	0.00%	0
Kenneth City	1.92%	2
City of Largo	6.73%	7
City of Madeira Beach	0.96%	1
Town of N. Redington Beach	0.00%	0
City of Oldsmar	0.00%	0
City of Pinellas Park	4.81%	5
Town of Redington Beach	0.00%	0
Town of Redington Shores	0.00%	0
City of Safety Harbor	0.00%	0
City of Seminole	0.00%	0
City of South Pasadena	0.00%	0
City of St. Pete Beach	0.00%	0
City of St. Petersburg	39.42%	41
City of Tarpon Springs	0.96%	1
City of Treasure Island	0.00%	0
County Sanitation	1.92%	2
Republic Sanitation	0.00%	0
Solar Sanitation	4.81%	5
Waste Management	12.50%	13
Progressive (formely WSI)	4.81%	5
Disposal Of Pinellas	0.96%	1
Waste Pro	0.00%	0
American Sanitation	0.00%	0
<b>Total</b>		<b>104</b>

Q6 HOUSING

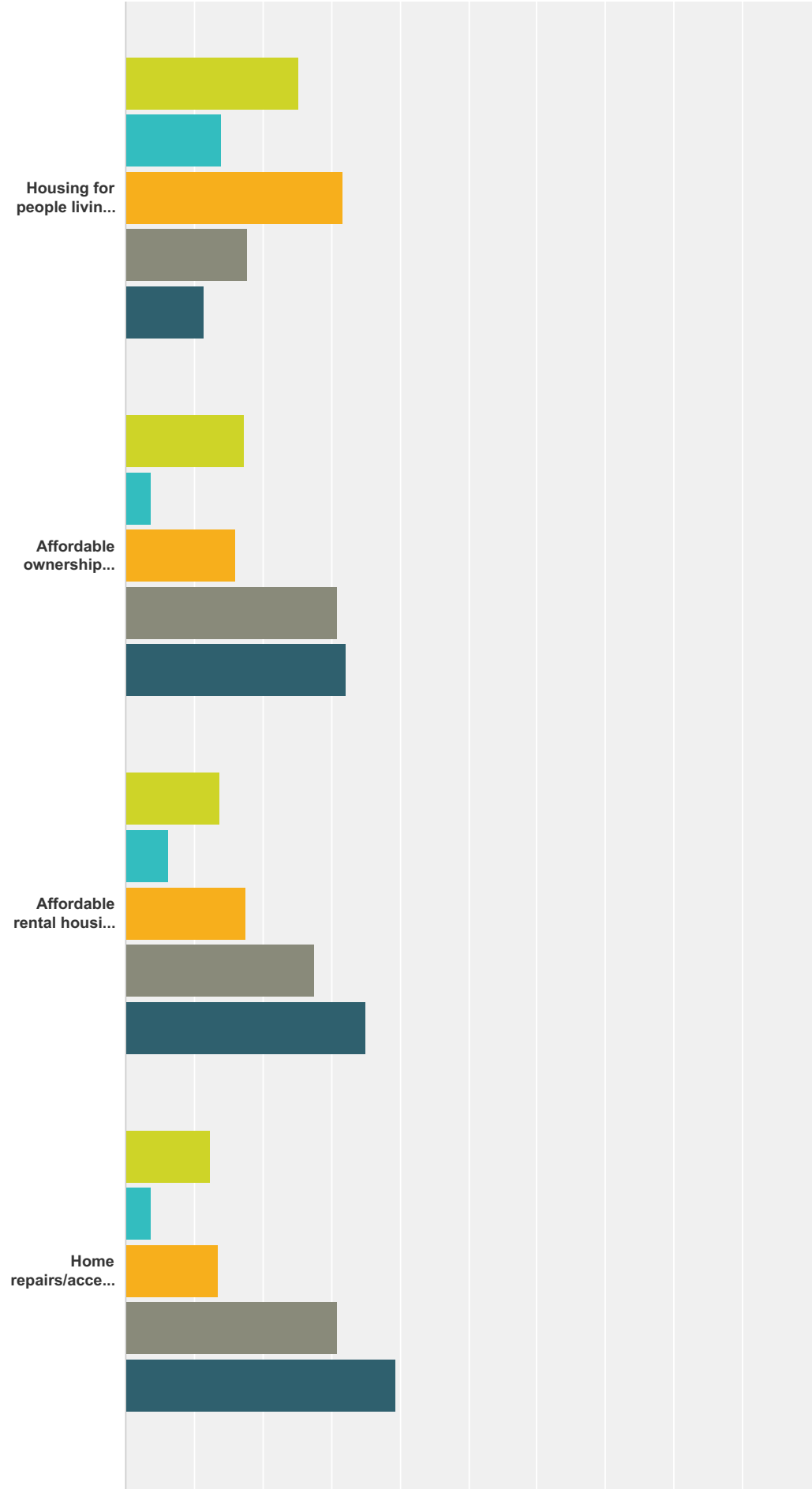
Answered: 83   Skipped: 34



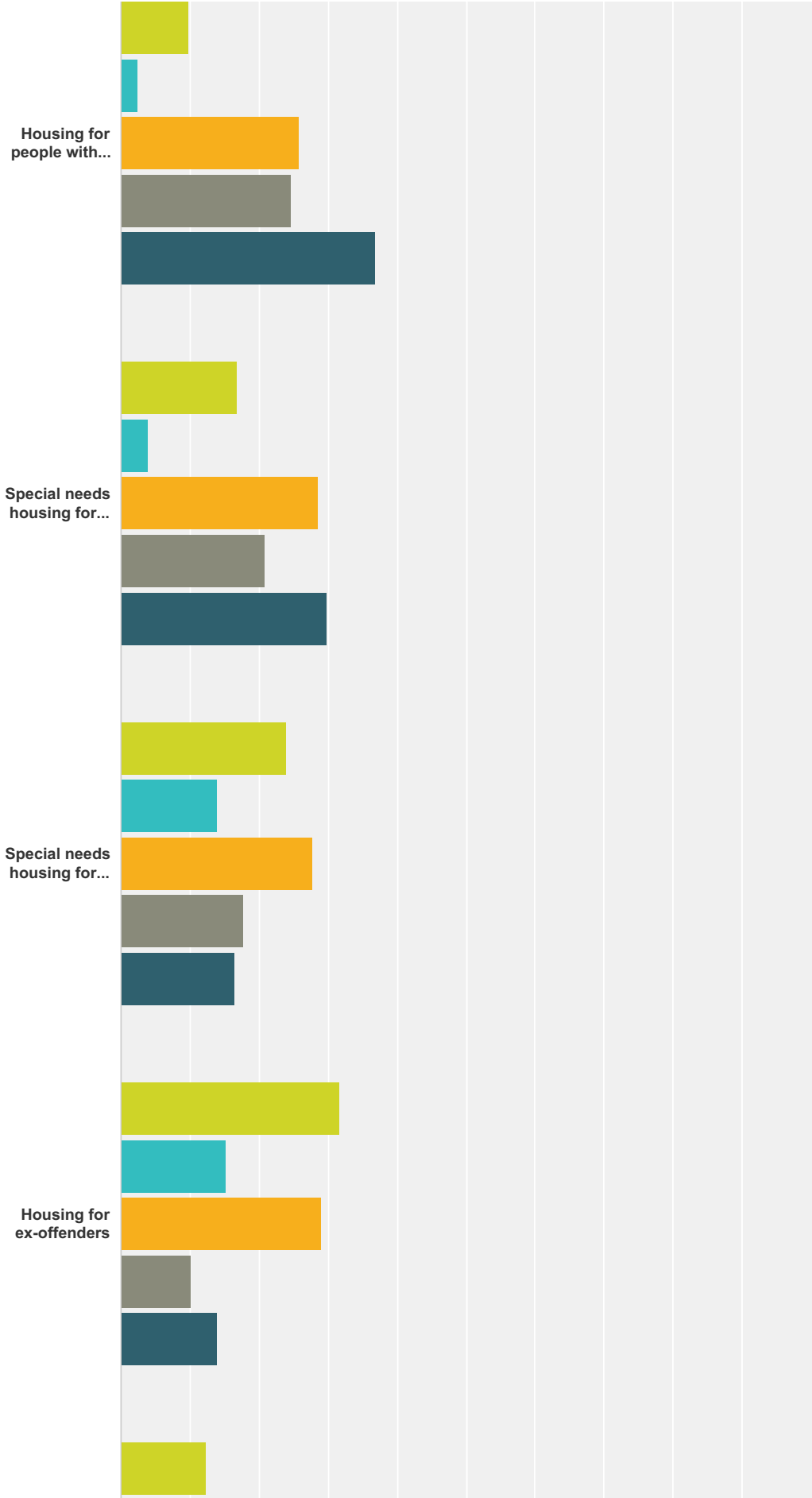
Community Needs Assessment



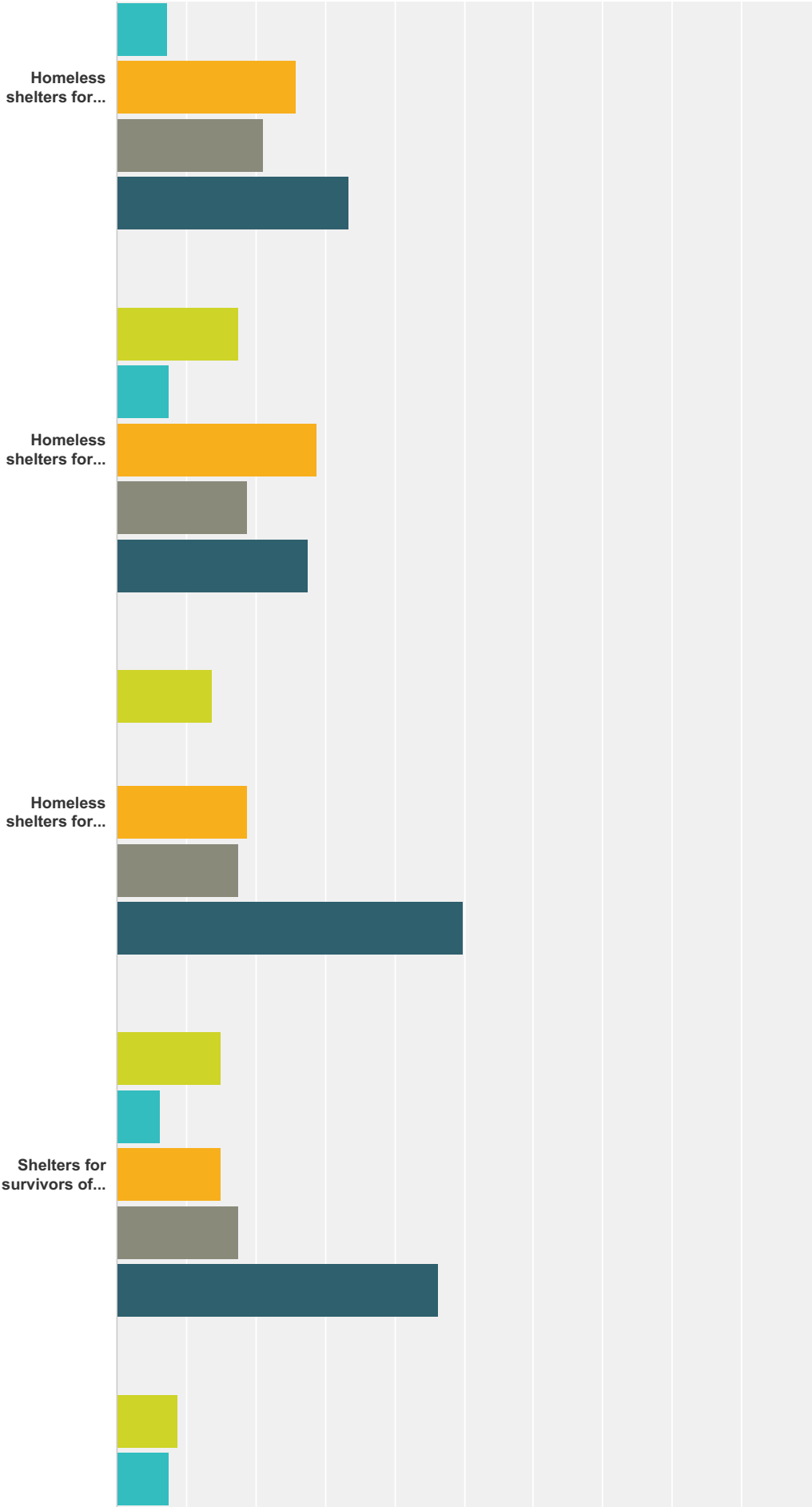
Community Needs Assessment



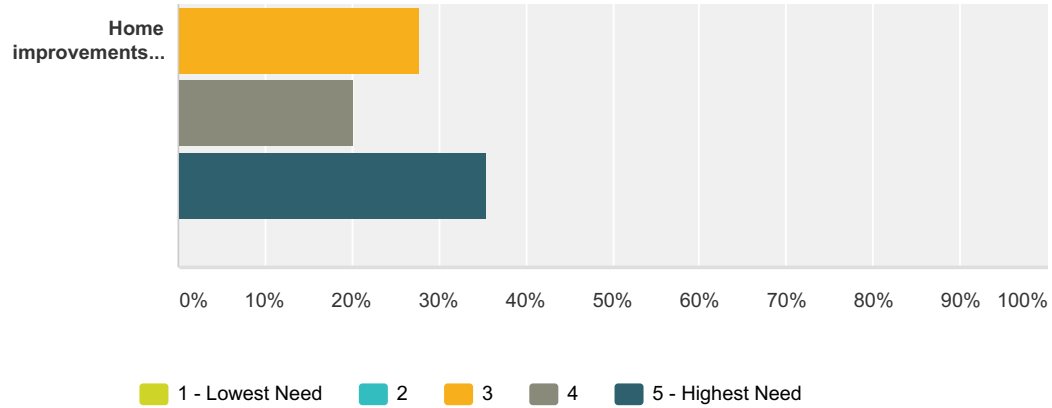
Community Needs Assessment



Community Needs Assessment



## Community Needs Assessment



	1 - Lowest Need	2	3	4	5 - Highest Need	Total
Affordable ownership housing	9.76% 8	7.32% 6	15.85% 13	26.83% 22	40.24% 33	82
Owner-occupied housing repair	9.88% 8	13.58% 11	18.52% 15	29.63% 24	28.40% 23	81
Foreclosure prevention counseling	18.99% 15	12.66% 10	29.11% 23	20.25% 16	18.99% 15	79
Home buyer assistance	10.00% 8	15.00% 12	20.00% 16	25.00% 20	30.00% 24	80
Affordable rental housing	10.98% 9	6.10% 5	19.51% 16	21.95% 18	41.46% 34	82
Repairs to rental housing	11.11% 9	14.81% 12	23.46% 19	24.69% 20	25.93% 21	81
Senior housing	13.75% 11	5.00% 4	28.75% 23	26.25% 21	26.25% 21	80
Housing for youth aging out of foster care	15.19% 12	3.80% 3	30.38% 24	30.38% 24	20.25% 16	79
Housing for people living with HIV/AIDS	25.32% 20	13.92% 11	31.65% 25	17.72% 14	11.39% 9	79
Affordable ownership housing for veterans	17.28% 14	3.70% 3	16.05% 13	30.86% 25	32.10% 26	81
Affordable rental housing for veterans	13.75% 11	6.25% 5	17.50% 14	27.50% 22	35.00% 28	80
Home repairs/accessibility improvements for veterans with physical disabilities	12.35% 10	3.70% 3	13.58% 11	30.86% 25	39.51% 32	81
Housing for people with physical disabilities	9.88% 8	2.47% 2	25.93% 21	24.69% 20	37.04% 30	81
Special needs housing for people with mental health diagnoses	16.88% 13	3.90% 3	28.57% 22	20.78% 16	29.87% 23	77
Special needs housing for people with substance abuse disorders	24.05% 19	13.92% 11	27.85% 22	17.72% 14	16.46% 13	79
Housing for ex-offenders	31.65% 25	15.19% 12	29.11% 23	10.13% 8	13.92% 11	79
Homeless shelters for women	12.35% 10	7.41% 6	25.93% 21	20.99% 17	33.33% 27	81

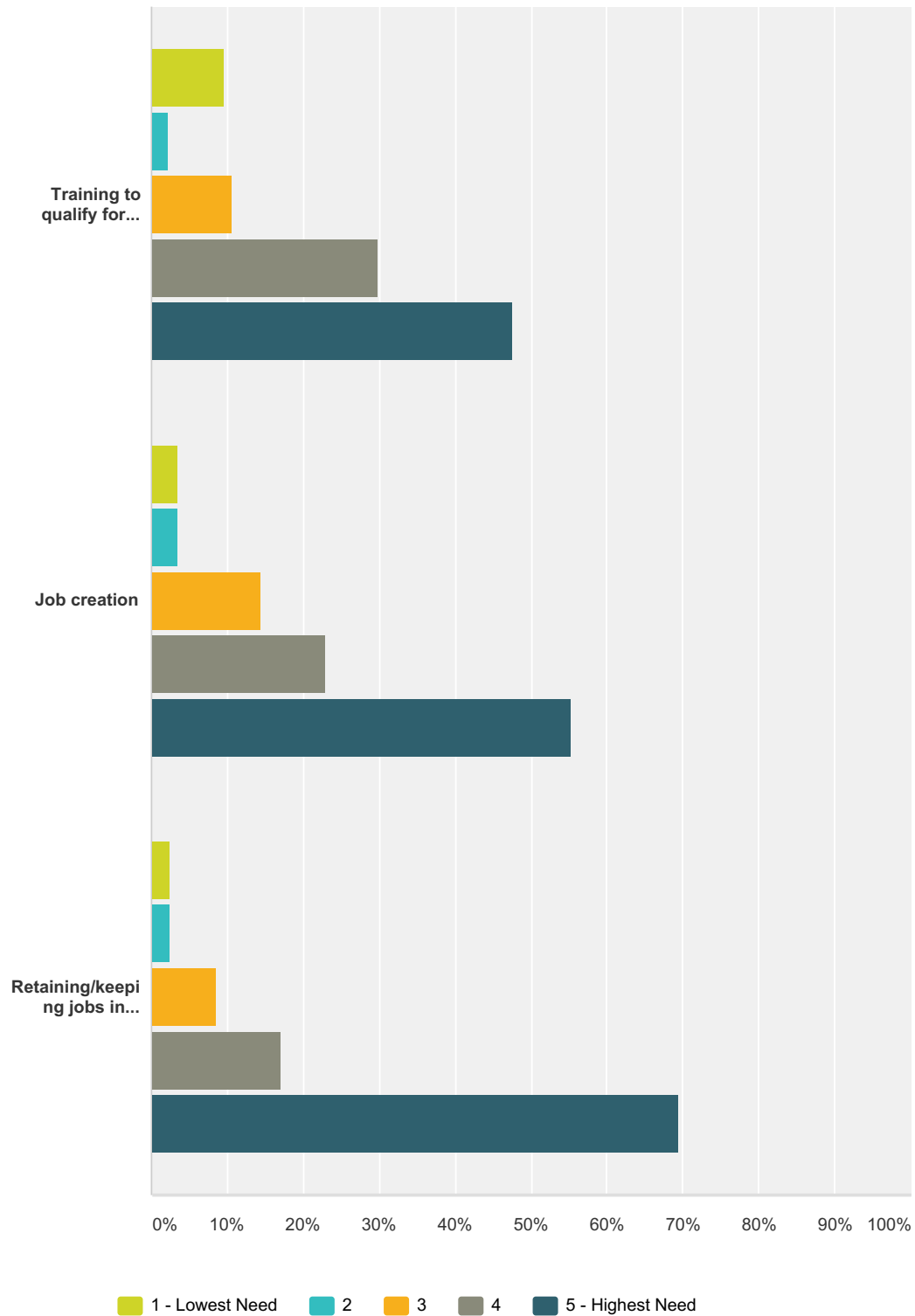


## Community Needs Assessment

Homeless shelters for men	<b>17.50%</b> 14	<b>7.50%</b> 6	<b>28.75%</b> 23	<b>18.75%</b> 15	<b>27.50%</b> 22	80
Homeless shelters for families	<b>13.75%</b> 11	<b>0.00%</b> 0	<b>18.75%</b> 15	<b>17.50%</b> 14	<b>50.00%</b> 40	80
Shelters for survivors of domestic violence	<b>15.00%</b> 12	<b>6.25%</b> 5	<b>15.00%</b> 12	<b>17.50%</b> 14	<b>46.25%</b> 37	80
Home improvements to prepare for hurricanes	<b>8.86%</b> 7	<b>7.59%</b> 6	<b>27.85%</b> 22	<b>20.25%</b> 16	<b>35.44%</b> 28	79

## Q7 ECONOMIC DEVELOPMENT

Answered: 84 Skipped: 33



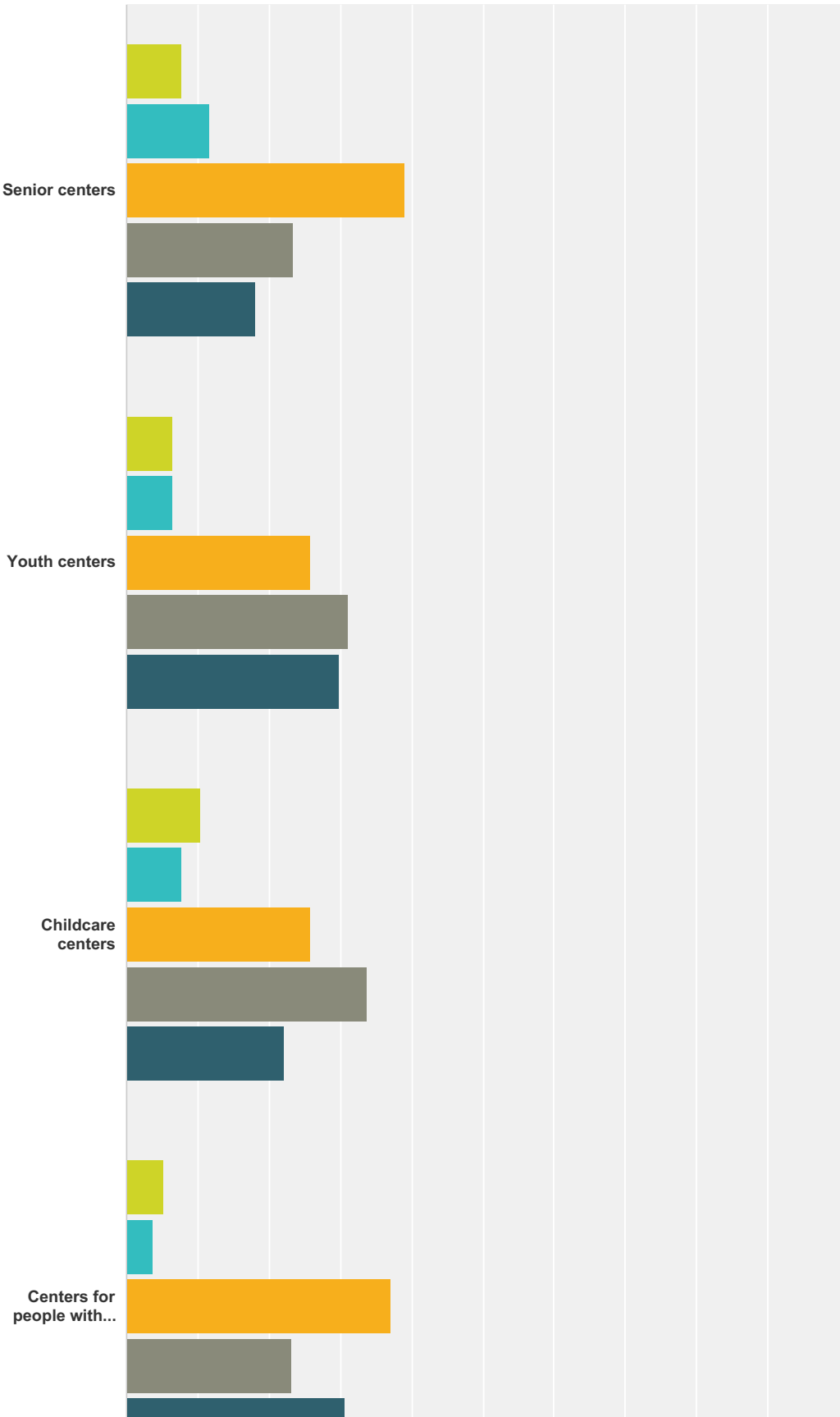
	1 - Lowest Need	2	3	4	5 - Highest Need	Total
Training to qualify for jobs	9.52% 8	2.38% 2	10.71% 9	29.76% 25	47.62% 40	84

Community Needs Assessment

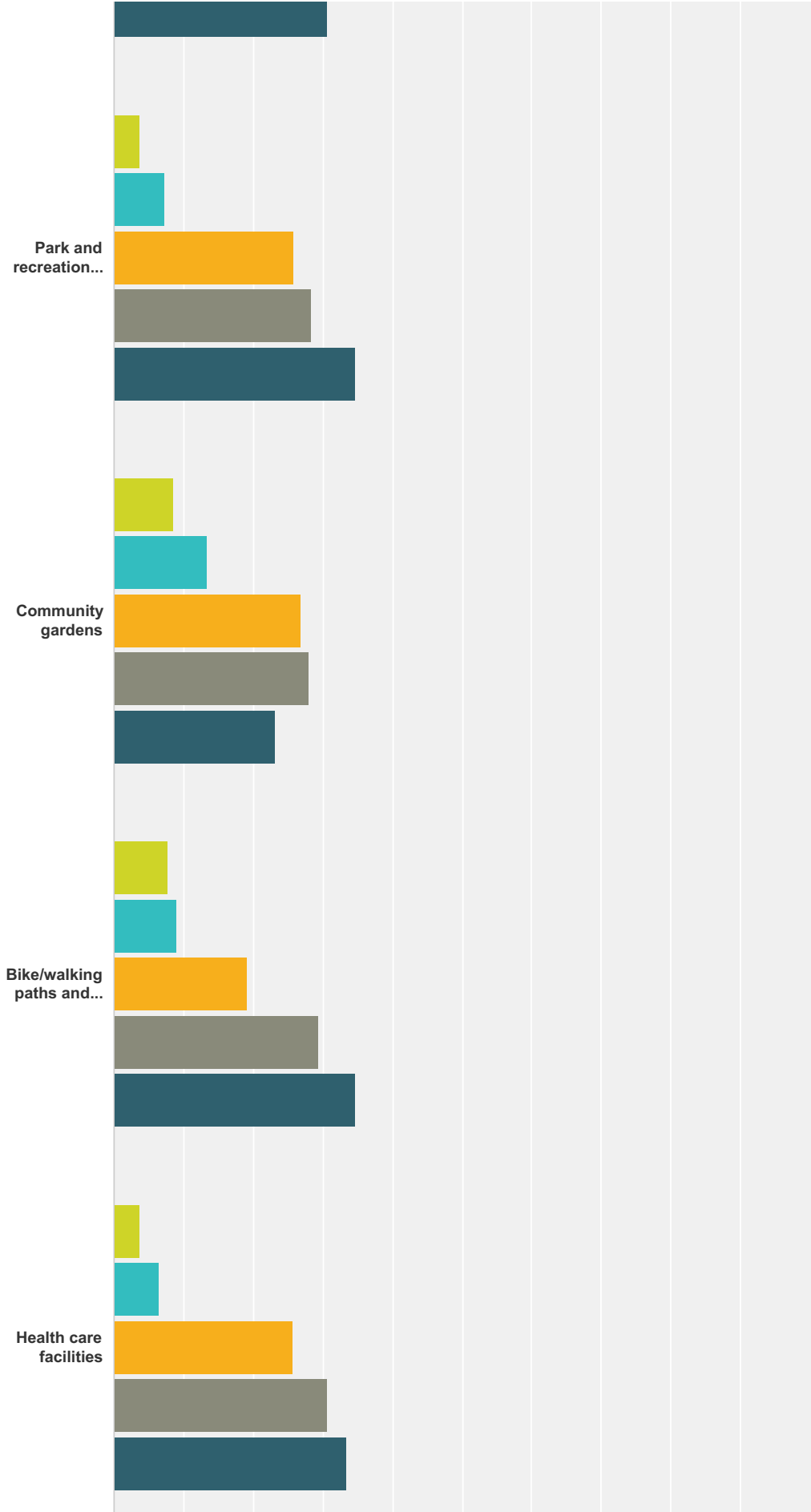
Job creation	<b>3.61%</b> 3	<b>3.61%</b> 3	<b>14.46%</b> 12	<b>22.89%</b> 19	<b>55.42%</b> 46	83
Retaining/keeping jobs in Pinellas	<b>2.44%</b> 2	<b>2.44%</b> 2	<b>8.54%</b> 7	<b>17.07%</b> 14	<b>69.51%</b> 57	82

Q8 PUBLIC FACILITIES

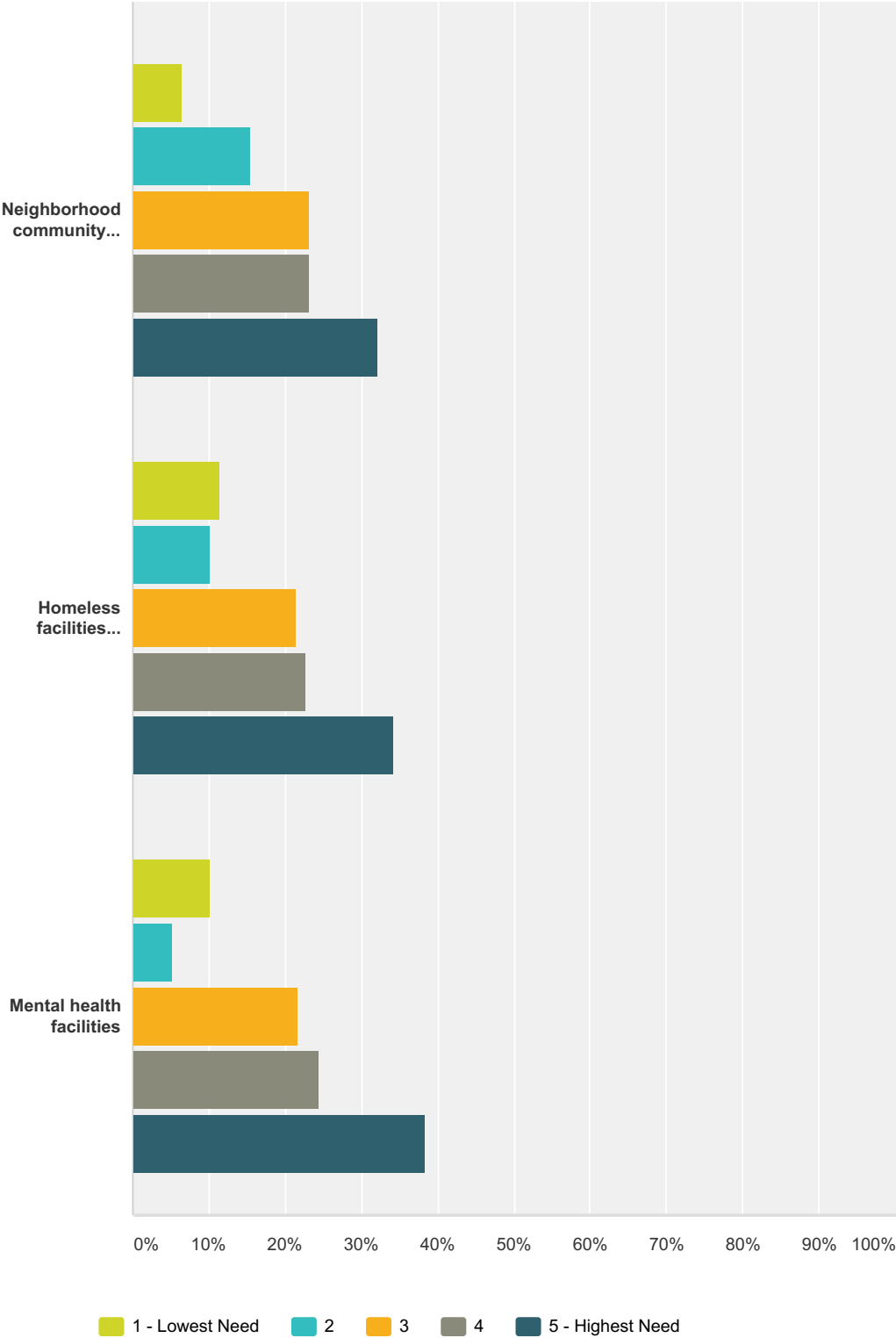
Answered: 83 Skipped: 34



Community Needs Assessment



Community Needs Assessment



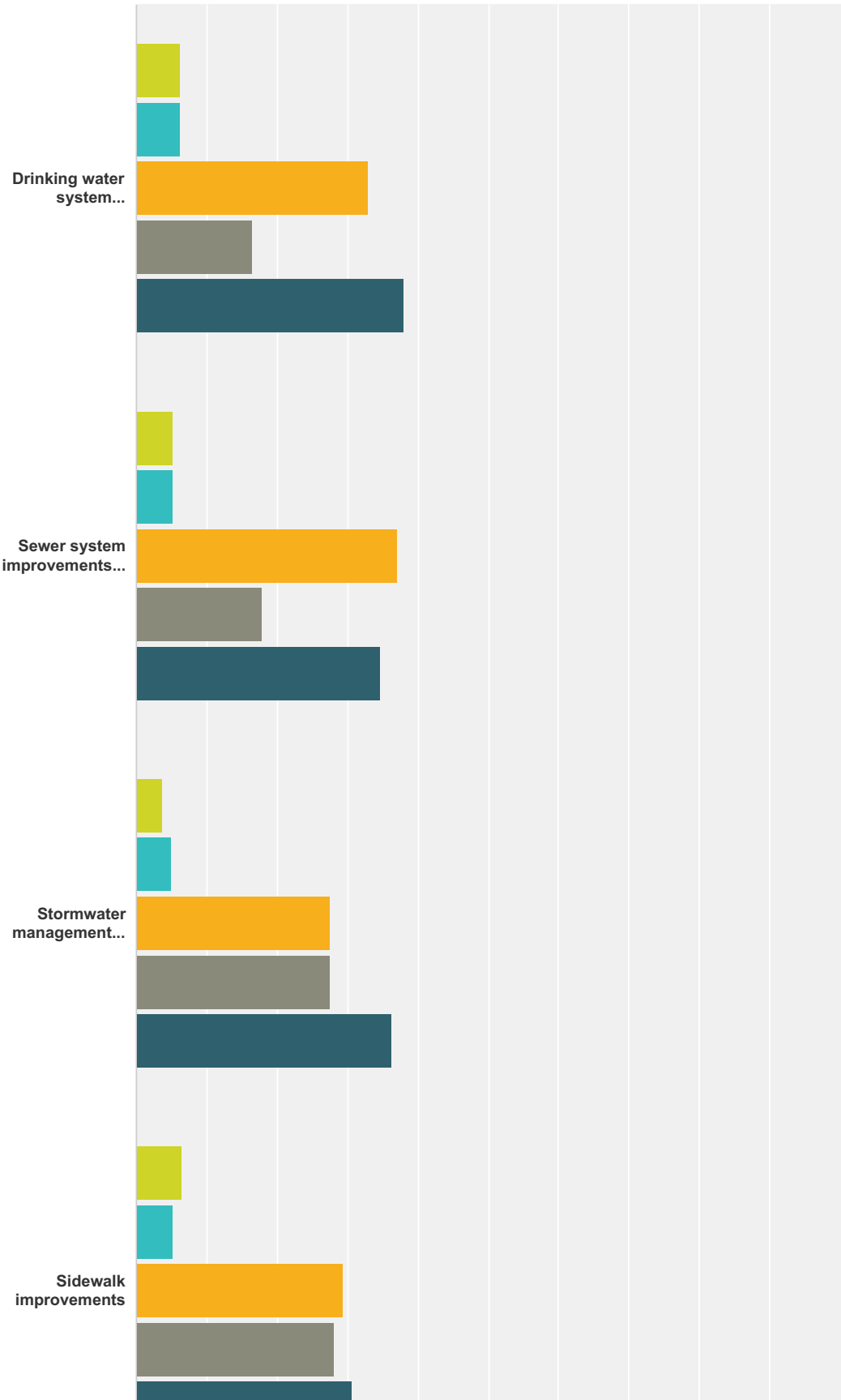
	1 - Lowest Need	2	3	4	5 - Highest Need	Total
Senior centers	7.79% 6	11.69% 9	38.96% 30	23.38% 18	18.18% 14	77
Youth centers	6.49% 5	6.49% 5	25.97% 20	31.17% 24	29.87% 23	77
Childcare centers	10.39% 8	7.79% 6	25.97% 20	33.77% 26	22.08% 17	77

## Community Needs Assessment

Centers for people with special needs/disabilities	<b>5.13%</b> 4	<b>3.85%</b> 3	<b>37.18%</b> 29	<b>23.08%</b> 18	<b>30.77%</b> 24	78
Park and recreation facilities	<b>3.70%</b> 3	<b>7.41%</b> 6	<b>25.93%</b> 21	<b>28.40%</b> 23	<b>34.57%</b> 28	81
Community gardens	<b>8.54%</b> 7	<b>13.41%</b> 11	<b>26.83%</b> 22	<b>28.05%</b> 23	<b>23.17%</b> 19	82
Bike/walking paths and trails	<b>7.69%</b> 6	<b>8.97%</b> 7	<b>19.23%</b> 15	<b>29.49%</b> 23	<b>34.62%</b> 27	78
Health care facilities	<b>3.85%</b> 3	<b>6.41%</b> 5	<b>25.64%</b> 20	<b>30.77%</b> 24	<b>33.33%</b> 26	78
Neighborhood community centers	<b>6.41%</b> 5	<b>15.38%</b> 12	<b>23.08%</b> 18	<b>23.08%</b> 18	<b>32.05%</b> 25	78
Homeless facilities (health, etc.)	<b>11.39%</b> 9	<b>10.13%</b> 8	<b>21.52%</b> 17	<b>22.78%</b> 18	<b>34.18%</b> 27	79
Mental health facilities	<b>10.26%</b> 8	<b>5.13%</b> 4	<b>21.79%</b> 17	<b>24.36%</b> 19	<b>38.46%</b> 30	78

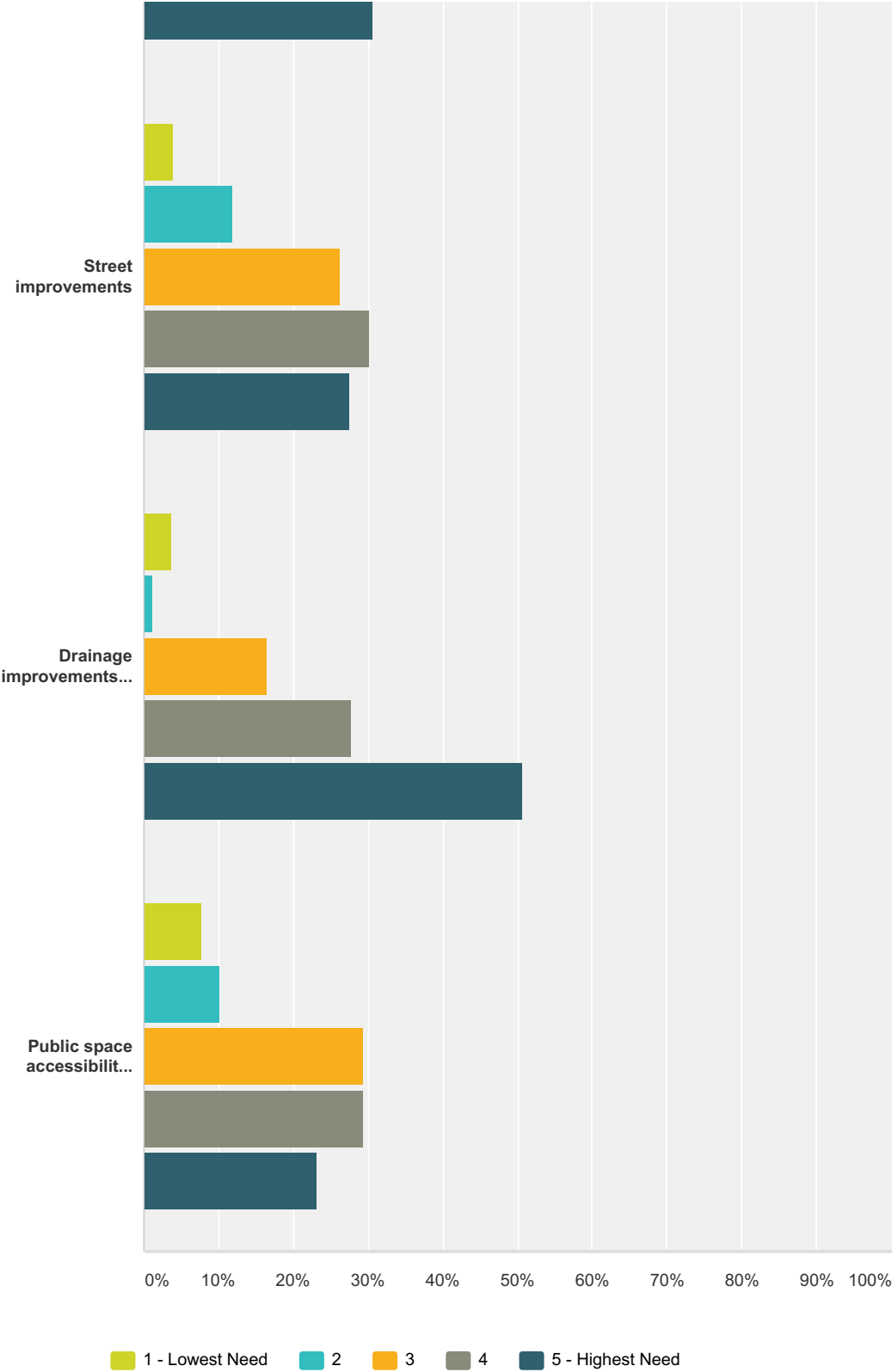
Q9 INFRASTRUCTURE

Answered: 81   Skipped: 36





Community Needs Assessment



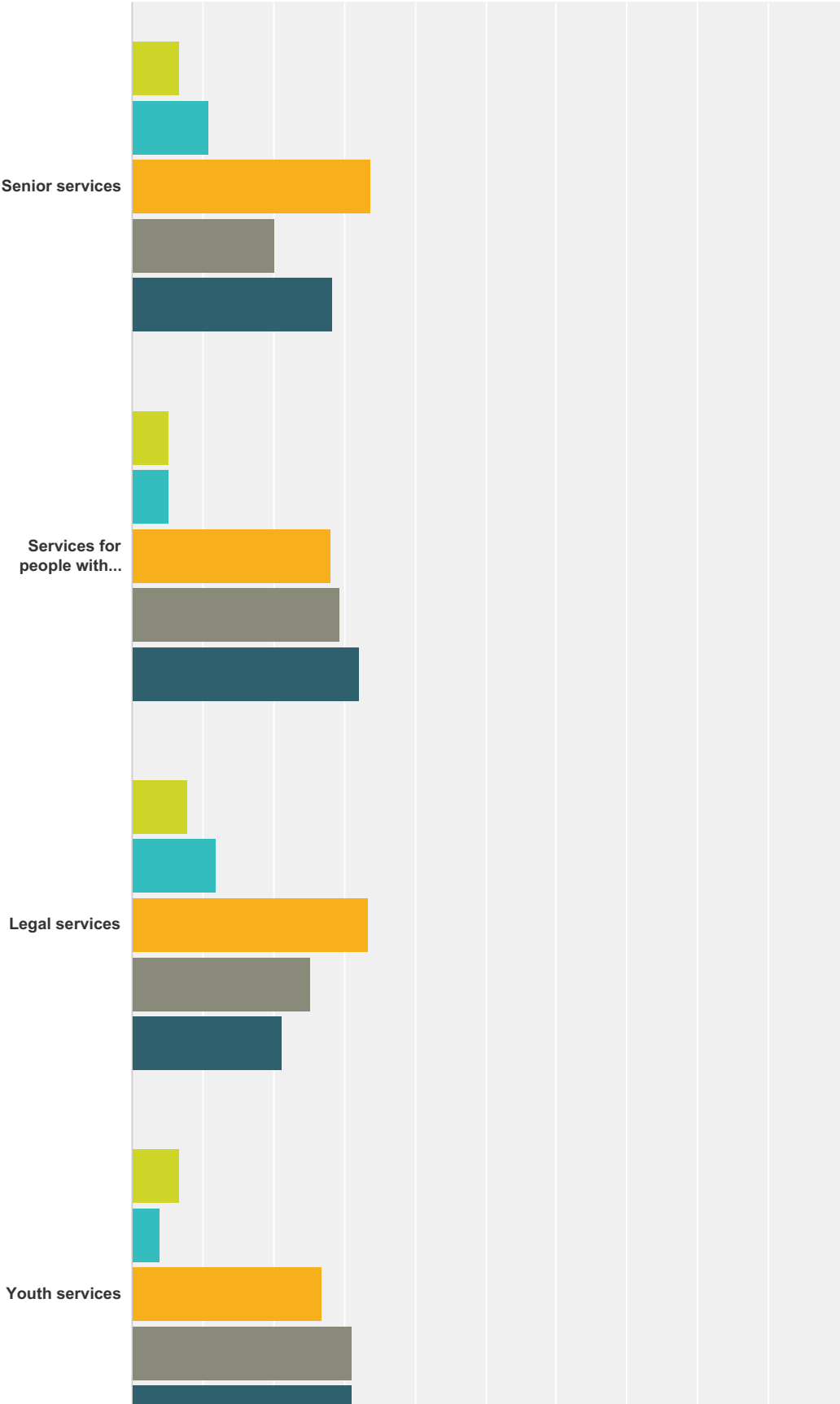
	1 - Lowest Need	2	3	4	5 - Highest Need	Total
Drinking water system improvements (pipes, storage tanks, etc. that carry drinking water)	6.33% 5	6.33% 5	32.91% 26	16.46% 13	37.97% 30	79

## Community Needs Assessment

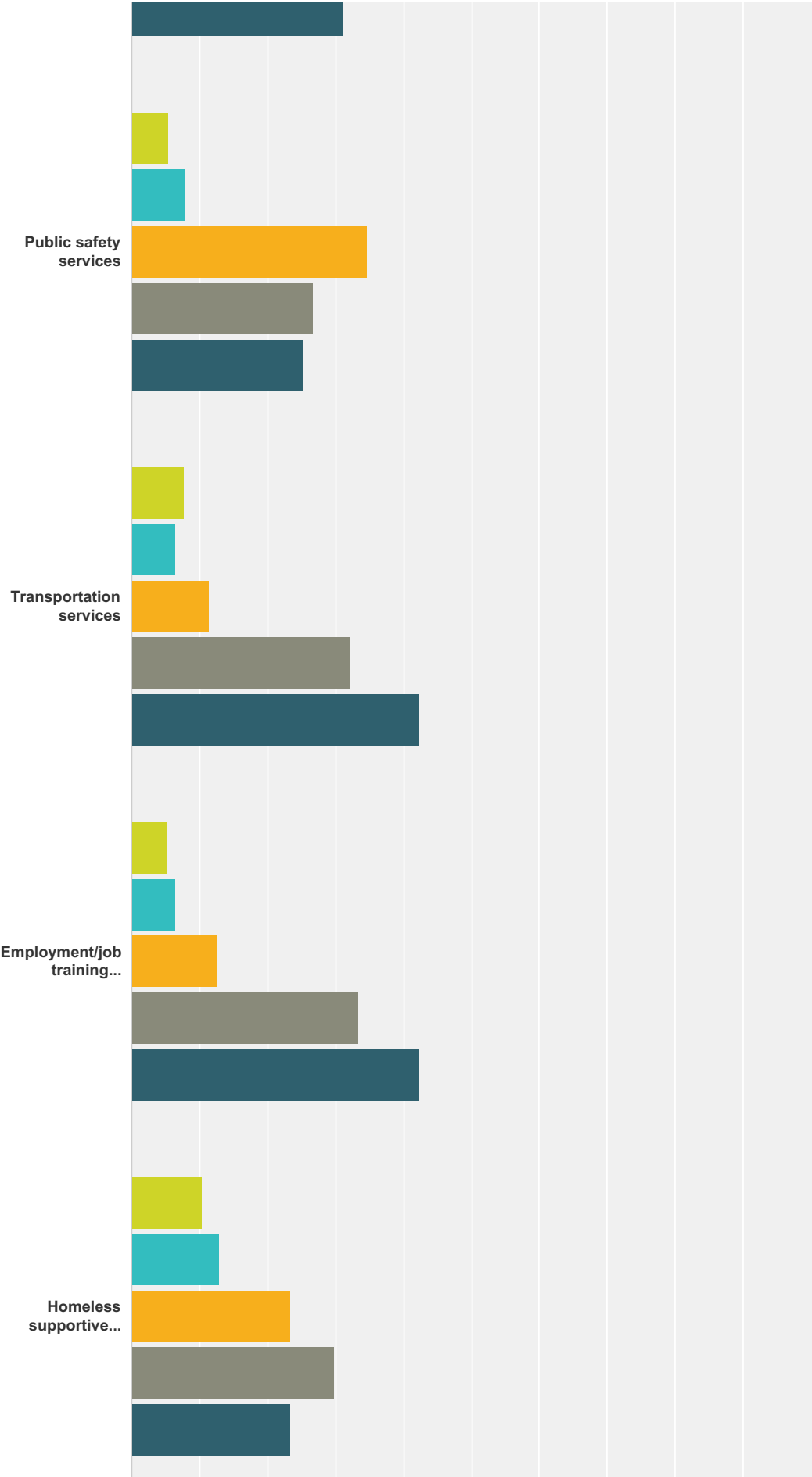
Sewer system improvements (pipes, pump stations, etc. that carry sewage to the treatment plant)	<b>5.13%</b> 4	<b>5.13%</b> 4	<b>37.18%</b> 29	<b>17.95%</b> 14	<b>34.62%</b> 27	78
Stormwater management system improvements (pipes, culverts, ponds and other facilities that carry and store stormwater)	<b>3.75%</b> 3	<b>5.00%</b> 4	<b>27.50%</b> 22	<b>27.50%</b> 22	<b>36.25%</b> 29	80
Sidewalk improvements	<b>6.41%</b> 5	<b>5.13%</b> 4	<b>29.49%</b> 23	<b>28.21%</b> 22	<b>30.77%</b> 24	78
Street improvements	<b>3.95%</b> 3	<b>11.84%</b> 9	<b>26.32%</b> 20	<b>30.26%</b> 23	<b>27.63%</b> 21	76
Drainage improvements to stop streets and houses from flooding	<b>3.80%</b> 3	<b>1.27%</b> 1	<b>16.46%</b> 13	<b>27.85%</b> 22	<b>50.63%</b> 40	79
Public space accessibility improvements for people with impairments	<b>7.69%</b> 6	<b>10.26%</b> 8	<b>29.49%</b> 23	<b>29.49%</b> 23	<b>23.08%</b> 18	78

Q10 PUBLIC SERVICES

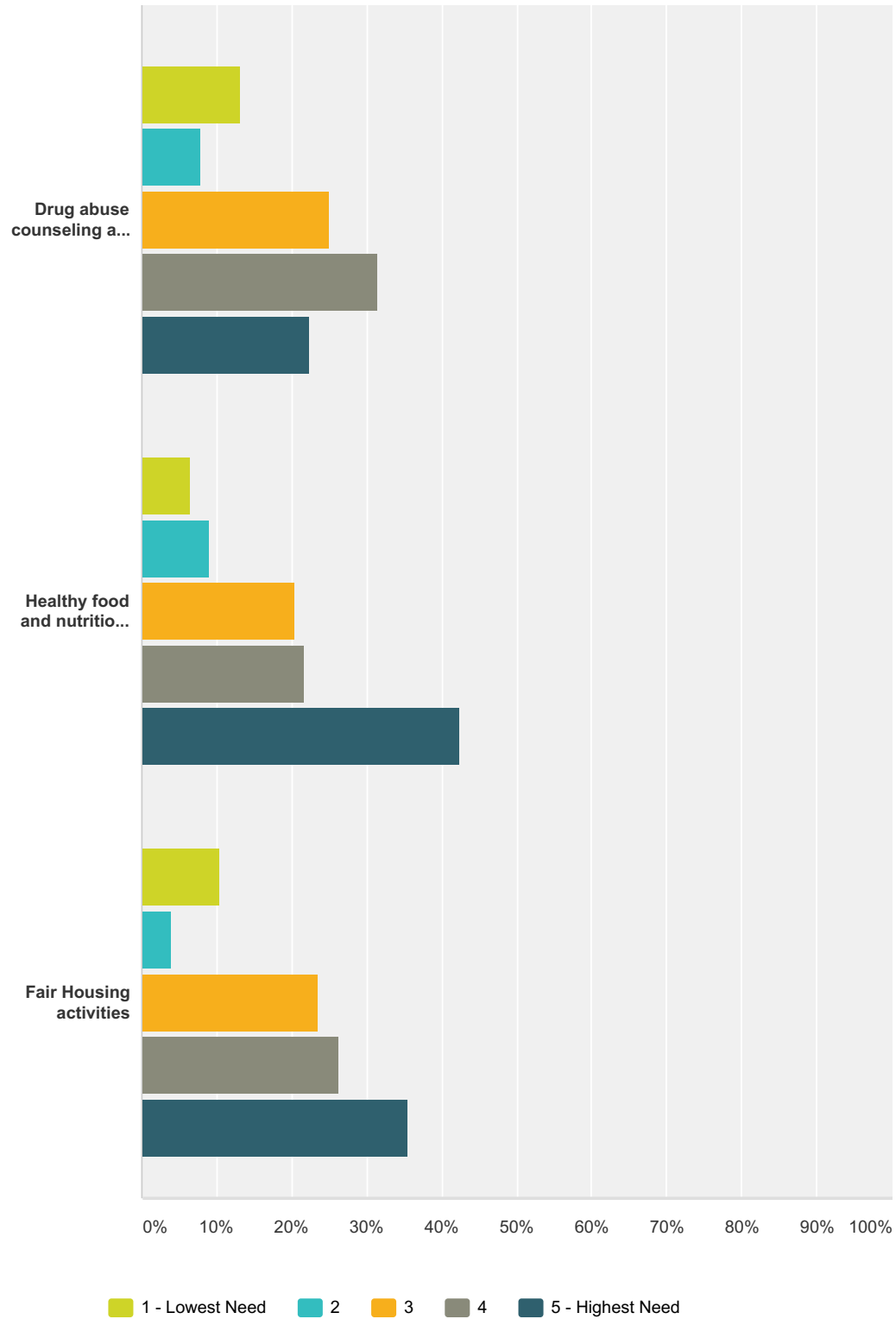
Answered: 83 Skipped: 34



Community Needs Assessment



## Community Needs Assessment



	1 - Lowest Need	2	3	4	5 - Highest Need	Total
Senior services	6.76% 5	10.81% 8	33.78% 25	20.27% 15	28.38% 21	74
Services for people with disabilities	5.13% 4	5.13% 4	28.21% 22	29.49% 23	32.05% 25	78
Legal services	8.00% 6	12.00% 9	33.33% 25	25.33% 19	21.33% 16	75

## Community Needs Assessment

Youth services	<b>6.76%</b> 5	<b>4.05%</b> 3	<b>27.03%</b> 20	<b>31.08%</b> 23	<b>31.08%</b> 23	74
Public safety services	<b>5.33%</b> 4	<b>8.00%</b> 6	<b>34.67%</b> 26	<b>26.67%</b> 20	<b>25.33%</b> 19	75
Transportation services	<b>7.69%</b> 6	<b>6.41%</b> 5	<b>11.54%</b> 9	<b>32.05%</b> 25	<b>42.31%</b> 33	78
Employment/job training services	<b>5.13%</b> 4	<b>6.41%</b> 5	<b>12.82%</b> 10	<b>33.33%</b> 26	<b>42.31%</b> 33	78
Homeless supportive services	<b>10.39%</b> 8	<b>12.99%</b> 10	<b>23.38%</b> 18	<b>29.87%</b> 23	<b>23.38%</b> 18	77
Drug abuse counseling and treatment	<b>13.16%</b> 10	<b>7.89%</b> 6	<b>25.00%</b> 19	<b>31.58%</b> 24	<b>22.37%</b> 17	76
Healthy food and nutrition programs	<b>6.41%</b> 5	<b>8.97%</b> 7	<b>20.51%</b> 16	<b>21.79%</b> 17	<b>42.31%</b> 33	78
Fair Housing activities	<b>10.53%</b> 8	<b>3.95%</b> 3	<b>23.68%</b> 18	<b>26.32%</b> 20	<b>35.53%</b> 27	76

**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA ) ss  
COUNTY OF Pinellas County

Before the undersigned authority personally appeared Aaron Alvarez who on oath says that he/she is Legal Clerk of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: SHIP FY 15-16 was published in Tampa Bay Times: 7/10/15. in said newspaper in the issues of CLW North Pinellas

Affiant further says the said Tampa Bay Times is a newspaper published in Pinellas County, Florida and that the said newspaper has heretofore been continuously published in said Pinellas County, Florida, each day and has been entered as a second class mail matter at the post office in said Pinellas County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Signature of Affiant

Sworn to and subscribed before me this 07/10/2015.

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced

JOSEPH F. RUSH  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF116052  
Expires 6/23/2018

## LEGAL NOTICE

**CITY OF LARGO  
STATE HOUSING INITIATIVES  
PARTNERSHIP (SHIP)  
PROGRAM  
NOTICE OF FUNDING  
AVAILABILITY  
FOR FY 2015-2016**

The City of Largo is expected to receive \$381,432 through the State Housing Initiatives Partnership (SHIP) Program during Fiscal Year 2015-2016 (July 1, 2015-June 30, 2016) to further the availability of safe and affordable housing. The City's housing program includes assistance strategies designed to increase home ownership opportunities and to preserve the housing stock.

Strategies under the City's local housing assistance plan that will be targeted for these funds:

The Homeowner Rehabilitation Program provides low-interest rehabilitation loans for income-eligible homeowners. This rehabilitation component of the City's overall housing program is designed to assist very low, low, and moderate income households. Eligible improvements under the strategy include correction of code violations, energy conservation improvements, handicap modifications, and correction to overcrowded conditions.

The Barrier Removal Program provides a grant for barrier removal renovations for the physically disabled. Income eligible persons having a permanent physical impairment and/or the loss of one or more life functions resulting in mobility restrictions qualify for the program to remove barriers and enhance independent living.

The Sold-on-Largo Program is designed to provide downpayment and closing cost assistance to very low, low, and moderate income households to make homeownership a reality. Sold-on-Largo represents a joint effort between local lenders, non-profit housing service agencies, and the City of Largo to help residents become first-time homeowners.

The Eviction Protection Program provides a grant to help protect tenants from eviction from their rental units, due to disruption of payment caused by unavoidable, short-term financial hardship.

The Rental Start-Up Fee and Utility Connection Deposit Program provides rental start-up fees and utility connection deposits for homeless (or at risk of homeless) households to acquire quality, safe, decent and affordable rental housing.

The Affordable Housing Development Program provides incentives to private and non-profit developers in the creation of new affordable tenant or owner-occupied housing units.

Preference will be given to persons with special needs as defined in section 420.0004, Florida Statutes.

For further information, contact the City of Largo Community Development Department, PO Box 296, Largo, Florida 33779-0296, housing@largo.com or (727) 586-7489 extension 7314.

CITY OF LARGO

Diane Bruner  
City Clerk  
(by Misty Borsetto)

07-10-15

**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA ) ss  
COUNTY OF Pinellas County

Before the undersigned authority personally appeared Aaron Alvarez who on oath says that he/she is Legal Clerk of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: CDBG 15-16 AP was published in Tampa Bay Times: 7/3/15, in said newspaper in the issues of St Pete Times Mid Cnty

Affiant further says the said Tampa Bay Times is a newspaper published in Pinellas County, Florida and that the said newspaper has heretofore been continuously published in said Pinellas County, Florida, each day and has been entered as a second class mail matter at the post office in said Pinellas County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Signature of Affiant

Sworn to and subscribed before me this 07/03/2015.

Signature of Notary Public

Personally known ✓ or produced identification

Type of identification produced \_\_\_\_\_



JOSEPH F. FISH  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF116052  
Expires 6/23/2018

**NOTICE OF PUBLIC HEARING  
CITY OF LARGO  
COMMUNITY DEVELOPMENT BLOCK GRANT  
(CDBG) FY 2015-2016 ACTION PLAN**

Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Pinellas County Housing Trust Fund (HTF), State Housing Initiatives Partnership (SHIP) Programs

NOTICE IS HEREBY GIVEN that the Largo City Commission will meet at 6:00 PM on August 4, 2015 in the Largo City Hall Commission Chambers at 201 Highland Avenue, Largo, Florida, 33770 to consider the following:

At this meeting, the draft FY 2015-2016 CDBG Action Plan will be presented for review and approval by the Largo City Commission.

This meeting is open to the public, and there will be a public comment period at the meeting. Comments from the public outside of the meeting must be submitted in writing prior to the meeting date to the attention of Mary Borsatto, either electronically to [tborsatto@largo.com](mailto:tborsatto@largo.com) or by mail to City of Largo, Community Development Department, P.O. Box 296, Largo, Florida 33779. Public comments on the plan should be submitted no later than 5:00 PM on July 31, 2015.

Any person who wishes to appeal any decision of the Largo City Commission with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to submit that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance or further information with regard to this meeting should contact the City Clerk's Office at 727-587-6710 or the Largo City Clerk at 727-587-6778 at least two days prior to the meeting.

The notice provides a summary of FY 2015-2016 projects and funding, and gives locations for reviewing the FY 2015-2016 Action Plan.

The U.S. Department of Housing and Urban Development (HUD) requires each jurisdiction receiving federal funding for CDBG and HOME funds to submit a Strategic Plan every three to five years, and an Action Plan each year. The CDBG Five-Year Strategic Plan is a component of the CDBG Consolidated Planning Process and represents the programmatic course to be followed for a five-year period by the City of Largo in its redevelopment efforts. The goals and outcomes of the Consolidated Plan are designed to address the needs of the community, and must include proposed accomplishments and outcomes in measurable terms. The FY 2015-2016 CDBG Action Plan identifies activities to be funded, and the proposed funding sources for those activities, and not only contains CDBG-funded activities, but all activities funded by HOME Investment Partnership Program (HOME), Pinellas County Housing Trust Fund (HTF), and the State Housing Initiatives Partnership (SHIP) programs. One hundred percent of the CDBG funds will be utilized for activities directly benefiting low and moderate income persons, and will fund program administration and activities eliminating slum and blight.

AVAILABLE FUNDING - Expected Resources	TOTAL Revenues	CDBG	HOME	HTF	SHIP
Entitlement	\$1,008,173	\$432,741	\$183,000	\$0	\$392,432
Program Income	\$467,500	\$205,000	\$70,000	\$15,500	\$177,000
Carry-over from prior year	\$450,000	\$266,000	\$0	\$0	\$184,000
Total Funds Available	\$1,925,673	\$904,741	\$253,000	\$15,500	\$753,432

EXPENDITURES - Primary Project List	CDBG	HOME	HTF	SHIP
Affordable Housing Development	\$296,000			\$270,000
Fair Housing Education/Legal Representation	\$16,000			
Housing/Fair Housing Counseling	\$15,061			
Homeless Program	\$70,000			
"Sold on Largo" Down Payment Assistance		\$50,000		\$50,000
Owner Occupied Rental Housing Rehabilitation	\$200,000	\$175,000	\$10,000	\$321,946
Eviction Protection/Rental Deposit Program				\$21,000
Public Services - Homeless Services	\$29,000			
Capital Improvements to Public Facilities	\$52,000			
Public Services - Non-homeless Special Needs	\$10,000			
Planning & Administration	\$125,680	\$16,567	\$2,750	\$65,000
Housing Delivery Services	\$50,000	\$23,413	\$2,750	\$58,436
GRAND TOTALS	\$804,741	\$265,000	\$15,500	\$748,432

The following projects will serve as alternates in the FY 2015-2016 Annual Action Plan in the event that a project from the primary list is delayed, canceled, performed at a lower cost than the budgeted amount, or more funding is available:

ALTERNATE PROJECT LIST	PRELIMINARY COST ESTIMATES
Affordable Housing Development - Homeowner	\$500,000
Affordable Housing Development - Rental	\$300,000
Down Payment Assistance	\$200,000
Eviction Protection/Rental Deposit Program	\$50,000
Homeless Program	\$300,000
Housing Rehabilitation	\$500,000
Housing Relocation/Counseling Payments	\$100,000
Housing/Fair Housing Counseling	\$20,000
Legal Assistance	\$10,000
Homeless Services	\$60,000
Special Needs	\$50,000
Capital Improvements to Special Needs or Homeless Facilities	\$100,000
Community Investment - Revitalization/Redevelopment Areas & Other Income Eligible Neighborhoods	\$500,000
Community Investment - Infrastructure to Support Economic Development & Neighborhood Revitalization	\$600,000
Economic Development - Expand Opportunities through Job Creation, Business Preservation & Private Investment	\$100,000
Emergency - Address Slums or Blight	\$100,000
Emergency - Address Community Needs Before, During or After an Emergency	\$100,000

The following projects will serve as alternates in the FY 2015-2016 Annual Action Plan in the event that a project from the primary list is delayed, canceled, performed at a lower cost than the budgeted amount, or more funding is available:

Drafts of the City of Largo's FY 2015-2016 Annual Action Plan are available for viewing at the following locations from July 3, 2015 through August 3, 2015:

- Largo City Hall - Community Development Department, 201 Highland Avenue, Largo, FL 33770
- Largo Library - Reference Desk, 120 Central Park Drive, Largo, FL 33771
- City of Largo's Website - [www.largo.com](http://www.largo.com)



## NOTICE OF PUBLIC HEARING

## CITY OF LARGO

## COMMUNITY DEVELOPMENT BLOCK GRANT

## (CDBG) FY 2015-2016 ACTION PLAN

Community Development Block Grant (CDBG); HOME Investment Partnership Program (HOME); Pinellas County Housing Trust Fund (HTF); State Housing Initiatives Partnership (SHIP) Programs

NOTICE IS HEREBY GIVEN that the Largo City Commission will meet at 6:00 PM on August 3, 2015 in the Largo City Hall Commission Chambers at 201 Highland Avenue, Largo, Florida, 33770 to consider the following:

At this meeting, the draft FY 2015-2016 CDBG Action Plan will be presented for review and approval by the Largo City Commission.

This meeting is open to the public, and there will be a public comment period at the meeting. Comments from the public outside of the meeting must be submitted in writing prior to the meeting date to the attention of Misty Bortelle, either electronically to [housing@largo.com](mailto:housing@largo.com) or by mail to City of Largo, Community Development Department, P.O. Box 296, Largo, Florida 33779. Public comments on the plan should be submitted no later than 5:00 PM on July 31, 2015.

Any person who decides to appeal any decision of the Largo City Commission with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance or further information with regard to this meeting should contact the City Clerk's Office at 727-587-6710 or the Library T.D.D. line at 727-587-6778 at least two days prior to the meeting.

This notice provides a summary of FY 2015-2016 projects and funding, and gives locations for reviewing the FY 2015-2016 Action Plan:

The U.S. Department of Housing and Urban Development (HUD) requires each jurisdiction receiving federal funding for CDBG and HOME funds to submit a Strategic Plan every three to five years and an Action Plan each year. The CDBG Five Year Strategic Plan is a component of the CDBG Consolidated Plan and represents the programmatic course to be followed for a five year period by the City of Largo in its redevelopment efforts. The goals and objectives of the Consolidated Plan are designed to address the needs of the community and must indicate proposed accomplishments and outcomes in measurable terms. The FY 2015-2016 CDBG Action Plan identifies activities to be funded, and the proposed funding source for each activity, and not only contains CDBG funds but also includes all activities funded by HOME Investment Partnership Program (HOME); Pinellas County Housing Trust Fund (HTF) and the State Housing Initiatives Partnership (SHIP) programs. One hundred percent of the CDBG funds will be utilized for activities directly benefiting low and moderate income persons and, within program administration and activities eliminating slum and blight.

AVAILABLE FUNDING	TOTAL REVENUES	CDBG	HOME	HTF	SHIP
Entitlement	\$1,008,173	\$433,741	\$183,000	\$0	\$381,432
Program Income	\$487,500	\$206,000	\$72,000	\$15,500	\$175,000
Carry over from prior year	\$456,000	\$268,000	\$0	\$0	\$190,000
<b>Total Funds Available</b>	<b>\$1,951,673</b>	<b>\$907,741</b>	<b>\$255,000</b>	<b>\$15,500</b>	<b>\$746,432</b>
Eviction Protection/Rental Deposits	\$200,000	\$175,000	\$0	\$0	\$25,000
Public Services - Homeless Services	\$38,000	\$0	\$0	\$0	\$38,000
Capital Improvements to Public Facilities	\$52,000	\$0	\$0	\$0	\$52,000
Public Services - Non-Homeless Special Needs	\$10,000	\$0	\$0	\$0	\$10,000
Planning & Administration	\$128,880	\$16,587	\$2,750	\$0	\$85,000
Housing Delivery Services	\$80,000	\$23,413	\$27,500	\$0	\$58,486
<b>GRAND TOTALS</b>	<b>\$1,951,673</b>	<b>\$907,741</b>	<b>\$255,000</b>	<b>\$15,500</b>	<b>\$746,432</b>

The following projects will serve as alternates in the FY 2015-2016 Annual Action Plan (in the event that a project from the primary list is delayed, canceled, performed at a lower cost than the budgeted amount, or more funding is available):

ALTERNATE PROJECT LIST	PRELIMINARY COST ESTIMATES
Affordable Housing Development - Homeowner	\$500,000
Affordable Housing Development - Rental	\$500,000
Down Payment Assistance	\$200,000
Eviction Protection/Rental Deposit Program	\$60,000
Homestead Program	\$500,000
Housing Rehabilitation	\$500,000
Housing Relocation/Counseling Payments	\$100,000
Housing/Fair Housing Counseling	\$20,000
Legal Assistance	\$10,000
Homeless Services	\$80,000
Special Needs	\$50,000
Capital Improvements to Special Needs or Homeless Facilities	\$100,000
Community Investment - Revitalization/Redevelopment Areas & Other Income Eligible Neighborhoods	\$500,000
Community Investment - Infrastructure to Support Economic Development & Neighborhood Revitalization	\$600,000
Economic Development - Expand Opportunities through Job Creation, Business Preservation & Private Investment	\$100,000
Emergency - Address Slums or Blight	\$100,000
Emergency - Address Community Needs Before, During or After an Emergency	\$100,000

Drafts of the City of Largo's FY 2015-2016 Annual Action Plan are available for viewing at the following locations from July 3, 2015 through August 3, 2015.

August 3, 2015.

August 3, 2015.

- Largo City Hall - Community Development Department, 201 Highland Avenue, Largo, FL 33770
- Largo Library - Reference Desk, 120 Central Park Drive, Largo, FL 33771
- City of Largo's Website - [www.largo.com](http://www.largo.com)



## **CITY OF LARGO**

### **NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the Community Development Advisory Board (CDAB) will meet at 6:00 PM on December 15, 2014 in the Community Room, 1st Floor, at Largo City Hall, 201 Highland Avenue, Largo, FL, to consider the following:

The meeting is scheduled to provide the CDAB and citizens an opportunity to identify problems and needs, suggest ways to utilize community development funds, express preferences about program activities, and participate in the development of the City of Largo FY 2015-2016 (*October 1, 2015 through September 30, 2016*) Community Development Block Grant (CDBG) Action Plan.

This meeting is open to the public, and a public comment period will be provided. Comments received from the public outside of the meeting must be submitted in writing and must be received at least (2) working days prior to the meeting date. Please submit written comments to:

City of Largo  
Community Development Dept.  
Attn: Matthew Anderson  
P.O. Box 296  
Largo, FL 33779-0296  
Fax: (727) 587-6765  
E-mail: [housing@largo.com](mailto:housing@largo.com)

This meeting is open to the public. Any person who decides to appeal any decision of the CDAB with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regard to this meeting should contact the City Clerk's Office at 587-6710 or the Library T.D.D. Line at 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Matthew Anderson, 727-586-7489, extension 7216, or [housing@largo.com](mailto:housing@largo.com).

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Publish in the Tampa Bay Times (Largo Edition) on November 23, 2014.

***NOT TO BE PLACED IN LEGAL NOTICE OR CLASSIFIED SECTION***

*Provide affidavit to the City Clerk's office*

	<b>AVAILABLE FUNDING - Expected Resources</b>	<b>TOTAL REVENUES</b>	<b>CDBG</b>	<b>HOME</b>	<b>HTF</b>	<b>SHIP</b>
1	Entitlement	\$1,008,173	\$433,741	\$193,000	\$0	\$381,432
2	Program Income	\$467,500	\$205,000	\$72,000	\$15,500	\$175,000
3	Carry-over from prior year	\$456,000	\$266,000	\$0	\$0	\$190,000
	<b>Total Funds Available</b>	<b>\$1,931,673</b>	<b>\$904,741</b>	<b>\$265,000</b>	<b>\$15,500</b>	<b>\$746,432</b>

	<b>EXPENDITURES - Primary Project List</b>	<b>CDBG</b>	<b>HOME</b>	<b>HTF</b>	<b>SHIP</b>
1	Affordable Housing Development	\$296,000			\$230,000
2	Fair Housing Education/Legal Representation	\$16,000			
3	Housing/Fair Housing Counseling	\$15,061			
4	Homestead Program	\$70,000			
5	"Sold on Largo" Down Payment Assistance		\$50,000		\$50,000
6	Owner Occupied/Rental Housing Rehabilitation	\$200,000	\$175,000	\$10,000	\$321,946
7	Eviction Protection/Rental Deposits				\$21,000
8	Public Services - Homeless Services	\$39,000			
9	Capital Improvements to Public Facilities	\$52,000			
10	Public Services - Non-Homeless Special Needs	\$10,000			
11	Planning & Administration	\$126,680	\$16,587	\$2,750	\$65,000
12	Housing Delivery Services	\$80,000	\$23,413	\$2,750	\$58,486
	<b>GRAND TOTALS</b>	<b>\$904,741</b>	<b>\$265,000</b>	<b>\$15,500</b>	<b>\$746,432</b>

The following projects will serve as alternates in the FY 2015-2016 Annual Action Plan (in the event that a project from the primary list is delayed, canceled, performed at a lower cost than the budgeted amount, or more funding is available):

	<b>ALTERNATE PROJECT LIST</b>	<b>PRELIMINARY COST ESTIMATES</b>
1	Affordable Housing Development - Homeowner	\$500,000
2	Affordable Housing Development - Rental	\$500,000
3	Down Payment Assistance	\$200,000
4	Eviction Protection/Rental Deposit Program	\$60,000
5	Homestead Program	\$500,000
6	Housing Rehabilitation	\$500,000
7	Housing Relocation/Counseling Payments	\$100,000
8	Housing/Fair Housing Counseling	\$20,000
9	Legal Assistance	\$10,000
10	Homeless Services	\$60,000
11	Special Needs	\$50,000
12	Capital Improvements to Special Needs or Homeless Facilities	\$100,000
13	Community Investment - Revitalization/Redevelopment Areas & other Income Eligible Neighborhoods	\$500,000
14	Community Investment - Infrastructure to Support Economic Development & Neighborhood Revitalization	\$600,000
15	Economic Development - Expand Opportunities through Job Creation, Business Preservation & Private Investment	\$100,000
16	Emergency - Address Slums or Blight	\$100,000
17	Emergency - Address Community Needs Before, During or After an Emergency	\$100,000

Drafts of the City of Largo's FY 2015-2016 Annual Action Plan are available for viewing at the following locations from July 3, 2015 through August 3, 2015.

- Largo City Hall – Community Development Department, 201 Highland Avenue, Largo, FL 33770
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*To be published in the Tampa Bay Times (Neighborhood Times Mid-Pinellas Section) on July 3, 2015 and the Weekly Challenger on June 25, 2015. DO NOT PLACE IN CLASSIFIED OR LEGAL SECTION.*

*Please provide 2 affidavits to the City Clerk's office.*



**NOTICE OF PUBLIC HEARING  
CITY OF LARGO  
COMMUNITY DEVELOPMENT BLOCK GRANT  
(CDBG) FY 2015-2016 ACTION PLAN**

**Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME),  
Pinellas County Housing Trust Fund (HTF), State Housing Initiatives Partnership (SHIP) Programs**

**NOTICE IS HEREBY GIVEN** that the Largo City Commission will meet at 6:00 PM on August 4, 2015 in the Largo City Hall Commission Chambers at 201 Highland Avenue, Largo, Florida, 33770 to consider the following:

At this meeting, the draft FY 2015-2016 CDBG Action Plan will be presented for review and approval by the Largo City Commission.

This meeting is open to the public, and there will be a public comment period at the meeting. Comments from the public outside of the meeting must be submitted in writing prior to the meeting date to the attention of Misty Borsetto, either electronically to [housing@largo.com](mailto:housing@largo.com) or by mail to City of Largo, Community Development Department, P.O. Box 296, Largo, Florida 33779. Public comments on the plan should be submitted no later than 5:00 PM on July 31, 2015.

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This notice provides a summary of FY 2015-2016 projects and funding, and gives locations for reviewing the FY 2015-2016 Action Plan:

The U.S. Department of Housing and Urban Development (HUD) requires each jurisdiction receiving federal funding for CDBG and HOME funds to submit a Strategic Plan every three to five years, and an Action Plan each year. The CDBG Five-Year Strategic Plan is a component of the CDBG Consolidated Planning Process and represents the programmatic course to be followed for a five-year period by the City of Largo in its redevelopment efforts. The goals and objectives of the Consolidated Plan are designed to address the needs of the community, and must indicate proposed accomplishments and outcomes in measurable terms. The FY 2015-2016 CDBG Action Plan identifies activities to be funded, and the proposed funding sources for those activities, and not only contains CDBG-funded activities, but all activities funded by HOME Investment Partnership Program (HOME), Pinellas County Housing Trust Fund (HTF), and the State Housing Initiatives Partnership (SHIP) programs. One hundred percent of the CDBG funds will be utilized for activities directly benefiting low and moderate income persons, and will fund program administration and activities eliminating slum and blight.

<b>AVAILABLE FUNDING - Expected Resources</b>		<b>TOTAL REVENUES</b>	<b>CDBG</b>	<b>HOME</b>	<b>HTF</b>	<b>SHIP</b>
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3	Carry-over from prior year	\$456,000	\$266,000	\$0	\$0	\$190,000
<b>Total Funds Available</b>		<b>\$1,931,673</b>	<b>\$904,741</b>	<b>\$265,000</b>	<b>\$15,500</b>	<b>\$746,432</b>

<b>EXPENDITURES - Primary Project List</b>		<b>CDBG</b>	<b>HOME</b>	<b>HTF</b>	<b>SHIP</b>
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<b>GRAND TOTALS</b>		<b>\$904,741</b>	<b>\$265,000</b>	<b>\$15,500</b>	<b>\$746,432</b>

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<b>ALTERNATE PROJECT LIST</b>		<b>PRELIMINARY COST ESTIMATES</b>
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11	Special Needs	\$50,000
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13	Community Investment - Revitalization/Redevelopment Areas & other Income Eligible Neighborhoods	\$500,000
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*Please provide 2 affidavits to the City Clerk's office.*



**NOTICE OF PUBLIC HEARING  
CITY OF LARGO  
COMMUNITY DEVELOPMENT BLOCK GRANT  
(CDBG) FY 2015-2016 ACTION PLAN and Five-Year Strategic Plan FY 2015-2020  
Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME),  
Pinellas County Housing Trust Fund (HTF), State Housing Initiatives Partnership (SHIP) Programs**

**NOTICE IS HEREBY GIVEN** that the Largo City Commission will meet at 6:00 PM on August 4, 2015 in the Largo City Hall Commission Chambers at 201 Highland Avenue, Largo, Florida, 33770 to consider the following:

At this meeting, the draft FY 2015-2016 CDBG Action Plan and the Five-Year Strategic Plan FY 2015-2020 will be presented for review and approval by the Largo City Commission.

This meeting is open to the public, and there will be a public comment period at the meeting. Comments from the public outside of the meeting must be submitted in writing prior to the meeting date to the attention of Misty Borsetto, either electronically to [housing@largo.com](mailto:housing@largo.com) or by mail to City of Largo, Community Development Department, P.O. Box 296, Largo, Florida 33779. Public comments on the plan should be submitted no later than 5:00 PM on July 31, 2015.

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The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance or further information with regard to this meeting should contact the City Clerk's Office at 727-587-6710 or the Library T.D.D. line at 727-587-6778 at least two days prior to the meeting.

This notice provides a summary of FY 2015-2016 projects and funding, and gives locations for reviewing the FY 2015-2016 Action Plan:

The U.S. Department of Housing and Urban Development (HUD) requires each jurisdiction receiving federal funding for CDBG and HOME funds to submit a Strategic Plan every three to five years, and an Action Plan each year. The CDBG Five-Year Strategic Plan is a component of the CDBG Consolidated Planning Process and represents the programmatic course to be followed for a five-year period by the City of Largo in its redevelopment efforts. The goals and objectives of the Consolidated Plan are designed to address the needs of the community, and must indicate proposed accomplishments and outcomes in measurable terms. The FY 2015-2016 CDBG Action Plan identifies activities to be funded, and the proposed funding sources for those activities, and not only contains CDBG-funded activities, but all activities funded by HOME Investment Partnership Program (HOME), Pinellas County Housing Trust Fund (HTF), and the State Housing Initiatives Partnership (SHIP) programs. One hundred percent of the CDBG funds will be utilized for activities directly benefiting low and moderate income persons, and will fund program administration and activities eliminating slum and blight.



<b>AVAILABLE FUNDING - Expected Resources</b>		<b>TOTAL REVENUES</b>	<b>CDBG</b>	<b>HOME</b>	<b>HTF</b>	<b>SHIP</b>
1	Entitlement	\$1,008,173	\$433,741	\$193,000	\$0	\$381,432
2	Program Income	\$467,500	\$205,000	\$72,000	\$15,500	\$175,000
3	Carry-over from prior year	\$456,000	\$266,000	\$0	\$0	\$190,000
<b>Total Funds Available</b>		<b>\$1,931,673</b>	<b>\$904,741</b>	<b>\$265,000</b>	<b>\$15,500</b>	<b>\$746,432</b>

<b>EXPENDITURES - Primary Project List</b>		<b>CDBG</b>	<b>HOME</b>	<b>HTF</b>	<b>SHIP</b>
1	Affordable Housing Development	\$296,000			\$230,000
2	Fair Housing Education/Legal Representation	\$16,000			
3	Housing/Fair Housing Counseling	\$15,061			
4	Homestead Program	\$70,000			
5	"Sold on Largo" Down Payment Assistance		\$50,000		\$50,000
6	Owner Occupied/Rental Housing Rehabilitation	\$200,000	\$175,000	\$10,000	\$321,946
7	Eviction Protection/Rental Deposits				\$21,000
8	Public Services - Homeless Services	\$39,000			
9	Capital Improvements to Public Facilities	\$52,000			
10	Public Services - Non-Homeless Special Needs	\$10,000			
11	Planning & Administration	\$126,680	\$16,587	\$2,750	\$65,000
12	Housing Delivery Services	\$80,000	\$23,413	\$2,750	\$58,486
<b>GRAND TOTALS</b>		<b>\$904,741</b>	<b>\$265,000</b>	<b>\$15,500</b>	<b>\$746,432</b>

The following projects will serve as alternates in the FY 2015-2016 Annual Action Plan (in the event that a project from the primary list is delayed, canceled, performed at a lower cost than the budgeted amount, or more funding is available):

<b>ALTERNATE PROJECT LIST</b>		<b>PRELIMINARY COST ESTIMATES</b>
1	Affordable Housing Development - Homeowner	\$500,000
2	Affordable Housing Development - Rental	\$500,000
3	Down Payment Assistance	\$200,000
4	Eviction Protection/Rental Deposit Program	\$60,000
5	Homestead Program	\$500,000
6	Housing Rehabilitation	\$500,000
7	Housing Relocation/Counseling Payments	\$100,000
8	Housing/Fair Housing Counseling	\$20,000
9	Legal Assistance	\$10,000
10	Homeless Services	\$60,000
11	Special Needs	\$50,000
12	Capital Improvements to Special Needs or Homeless Facilities	\$100,000
13	Community Investment - Revitalization/Redevelopment Areas & other Income Eligible Neighborhoods	\$500,000
14	Community Investment - Infrastructure to Support Economic Development & Neighborhood Revitalization	\$600,000
15	Economic Development - Expand Opportunities through Job Creation, Business Preservation & Private Investment	\$100,000
16	Emergency - Address Slums or Blight	\$100,000
17	Emergency - Address Community Needs Before, During or After an Emergency	\$100,000

Drafts of the City of Largo's FY 2015-2019 Five Year Strategic Plan and 2015-2016 Annual Action Plan are available for viewing at the following locations from July 20, 2015 through August 3, 2015.

- Largo City Hall – Community Development Department, 201 Highland Avenue, Largo, FL 33770
- Largo Library – Reference Desk, 120 Central Park Drive, Largo, FL 33771
- City of Largo's Website – [www.largo.com](http://www.largo.com)

*To be published in the Tampa Bay Times (Neighborhood Times Mid-Pinellas Section) on July 17, 2015*  
**DO NOT PLACE IN CLASSIFIED OR LEGAL SECTION.**

*Please provide 2 affidavits to the City Clerk's office.*

# GENERAL AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF PINELLAS

PERSONALLY came and appeared before me, the undersigned Notary, the within named LYN JOHNSON who is a resident of PINELLAS County, State of FLORIDA, and makes this his/her statement and General Affidavit upon oath and affirmation of belief and personal knowledge that the following matters, facts and things set forth are true and correct to the best of his/her knowledge:

The Weekly Challenger Newspaper published a notice of public hearing for the City of Largo on June 25, 2015, in publication volume 47 numbers 44.

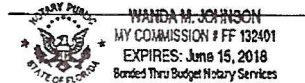
DATED this the 25<sup>TH</sup> day of JUNE, 20 15

\_\_\_\_\_  
Signature of Affiant

SWORN to subscribed before me, this 25<sup>TH</sup> day of JUNE, 20 15

Wanda M. Johnson  
NOTARY PUBLIC

My Commission Expires:



<b>Available funding</b>	<b>CDBG</b>	<b>HOME</b>	<b>HTF</b>	<b>SHIP</b>
Entitlement	\$433,741	\$165,871	\$0	\$381,432
Program Income	\$100,000	\$86,000	\$10,000	\$180,000
Carry-over from prior year	\$450,000	\$0	\$0	\$175,000
<b>Total Funds Available</b>	<b>\$983,741</b>	<b>\$251,871</b>	<b>\$10,000</b>	<b>\$736,432</b>

**Maximum Public Services                      \$80,061**



	EXPENDITURES	Application Label	Amount Requested	Recommendations			
				CDBG	HOME	Housing Trust Fund	SHIP
	<b>SUBRECIPIENT REQUESTS (Not Subject to 15% CDBG Cap)</b>						
	<b>Affordable Housing Development (AHD)</b>						
	Habitat for Humanity of Pinellas County, Inc. – Affordable Housing Development for first-time homeowners	A	\$50,000	\$20,000	\$0	\$0	\$0
	<b>Subtotal: AHD Housing Projects</b>		<b>\$50,000</b>	<b>\$20,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
	<b>Capital Improvements to Public Facilities</b>						
	Gulf Coast Jewish Family & Community Services Inc., - Hurricane Mitigation of Public Facility, Phase 2	B	\$52,000	\$52,000	\$0	\$0	\$0
	Bright Community Trust, Inc. - Proud Largo	C	\$250,000	\$150,000	\$0	\$0	\$0
	<b>Subtotal: Capital Projects</b>		<b>\$302,000</b>	<b>\$202,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
	<b>PUBLIC SERVICES (Subject to 15% CDBG Cap)</b>						
	<b>Homeless Facility Operating Costs</b>						
	Religious Community Services – RCS Grace House Homeless Family Services	D	\$30,000	\$14,500	\$0	\$0	\$0
	Homeless Leadership Board, Inc. - Homeless Services Coordination & Delivery	E	\$25,000	\$10,000	\$0	\$0	\$0
	Catholic Charities Diocese of St. Petersburg, Inc. - Pinellas Hope I	F	\$30,000	\$14,500	\$0	\$0	\$0
	<b>Subtotal – Homeless Facility Operating Costs</b>		<b>\$85,000</b>	<b>\$39,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
	<b>Non-Homeless Special Needs Services</b>						
	Pinellas Opportunity Council – Chore Services (for Frail Elderly)	G	\$10,000	\$10,000	\$0	\$0	\$0
	<b>Subtotal – Non-Homeless Special Needs Services</b>		<b>\$10,000</b>	<b>\$10,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
	<b>Education &amp; Preparation for Homeownership / Fair Housing Education &amp; Legal Assistance</b>						
	Gulfcoast Legal Services, Inc. - Housing Preservation	H	\$17,000	\$16,000	\$0	\$0	\$0
	Community Services Foundation, Inc. - Fair Housing Counseling & Housing Placement	I	\$1,800				
	Community Services Foundation, Inc. - Homebuyer Education	J	\$2,520	\$15,061	\$0	\$0	\$0
	Tampa Bay Community Development Corporation – Homebuyer Education & Counseling	K	\$12,000				
	<b>Subtotal: Public Services – Education &amp; Preparation for Homeownership / Fair Housing Education &amp; Legal Assistance</b>		<b>\$33,320</b>	<b>\$31,061</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
	<b>TOTAL PUBLIC SERVICES</b>		<b>\$128,320</b>	<b>\$80,061</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
	<b>TOTAL ALL FUNDING REQUESTS</b>		<b>\$480,320</b>	<b>\$302,061</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
	<b>ALL OTHER EXISTING CITY HOUSING PROGRAMS &amp; PROGRAM ADMINISTRATION</b>						
	<b>Housing Programs</b>						
	Owner Occupied/Rental Housing Rehabilitation			\$200,000	\$160,000	\$7,500	\$321,946
	Energy Conservation Grant			\$50,000	\$0	\$0	\$0
	Rental Deposit & Eviction Prevention			\$0	\$0	\$0	\$21,000
	Sold on Largo (Down-payment Assistance Program)			\$0	\$50,000	\$0	\$50,000
	Homestead Program			\$75,000	\$0	\$0	\$0
	AHD Homeowner/Rental			\$140,000	\$0	\$0	\$225,000
	<b>Subtotal: Housing Programs</b>			<b>\$465,000</b>	<b>\$210,000</b>	<b>\$7,500</b>	<b>\$617,946</b>
	<b>Program Administration</b>						
	Planning & Administration			\$126,680	\$16,587	\$1,250	\$60,000
	Housing & Delivery Services (Admin)			\$90,000	\$25,284	\$1,250	\$58,486
	<b>Subtotal: Program Administration</b>			<b>\$216,680</b>	<b>\$41,871</b>	<b>\$2,500</b>	<b>\$118,486</b>
	<b>TOTAL ALL OTHER EXISTING CITY HOUSING PROGRAMS &amp; PROGRAM ADMINISTRATION</b>			<b>\$983,741</b>	<b>\$251,871</b>	<b>\$10,000</b>	<b>\$736,432</b>

TABLE 2  
ALTERNATE PROJECT LIST  
FY 2015-2016

	A	B
1	<b>Housing Programs</b>	
2	\$500,000	Affordable Housing Development (AHD) Homeowner
3	\$500,000	AHD Rental
4	\$200,000	Down Payment Assistance
5	\$60,000	Eviction Protection/Rental Deposit
6	\$500,000	Homestead (acquisition, rehabilitation, sell to first-time home buyer)
7	\$500,000	Housing Rehabilitation
8	\$100,000	Housing Relocation/Counseling Payments
9	<b>\$2,360,000</b>	
10	<b>Community Development – Public Services</b>	
11	\$20,000	Housing/Fair Housing Counseling
12	\$10,000	Legal Assistance
13	\$60,000	Homeless Services
14	\$50,000	Special Needs
15	<b>\$140,000</b>	
16	<b>Community Development – Public Facilities</b>	
17	\$100,000	Capital Improvements to Special Needs or Homeless Facilities
18	<b>\$100,000</b>	
19	<b>Community Development – Community Investment</b>	
20	\$500,000	Community Investment (CI) - Revitalization/Redevelopment Areas and other Income Eligible Neighborhoods
21	\$600,000	CI – Infrastructure to Support Economic Development and Neighborhood Revitalization
22	\$100,000	CI – Economic Development – Expand Opportunities through Job Creation, Business Preservation and Private Investment
23	\$100,000	CI – Emergency – Address Slums or Blight (acquisition, relocation, clearance, historic preservation, rehabilitation, code enforcement)
24	\$100,000	CI – Emergency – Address Community Needs Before, During and After an Emergency
25	<b>\$1,400,000</b>	
26		
27	<b>\$3,860,000</b>	