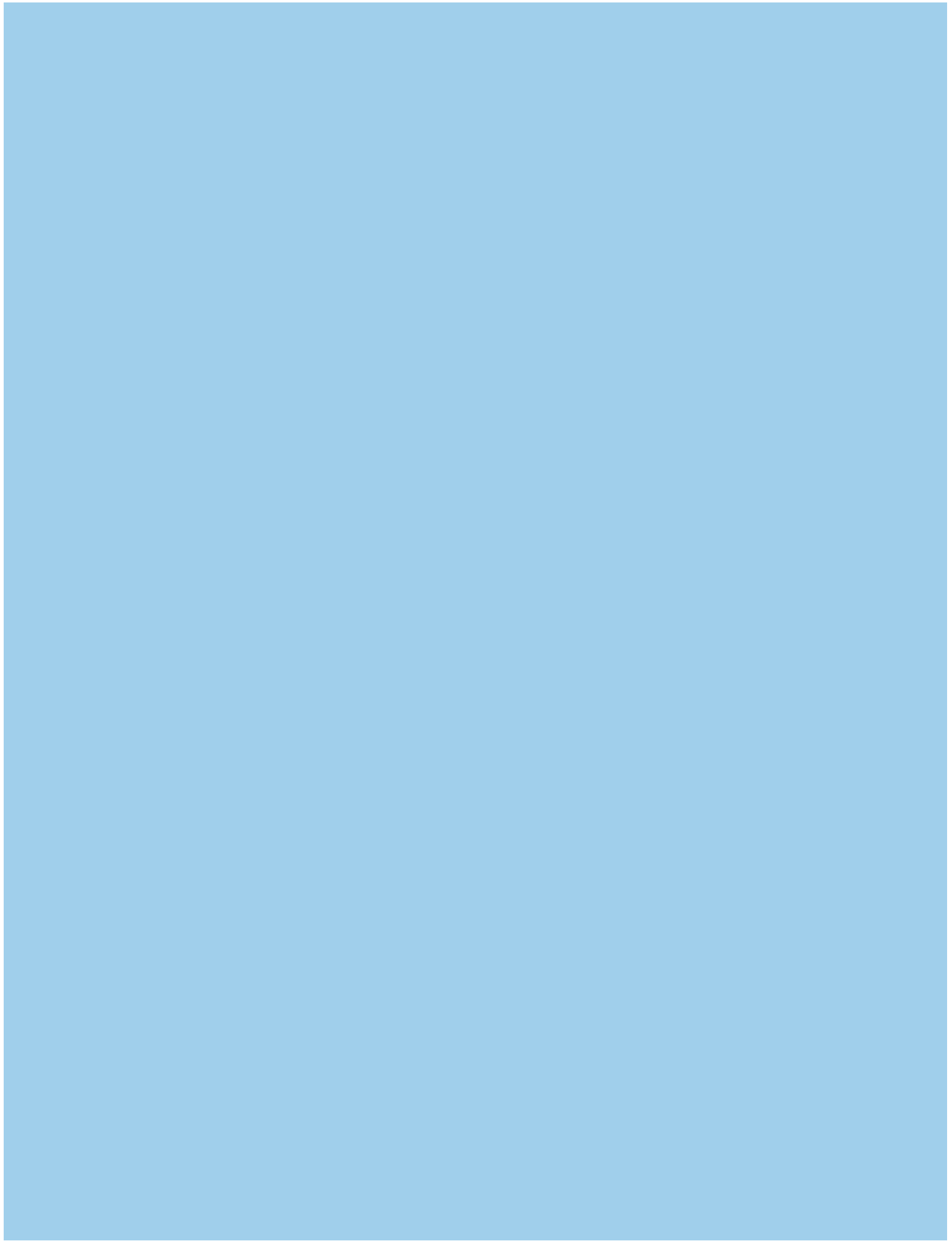


PINELLAS COUNTY COMMUNITY DEVELOPMENT





VISION

We envision Pinellas County as a place where all residents have the opportunity to live in decent neighborhoods with access to quality affordable housing, pleasing streetscapes and open green spaces, sound infrastructure, ample economic opportunities, convenient public facilities, and access to all the services vital to maintaining a safe and sustainable community.

The Community Development Department administers a variety of Federal, State and local resources to address the needs of residential communities and areas of special interest such as redevelopment areas and revitalization areas. Community Development administers community development and housing programs for the Urban County.¹ Cooperation Agreements, which determine the composition of the Urban County, are executed every three years. In addition, Pinellas County and the City of Largo have formed a consortium to administer housing programs under the HOME program. The Department serves as staff to the Housing Finance Authority which issues bonds for the first time homebuyers mortgage programs and for the development or renovation of multi-family rental complexes. The Authority serves all of Pinellas County. Its members are appointed by the Board of County Commissioners.

The Department has four major areas of emphasis:

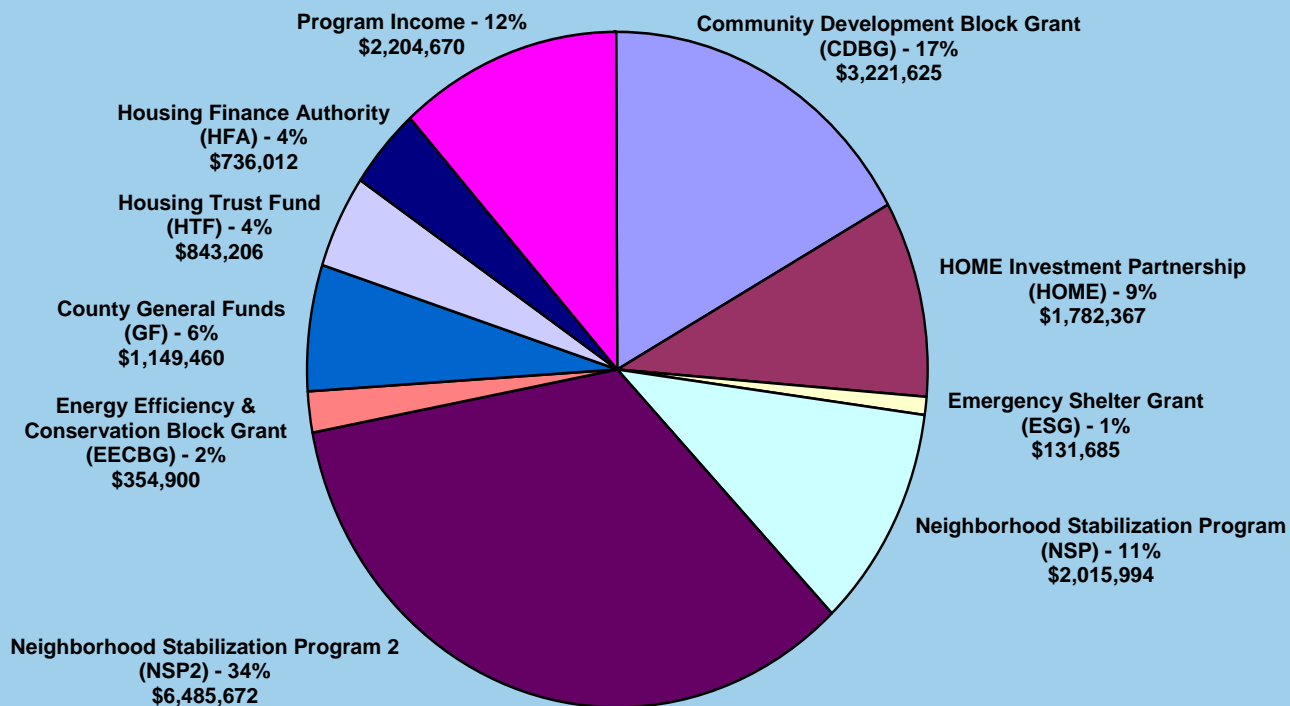
- Community Housing
- Neighborhood Improvements
- Redevelopment
- Community Facilities

¹Municipalities in the Urban County: 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, Treasure Island.

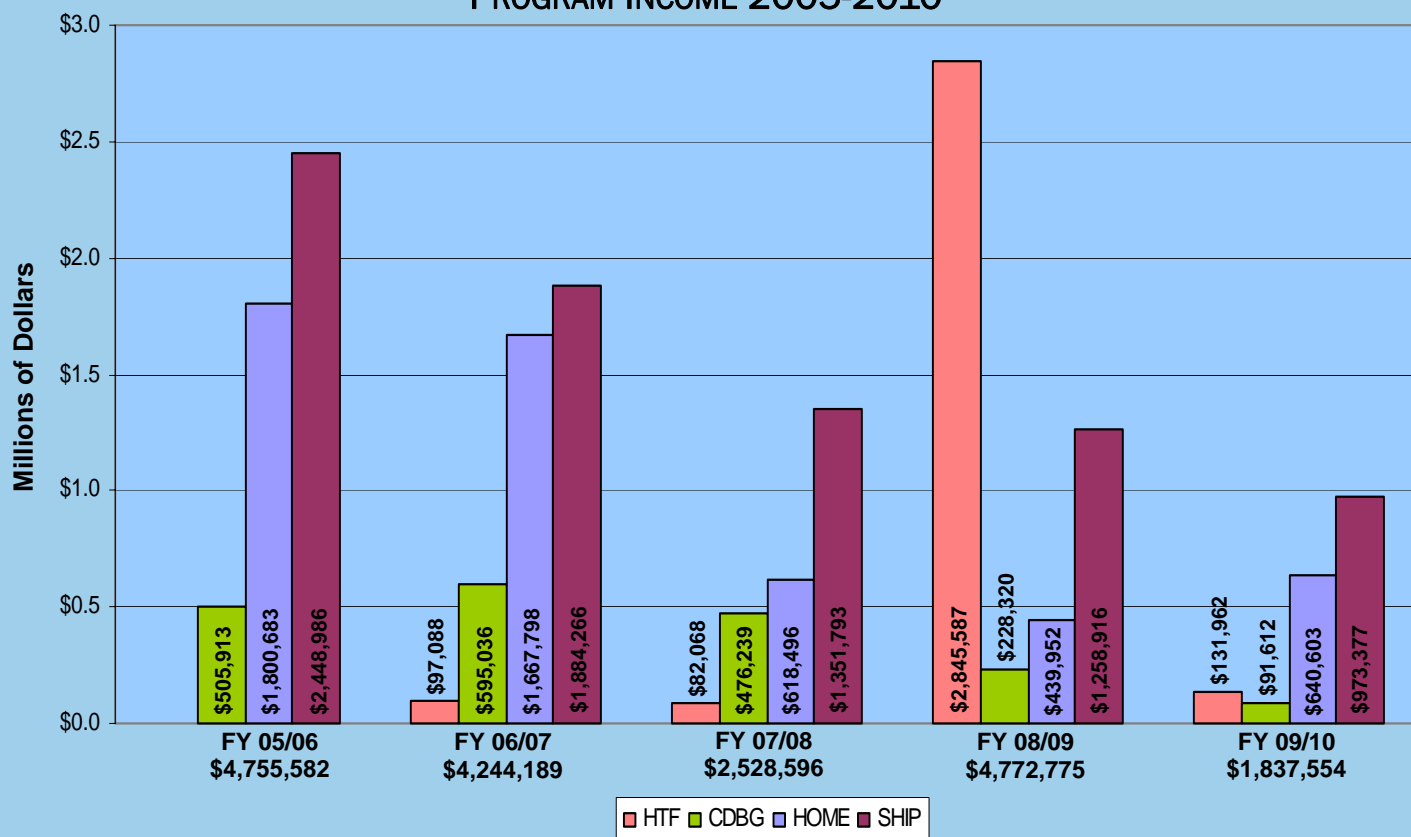


FISCAL

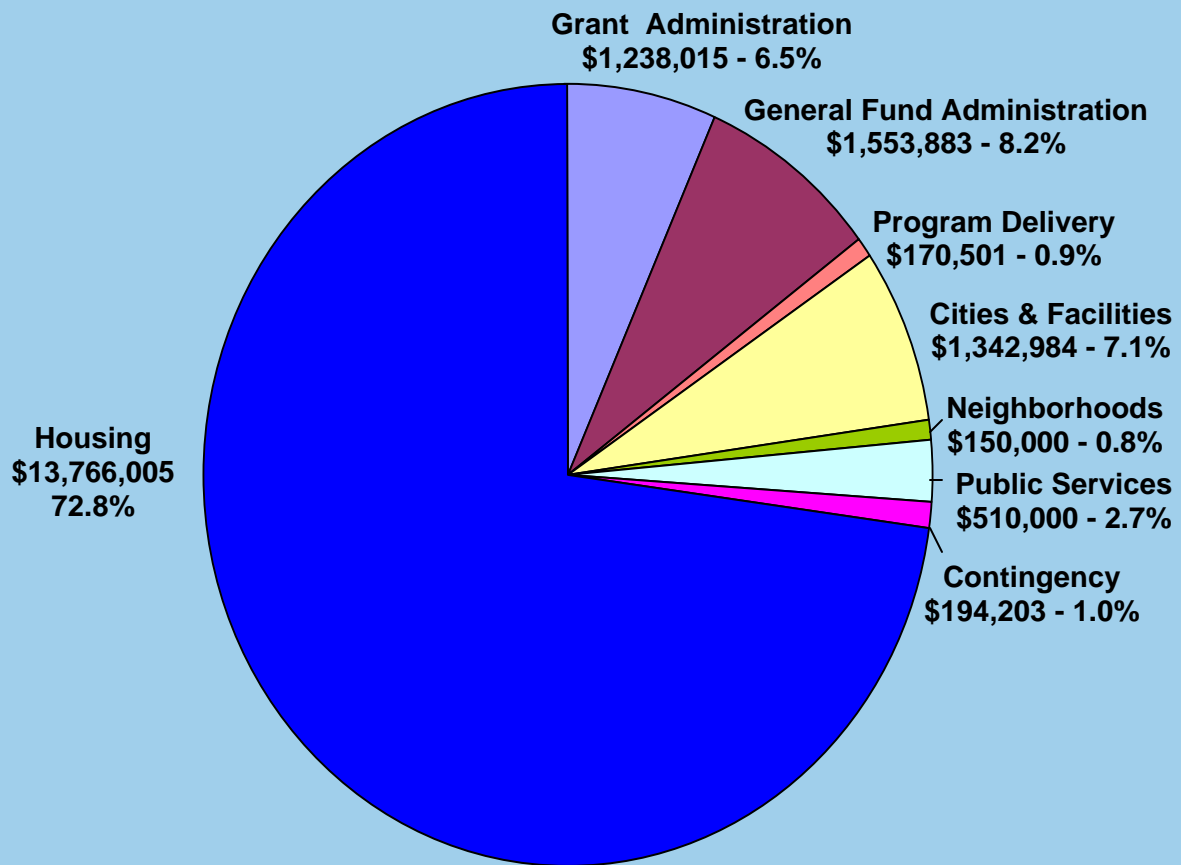
2010/2011 REVENUE SOURCES - \$ 18.9 MILLION



PROGRAM INCOME 2005-2010



2010/2011 EXPENDITURES BUDGET



COMMUNITY HOUSING

OUR OPERATIONS

Pinellas County provides housing products and services through two separate operations:

- 1) *The Pinellas County Community Development Department:*
a County Department under the Board of County Commissioners
- 2) *The Housing Finance Authority of Pinellas County:*
an independent board appointed by the County Commission

Activities are targeted to four basic strategies:

- Preserving our existing housing stock
- Producing an adequate supply of new housing
- Promoting home ownership opportunities
- Providing comprehensive housing information, counseling, and referral services

Investing in our community

- We recycle public funds by making loans, not just grants
- Our portfolio of over 1,600 loans has a value of \$62 Million
- We generated approximately \$1.8 Million in additional funds for housing
- Leveraged more than \$15 Million of private investment

Programs are administered through active community partnerships with:

- Nonprofit agencies
- Builders and developers
- Housing advocates
- Service providers
- Affordable housing lenders
- The real estate community
- Our 20 cooperating cities

PRESERVING THE EXISTING HOUSING STOCK

Preserving existing housing is our highest priority:

- Recycling housing for new home buyers
- Promoting home improvement
- Upgrading rental housing



PRODUCING NEW HOUSING

Developing new tools to replenish our aging housing stock:

- Loan products for the home builder community
- Assembling land for affordable housing development
- Governmental incentives to make development easier

PROVIDING COMPREHENSIVE HOUSING SERVICES

Offering counseling, information and referral services:

- Homelessness Prevention and Rapid Re-Housing
- HomeBuyer's Club
- Online Housing Resource Directory
- Home buyer and credit counseling
- Comprehensive renter assistance services
- Foreclosure prevention counseling

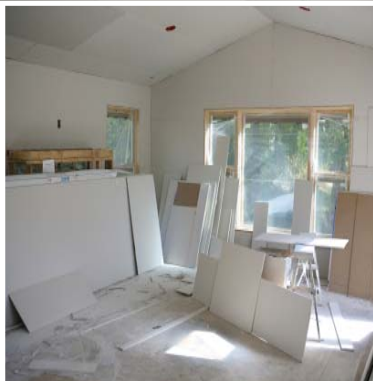
PROMOTING HOME OWNERSHIP

Making housing affordable:

- Low interest mortgages
- Down payment loans
- Closing cost assistance
- Special lender programs
- Private sector partnerships

ISSUES

- Mixed-income development
- Barriers to redevelopment and land development reform
- Foreclosures
- Housing affordability in a built out county
- Keeping the existing housing stock economically viable
- Promoting economic recovery through housing development



ACCOMPLISHMENTS

COMMUNITY DEVELOPMENT DEPARTMENT 2009-2010

\$62.5 MILLION ACTIVE LOAN PORTFOLIO

- 418 Amortizing Loans - \$8.3 Million
- 522 Reducing/Permanent Deferred Loans - \$11.5 Million
- 667 Temporary Deferred Loans - \$42.7 Million

RENTAL HOUSING DEVELOPMENT ACTIVITIES

- 11 units → \$3,715,881 → \$ 1,355,007 Federal/State
\$ 2,360,874 Private

OWNER HOUSING DEVELOPMENT ACTIVITIES

- 1 unit \longrightarrow \$156,196 \longrightarrow

\$	79,180	State
\$	77,016	Private

DOWN PAYMENT ASSISTANCE

- 125 loans → \$14,138,168 → \$ 1,250,674 Federal/State
\$12,887,494 Private Financing (1st Mortgages)

HOME REPAIR LOAN PROGRAM

- 112 loans \longrightarrow \$3,294,155

HOUSING SERVICES

- 2,043 Customers
 - Budgeting & Mortgage Classes
 - CHORE Services - Elderly
 - Foreclosure Prevention
 - Homebuyers Club
 - Homebuyer Information Program
 - Rental Placement Services



HOUSING FINANCE AUTHORITY OF PINELLAS COUNTY

28 Years of Service: 1982 - 2010

- Over 14,000 Homes
- Over \$1.1 Billion in Private Investment

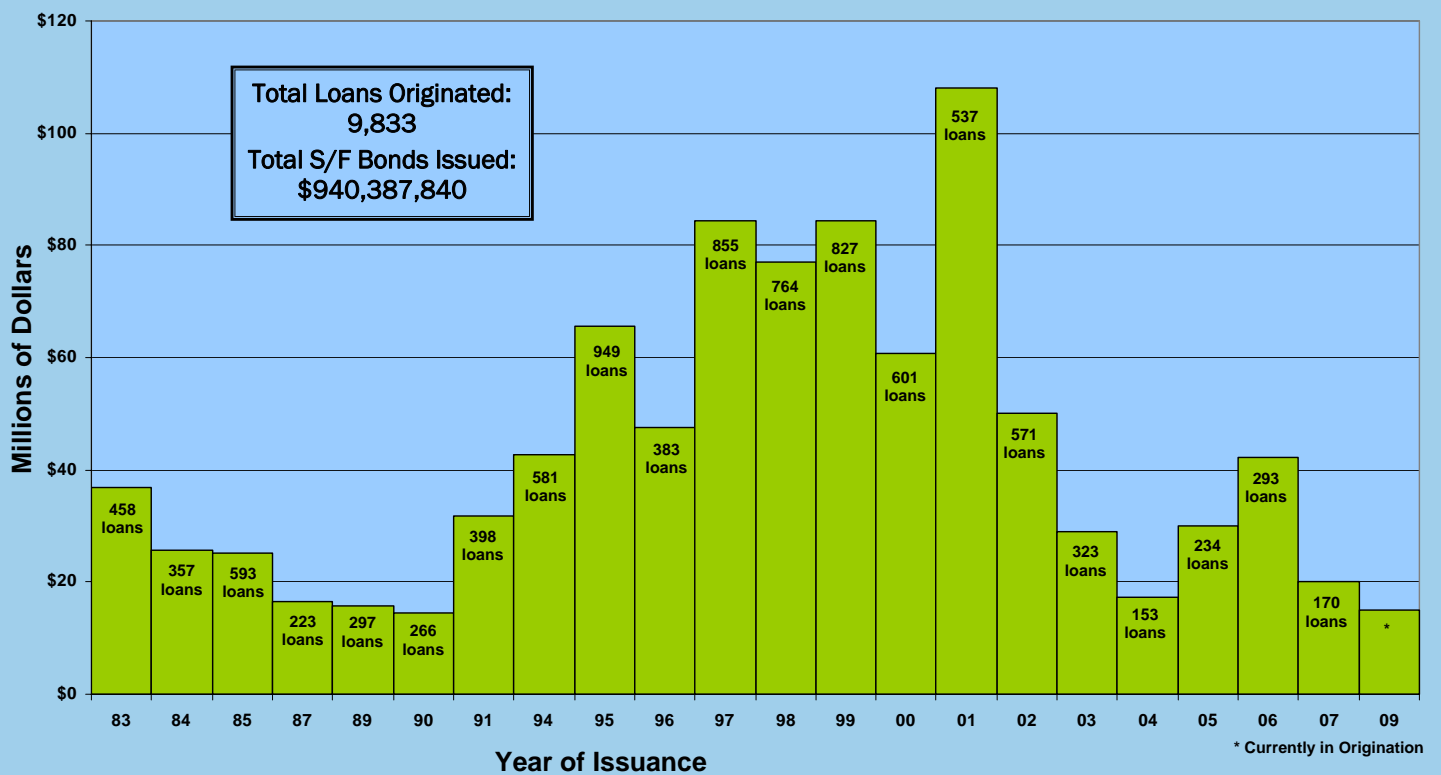
1ST TIME HOMEBUYER PROGRAMS

- Over \$940 Million
- 9,800+ New Home Owners

MULTI-FAMILY PROJECTS

- Over \$204 Million
- 4,800+ New Rental Units

HFA SINGLE FAMILY BONDS ISSUED/LOANS ORIGINATED



NEIGHBORHOOD IMPROVEMENTS

CURRENT COUNTY REVITALIZATION AREAS

- Dansville
- Greater Ridgecrest Area
- Central Lealman

CURRENT CITY NEIGHBORHOOD REVITALIZATION AREA

- Union Academy in Tarpon Springs

FORMER COUNTY NEIGHBORHOOD REVITALIZATION AREA

- Wind Tree Village in Highpoint

REVITALIZATION STRATEGIES PER AREA

- **Dansville** requires comprehensive redevelopment.

Brownfield Redevelopment

- \$400,000 in Federal funds for solid waste cleanup activities in Dansville, including Voluntary Cleanup Tax Credit incentive for this project.
- Affordable Housing projects can access State sales tax refunds.
- Federally funded Environmental Site Assessments available for new properties.
- **Greater Ridgecrest Area and Central Lealman** require infrastructure, housing improvements, visual enhancements as well as delivery of recreational opportunities and social services.
- **Union Academy** requires housing improvements, particularly infill housing, and commercial revitalization.
- **Wind Tree Village** requires strategies designed to create a more visually attractive rental neighborhood with a more stable real estate market.



COMMUNITY FACILITIES

Community Development activities have supported agencies over the years that accomplish the following:

NEIGHBORHOOD REVITALIZATION

Assist with the County's neighborhood revitalization efforts by owning and/or operating neighborhood facilities such as adult and child day care centers, senior centers, recreational facilities, and community centers.

HOMELESS ASSISTANCE

Provide facilities and services that are part of the Continuum of Care for the homeless.

SPECIAL GROUPS ASSISTANCE

Provide facilities and services for special groups such as abused children, battered spouses, the elderly, homeless, severely disabled, substance abusers, and persons with HIV/AIDS.

The County's support has been through the provision of both funding and technical assistance.

Funding

- Primarily for capital projects to provide a safe and sound facility from which to operate.
- Sometimes to initiate needed programs and services.

Technical Assistance

- To promote organizational strength, stability and financial viability.
- To seek long-term solutions addressing homeless issues and problems.
- To promote coordination among agencies.

ISSUES

- Not in my backyard (NIMBYism)
- Decreasing operational funding for agencies; thus agencies have limited capital expenditures
- Dramatic increases in the cost of liability insurance since the 2004/2005 Hurricane seasons



REDEVELOPMENT

Urban County – All the unincorporated areas and all of the cities in the County with the exception of Belleair Shore, Clearwater, Largo and St. Petersburg.

Cooperating cities are our partners.

REDEVELOPMENT AREAS IN THE CITIES

Infrastructure planning & construction in commercial redevelopment areas:

- Dunedin
- Gulfport
- Indian Rocks Beach
- Indian Shores
- Madeira Beach
- John's Pass Village
- Oldsmar
- Pinellas Park
- Redington Shores
- Safety Harbor
- Tarpon Springs
- Treasure Island

WE REQUIRE:

- area to meet State criteria for a slum & blighted area
- a comprehensive improvement plan
- multi-year financial commitment to match federal dollars, usually Capital Improvement Plan

Qualifies as prevention or elimination of slums or blight under HUD regulations.



Street cred? Let us pave the way

BY JAY CRIDLIN
Times Staff Writer

Last week, the American Planning Association named Ybor City's Seventh Avenue one of the 10 greatest streets in the nation, based on categories like unique architecture, character, user-friendliness and history. We agree, Seventh is great and all, but is it really one of America's best? Here are our picks for the 10 best streets in Tampa Bay (aside from Seventh, of course.)

10. Main Street, Safety Harbor

From the Whistle Stop Grill & Bar to the Safety Harbor Resort and Spa, Main Street strikes just enough of a balance between kitsch and practicality to make it eminently walkable.

9. Meridian Avenue, Dade City

Small-town downtowns aren't dead in Florida; you just have to drive out to the country to find them. Like Collins Street in Plant City, Dade City's Meridian Avenue is a charming outpost of Americana that feels miles away from the gridlock of Tampa. (Okay, fine, it is miles away. Still, it's worth the trip.)

8. Eighth Avenue, Ybor City

Seventh is for suckers. All the cool kids know Eighth is where the party's at. Here, you'll find family-friendly fun (Gameworks), trendy shopping (Urban Outfitters), sweet late-night destinations (Club Sky, Mema's Alaskan Tacos), hip music venues (the Orpheum, New World Brewery), GaYbor hangouts (Streetcar Charlie's, MC Film Festival) and even a genuine slice of Cuba (Jose Marti Park is technically owned by Cuba). Just watch out for streetcars.

7. Central Avenue, St. Petersburg

The closures of fun new restaurants like The Kitchen and The Table have taken a bit of the shine off Central, but there's still too much interesting stuff going on here — Pincho y Pincho, Z Grille, the Emerald, the State Theatre, Gaslight Antiques and shopping in the Grand Central district — to leave it out. Our only complaint: It's all spread way too thin.

6. Beach Boulevard, Gulfport

All writers are mandated by law to refer to downtown Gulfport as "funky." But one trip to this artsy little waterfront enclave and you'll see why: This walkable borough encompasses a park, a theatre, a ballroom,



Bayshore is the boulevard of dreams in Tampa, attracting joggers and cyclists who love its scenic waterfront views.

The 5 worst streets in Tampa Bay

5. Mandalay Avenue/Gulfview Boulevard, Clearwater Beach: Drives along the beach should be carefree and relaxing. This Gulfside stretch is a never-ending stretch of construction, crosswalks and conventioners, linked by a dizzying roundabout.

4. Bruce B. Downs Boulevard, Tampa: A soulless, featureless, traffic-heavy stretch of strip malls, housing developments and power towers.

3. Adamo Drive, Tampa: This dishonor could go to pretty much any stretch of State Road 60, from Clearwater's Gulf-to-Bay (ugh) to Tampa's Kennedy (ick) to

Brandon Boulevard (oy). But we'll give it to Adamo, that dreary expanse of strip clubs and warehouses stretching from Tampa to Brandon.

2. Ulmerton Road, Clearwater: Just try merging onto Ulmerton during rush hour, or attempting a left turn anywhere. As if getting to the airport — in this case, St. Pete-Clearwater — wasn't stressful enough.

1. Memorial Highway, Tampa: Specifically, the knotty, construction-wrecked, rollerball-like stretch between I-275, Tampa International Airport and the Veterans Expressway. Will this road ever be finished?

a beach, fun shops and a handful of worthy date-night restaurants.

5. Franklin Street, Tampa

Aside from construction, we have no idea why some parts of Franklin are open and others aren't. But this brick-lined stretch — home to the Tampa Theatre, the Hub, Fly Bar & Restaurant and new condos and restaurants — is a nice break from the traffic throughout downtown.

4. South Howard Avenue, Tampa

SoHo is as fine a party destination as Seventh Avenue, and it's got the heavy-hitting restaurants to prove it: Bern's, SideBern's, Bella's, Sally O'Neal's, the Lime, T.C. Choy's, Cheap, Cicco & Tony's, Cevice. (Good luck finding a place to park, though.)

Road rage

What are your favorite (and least favorite) streets in Tampa Bay? Tell us all about it at tdeslone@tampabay.com.

3. Beach Drive, St. Petersburg

From Al Lang Field to the Vinoy, from the Museum of Fine Arts to Coffee Pot Bayou, one word best describes this lazy but attraction-filled stretch of near-waterfront roadway: calm. (That is, as long as the Honda Grand Prix of St. Petersburg isn't in town.)

2. Main Street, Dunedin

Cozy Main Street feels inviting yet intimate, and offers everything from fine dining to fine antiques to cheeky little boutiques. Not to mention a seemingly endless series of street festivals (like Saturday's Antique Fair).

1. Bayshore Boulevard, Tampa

There's a reason this is a mecca for joggers, cyclists and mansion hunters: It's a beautiful north-south straightaway, right on the water, with few traffic lights and no ugly commercial blight. Those planners picked Tampa's wrong signature street — we'd put Bayshore up against Seventh any day.

Times staff writer Susan Thurston contributed to this report.

INVESTING IN ECONOMIC VITALITY

SINCE 1970's*:

Dunedin	\$3,895,998
Gulfport	\$3,867,891
Indian Rocks Beach	\$306,000
Indian Shores	\$426,732
Madeira Beach	\$460,800
Oldsmar	\$1,539,751
Pinellas Park	\$4,670,329
Redington Shores	\$435,896
Safety Harbor	\$2,569,709
Tarpon Springs	\$6,257,901
Treasure Island	<u>\$344,901</u>
	\$24,775,908

* Includes commercial façade, Americans with Disabilities Act grants, demolition grants, historic preservation loans and streetscape improvements.

ISSUES

- Redevelopment/Economic development
- Workforce housing
- Under consideration: Economic stimulus infrastructure projects with CDBG funds
- Tourism including Vision 2010
- Mixed-use and increase in densities

