

# **2022-2023 Annual Action Plan**

**Pinellas County Consortium**

**DRAFT**

**April 29, 2022**

## Executive Summary

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

#### 1. Introduction

Annually, Pinellas County receives federal grant allocations from the U.S. Department of Housing and Urban Development (HUD) for three federal Community Planning and Development entitlement grants:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- Emergency Solutions Grant Program (ESG)

The 2020-2024 Consolidated Plan is a five-year planning document required by HUD that identifies the County's housing and community development priority needs and establishes corresponding goals to address those needs. The Annual Action Plan identifies the specific actions, activities, and federal and non-federal resources that will be used to address the housing and community development priority needs and goals identified in the 5-Year Consolidated Plan.

The 2022-2023 Action Plan is Pinellas County's application to HUD for CDBG, HOME and ESG funding for Program Year 2022-2023, covering the period October 1, 2022 to September 30, 2023 (PY 22-23). The PY 22-23 Action Plan identifies specific activities the County will undertake during the program year using these federally funded grants and non-federal resources. The additional recourses include state and local funding that will be used to support, match, or leverage the federally funded grants targeting the preservation and production of affordable housing. These include Florida's State Housing Initiatives Partnership (SHIP) Program funding and Pinellas County's Penny IV and Housing Trust Fund (HTF) funding.

In Pinellas County there are five entitlement jurisdictions that receive annual allocations through the above federal grants. Pinellas County's CDBG funding is used throughout the County, except within the municipal boundaries of the cities of Clearwater, Largo, Pinellas Park, and St. Petersburg, which receive CDBG funding for the benefit of their residents. The County's ESG funding is used throughout the County, except within the City of St. Petersburg, which receives an ESG funding for the benefit of city residents.

Pinellas County is the lead entity for the Pinellas County Consortium for HOME funding, of which the City of Largo is a participating jurisdiction. As the lead entity, Pinellas County assumes overall responsibility for HOME compliance and requirements. HOME funding is used throughout the County, except within the City of Clearwater and St. Petersburg, which receives HOME funding for the benefit of city residents.

#### 2. Summarize the objectives and outcomes identified in the Plan

The PY 22-23 Action Plan represents the third year of the 2020-24 Consolidated Plan. The 2020-2024 Consolidated Plan identifies 13 goals, with outcomes, that will guide funding decisions over the course of the five-year term to address identified needs. The goals to be addressed in the PY 22-23 Action Plan are:

- Public Facility Improvements – Provide funding for the acquisition, design/engineering and/or construction/rehabilitation of facilities that benefit low- and moderate-income, homeless, and/or special needs populations.

- Public Services – Provide funding for operating expenses of public services that benefit low- and moderate-income, homeless, and/or special needs populations.
- Elimination of Slum and Blight – Provide funding to eliminate or prevent slum and blight to assist in restoring economic vitality in blighted areas or on a spot basis
- Code Enforcement – Provide funding for the payment of salaries and overhead costs directly related to the enforcement of local codes in deteriorating or deteriorated areas in Target Areas.
- Economic Development – Provide activities that create economic opportunities for low- and moderate-income persons or within low- and moderate-income areas.
- Neighborhood Improvements – Provide funding for public facility improvements, physical improvements, and comprehensive neighborhood planning activities in Target Areas, and HUD designated Low-Mod Areas to improve the quality of life and health of neighborhood residents.
- Preservation of Housing – Provide funding for the acquisition and/or rehabilitation/preservation of housing affordable to low- and moderate-income residents.
- Production of Housing – Provide funding for the acquisition, development, and/or construction of new affordable housing units.
- Homeownership Opportunities – Provide funding for direct assistance to prospective low- and moderate-income homebuyers, including down payment and closing cost assistance, credit counseling, and/or homeownership education/training.
- Rental Assistance – Provide funding for rental assistance and security/utility deposits for income eligible individuals/households or rapid rehousing for individuals/households at-risk of or already experiencing homelessness.
- Shelter and Housing for the Homeless – Provide funding for the acquisition, construction, and/or rehabilitation of shelter facilities and housing for the homeless.
- Emergency/Disaster Response – Provide assistance prior to, during and after a community emergency and/or disaster event to prepare for and/or mitigate loss, protect during an event, and aid with recovery. Outcomes: Other: Emergency/disaster responses as needed
- Administration – General planning and administration costs associated with administering Federal CDBG, HOME, and ESG funds; State SHIP funds; and other local funding sources, including but not limited to Housing Trust Funds (HTF).

A summary of the goals and objectives are shown in Table AP-20 – Annual Goals and Objectives.

The County has established strategies to address each goal and specific target outcomes to measure progress over the five years, as noted above. Such strategies address how the County will tackle issues related to affordable housing, public housing, homelessness, housing rehabilitation/lead-based paint mitigation, anti-poverty, and program monitoring.

Additionally, the County has identified seven (7) geographic areas for implementation. These areas include two general areas, Pinellas County overall (countywide) and the Urban County, and five (5) specific target areas: Tarpon Springs, High Point, Greater Ridgecrest, Central Lealman, and East Lealman. These target areas have been identified by Pinellas County as at-risk communities, having higher concentrations of low- and moderate-income populations, poverty-level households, and minority racial and ethnic groups than other areas of Pinellas County. These areas also have more risk factors for Fair Housing issues.

### 3. Evaluation of past performance

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

Over the past three years, Pinellas County has continued to work towards meeting the goals and addressing needs identified in the 2020-2024 Consolidated Plan. At the end of PY 20-21, the first complete year of the five-year plan, the County accomplished the following outcomes:

Goal Name	5-Year Goal	Outcomes	Beneficiary Type Assisted	Goal/Outcome Indicator
Code Enforcement	20,000	8,270	Household Housing Unit	Housing Code Enforcement/Foreclosed Property Care
Elimination of Slum and Blight	7	1	Buildings	Buildings Demolished
Homeownership Opportunities	145	27	Households	Direct Financial Assistance to Homebuyers
Neighborhood Improvements	50,000	35,950	Persons	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit
Neighborhood Improvements	0	104,515	Persons	Public service activities other than Low/Moderate Income Housing Benefit
Preservation of Housing	175	20	Household Housing Unit	Rental Units Rehabilitated
Preservation of Housing	75	15	Household Housing Unit	Homeowner units Rehabilitated
Production of Housing	105	13	Household Housing Unit	Rental Units Constructed
Production of Housing	50	8	Household Housing Unit	Homeowner Housing Added
Public Facility Improvements	35,000	23,725	Persons	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit
Public Facility Improvements	0	24	Persons	Homeless Persons-Overnight Shelter
Public Services	25,000	15,384	Persons	Public service activities other than Low/Moderate Income Housing Benefit
Rental Assistance	75	14	Persons	Homelessness Prevention

In the previous Five-Year Consolidated Plan, the County re-evaluated and reduced the expected goals for the five-year cycle due to the continued reduction in resources for affordable housing. Affordable housing continues to be one of the high priority goals identified in the Five-Year Plan and will continue to be addressed in the Annual Action Plans and Pinellas County will continue to utilize federal CDBG, HOME and ESG funds, as well as State SHIP funds and local Penny IV and HTF funds, to meet the needs identified. The County continues working towards the identified five-year goals set for each objective. Based on current year projects, the County is on track to meet the identified goals.

### 4. Summary of Citizen Participation Process and consultation process

*Summary from citizen participation section of plan.*

As part of the planning process, the County conducted two public meetings to assess the needs and priorities of the community. Pinellas County conducted a public hearing on January 18, 2022, to solicit input on the priorities and needs in the County to include in the Annual Action Plan. Participants were asked to provide input on community needs and how funds should be allocated to programs and projects related to housing,

homelessness, special needs, and community development. 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.

The citizen participation process also includes consultation with housing providers, housing authorities, health and social services providers, and the Continuum of Care (CoC) for the County's homeless population. The Consortium consulted these entities throughout the preceding year concerning ongoing topics of mutual interest and during the preparation of the Consolidated Plan. Consultation occurred via email invitation and correspondence, online surveys, public meetings, public hearings, focus group consultation and webinars. In some cases, specific reports and plans of the agencies were referenced or utilized in the preparation of the Plan.

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

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

As part of the planning process, Pinellas County conducted public meetings to assess housing and community development needs. Needs identified during the planning process were affordable housing/housing assistance and homelessness prevention/eviction prevention/legal services/intensive case management. The identified needs fall within the 10 priority needs identified for the 2020-2024 planning period:

- Preservation/production of affordable housing, renter and owner
- Housing assistance, renter and owner
- Mental and behavioral health services, including substance abuse counseling/treatment
- Homeless shelters, facilities, and services, including shelter for families with children and unaccompanied youth as well as prevention activities
- Special needs housing, facilities, and services for all populations, especially the elderly
- Public facilities and improvements, including infrastructure and accessibility
- Public services, including mental health services, transportation access, and youth programming
- Code enforcement/blight removal
- Economic development for small businesses and employment opportunities/job training
- Program administration of federal, state, and local grants for housing and community development activities

These 10 priority needs will be addressed through the 13 goals and specific target outcomes identified in the Consolidated Plan.

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

Summary of comments will be included in the final draft of the Action Plan.

## **7. Summary**

Through the establishment of specific goals, outcomes, and target areas, the Pinellas County Consortium strives to address the priority needs of low- and moderate-income persons in a coordinated and strategic manner. Pinellas County's anticipated federal funding allocations from CDBG, HOME, and ESG will help to address many of the County's goals related to housing, homeless, and special needs, and community development; however,

due to the significant lack of affordable housing in particular, the County must also supplement these funds with other State and local sources, such as SHIP, Penny IV, and HTF to fill funding gaps, which continue to widen. To address needs related homeless, special needs and community development, the County is fortunate to have a network of public and private partners and local governments/municipal departments to support these goals through financial leveraging, coordination, and collaboration.

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

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

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	Pinellas County	Housing & Community Development Department – Community Development Division
CDBG Administrator	Pinellas County	Housing & Community Development Department – Community Development Division
HOME Administrator	Pinellas County	Housing & Community Development Department – Community Development Division
ESG Administrator	Pinellas County	Housing & Community Development Department – Community Development Division
HOPWA Administrator	City of Tampa	Housing and Community Development

**Table 1 – Responsible Agencies**

### **Narrative**

Pinellas County serves as the lead agency for the Pinellas County HOME Consortium, which includes the City of Largo. The County is responsible for the development of the Five-Year Consolidated Plan for the CDBG, HOME, and ESG programs. Pinellas County, designated as an Urban County by HUD, consists of all unincorporated areas of the County and the nineteen (19) municipalities participating in the County's program. The participating cooperating cities are listed below.

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

The cities of Clearwater, Largo, Pinellas Park, and St. Petersburg are separate CDBG entitlement communities and are not included in the Urban County.

The Pinellas County Board of County Commissioners is the local government entity responsible for approving the allocation of grant funds to various activities outlined in the Consolidated Plan and subsequent Annual Action Plans. The Community Development Division of the Pinellas County Housing and Community Development Department, along with the cooperating cities, partner agencies, and various nonprofit housing and public

service providers, will play a major role in administering programs and implementing projects selected to carryout strategic objectives identified in the Consolidated Plan.

Separately, the City of Tampa administers HOPWA funding for local jurisdictions in the Tampa Bay area, including those within Pinellas County.

### **Consolidated Plan Public Contact Information**

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### **AP-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 needs related to affordable housing, homeless, special needs and community development. 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 (CAPER).

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. 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 May 19, 2020 (Resolution No. 20-45). The Citizen Participation Plan requires that public hearings be held to obtain citizen comments, that a period of not less than 30 days is allowed for citizen (public) comment, and that timely responses to citizen inquiries are provided.

Notices of public meetings, public hearings, and availability for viewing of the draft Annual Action Plan and proposed use of funds was advertised in four local newspapers [Tampa Bay Times (general circulation), La Gaceta (Spanish language), The Weekly Challenger (African American communities), and Tre Florida (Vietnamese language)], on the County's Community Development Division website at [www.pinellascounty.org/community](http://www.pinellascounty.org/community), and on the Pinellas County online Government Calendar website at [go.activecalendar.com/pinellascounty/](http://go.activecalendar.com/pinellascounty/).

Two public hearings were conducted to determine the needs and priorities of the community. The public meetings provided an opportunity for citizens and interested parties to become knowledgeable about Pinellas County housing and community development programs and eligibility requirements. Participants were asked to provide input on how funds should be allocated to programs and projects related to housing, homelessness, special needs, and community development.

**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 public participation process included consultation with housing providers/housing authorities/health and social services providers/Continuum of Care (CoC) for County's homeless population. The Consortium consults entities throughout the preceding year concerning ongoing topics of mutual interest and during the preparation of Con Plan/Action Plan. Consultation occurred via email/correspondence/public meetings/hearings. In some cases, specific reports/plans of agencies were referenced/utilized in preparation of the Plan.

To broaden public participation, public notices were advertised in four newspapers [Tampa Bay Times (general)/La Gaceta (Spanish)/The Weekly Challenger (African American)/Tre Florida (Vietnamese)], placed on County's online Calendar, on County's Community Development webpage. Advisory emails/invitations were sent to all participating jurisdictions/public service providers (housing/homeless/health/social services)/other interested parties to advertise public meetings/hearings, and request comments on the Plan. Subrecipients were invited to attend public meetings in order to gather information on client needs. Attendees had opportunity to identify priority needs for housing/homeless/special needs/community development.

Three public housing authorities are part of the Consortium - Pinellas County/Tarpon Springs/Dunedin Housing Authorities. Pinellas County regularly consults with housing authorities and other non-profit/for-profit housing providers operating within County.

Pinellas County is a member of the Tampa Bay Healthcare Collaborative, which is comprised of government entities/nonprofit organizations/business and labor organizations/educational institutions/health care professionals committed to working together to improve healthcare delivery systems for uninsured/underinsured County residents. The County participates in quarterly meetings/facilitates attendance of nonprofits and partners.

Similarly, the Health in All Policies (HiAP) Pinellas County Collaborative, which includes the governments of Pinellas County, the cities of Pinellas Park and St. Petersburg, the Florida Department of Health in Pinellas County, Forward Pinellas, and the Foundation for a Healthy St. Petersburg, also seeks to ensure that all residents in the County have equal opportunity to live a healthy life by considering the potential effect of local government policies/programs on vulnerable populations.

The County Human Services Department helps County residents obtain access to medical care and emergency financial assistance/connect to county judicial resources/optimize benefits for veterans and dependents/investigate consumer complaints/and helps those who are experiencing homelessness. Human Services actively networks with over 105 partner agencies, manages contract and grants, and is a key organization in County's institutional delivery structure. Human Services publishes resource guides and oversees the Health Care for the Homeless (HCH) Co- Applicant Board, comprised of consumer/patient representatives, on behalf of the Board of County Commissioners (BCC).



At the direction of the Health and Human Services Coordinating Council, a Behavioral Health Summit was held during the last 5-years. Resulting initiatives included the Pinellas County Empowerment Team approved and funded by the BCC in May 2016, focusing on targeted services for high-need clients. In July 2018, the Pinellas Integrated Care Alliance was created to provide intensive case management. The County has pursued a range of grant opportunities for behavioral health services for homeless clients newly housed, Assisted Outpatient Services (AOT), expanded drug court and medication-assisted treatment, and other efforts to help mitigate opioid impacts in the community. Local partners continue to review behavioral health efforts in conjunction with these initiatives.

**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.**

Pinellas County is a member of the Pinellas County Homeless Leadership Alliance, which serves as the lead agency for the Continuum of Care (CoC). The County's Human Services Department is the primary interface between Pinellas County and the Homeless Leadership Alliance. Staff of the Homeless Leadership Alliance, the County's Human Services Department, and the County's Community Development Division meet every other month to discuss the needs of the homeless population. Additionally, a representative of the Homeless Leadership Alliance is involved in the County's annual Notice of Funding Availability (NOFA) application cycle and participates in the review, ranking, and selection of projects funded by the County's CDBG program.

Consortium members and non-profit agencies also work closely with the Pinellas County Homeless Leadership Alliance, attend general meetings of the Board, and provide staff support for the Point-in-Time count. Every January, the Continuum of Care (CoC) conducts 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.

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

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. The 10-Year Plan to End Homelessness in Pinellas County provides a strategic, countywide system to prevent and end homelessness in Pinellas County. Pinellas County consults regularly with the CoC on homeless matters including allocation of funds and development of performance standards, outcomes, and HMIS. County staff serve on various committees of the CoC, including the Executive Committee and Funders Council. County staff hold monthly coordination meetings with the Homeless Leadership Alliance.

ESG funds are awarded to agencies that provide case management, homeless prevention, 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. Pinellas Homeless Management Information System (PHMIS) is the official HMIS system of record for Pinellas County. PHMIS 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. PHMIS is funded by the Human Services Department, HUD, the Pinellas County Homeless Leadership Alliance and the Juvenile Welfare Board and is administered/operated by the Homeless Leadership Alliance. 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 PHMIS 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 PHMIS to develop performance metrics and advanced reports that monitors and evaluates client-level and provider-level utilization and outcome.

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

Sort Order	1
Agency/Group/Organization	Pinellas County Housing & Community Development Department
Agency/Group/Organization Type	Other Government-County; Grantee Department
What section of the Plan was addressed by Consultation?	Housing Need Assessment; Homeless Needs-Chronically homeless; Homeless Needs-Families with Children; Homelessness Strategy; Non-Homeless Special Needs; Lead- based Paint Strategy; Anti-poverty Strategy; Non-Housing Community Development Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Organization participated in the January 2022 needs assessment public meeting; Outcome: Identification of Need
Sort Order	2
Agency/Group/Organization	WestCare GulfCoast-Florida
Agency/Group/Organization Type	Services – Housing; Services-Persons with Disabilities; Services- Persons with HIV/AIDS; Services-Victims of Domestic Violence; Services-homeless; Services-Health; Services - Victims
What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless; Homelessness Needs - Veterans; Homelessness Strategy; Non-Homeless Special Needs; Non-Housing Community Development Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Organization participated in the January 2022 needs assessment public meeting; Outcome: Identification of Need
Sort Order	3
Agency/Group/Organization	Feeding Tampa Bay
Agency/Group/Organization Type	Other-Services-Food Insecurity
What section of the Plan was addressed by Consultation?	Anti-poverty Strategy; Non-Housing Community Development Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the	Consultation: Organization participated in the January 2022 needs assessment public meeting; Outcome: Identification of Need

anticipated outcomes of the consultation or areas for improved coordination?	
Sort Order	4
Agency/Group/Organization	Catholic Charities - Diocese of St Petersburg
Agency/Group/Organization Type	Housing; Services - Housing; Services-Children; Services-Elderly Persons; Services-Persons with HIV/AIDS; Services-homeless
What section of the Plan was addressed by Consultation?	Housing Need Assessment; Homeless Needs - Chronically homeless; Homeless Needs - Families with children; Homelessness Needs – Veterans; Homelessness Strategy; Anti- poverty Strategy; Non-Housing Community Development Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Organization participated in the January 2022 needs assessment public meeting; Outcome: Identification of Need
Sort Order	5
Agency/Group/Organization	Habitat for Humanity of Pinellas County and West Pasco
Agency/Group/Organization Type	Housing
What section of the Plan was addressed by Consultation?	Housing Need Assessment
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Organization participated in the January 2022 needs assessment public meeting; Outcome: Identification of Need
Sort Order	6
Agency/Group/Organization	St. Vincent de Paul CARES
Agency/Group/Organization Type	Services Housing; Services - Homeless
What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically Homeless; Homeless Needs - Families with Children; Homelessness Needs – Veterans; Homelessness Strategy; Anti- poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Organization participated in the January 2022 needs assessment public meeting; Outcome: Identification of Need
Sort Order	7
Agency/Group/Organization	Pinellas County Homeless Leadership Alliance
Agency/Group/Organization Type	Continuum of Care
What section of the Plan was addressed by Consultation?	Homelessness Strategy; Homeless Needs (Chronically Homeless, Families with Children, Veterans, Unaccompanied Youth); Homelessness Strategy; Anti-Poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Organization participated in the January 2022 needs assessment public meeting; Outcome: Identification of Need. The County continues to participate on the Funder's Council for Continuum of Care and facilitated by the HLA. The Homeless Leadership Alliance also participates in the monthly Jurisdictions/Agencies meetings to stay in contact about funding needs and resources.
Sort Order	8
Agency/Group/Organization	Juvenile Welfare Board of Pinellas County
Agency/Group/Organization Type	Services-Children; Child Welfare Agency
What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children; Homelessness Needs - Unaccompanied youth; Homelessness Strategy; Anti-poverty Strategy; Non-Housing Community Development Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the	Consultation: Organization participated in the January 2022 needs assessment public meeting; Outcome: Identification of Need

anticipated outcomes of the consultation or areas for improved coordination?	
Sort Order	9
Agency/Group/Organization	Abilities of Florida/Homes for Independence
Agency/Group/Organization Type	Services – Housing
What section of the Plan was addressed by Consultation?	Housing Needs Assessment
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Organization participated in the January 2022 needs assessment public meeting; Outcome: Identification of Need
Sort Order	10
Agency/Group/Organization	Foundation for a Healthy St. Petersburg
Agency/Group/Organization Type	Services - Health
What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Organization participated in the January 2022 needs assessment public meeting; Outcome: Identification of Need
Sort Order	11
Agency/Group/Organization	Hope Villages of America (formerly RCS Pinellas)
Agency/Group/Organization Type	Services – Housing; Services-Children; Services-Victims of Domestic Violence; Services-homeless; Services-Education; Services-Employment; Services - Victims
What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children; Homelessness Strategy; Anti-poverty Strategy; Non-Housing Community Development Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Organization participated in the January 2022 needs assessment public meeting; Outcome: Identification of Need
Sort Order	12
Agency/Group/Organization	Seniors in Service of Tampa Bay
Agency/Group/Organization Type	Services Elderly Persons; Services – Persons with Disabilities
What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Non-Housing Community Development Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Organization participated in the January 2022 needs assessment public meeting; Outcome: Identification of Need
Sort Order	13
Agency/Group/Organization	Community Law Program
Agency/Group/Organization Type	Service-Fair Housing; Services-Legal
What section of the Plan was addressed by Consultation?	Housing Need Assessment; Homelessness Strategy;
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Organization participated in the January 2022 needs assessment public meeting; Outcome: Identification of Need
Sort Order	14
Agency/Group/Organization	The Salvation Army of St. Petersburg
Agency/Group/Organization Type	Services - Homeless

What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically Homeless; Homeless Needs – Families with Children; Homelessness Needs – Veterans; Homelessness Strategy
Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Organization participated in the January 2022 needs assessment public meeting; Outcome: Identification of Need
Sort Order	15
Agency/Group/Organization	PARC, Inc.
Agency/Group/Organization Type	Housing; Services – Housing; Services-Children; Services- Persons with Disabilities; Services-Health Services-Employment
What section of the Plan was addressed by Consultation?	Housing Need Assessment; Non-Homeless Special Needs; Non-Housing Community Development Strategy
Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Organization participated in the January 2022 needs assessment public meeting; Outcome: Identification of Need
Sort Order	16
Agency/Group/Organization	Pinellas County Housing Authority
Agency/Group/Organization Type	PHA
What section of the Plan was addressed by Consultation?	Public Housing Needs
Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: The Pinellas County Housing Authority Director participated in monthly jurisdiction meetings. The Housing Authority indicated there is still a need for more housing units to accept Housing Choice Vouchers.
Sort Order	17
Agency/Group/Organization	Suncoast Housing Connections
Agency/Group/Organization Type	Services - Housing
What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Market Analysis
Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Organization participated in the January 2022 needs assessment public meeting; Outcome: Identification of Need
Sort Order	18
Agency/Group/Organization	City of Largo
Agency/Group/Organization Type	Other government - Local
What section of the Plan was addressed by Consultation?	Housing Need Assessment; Homeless Needs - Chronically homeless; Homelessness Strategy; Anti-poverty Strategy; Non-Housing Community Development Strategy
Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: HOME Consortium Partner/ Organization; participated in monthly jurisdiction meetings; participated in the joint January 2022 needs assessment public meeting; Outcome: Identification of Need

**Table 2 – 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 Pinellas County and the City of Tampa coordinates with the local CoC. As part of the citizen participation process, the County strives to receive input and participation from all interested agencies, groups, and organizations, including low-income persons and

persons residing in local neighbor revitalization areas, local target areas and slum/blighted areas. The Pinellas County Health Department, public housing authorities, state government agencies, business and civic leaders are included in citizen participation outreach but 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 Alliance	Goals: Increase progress toward ending chronic homelessness; Increase housing stability; Use rapid re-housing as a method to reduce family homelessness; Supportive services
Pinellas County Strategic Plan	Pinellas County Board of County Commissioners	Vision: To be the standard for public service in America. Goal: Ensure public health, safety, and welfare; Provide planning, coordination, prevention, and protective services to ensure a safe and secure community; Be a facilitator, convener, and purchaser of services for those in need; Provider comprehensive services to connect veterans and dependents to the benefits they have earned; Support programs that seek to prevent and remedy the causes of homelessness and move individuals and families from homelessness to permanent housing; Enhance pedestrian and bicycle safety. Goal: Foster continual economic growth and vitality; Proactively attract and retain businesses with targeted jobs; Invest in communities that need it the most; Catalyze redevelopment through planning and regulatory programs; invest in infrastructure to meet current and future needs; Provide safe and effective transportation systems; Support a vibrant community with recreation, arts, and culture.
Pinellas by Design	Pinellas County Economic Development	Goal: Establishes economic, real estate, and urban design strategies to serve as a foundation for future countywide economic development and redevelopment efforts.
Affordable Housing Compact	Pinellas County and Local Jurisdictions	The compact is to have a unified commitment to expanding affordable housing. Overlapping Goal: Housing
Pinellas County SHIP LHAP & LHIS	Pinellas County Housing and Community Development Department/Community Development Division	The Community Development Division completed the FY 2021-2024 Local Housing Assistance Plan for the County. Affordable Housing Strategies: Create partnerships/ produce new rental and owner housing or preserve existing rental and owner housing; Promote housing opportunities; Provide housing services.

**Table 3 – Other local / regional / federal planning efforts**

#### Narrative

The County partnered with the City of Largo for a joint public meeting with agencies serving the community. Residents were invited as well. Pinellas County, City of St. Petersburg, City of Clearwater, City of Pinellas Park, JWB, HLA and various other agencies have been participating in monthly meetings to identify community needs and update on available financial resources to serve the community.

Representatives from each of the 19 municipalities located within the County who also cooperate with the County in the CDBG program, were invited to participate and to provide input on the needs within each of their communities.

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

Effective implementation of the Consolidated Plan involves a variety of agencies both in the community and in the County. Pinellas County also reviews and approves plans of the local housing authorities for consistency with the County's Consolidated Plan. Coordination and collaboration between agencies are important to ensuring that the needs in the community are addressed. The Pinellas County Consortium maintains an ongoing 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 consult and discuss needs with County staff throughout the year as needed.

Consultation with Federal Communications Commission/National Telecommunication and Information Administration (NTIA)/Broadband USA for continued monitoring of broadband needs in the County, ensuring internet access, including sufficient competition between broadband service providers, for residents which is critical in supporting economic opportunity among low- and moderate-income households. Nearly the entire county is served by three or more fixed residential broadband providers at speeds slightly higher than the statewide percentage.

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 low- and moderate- income and special needs 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 public facilities and services.

## **AP-12 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 four local newspapers [Tampa Bay Times (general circulation), La Gaceta (Spanish language), The Weekly Challenger (African American communities), and Tre Florida (Vietnamese language)], placed on Pinellas County's online Government Calendar, and on the County's Community Development Division webpage. In addition, advisory emails were sent to all participating jurisdictions; public service providers (e.g., housing, homeless, health, and social services); and other interested parties to advertise public meetings and public hearings, and to request comments on the Action Plan.

Public participation efforts were designed to identify strengths and needs, increase the community's knowledge, establish partnerships, and align resources, and allow for community buy-in and support of the Plan.

Pinellas County's Consolidated Plan for 2020-2024 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. Regularly, housing and community development needs are made known to County and City staff and housing and service providers 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 Neighborhood Family Centers and the Housing Finance Authority of Pinellas County;
3. Technical assistance to agencies and other entities for the CDBG, HOME, and ESG programs;
4. Participation in public forums such as the Behavioral Health Summit at the direction of the Health and Human Services Coordinating Council, and neighborhood meetings with communities including Lealman and Ridgecrest;
5. Meetings with public housing authorities; and
6. Outreach to minorities, non-English speakers and persons with disabilities: public hearings and meetings are the primary means by which individual citizens can 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 held a Needs Assessment public hearing in January 2022. Participating cities, partner agencies, and community organizations were encouraged to participate and provide input on how funds should be allocated to programs and projects related to housing, homelessness, special needs, and community development. The results of the input received during the public meetings help to identify the priority housing and community development needs for the next year.

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## Citizen Participation Outreach

Summary of citizen participation outreach.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-targeted/ Broad Community	Meeting notices were posted on the Community Development Division webpage on January 5, 2022 for the January Needs Assessment public hearing.	Not applicable (no comments received on the webpage notices specifically). Notice to general public, participating cities, partner agencies, and community organizations.	Not applicable (no comments received on the webpage notices specifically).	<a href="http://www.pinellascounty.org/community">http://www.pinellascounty.org/community</a> <a href="https://go.activecalendar.com/pinellascounty/">https://go.activecalendar.com/pinellascounty/</a>
2	Newspaper Ad	Non-targeted/ Broad Community	Public meeting notices for the joint Needs Assessment and Past Performance Review on January 18, 2022 were published in Tampa Bay Times (general circulation) on January 2, 2022; in La Gaceta (Spanish language newspaper) on December 31, 2021; in Tre Florida (Vietnamese language newspaper) on January 7, 2022.	Not applicable (no comments received on the newspaper ads specifically). Notice to general public, participating cities, partner agencies, and community organizations.	Not applicable (no comments received on the newspaper ads specifically).	
3	Other (Advisory Emails)	Other (Stakeholders)	Emails were sent to officials of participating cities, public service providers (housing, homeless, health, and social services), and affordable housing providers, notifying these stakeholders of the Action Plan process and the public meetings held in January.	Not applicable (no comments received on the advisory emails specifically). Notice to stakeholders, including government officials, public service providers, and affordable housing providers. Some email recipients attended the public meeting.	Not applicable (no comments received on the advisory emails specifically).	
4	Public Meeting	Non-targeted/ Broad Community	A Joint Needs Assessment and Past Performance Review Public Hearing was held by the City of Largo and Pinellas County on held on January 18, 2022 in person at the Pinellas County Development Review Services and Building Department Conference Room and	Housing activities such expanding affordable housing; addressing gap in homeownership for African American and people of color;	All comments were considered during development of the Action Plan.	

			via the Zoom Meeting platform. Twenty-seven (27) persons attended.			
5	Internet Outreach	Non-targeted/ Broad Community	Comment period notice was placed on the Community Development Division webpage on April 29, 2022 in English, Spanish, and Vietnamese languages.	Not applicable (no comments received on the webpage notices specifically).	Not applicable (no comments received on the webpage notices specifically).	<a href="http://www.pinellascounty.org/community">http://www.pinellascounty.org/community</a>
6	Newspaper Ad	Non-targeted/ Broad Community	Notice of comment period newspaper ad was published in the Tampa Bay Times (general circulation) on April 26, 2022, in La Gaceta (Spanish language newspaper) and Tre Florida (Vietnamese language newspaper) on April 29, 2022, and in The Weekly Challenger (African American communities) on April 28, 2022.	To be determined.	To be determined.	
7	Public comment	Non-targeted/ Broad Community	30-day public comment period was held April 29, 2022 thru May 28, 2022.	To be determined.	To be determined.	
8	Internet Outreach	Non-targeted/ Broad Community	Notice was posted on the Community Development Division webpage for the public hear on July 19, 2022 and was placed on the Pinellas County Government Online Calendar in May 2022.	To be determined.	To be determined.	<a href="http://www.pinellascounty.org/community">http://www.pinellascounty.org/community</a> <a href="https://go.activecalendar.com/pinellascounty/">https://go.activecalendar.com/pinellascounty/</a>
9	Newspaper Ad	Non-targeted/ Broad Community	Notice of July 19, 2022 public hearing newspaper ad was published in the in Tampa Bay Times (general circulation); in La Gaceta (Spanish language newspaper) and Tre Florida (Vietnamese language newspaper); and in The Weekly Challenger (African American communities).	To be determined.	To be determined.	
10	Public Hearing	Non-targeted/ Broad	A Public Hearing was held by the Pinellas County Board of County	To be determined.	To be determined.	

		Community	Commissioners on July 19, 2022 to receive comments prior to approval of the 2022-2023 Action Plan.			
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**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

In 2020, Pinellas County completed the 2020-2024 Consolidated Plan, a five-year strategic planning document developed with input from community residents, local governments, nonprofits, and other interested groups, identifying the County's priority housing, homeless, special populations, 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 and further the identified five-year priorities and strategies.

Federal CDBG, HOME and ESG funds are allocated annually to entitlement communities through HUD to carry out housing and community development activities to benefit low- and moderate-income households. The Annual Action Plan is the Pinellas County Consortium's annual application for HOME funds and Pinellas County's application for CDBG and ESG funds. As of April 29, 2022, the County has not yet received annual formula allocation amounts for PY 2022-23. Planning for 2022-23 was done using PY 2021-22 allocation amounts and projected program income. Based on PY 2021-22 allocations, the County anticipates receiving approximately \$4,939,364 in Federal formula grant funding, including program income. As of April 2022, the County anticipates having an additional \$95,000 in CDBG carryover to be used to fund activities identified in the 2022-23 Action Plan. This third year Annual Action Plan outlines how the County will target these Federal resources to address the County's housing and community development needs during the upcoming fiscal year from October 1, 2022 through September 30, 2023. The Project Summary table in AP-38, details how the County will adjust project funding based on actual allocations amounts received.

The Pinellas County Consortium, grantee of Federal HOME funding, consists of the jurisdictions of Pinellas County, acting in its capacity as an Urban County, and the City of Largo. The Urban County, grantee of Federal CDBG and ESG funding, consists of all unincorporated areas and nineteen municipalities participating in the County's program. The County is the lead entity for the Consortium. The City of Largo prepares and approves its own Action Plan for CDBG funding.

The Pinellas County Housing and Community Development Department implements the CDBG, HOME and ESG programs. The Community Development Division is the lead agency in development, coordination, submission, and implementation of Pinellas County's Annual Action 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.

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### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3, Annual Allocation: \$	Expected Amount Available Year 3, Program Income: \$	Expected Amount Available Year 3, Prior Year Resources: \$	Expected Amount Available Year 3, total: \$	Expected Amount Available Remainder of ConPlan \$	Narrative Description
CDBG	Public-Federal	Acquisition; Admin and Planning; Economic Development; Housing; Public Improvements; Public Services	\$2,551,626	\$50,000	\$95,000	\$2,696,626	\$5,203,252	CDBG funds are used to support housing, homeless, non-homeless special needs, and non- housing community development activities, as well as program administration.
HOME	Public-Federal	Acquisition; Homebuyer Assistance; Homeowner Rehab; Multifamily Rental New Construction; Multifamily Rental Rehab; New Construction for Ownership; TBRA	\$1,322,893	\$800,000	\$0	\$2,122,893	\$5,203,252	HOME funds are used to support housing activities, as well as program administration.
ESG	Public-Federal	Conversion and Rehab for Transitional Housing; Financial Assistance; Overnight Shelter; Rapid Re-Housing (Rental Assistance); Rental Assistance; Services; Transitional Housing	\$214,845	\$0	\$0	\$214,845	\$429,690	ESG funds are used to support homeless activities, as well as program administration.
Other (SHIP)	Public-State	Acquisition; Admin and Planning; Homebuyer assistance; Homeowner rehab; Housing; Multifamily rental new construction; Multifamily rental rehab; New construction for ownership; Rental assistance; Services	\$5,246,929	\$1,750,000	\$0	\$7,014,929	\$14,029,858	State SHIP funds are used to meet the local 25% match requirement for the HOME program and to support housing activities, as well as program administration.
Other (Housing Trust Fund)	Public-Local	Acquisition; Admin and Planning; Homeowner rehab; Housing; Multifamily rental new construction; Multifamily rental rehab; New construction for ownership	\$0	\$100,000	\$0	\$100,000	\$200,000	Local Housing Trust Fund (HTF) funds are used to meet the local 25% match requirement for the HOME program and to support housing activities.

**Table 5 – Expected 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**

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 percent (25%) match requirement for the HOME Program comes principally from SHIP dollars. These are local funds disbursed by the State from a State document stamp tax. Local Housing Trust Funds are also used to match HOME funds. SHIP and HTF 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 funds 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 publicly 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 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.

Although publicly owned land is rarely available, the County may lease land to agencies that address County identified needs for providing public services to low- and moderate-income persons, including the homeless and special needs populations, and creating suitable living environments in the seven (7) geographic priority areas, which include five (5) local Target Areas (Tarpon Springs, Greater Ridgecrest, East Lealman, Central Lealman, and High Point) and two (2) general areas (Urban County, Countywide). Currently, the County leases land to three agencies that address these identified needs.

**Discussion**

As stated, the County utilizes SHIP and HTF funds to meet the local 25% match requirement for the HOME Program. Cooperation between the 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% of the SHIP allocation be expended on home ownership activities and 75% be expended on construction activities.

Pinellas County will use up to 15% of its annual allocation, plus up to 15% of prior year program income to determine the resources available to fund public service activities for each fiscal year. For fiscal year 2022-23, the annual CDBG allocation is \$2,551,626 (15% - approximately \$382,744). In April of 2022, at the time of project selection/funding determinations, Pinellas County had received \$23,933.45 in program income for fiscal year 2021-22 (15%, or \$3,590.02). Based on the allocation and prior year program income, Pinellas County can fund up to \$386,333.92 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 (5) public service activities that will receive a total of \$386,333.95 in CDBG funding.

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## 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	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facility Improvements	2020	2024	Homeless; Non-Homeless Special Needs; Non-Housing Community Development	Countywide	Mental and behavioral health services; Homeless shelters, facilities, and services; Special needs housing, facilities, and services; Public Facilities and Improvements	CDBG: \$1,533,487	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 56,012 Persons Assisted
2	Public Services	2020	2024	Homeless; Non-Homeless Special Needs; Non-Housing Community Development	Greater Ridgecrest, Central Lealman Target Areas; Countywide; Urban County	Homeless shelters, facilities, and services; Public Services	CDBG: \$386,334	Public service activities other than Low/Moderate Income Housing Benefit: 6,820 Persons Assisted
3	Elimination of Slum and Blight	2020	2024	Non-Housing Community Development	Urban County	Code enforcement/blight removal	CDBG: \$41,763	Buildings Demolished: 2 Buildings
4	Code Enforcement	2020	2024	Non-Housing Community Development	Central and East Lealman Target Areas	Code enforcement/blight removal	CDBG: \$80,750	Housing Code Enforcement/Foreclosed Property Care: 8,901 Household Housing Unit
5	Neighborhood Improvements	2020	2024	Non-Housing Community Development	East Lealman, Central Lealman, Greater Ridgecrest, High Point, Tarpon Springs Target Areas	Special needs housing, facilities, and services; Public Facilities and Improvements	CDBG: \$134,967	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 9,705 Persons Assisted
6	Preservation of Housing	2020	2024	Affordable Housing; Public Housing	East Lealman, Central Lealman, Greater Ridgecrest, High Point, Tarpon Springs Target Areas, Countywide; Urban County	Preservation/production of affordable housing; Special needs housing, facilities, and services	HOME: \$906,905 SHIP: \$2,634,968 HTF: \$45,000	Rental Units Rehabilitated: 35 Household Housing Units Homeowner Housing Rehabilitated: 15 Household Housing Units



7	Production of Housing	2020	2024	Affordable Housing; Public Housing	East Lealman, Central Lealman, Greater Ridgecrest, High Point, Tarpon Springs Target Areas, Countywide; Urban County	Preservation/production of affordable housing; Special needs housing, facilities, and services	HOME: \$831,905 SHIP: \$2,634,968 HTF: \$45,000	Rental Units Constructed: 21 Household Housing Units Homeowner Housing Added: 10 Household Housing Units
8	Homeownership Opportunities	2020	2024	Affordable Housing	East Lealman, Central Lealman, Greater Ridgecrest, High Point, Tarpon Springs Target Areas, Urban County	Preservation/production of affordable housing; Housing assistance,	HOME: \$171,794 SHIP: \$1,000,000	Direct Financial Assistance to Homebuyers: 23 Households Assisted Public Service Activities for Low/Moderate Income Housing Benefit: 350 Households Assisted
9	Rental Assistance	2020	2024	Affordable Housing; Homeless	East Lealman, Central Lealman, Greater Ridgecrest, High Point, Tarpon Springs Target Areas, Urban County	Housing Assistance	ESG: \$86,938	Homelessness Prevention: 10 Persons Assisted
10	Emergency/ Disaster Response	2020	2024	Other: Disaster Response	Countywide	Preservation/production of affordable housing, Housing assistance, Mental and behavioral health services, Homeless shelters, facilities, and services, Special needs housing, facilities, and services, Public facilities and improvements, Public services, Code enforcement/ blight removal, Economic development; Program Administration	N/A	N/A
11	Administration	2020	2024	Other: Administration	Countywide	Program Administration	CDBG: \$520,235 HOME: \$212,289 ESG: \$16,113 SHIP: \$613,993 HTF: \$10,000	Other: 0 Other

Table 6 – Goals Summary

## Goal Descriptions

Sort Order	1
Goal Name	Public Facility Improvements
Goal Description	Provide funding for the acquisition, design/engineering and/or construction/rehabilitation of facilities that benefit low- to moderate-income, homeless, and/or special needs populations.
Sort Order	2
Goal Name	Public Service
Goal Description	Provide funding for operating expenses of public services that benefit low- and moderate-income, homeless, and/or special needs populations.
Sort Order	3
Goal Name	Elimination of Slum and Blight
Goal Description	Provide funding to eliminate or prevent slum and blight to assist in restoring economic vitality in blighted areas or on a spot basis.
Sort Order	4
Goal Name	Code Enforcement
Goal Description	Provide funding for the payment of salaries and overhead costs directly related to the enforcement of local codes in deteriorating or deteriorated areas in Target Areas.
Sort Order	5
Goal Name	Economic Development
Goal Description	Provide activities that create economic opportunities for low- and moderate-income persons or within low- and moderate-income areas.
Sort Order	6
Goal Name	Neighborhood Improvements
Goal Description	Provide funding for public facility improvements, physical improvements, and comprehensive neighborhood planning activities in Target Areas and HUD designated Low-Mod Areas to improve the quality of life and health of neighborhood residents.
Sort Order	7
Goal Name	Preservation of Housing
Goal Description	Provide funding for the acquisition and/or rehabilitation/preservation of housing affordable to low- and moderate-income residents.
Sort Order	8
Goal Name	Production of Housing
Goal Description	Provide funding for the acquisition, development, and/or construction of new housing units affordable to low- and moderate-income residents.
Sort Order	9
Goal Name	Homeownership Opportunities
Goal Description	Provide funding for direct assistance to prospective low- and moderate-income homebuyers, including down payment and closing cost assistance, credit counseling, and/or homeownership education/training.
Sort Order	10
Goal Name	Rental Assistance
Goal Description	Provide funding for rental assistance and security/utility deposits for income-eligible individuals/households or rapid rehousing for individuals/households at-risk of or already experiencing homelessness.
Sort Order	11
Goal Name	Shelter and Housing for Homeless

Goal Description	Provide funding for the acquisition, construction, and/or rehabilitation of shelter facilities and housing for the homeless.
Sort Order	12
Goal Name	Emergency/Disaster Response
Goal Description	Provide assistance prior to, during and after a community emergency and/or disaster event to prepare for and/or mitigate loss, protect during an event, and aid with recovery.
Sort Order	13
Goal Name	Administration
Goal Description	General planning and administration costs associated with administering Federal CDBG, HOME, and ESG funds; State SHIP funds; and other local funding sources, including but not limited to Housing Trust Funds (HTF).

**Table 7 – Goal Descriptions**

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

### **Introduction**

Pinellas County has identified the following programs as a result of the priority 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 Facilities 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	Economic Development Program
10	Disaster Response Program (SL-1; SL-3; DH-1)
11	Administration

**Table 8 – Project Information**

### **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 the most up to date HUD provided Low- and Moderate-Income Summary Data or slum/blight areas as designated by the local governments. This target area concept does not preclude the possibility that there will be projects selected that may operate countywide, or otherwise outside of one of the identified target areas.

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

The primary obstacle to meeting underserved needs 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. Lack of supply of affordable housing for extremely low-, low-, moderate- and middle-income families. Housing costs continue to rise. Pinellas County has experienced unprecedented increase in the market rates for rental housing and an almost 28% increase in the median sales price of single-family homes over the past 12 months.
2. County experienced continued steady improvement in the overall economic climate; however, the recent COVID-19 outbreak throughout the country continues to strain the availability of resources and services. Additional, Federal funding is being provided to mitigate the impact.
3. 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.
4. The Based on 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data, Pinellas County has a significant housing affordability issue with both ownership (16,262) and rental housing (14,080) households. Countywide 16,262 of owner households are cost burdened and spend greater than 30% of their income on housing. 14,080 renter households experience the same cost burden. 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.
5. 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

Sort Order	1
Project Name	Target Area Improvement Program (SL-3)
Target Area	Central Lealman Target Area; East Lealman Target Area; Greater Ridgecrest Target Area; High Point Target Area; Tarpon Springs Target Area; Urban County
Goals Supported	Neighborhood Improvements; Public Facility Improvements
Needs Addressed	Special needs housing, facilities, and services; Public Facilities and Improvements
Funding	CDBG: \$134,967
Description	Concentrated investment for public facility improvements, physical improvements and comprehensive planning activities in locally designated target areas and HUD designated Low/Mod Areas that will impact neighborhood stabilization, revitalization and improve the quality of life and health in order to achieve local objectives and desired outcomes. Some activities may be phased over multiple fiscal years and will be considered continuation projects. In addition to 2022-23 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income. National Objective: LMA / LMC; 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.
Target Date	9/30/2023
Estimate the number and type of families that will benefit from the proposed activities	8,901 low- to moderate-income people will benefit from activities proposed under the Target Area Improvement Program.
Location Description	Activities funded under the Target Area Improvement Program are located in County designated Local Target Areas or HUD designated Low/Mod Areas. Additionally, these specific activities located in Target Areas will be funded: 1801 119th St. N., Largo (Greater Ridgecrest Area)
Planned Activities	<p>Activities planned under the Target Area Improvement Program include the following. In addition to FY22-23 funding, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income.</p> <p><u>YMCA of the Suncoast Greater Ridgecrest Facility Rehabilitation</u> - Funding for renovation of unusable, unsafe space into multi-use program or meeting space.</p> <p><u>Target Area Community Enhancement Program</u> - Community activities that enhance community appearance, neighborhood health and safety, address neighborhood deficiencies, promote a social interaction and a greater sense of community, including, but not limited to, community cleanups, community outreach, community events, community services and community facility improvements.</p> <p><u>Target Area Land Acquisition/Site Development</u> - Acquisition and site development activities including, but not limited to, zoning approvals, platting, site work, legal, design, consulting, surveys, geotechnical studies and investigations, utility engineering and environmental assessments, utility/ infrastructure installation, street lighting, other costs associated with property maintenance and site development; acquisition of signage easements and construction/installation of neighborhood signage.</p> <p>With the exception of the YMCA Facility rehabilitation project, the above projects will be funded at the stated funding level regardless of the final CDBG allocation and may, if</p>

	<p>necessary, also receive funds available from prior fiscal years. The YMCA Facility Rehabilitation project will be included with public facility improvement activities which will fund activities by application score until funds are fully allocated.</p> <p>Alternate activities have been selected, subject to funding availability and project readiness:</p> <p><u>Pinellas County Sheriff's Police Athletic League Facility Rehabilitation</u> - Spray foam walls, installing framing and plywood to existing walls, installing a drop ceiling, relocating existing lighting fixtures and installing a new air conditioning system.</p>
Sort Order	2
Project Name	Public Facilities Program (SL-1)
Target Area	Countywide
Goals Supported	Public Facility Improvements
Needs Addressed	Special needs housing, facilities, and services; Public facilities and improvements; Homeless shelters, facilities, and services
Funding	CDBG: \$1,533,487
Description	<p>Funding 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. In addition to 2022- 23 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income. 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.</p>
Target Date	9/30/2023
Estimate the number and type of families that will benefit from the proposed activities	56,012 low- to moderate-income people, including the homeless and those with special needs, will benefit from activities funded under the Public Facility Improvement Program.
Location Description	3190 75th Street N, St. Petersburg; 6925 112th Circle N, Ste 103, Largo; 401 15th Street N, St. Petersburg; 11254 58th Street N, Pinellas Park; 1003 Dr. MLK Jr. Street N, Safety Harbor; 2000 4th Street S, St. Petersburg
Planned Activities	<p>Activities planned under the Public Facility Improvement Program include the following. In addition to 2022-23 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income.</p> <p><u>PARC - Bert Muller Facility Rehabilitation - Phase 2</u> - Funding for Phase 2 of a bathroom renovation project, including ADA Act upgrades.</p> <p><u>Lighthouse of Pinellas Facility Rehabilitation</u> - Funding for facility updates, functionality, and safety improvements to classrooms, bathrooms, client areas, and teen business production area; replacing flooring, lighting and reconfiguring auditorium.</p> <p><u>St. Vincent de Paul Facility Rehabilitation</u> - Funding for renovation of bathrooms and corridors at the CARES Center homeless night shelter.</p> <p><u>PEMHS Facility Rehabilitation</u> - Funding for replacement of flooring, a/c system, doors/handles/locks and toilets with anti-ligature fixtures; interior painting.</p> <p><u>Mattie Williams Neighborhood Family Center Expansion</u> - Funding for construction of a 1,400 sq. ft. expansion for additional meeting areas, office space, kitchenette, bathrooms and storage.</p> <p><u>Operation Par Facility Rehabilitation - Phase 1</u> - Funding for demolition/design phase of the reconstruction of an outpatient services program building.</p>

	<p><u>Public Facility Program Activity Delivery</u> - Staff and overhead costs directly related to carrying out activities under the Public Facility Improvement Program.</p> <p>The proposed projects and award amounts listed above are based on an estimated FY 22-23 CDBG allocation that is equal to the current FY 21-22 CDBG allocation. The proposed projects are listed in priority order based on application review scores. Should the actual CDBG allocation decrease, funding will be provided to the projects in the above order, until funds are fully allocated. Should the actual CDBG allocation amount increase, alternate projects identified below may be funded.</p> <p>Alternate activities have been selected, subject to funding availability and project readiness:</p> <p><u>Community Action Stops Abuse Family Justice Center Parking Lot</u> - Construction of a new parking lot for the Family Justice Center on agency land for additional facility parking.</p> <p><u>Community Action Stops Abuse Facility Rehabilitation</u> - Construction of a half-court exterior basketball court.</p> <p><u>Directions for Living Clearwater/Largo Facility Rehabilitation</u> - Replace flooring at the Clearwater and Largo facilities.</p> <p><u>Homeless Empowerment Program Multi-Facility ADA Door Installation</u> - Installing new ADA automatic front doors at multiple service buildings.</p> <p><u>WestCare GulfCoast-FL A Turning Point Facility Rehabilitation</u> - Replace lighting, insulation, ceilings and floors.</p> <p><u>WestCare GulfCoast-FL Davis Bradley Facility Rehabilitation</u> - Replace flooring.</p>
Sort Order	3
Project Name	Public Infrastructure Program (SL-3)
Target Area	Urban County; Countywide
Goals Supported	Elimination of Slum and Blight
Needs Addressed	Code enforcement/blight removal
Funding	CDBG: \$40,762.88
Description	Funding projects that address the prevention and elimination of slum and blight within the urban county or areas countywide where land may be cleared for future development. In addition to 2022-23 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income. National Objective: SBA / SBS; Eligibility Citation: 570.201(c)(d) 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.
Target Date	9/30/2023
Estimate the number and type of families that will benefit from the proposed activities	2 slum/blight housing units will be demolished, and/or lots will be cleared.
Location Description	Demolition/Clearance locations to be determined when slum/blight housing unit is identified.
Planned Activities	<p>Activities planned under the Public Infrastructure Program include the following. In addition to 2022-23 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income.</p> <p><u>Demolition and Clearance</u> - Demolition of deteriorated structures/ improvements or clearance of land.</p> <p><u>Public Infrastructure Activity Delivery</u> - Staff and overhead costs directly related to carrying out activities under the Public Infrastructure Improvement Program.</p>

	The above projects will be funded at the stated funding level regardless of the final CDBG allocation and may, if necessary, also receive funds available from prior fiscal years
Sort Order	4
Project Name	Public Services Program (SL-1)
Target Area	Greater Ridgecrest Area; High Point Target Area; Countywide; Urban County
Goals Supported	Public Services
Needs Addressed	Public Services; Homeless shelters, facilities, and services
Funding	CDBG: \$386,333.92
Description	Funds will be provided, with a maximum 15% limitation, to provide salaries and operational services to entities that provide services to meet the needs of low- and moderate-income families. In addition to 2022-23 funding identified below, any project may receive additional funds available from unanticipated program income. 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.
Target Date	9/30/2023
Estimate the number and type of families that will benefit from the proposed activities	6,820 low- to moderate-income people, including the homeless and those with special needs, will benefit from activities funded under the Public Services Program.
Location Description	1552 S Myrtle Avenue, Clearwater, FL; 1801 119th St. N., Largo (Greater Ridgecrest Area); scattered sights in urban county
Planned Activities	<p>Activities planned under the Public Services Program include the following. Projects identified below may receive additional funds available from unanticipated program income.</p> <p><u>Hope Villages America Grace House Operations</u> - Funding for operating expenses including utilities, salaries and fringe benefits, and administrative costs at Grace House family emergency shelter.</p> <p><u>Pinellas Opportunity Council Chore Services Operations</u> - Funding for operating expenses including rent, insurance and a portion of salaries and fringe benefits for the Chore Services Program.</p> <p><u>Seniors in Service of Tampa Bay Operations</u> - Funding for operating expenses including program materials, travel, salaries and fringe benefits, and administrative costs for the Senior Companion Services Program.</p> <p><u>Target Area Community Enhancement Program</u> - Community clean-up activities in target areas that enhance community appearance, neighborhood health and safety, address neighborhood deficiencies.</p> <p><u>YMCA of the Suncoast Omni Center Operations</u> - Funding for operating expenses including utilities, program materials, janitorial supplies and service, aquatic chemicals, and a portion of base operational personnel costs at the County-owned Omni Center in the Greater Ridgecrest Target Area.</p>
Sort Order	5
Project Name	Homeless and Homelessness Prevention Services Program (ESG20 Pinellas County)
Target Area	Countywide; Urban County
Goals Supported	Rental Assistance; Administration
Needs Addressed	Housing assistance; Program administration
Funding	ESG: \$214,845.00



Description	Program facilitates providing essential services to shelter residents; rapidly rehousing homeless individuals and families and preventing families and individuals from becoming homeless by funding eligible activities within the following Emergency Solutions Grant Program components: Street Outreach, Emergency Shelter; Homelessness Prevention; Rapid Re-Housing and Data Collection. National Objective: LMC Eligibility Citation(s): 576.102, 576.103, 576.105, 576.106, 576.107, 576.108, 576.109 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.
Target Date	9/30/2023
Estimate the number and type of families that will benefit from the proposed activities	67 homeless persons will be sheltered overnight 15 persons will benefit from homeless prevention activities, such as rental assistance and rapid re-housing, and HMIS entry. 10,000 persons - other
Location Description	1552 S Myrtle Avenue, Clearwater, FL; Scattered sites in the urban county
Planned Activities	Activities planned under the Homeless and Homelessness Prevention Services Program include the following: <u>Emergency Solutions Grant (ESG) Program Components</u> - Funding of ESG program components that support homeless individuals and families including street outreach; emergency shelter including renovation of existing shelters or conversion of buildings to shelters, funding operating costs of shelters, and funding essential services; homelessness prevention and rapid re-housing and associated activity delivery costs, including rental assistance assisting with provision of stabilizing permanent housing by providing short-term financial assistance, including rent payments and security/utility deposits, to homeless individuals and families and those at risk of becoming homeless. <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. <u>Homeless Leadership Alliance Operations</u> - Funding for operating expenses for the Pinellas Homeless Management Information System including salaries and fringe benefits and administrative costs. <u>Hope Villages America Grace House Operations</u> - Funding for operating expenses including utilities, salaries and fringe benefits, and administrative costs at Grace House family emergency shelter.  Project includes 7.5%, or \$16,113.37, for general planning and administration of ESG funds.
Sort Order	6
Project Name	Housing Preservation Program (DH-1)
Target Area	Greater Ridgecrest Target Area; Central Lealman Target Area; East Lealman Target Area; Tarpon Springs Target Area; High Point Target Area; Countywide; Urban County
Goals Supported	Preservation of Housing; Code Enforcement
Needs Addressed	Preservation/production of affordable housing; Code enforcement/blight removal
Funding	HOME: \$906,904.85; SHIP: \$2,634,968.05; HTF: \$45,000
Description	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 FY22-23, funds may be reprogrammed to other projects without amending this Action Plan. In addition to 22-23 funding identified below, any project may receive additional funds available from

	uncommitted prior year funding or unanticipated program income. CDBG National Objective: LMA; CDBG Eligibility Citation: 570.201 (k)(m) CDBG Objective: Suitable Living Environment CDBG Outcome: Sustainability HOME Eligibility Citation(s): 92.206(a)(c)(d)&(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.
Target Date	9/30/2023
Estimate the number and type of families that will benefit from the proposed activities	8,901 low- to moderate-income households will benefit from activities funded under the Housing Preservation Program. 2 Owner housing rehabilitated 48 Rental housing rehabilitated
Location Description	Code enforcement activities will be focused in County and Target Areas; Preservation of owner and renter households located countywide.
Planned Activities	Activities planned under the Housing Preservation Program include the following: <u>City of Largo Single-Family Rehabilitation Program</u> - Homeowner housing preservation through low-interest home improvement loans. <u>Housing Preservation Programs</u> - Preservation of homeowner and/or rental housing, including permanent supportive housing for special needs populations, through acquisition and/or rehabilitation. <u>Target Area Code Enforcement</u> - Code enforcement activities in designated LMI Areas and Target Areas. <u>Housing Preservation Activity Delivery</u> - Staff and overhead costs directly related to carrying out activities under the Housing Preservation Program.
Sort Order	7
Project Name	Housing Production Program (DH-1)
Target Area	Greater Ridgecrest Target Area; Central Lealman Target Area; East Lealman Target Area; Tarpon Springs Target Area; High Point Target Area; Countywide; Urban County
Goals Supported	Production of Housing
Needs Addressed	Preservation/production of affordable housing, Special needs housing, facilities, and services
Funding	HOME: \$831,904.85; SHIP: \$2,634,968.05; HTF: \$45,000
Description	Program facilitates the construction of single-family and multifamily affordable housing units. Applications are provided on a first-come, first-qualified, first-serve basis and funding selections are based on eligibility of households served and financial feasibility. Private funds available through local lending institutions may be leveraged by Federal funds. Includes CHDO set-aside funding requirements. If insufficient applications are received during FY22-23, funds may be reprogrammed to other projects without amending this Action Plan. In addition to 22-23 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income. CDBG National Objective: LMH; CDBG Eligibility Citation: 570.201(a) CDBG Objective: Decent Housing; CDBG Outcome: Availability/Accessibility; HOME Eligibility Citation(s): 92.206(a)(c)(d)&(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.
Target Date	9/30/2023
Estimate the number and type of families that will benefit from the proposed activities	31 low- to moderate-income owner and renter households will benefit from activities funded under the Housing Production Program. (10 Owner housing units constructed and 21 Rental housing units constructed)
Location Description	Production of homeowner and renter households located countywide.
Planned Activities	Activities planned under the Housing Production Program include the following: <u>Housing Production Program</u> - Production of new affordable owner and/or rental housing, including permanent supportive housing for special needs populations, through

	acquisition and/or new construction. <u>Housing Production Activity Delivery</u> - Staff and overhead costs directly related to carrying out activities under the Housing Production Program.
Sort Order	8
Project Name	Homeownership Promotion Program (DH-2)
Target Area	Greater Ridgecrest Target Area; Central Lealman Target Area; East Lealman Target Area; Tarpon Springs Target Area; High Point Target Area; Urban County
Goals Supported	Homeownership Opportunities
Needs Addressed	Housing assistance; Special needs housing, facilities, and services
Funding	HOME: \$171,794; SHIP: \$1,131,000
Description	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 FY22-23, 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.
Target Date	9/30/2022
Estimate the number and type of families that will benefit from the proposed activities	323 low- to moderate-income households will benefit from activities funded under the Homeownership Promotion Program.
Location Description	Homebuyers of housing located in the jurisdiction of Pinellas County and the City of Largo.
Planned Activities	Activities planned under the Homeownership Promotion Program include the following: <u>City of Largo Down Payment Assistance Program</u> - Provide interest free down payment/closing cost assistance to qualified homebuyers in the City of Largo. <u>Homeownership Promotion Program</u> - Provide credit counseling, homeownership training, housing education and maintenance through counseling services to prospective low- and moderate-income homebuyers. <u>Homeownership Assistance Activity Delivery</u> - Staff and overhead costs directly related to carrying out activities under the Homeownership Assistance Program.
Sort Order	9
Project Name	Disaster Response Recovery (SL-1; SL-3; DH-1)
Target Area	Countywide
Goals Supported	Emergency/Disaster Response
Needs Addressed	Preservation/production of affordable housing; Housing assistance; Mental and behavioral health services; Homeless shelters, facilities, and services; Special needs housing, facilities, and services; Public facilities and improvements; Public services; Code enforcement/blight removal; Economic development
Funding	\$0
Description	Program facilitates disaster response and recovery activities following major disasters and emergencies. Funding may be used to cover a broad range of recovery activities to help the County recover from natural disasters and emergencies. Funding may be used for activities necessary for disaster relief, long-term recovery, restoration of infrastructure and housing, and economic revitalization in impacted and distressed areas. Activities will benefit eligible families with housing needs, agencies providing public services, businesses with economic development or revitalization needs and local planning and infrastructure needs. Uncommitted current or prior year funds or unanticipated program income may be used to fund disaster response activities.
Target Date	9/30/2022

Estimate the number and type of families that will benefit from the proposed activities	Uncommitted current or prior year funds or unanticipated program income may be used to fund disaster response activities.
Location Description	Countywide
Planned Activities	Funding may be used to cover a broad range of recovery activities to help the County recover from natural disasters and emergencies. Funding may be used for activities necessary for disaster relief, long-term recovery, restoration of infrastructure and housing, and economic revitalization in impacted and distressed areas. Activities will benefit eligible families with housing needs, agencies providing public services, businesses with economic development or revitalization needs and local planning and infrastructure needs.
Sort Order	10
Project Name	Administration
Target Area	Countywide
Goals Supported	Administration
Needs Addressed	Program administration
Funding	CDBG: \$520,325.20; HOME: \$212,289.30; HTF: \$10,000; SHIP: \$613,992.90
Description	General planning and administration costs for Federal CDBG and HOME programs, State SHIP programs and Local Housing Trust Fund programs. Due to system limitations, ESG administration is identified under the Homeless and Homelessness Prevention Services Program.
Target Date	9/30/2023
Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	N/A
Planned Activities	General planning and administration costs for Federal CDBG and HOME programs, State SHIP programs, and Local Housing Trust Fund programs.

**Table 9 – Project Summary**

## **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 five (5) County targeted areas, in addition to Countywide and Urban County. 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 five (5) target areas are Central Lealman Target Area (65% Low/Mod), East Lealman Target Area (65% Low/Mod), High Point Target Area (57% Low/Mod), Greater Ridgecrest Target Area (55% Low/Mod), and Tarpon Springs Target Area (81% Low/Mod).

Due to system limitations, actual percentage of geographic distribution cannot be entered into the table. The final percentages for geographic distribution is: 86.5% Countywide; 9.2% Urban County; 0.9% Tarpon Springs TA; 2.6% Greater Ridgecrest TA; 0.4% High Point TA; 0.2% Central Lealman TA; and 0.2% East Lealman TA.

Some target areas are also areas of minority concentration. The Tarpon Springs Target Area has a predominately low- and moderate-income population (81%) with significant African American and Hispanic populations (33% and 26%, respectively). These populations are most concentrated in Census Tract 274.02, Block Group 1 (88% African American) and Block Group 5 (43% Hispanic) based on 2014-2018 ACS data.

The High Point Target Area has a low- and moderate-income population of 57%. The area is quite large, with an estimated population of approximately 10,000. According to 2014-2018 ACS data, the area is also relatively diverse, with higher concentrations of African American, Asian, and Hispanic populations (21%, 5%, and 27%, respectively), when compared to Pinellas County overall. The poverty rate in the High Point Target Area is 29% of individuals and 19% of households.

The Greater Ridgecrest Target Area has a low- and moderate-income population of 55%, as calculated based on the CDP boundary. The CDP boundary intersects portions of two Census Tracts: 252.07 (Block Group 2) and 253.07 (Block Groups 2 and 3). According to 2014-2018 ACS data, the area has higher concentrations of African American and Hispanic populations (32%, and 9%, respectively), when compared to Pinellas County overall. These concentrations are highest between 119th Street N and the Pinellas Trail (46% and 14%, respectively). The poverty rate in the Greater Ridgecrest Target Area is 22% of individuals and 20% of households, calculated for the combined block groups.

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.

Housing programs are available countywide, with the exception of homeownership opportunities programs that are available in 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
Countywide	79.4%
Urban County	16.2%
Central Lealman Target Area	0.4%
East Lealman Target Area	0.4%
Greater Ridgecrest Target Area	3.6%
High Point Target Area	0.0%
Tarpon Springs Target Area	0.0%

**Table 10 - Geographic Distribution**

## Rationale for the priorities for allocating investments geographically

The CDBG program requires that each CDBG-funded activity must either principally benefit low- and moderate-income persons, aid in the prevention or elimination of slums or blight or meet a community development need having a particular urgency. With respect to activities that benefit all the residents of a given area, at least 51%

of the area's residents must be low- and moderate-income. Some CDBG assisted activities, such as parks, neighborhoods, facilities, community centers and streets, serve an identified geographic area. These activities generally meet the low- and moderate-income principal benefit requirement if 51% of the residents in the activity's service area are low- and moderate-income. However, some communities have fewer areas in which 51% of the residents are low- and moderate-income. For these grantees, the CDBG law authorizes an exception criterion in order for such grantees to be able to undertake area benefit activities. Pinellas County is designated as an "Exception Grantee" by HUD. In order for a Census Block Group to qualify as a low- and moderate-income area, a Block Group in the County must contain 50.00% or more low/mod population.

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 50% 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 those in Dunedin, Gulfport, Largo, Lealman, 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 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 seven 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, State SHIP funds, local Housing Trust Funds, and Penny IV 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 Households to be Supported	Number
Homeless	0
Non-Homeless	114
Special-Needs	0
<b>Total</b>	<b>114</b>

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for Households Supported Through	Number
Rental Assistance	10
The Production of New Units	31
Rehab of Existing Units	50
Acquisition of Existing Units	23
<b>Total</b>	<b>114</b>

Table 12 - One Year Goals for Affordable Housing by Support Type

#### Discussion

In 2022-23, providing affordable housing will specifically be addressed by:

- Providing down payment/closing cost assistance to 3 low- to moderate-income homebuyers using HOME funds. State SHIP funds will also be used to provide assistance to 20 additional households. Housing Counseling and Education will be supported with \$131,000 in SHIP funding and aims to assist 350 low- to moderate-income households.
- Preservation of the existing housing stock through acquisition and/or rehabilitation, preserving 9 units of owner or renter housing for low- to moderate-income households using HOME funds. State SHIP and local HTF and Penny IV funds will also be utilized to preserve 41 additional units.
- Production of new affordable housing through acquisition and/or rehabilitation, production of 5 units of new renter housing for low- to moderate-income households using HOME funds. State SHIP and local HTF funds will also be utilized to produce 26 additional units.
- Providing rental assistance and rapid rehousing to 10 low-income persons for homeless prevention and HMIS entry using ESG funds.

Approximately \$1.9 million in HOME funds will be used for single-family and multi-family residential acquisition, rehabilitation and construction, down-payment assistance, and purchase and rehabilitation for homebuyers. 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 2022-23 is approximately \$7 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. Program income in the amount of \$100,000 generated through the Local Housing Trust Fund will be expended on single-family and multi-family residential acquisition, rehabilitation, and construction activities. Private funds available through local lending institutions will be leveraged by Federal funds. Down payment assistance programs 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-owned 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**

Pinellas County partnered with the Pinellas County Housing Authority (PCHA) on the development of Eagle Ridge Apartments, a 71-unit affordable rental housing project. Pinellas County provided \$567,500 for the Local Government Area of Opportunity funding required for the project to receive Florida Housing Finance Corporation tax credits for the \$18.1 Million development. Construction of the project is complete and has received Certificates of Occupancy for all buildings. Lease-up is anticipated to begin in the spring/summer of 2021.

PCHA's Board of Commissioners approved a Project-Based Voucher partnership with Boley Centers/ Pinellas Affordable Living, Inc. to provide assistance to 21 units (Evergreen Village) for families with special needs. Approval was provided at the March 2019 board meeting. Pinellas County provided \$535,000 for land acquisition and an additional \$163,045 in construction funding for the \$5.4 Million development. Construction of the project is complete and units are currently being leased.

There are no specific activities planned with public housing authorities for the 2022-23 fiscal year. PCHA continues to provide supportive and youth services to the residents and voucher holders on our programs.



Scholarship assistance is available to those who are enrolled at St. Petersburg College (SPC) for those striving to reach self-sufficiency. PCHA continues to maintain the property making the necessary repairs, etc. to ensure they are providing safe, sanitary and decent housing.

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

Each Family Self-Sufficiency Program (FSS) participant signs a Contract of Participation (COP) and creates a maximum five (5) year Individual Training and Service Plan (ITSP) that includes employment goals and identifies training or education needs. During the term of the COP, PCHA establishes an interest-bearing escrow account. The FSS escrow account offers the family the opportunity to save for the future. The amount of the escrow account reflects what would normally be an increase in the rent due to an increase in the family's earned income. As the participant earns more income and pays higher rent amounts, the escrow account increases. If the family meets its goals within five years and remains free of cash assistance for a period of one year, they will receive the funds in their escrow account.

Single Family Housing in the Ridgecrest Area: Renovation of the single-family home donated by Pinellas County is underway. The end goal of this renovation project is to sell the home to a first-time homebuyer currently residing in public housing or participating in the HCV program.

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

Housing Authority performance for all housing authorities in Pinellas County is checked through HUD's Public and Indian Housing Information Center (PIC). The Pinellas County Housing Authority, Clearwater Housing Authority, and St. Petersburg Housing Authority, identified as Combined Program Types, continue to be designated as High Performers. The Tarpon Springs Housing Authority and Dunedin Housing Authority identified as Low-Rent Program types are not assessed a designation. However, both housing authorities are active and identified in HUD's Public and Indian Housing Information Center.

**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. In addition to the current funded projects and a potential joint project with the Pinellas County Housing Authority, funds may also 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.

PCHA has created a master plan for redevelopment of the Rainbow Village Site; however, it has been unsuccessful with Tax Credit Applications. PCHA is in need of local government support for many of these tax credit applications.

## **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. In January 2020, the HLB changed its name to the Homeless Leadership Alliance (HLA) of Pinellas and is a nonprofit 501(c)(3). The Homeless Leadership Alliance of Pinellas serves as the Pinellas Continuum of Care Lead Agency, Collaborative Applicant and HMIS Lead Agency. The HLA provides supplemental services, coordination and funding management to carry out the policy goals of the Continuum of Care.

The mission of the Homeless Leadership Alliance is to provide leadership in the planning, development and alignment of community advocacy, resources and strategies to prevent, divert and end homelessness in Pinellas County.

The new Homeless Leadership Alliance 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 HLA administers the Pinellas Homeless Management Information System (PHMIS). 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 2-1-1); 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 Alliance 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 Alliance adopted strategies to stop individuals and families from becoming chronically homeless by getting them into permanent housing more quickly. The Homeless Leadership Alliance 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 HLA 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 three full-time and two 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.

Through the Human Services Department, Pinellas County provides approximately \$10 Million in local funding for programs that serve homeless populations. Funding is provided to supportive housing programs; inebriate receiving facilities; emergency shelters for beds and services for homeless individuals, families, youth, pregnant women, and victims of domestic violence; homeless street outreach for engagement and case management; healthcare for the homeless; and rapid re-housing and homeless diversion/prevention.

#### **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 ESG and CDBG funding for several public facility improvement and public service projects including the Homeless and Homelessness Prevention Services Program. This 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: Street Outreach, Emergency Shelter; Homelessness Prevention; Rapid Re- Housing and Data Collection. The County plans to commit \$86,938 to this program for PY22. The County plans to commit \$218,450 in CDBG funds to two emergency shelter facility improvement projects and \$49,913.79 in CDBG funds to one emergency shelter operations activity. Additionally, the County plans to commit \$25,086.21 in ESG funds to one emergency shelter operations activity.

**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 FY15 through FY20, 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). Pinellas County is providing homeless initiatives funding in support of emergency shelters and street outreach, funding health services for the

homeless through the Mobile Medical Unit and Safe Harbor Clinic and funding to the Homeless Leadership Alliance. Additionally, the County has established and funds a Rapid-Re-Housing Program.

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) addresses the housing needs of homeless and families with children.

The Continuum of Care administers HMIS to formally monitor returns to homelessness from permanent housing programs (Rapid Re-Housing, Permanent Supportive Housing (PSH), Permanent 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. 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 Homelessness Prevention Program. The County will use a portion of its fiscal year 22-23 ESG funds to provide short-term rental assistance for families that are at risk of becoming 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 came together to initiate a behavioral health high-utilizer program. The program features 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 program, a Treatment Team assesses each participant using LOCUS (Behavioral Health assessment) and SPDAT (Housing and Case Management assessment) and designs individual treatment plans that will include regular team engagement and counseling. Case Manager(s) link the participants to needed services as identified by the assessments and provide follow-up to ensure services were received. The program incorporates engagement, housing, and intensive treatment to stabilize participants and help them live independently or supported (e.g., permanent supportive housing) in the community. Participants are also linked to entitlements and benefits they could potentially qualify for. The overarching benefits of the program 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 Alliance, formerly the Pinellas County Coalition for the Homeless, through the County's Human Services Department. The staffs of the Homeless Leadership Alliance, the County's Human Services Department and the Community Development Division meet every other month to coordinate on issues of mutual concern and benefit. The Pinellas County Homeless Leadership Alliance prepares and updates the County's Continuum of Care. The Homeless Leadership Network, now a part of the Homeless Leadership Alliance, 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. In June of 2015, Opening Doors was amended to reaffirm the strategies that continue to prove effective in preventing and ending homelessness. The 2015 Amendment encompasses much of the original Plan, but with some additions and clarifications that further strengthen its value as a living blueprint for action. The Consortium supports the Homeless Leadership Alliance and the priorities established in this plan match those of the Continuum of Care and the 10-Year Plan to End Homelessness.

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 County. Based on Needs Assessment data, Pinellas County has a shortage of both affordable ownership and rental housing. The current purchase prices of homes in the County have increased 5% in the last year, with a median purchase price of \$411,000, and are not affordable to low- and moderate-income households. Rent prices have seen unprecedented increases in the past year widening the affordability gap. In 2021, data from the National Low- Income Housing Coalition, identified Florida has the twelfth highest housing wage in the country. In Pinellas County, it takes a household income of \$50,840 to afford a two-bedroom rental unit at Fair Market Value, \$1,271 per month. According to the 2020 American Community Survey 5-year Estimate, over 30% of Pinellas households have annual household incomes of less than \$35,000. Countywide, according to the 2020 American Community Survey, 64% of renters pay rents that exceed \$1,000 per month. Pinellas County's estimated mean renter wage is \$18.33 per hour. At that wage, an affordable rent would be \$953 per month, or \$87 per month less than the fair market rent of a one-bedroom apartment. Twenty-five percent (25% or 71,015 households) of owner-occupied housing units pay more than 30% of their income household income towards monthly housing costs. Fifty-one percent (51% or 67,378 households) of renter occupied housing units pay more than 30% of their household income towards monthly housing costs.

**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 making it accessible in FY 2014/15/16, three years before it was available in FY 2017/18/19. Funding is being 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**

Funding allocations for FY22-23 are currently available. However, Federal funding allocations decreased slightly in FY21-22 for both HOME and CDBG allocations. State allocations for affordable housing are anticipated to increase for FY 22-23. Although there are additional funds for PY22, the cost of housing in the County continues

to rise at unprecedented rates with owner and rental housing rising to levels that are unaffordable to low- and moderate-income households. The most significant barrier continues to be the lack of financial resources available to address affordable housing needs in the County.

## **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 lack of necessary 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.

Pinellas County has very limited undeveloped 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 long-term preservation of affordable housing projects in Pinellas County. Pinellas County dedicated \$15 Million of Penny for Pinellas revenue, known as Penny III, from a one-cent sales tax for providing affordable housing within the County. 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.

Penny III funding is provided to acquire land suitable for creation of affordable workforce housing and mixed-use developments, to be held in a Land Trust and utilized for affordable housing. Developments selected for the funding could be located anywhere in the County; however, the land must remain under County ownership in the Community Land Trust Program. The land is leased to owners and/or developers. Lease revenue, payments in lieu of taxes, or other similar means is used to continually replenish the fund and perpetuate the assembly program. Approximately \$13.2 million in Penny III funding has been provided for eleven (11) projects that will produce 527 units of affordable housing. The \$13.2 million has leveraged approximately \$79.9 million of private financing.

Pinellas County committed \$80 Million of the Countywide Affordable Housing and Economic Development Capital Project Funds ("Penny IV Funds") to be utilized to support the development and preservation of affordable housing and to facilitate economic development and high-quality growth of the local economy through strategic investments in capital projects.

Penny IV Funds are provided through an extension of the Infrastructure Sales Surtax, a voter-approved 1.0% sales tax that is dedicated to infrastructure improvement projects in Pinellas County. The approved ballot language included "land acquisition for affordable housing" and "capital projects to support economic

development” as permissible uses of funds. For FY2021 the County anticipates utilizing \$10,000,000 in Penny IV funding on affordable housing programs. All assisted units will benefit households at or below 80% of AMI, with forty percent (40%) of the assisted units benefitting households at or below 60% of AMI. To date, four projects have been recommended for conditional approval by the Board.

### **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 FY 22-23, the Housing Preservation, Housing Production, and Homeownership Promotion Programs. Specifically, the County will use CDBG, HOME, and other funding to:

- Providing down payment/closing cost assistance to 3 low- to moderate-income homebuyers using HOME funds. State SHIP funds will also be used to provide assistance to 20 additional households. Housing Counseling and Education will be supported with \$131,000 in SHIP funding and aims to assist 350 low- to moderate-income households.
- Preservation of the existing housing stock through acquisition and/or rehabilitation, preserving 9 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 41 additional units.
- Production of new affordable housing through acquisition and/or rehabilitation, production of 5 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 26 additional units.
- Providing rental assistance and rapid rehousing to 10 low-income persons for homeless prevention and HMIS entry using ESG funds.

### **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 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, 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 seven 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.

Pinellas County committed \$80 Million of the Countywide Affordable Housing and Economic Development Capital Project Funds ("Penny IV Funds") to be utilized to support the development and preservation of affordable housing and to facilitate economic development and high-quality growth of the local economy through strategic investments in capital projects.

Penny IV Funds are provided through an extension of the Infrastructure Sales Surtax, a voter-approved 1.0% sales tax that is dedicated to infrastructure improvement projects in Pinellas County. The approved ballot language included “land acquisition for affordable housing” and “capital projects to support economic development” as permissible uses of funds. For FY22-23 the County anticipates utilizing \$10,000,000 in Penny IV funding on affordable housing programs. All assisted units will benefit households at or below 80% of AMI, with forty percent (40%) of the assisted units benefitting households at or below 60% of AMI. To date, four projects have been recommended for conditional approval by the Board.

### **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 Division. Community Development is charged with executing the County’s housing and community development programs that are aligned with the Pinellas County Consolidated Plan. 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 Homeless Leadership Alliance, 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.

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 HLA, 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 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 the County and Urban County and HOME funds for the Pinellas County Consortium. The County’s 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 childcare 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.

Forward Pinellas' 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 are provided by Children's and Family Services, the Health Department, Agency for Persons with Disabilities, Departments of Elder Affairs, Veterans' Affairs, Juvenile Justice, and the Agency for Workforce Innovation. Funding is inadequate for the needs they are expected to meet.

A host of non-profit agencies that serve target income households within the County. A coordinated effort is necessary to facilitate service provisions to varying groups throughout the County. 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 County. In particular, the County will continue to work in close coordination with County departments regarding infrastructure improvements and the provision of services.

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## 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 ninety-eight percent (98%) 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
Total Program Income	\$0

#### Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	98.00%

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

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

No other forms of investment are anticipated during the 2022-23 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 HOME affordability period requirements are met, the County, including subrecipients and consortium members, applies recapture provisions when HOME funds are used for direct homebuyer subsidy activities. Subrecipient agreements include requirements ensuring recapture provisions are followed.

#### 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 in the amount of the HOME subsidy that is recorded as a lien against the property. The term of the mortgage will meet or exceed the minimum affordability period. In addition, the 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, the County monitors homeowner's compliance with the principal residency requirement. An owner is noncompliant with HOME requirements if (1) he/she does not reside in the unit as principal residence due to 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 outstanding HOME funds 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 records land use restrictions on all units acquired with HOME funds. During the process of property ownership transfers, the County's restriction is identified in title commitments. If an owner voluntarily or involuntarily transfers his/her property (e.g., through a sale or foreclosure) during the period of affordability, the applicable recapture provisions go into effect. Additionally, properties acquired with HOME funds are required to include the County as an additional insured on homeowner insurance policies. The County proactively monitors the receipt of insurance policies to insure the property ownership has not changed.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

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

### **Emergency Solutions Grant (ESG)**

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

In FY 2022-23, Pinellas County will use Emergency Solutions Grant funding to address the following ESG eligible components: emergency shelter, homelessness prevention, rehousing, and HMIS. The County will provide funding to the Homeless Leadership Alliance for the CoC's HMIS operations, to Hope Villages of America for Grace House Emergency Shelter operations and will administer a Community Housing Assistance Program (CHAP) to provide homelessness prevention activities; and contribute data into HMIS. Coordination among emergency shelter providers, essential services providers, homelessness prevention and rapid rehousing 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. ESG funds will also be used to fund operations at an emergency shelter. The Written Standards for the Provision of ESG are attached.

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

The Coordinated Entry System (CES) in Pinellas County is a system-wide process designed to serve homeless individuals and families. Pinellas County uses a multi-access approach for CES, to include a centralized phone hotline, geography specific points of access, and coordinated outreach to street locations. Each access point will employ the same assessment and referral process through the local HMIS. Access staff will assess for diversion first, then screen for consumer need including prevention services. Access staff will conduct data entry, provide referrals, and potentially program admission (if applicable and appropriate). Vulnerability Index and Service Prioritization Decision Assistance Tools (VI-SPDAT) are used by outreach teams and access staff to determine the most appropriate housing path. The VI-SPDAT assessment will be entered directly from the field eliminating the use of paper and to prevent data entry errors. The VI-SPDAT score will populate to a Housing Priority List that will be managed by the CoC lead who will make referrals to appropriate housing.

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).

Annually, Pinellas County opens a competitive application cycle to accept public facility, public infrastructure and public service applications from any organization that serves CDBG and ESG eligible clientele. Applications are reviewed for eligibility, scored, and ranked to determine a priority funding order. Once projects are prioritized, staff determines the appropriate funding source for each project.

Projects are funded from the appropriate funding source until all funds have been allocated. Emergency shelter activities identified for funding will receive up to a maximum of sixty percent (60%) of the total ESG grant. A minimum of forty percent (40%) of ESG funding will be allocated to homelessness prevention and/or rapid re-housing programs.

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 Alliance, 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.

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. Consortium member agency staffs are part of the System Quality Improvement Committee working to set performance outcome goals and overseeing measurement and reports.

The County evaluates ESG prevention activities by continuously monitoring the agencies selected to administer the CHAP program to ensure 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 other 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.