



Pinellas County, Florida Action Plan 2019-2020

DRAFT



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Executive Summary

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

1. Introduction

In 2015, Pinellas County completed the 2015-2019 Consolidated Strategic 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 Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) funds are allocated annually to entitlement communities through the U.S. Department of Housing and Urban Development (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. The County anticipates receiving approximately \$4,854,580 in Federal formula grant funding, including program income. This fifth year 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, 2019 through September 30, 2020.

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 the 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 Planning Department implements the CDBG, HOME and ESG programs. The Community Development Division of the Pinellas County Planning Department 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.

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

The Five-Year Consolidated Plan submitted to the U.S. Department of Housing and Urban Development (HUD) identifies four priority needs for the County: affordable housing; homeless; non-homeless special needs and non-housing community development. The following is a broad overview of the goals identified to address the established priority needs:

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

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

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

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

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

The County has identified a need for holistic physical revitalization/redevelopment of older low-income neighborhoods and commercial areas. These activities include physical improvements such as roads, storm drainage, water and sewer sidewalks and landscaping; public facilities such as parks, recreation areas, senior centers, community centers and public safety facilities; along with neighborhood clean-ups, code enforcement, the demolition of unsafe structures and historic preservation. Additionally, in areas outside targeted areas, the County has identified a need for the improvement, expansion, and operational support of public facilities serving low- and moderate-income persons. To address these identified needs, Pinellas County identified the following priority programs: Target Area Improvement Program; Public Facilities Program; Public Infrastructure Program; Public Services Program; Homeless and Homelessness Prevention Services Program; Housing Preservation Program; Housing Production Program; and Homeownership Promotion Program. Additionally, Pinellas County has created a Disaster Response Program in order to address natural disasters and emergencies.

For the 2019-2020 funding year, Pinellas County will continue to address the objectives of sustainability of a suitable living environment and increased accessibility to decent housing by funding projects to improve public infrastructure serving low- to moderate-income neighborhoods and in blighted areas; to improve or support

public facilities serving low- to moderate-income persons, including the homeless and those with special needs; and to preserve or produce affordable housing. The activities being recommended for initial funding support the priority needs identified in the 5-Year Consolidated Plan. These activities support the following specific objectives and outcomes: availability/accessibility of decent housing; affordability of decent housing; availability/accessibility of a suitable living environment; and sustainability of a suitable living environment.

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

Pinellas County successfully completed the third year of the County's 2015-2019 Five-Year Consolidated Plan period for the CDBG, HOME and ESG Programs. Projects completed during the 2017-2018 fiscal year helped to meet the goals and objectives identified in the County's Annual Action Plan. During the 2017-18 fiscal year, Federal resources were utilized throughout the community for a variety of housing and community development activities to address the following objectives of the 2015-2019 Consolidated Plan: sustainability of a suitable living environment and increased accessibility to decent housing by improvement of public infrastructure and facilities in low- to moderate-income neighborhoods and in blighted areas. Below are the objectives and outcomes addressed during the 2017-2018 Action Plan period from October 1, 2017 to September 30, 2018:

Objective: Performance Measure One (SL-3: Sustainability of Suitable Living Environment): 47,799 people and 1,502 households will have a sustainable (more livable) environment through infrastructure construction and improvements and facility rehabilitation for the purpose of creating a suitable living environment. Outcome: 22,933 people and 4 households served. Multiple projects were underway at the end of the fiscal year and carried over into the 18-19 fiscal year.

Objective: Performance Measure Two (SL-1: Availability/Accessibility of Suitable Living Environment): 14,072 people and 200 households will have access to recreational and social services and a sustainable (more livable) environment through facility rehabilitation for the purpose of creating a suitable living environment. (Please note this is a duplicated count as these people reside in areas served through Performance Measure One.) Outcome: 15,993 people and 4 households served. Multiple projects were underway at the end of the fiscal year and carried over into the 18-19 fiscal year.

Objective: Performance Measure Three (DH-2: Affordability of Decent Housing): 52 households will have access to affordable housing through down payment, housing, and mortgage assistance or through financial assistance for the purpose of providing decent affordable housing. Outcome: 180 households served. Additional housing activities were underway at the end of the fiscal year and carried over into the 18-19 fiscal year.

Objective: Performance Measure Four (DH-1: Availability/Accessibility of Decent Housing): 39 households will have new or improved access to housing through the preservation of existing or creation or acquisition of additional units for the purpose of preserving and/or creating decent affordable housing. Outcome: 92 households served. Additional housing activities were underway at the end of the fiscal year and carried over into the 18-19 fiscal year.

Objective: Performance Measure Four (DH-1: Availability/Accessibility of Decent Housing): 1,500 persons will have available improved access to housing services for the purpose of providing decent affordable housing. Outcome: 1,098 people served.

Currently for the 2018-19 program year, Pinellas County is utilizing 20% of CDBG funds for program administration and 100% of the remaining CDBG funds for public infrastructure improvements, public facility improvements, public service activities, and housing activities and. HOME funds are being utilized for homeowner and rental housing preservation and production and homebuyer activities. ESG funds are being used to provide rental assistance in the form of homelessness prevention and providing case management for street outreach. The County incorporates program selection and oversight processes to insure timely expenditure of all funds, including fiscal year 18-19 funding. The County consistently meets all required expenditure requirements and is on track in meeting the goals identified in the 5-Year Plan.

4. Summary of Citizen Participation Process and consultation process - Summary from citizen participation section of plan.

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

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

The current CPP was approved by the Pinellas County Board of County Commissioners on March 29, 2016. Pinellas County's Planning Department is responsible for the preparation and implementation of the Consortium's Consolidated Strategic Plan and specific goals identified in the Annual Action Plan. The Plan was developed in consultation with a wide range of public and private entities, including governmental and nonprofit organizations that are knowledgeable regarding the needs of the low- and moderate-income residents of the Consortium and the County as a whole.

This process included holding public hearings early in the planning process to identify and prioritize the needs of Pinellas County over the next five years. Pinellas County conducted a public hearing on January 10, 2019, to solicit input on the priorities and needs of Pinellas County to include in the Annual Action Plan. The public hearing also served as an opportunity for the County to provide an overview of existing programs and to summarize the County's accomplishments in meeting identified goals over the past year.

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

On January 10, 2019, the County held a public meeting to report on the past performance of Community Development programs and to seek input on the future focus of priority needs over the next year. Comments received during the public meeting are attached.

A draft of the Action Plan was made available for viewing and public comment on March 22, 2019 and ended April 22, 2019. The notice of availability for viewing was advertised in the *Tampa Bay Times*, *The Weekly Challenger*, *Trè Magazine*, and *La Gaceta Newspaper*. Additionally, the notice was distributed to the City of Largo’s Community Development Department and five neighborhood facilities located in north, central, and south county and was published on the Pinellas County Community Development Division website in English, Spanish and Vietnamese.

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

Comments will be incorporated after the comment period ends.

7. Summary

The Action Plan that follows outlines the variety of tools and strategies Pinellas County will utilize during the one-year period beginning October 1, 2019, to effectively and efficiently execute the Pinellas County Board of County Commissioner’s strategic direction to create a sustainable community and improve the quality of life for Pinellas County residents.

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.

Agency Role	Name	Department/Agency
Lead Agency	Pinellas County	Pinellas County Planning Department
CDBG Administrator	Pinellas County	Pinellas County Planning Department
HOME Administrator	Pinellas County	Pinellas County Planning Department
ESG Administrator	Pinellas County	Pinellas County Planning Department
HOPWA Administrator	City of Tampa	Housing and Community Development

Table 1 – Responsible Agencies

Narrative

The County acts as the lead agency for the Pinellas County HOME Consortium, consisting of Pinellas County and the City of Largo, and is responsible for the development of the Consolidated Plan for the Consortium and development of the Annual Action Plan for both the Consortium and Pinellas County, acting in its capacity as an Urban County. 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 cooperating cities are identified below:

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

Consolidated Plan Public Contact Information

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

1. Introduction

Pinellas County's 2019-20 Action Plan was prepared with participation by nonprofit organizations and community residents. A joint public hearing with the City of Largo was held on January 10, 2019. An additional public hearing will be held in front of the Pinellas County Board of County Commissioners on June 25, 2019, with interested parties invited to comment at both hearings. During the thirty-day comment period, residents are invited to submit written comments to the Community Development Division of the Pinellas County Planning Department.

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

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

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

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

Pinellas County staff coordinates with the Continuum of Care to address homeless needs and accomplish goals that address chronic 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 Board through the County's Human Services Department. The staffs of the Homeless Leadership Board, the County's Human Services Department and the Community Development Division meet every other month to coordinate on issues of mutual concern and benefit. Additionally, a staff member of the Homeless Leadership Board is included in the County's annual application cycle, participating in the review, ranking and selection of public service projects to be funded with annual CDBG funding.

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, communitywide 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 Board.

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 Board and the Juvenile Welfare Board and is administered/operated by the Homeless Leadership Board. 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

1	Agency/Group/Organization	Directions for Living
	Agency/Group/Organization Type	Services - Housing Services - Children Services - Homeless Services - Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended and provided input at the needs assessment public hearing in January 2019 held to gather input from community partners on the priority needs in the County.
2	Agency/Group/Organization	YMCA of the Suncoast, Inc.
	Agency/Group/Organization Type	Services - Children Services- Elderly Persons Services - Health Services - Education Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended and provided input at the needs assessment public hearing in January 2019 held to gather input from community partners on the priority needs in the County.
3	Agency/Group/Organization	Lutheran Services Florida Central Services
	Agency/Group/Organization Type	Services - Children Services- Elderly Persons Services - Persons with HIV/AIDS Services - Health Services - Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the	Agency attended and provided input at the needs assessment public hearing in January 2019 held to gather

	anticipated outcomes of the consultation or areas for improved coordination?	input from community partners on the priority needs in the County.
4	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 Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Community Development Need
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Largo is a member of the Pinellas County HOME Consortium and provided input at the joint needs assessment public hearing in January 2019 held to gather input from community partners on priority needs in the County. County and City consult through the year on a variety of topics related to multiple sections of the plan.
5	Agency/Group/Organization	Habitat for Humanity of Pinellas County
	Agency/Group/Organization Type	Housing Services - 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?	Agency attended and provided input at the needs assessment public hearing in January 2019 held to gather input from community partners on the priority needs in the County.
6	Agency/Group/Organization	CHAF Properties
	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?	Agency attended and provided input at the needs assessment public hearing in January 2019 held to gather input from community partners on the priority needs in the County.
7	Agency/Group/Organization	PARC, Inc.
	Agency/Group/Organization Type	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended and provided input at the needs assessment public hearing in January 2019 held to gather input from community partners on the priority needs in the County.

8	Agency/Group/Organization	Friends of Ridgecrest, Inc.
	Agency/Group/Organization Type	Services - Children Services - Elderly Persons Services - Health Services - Education Services - Employment Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended and provided input at the needs assessment public hearing in January 2019 held to gather input from community partners on the priority needs in the County.
9	Agency/Group/Organization	Clearwater Free Clinic
	Agency/Group/Organization Type	Services - Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended and provided input at the needs assessment public hearing in January 2019 held to gather input from community partners on the priority needs in the County.
10	Agency/Group/Organization	Catholic Charities, D.O.S.P.
	Agency/Group/Organization Type	Housing Services - Housing Services - Persons with HIV/AIDS Services - Homeless Services - Health Services - Education Services - Employment Services - Victims
	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 Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended and provided input at the needs assessment public hearing in January 2019 held to gather input from community partners on the priority needs in the County.
11	Agency/Group/Organization	Ready for Life, Inc.
	Agency/Group/Organization Type	Services - Housing Services - Children Services - Health

		Services - Education Services - Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended and provided input at the needs assessment public hearing in January 2019 held to gather input from community partners on the priority needs in the County.
12	Agency/Group/Organization	Sunrise Community, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - Elderly Persons Services - Persons with Disabilities 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?	Agency attended and provided input at the needs assessment public hearing in January 2019 held to gather input from community partners on the priority needs in the County.
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. In FY 19-20, the City of Tampa developed the HOPWA strategy independently. The County has identified the willingness to assist the City in preparation of future HOPWA submissions. Both the County and the City coordinates with the local CoC. As part of the citizen participation outreach, the County strives to receive input and participation from all interested agencies, groups, and organizations, 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 Board	Promote a countywide goal to the commitment of ending homelessness. Promote access to and effective use of mainstream benefits. Optimize self-sufficiency among individuals and families experiencing homelessness.
10-Year Plan to End Homelessness	Pinellas County Homeless Leadership Board	Agencies receiving funding are required to use HMIS for data collection purposes. Reduce homelessness. Increase self-sufficiency. Provide technical assistance to agencies. Increase case management services.
Pinellas County Strategic Plan	Pinellas County Board of County Commissioners	Foster continual economic growth and vitality. Invest in communities that need the most. Catalyze redevelopment through planning and regulatory programs. Invest in infrastructure to meet current and future needs. Support a vibrant community with recreation, arts, and culture to attract residents and visitors.
Pinellas by Design	Pinellas County Economic Development	Establish the economic, real estate, and regulatory considerations upon which the recommended strategies for countywide economic development, industrial development, and redevelopment are founded.
Pinellas County SHIP Plan	Pinellas County Planning Department	Produce, preserve and promote affordable housing.
Table 3 – Other local / regional / federal planning efforts		

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

Pinellas County developed the Consortium’s Consolidated Strategic Plan and specific goals identified in the Annual Action Plan in consultation with a wide range of public and private entities, including governmental and non-profit organizations that are knowledgeable regarding the needs of the low- and moderate-income residents of the Consortium and the County as a whole. This process included holding public hearings early in the planning process to identify and prioritize the needs of Pinellas County over the next five years. In addition, a public hearing was advertised in effort to broaden public participation in development of the plan. The public hearing was conducted on January 19, 2018, to solicit input from interested parties of the priorities and needs of Pinellas County to assist with the development of the 2018-2019 Annual Action Plan. In order to ensure non-English speaking and special needs residents are able to participate in meetings, public meeting notices include language-identifying steps that can be taken to ensure accommodations are available. The Pinellas County Office of Human Rights coordinates accommodations to ensure persons requiring assistance receive the same, and the County maintains compliance with Title VI or the Americans with Disabilities Act. A bilingual staff member attends all public meetings.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons
Public Hearing	Non-targeted/ broad community Partners and organizations in the community	A public hearing was held January 10, 2019. The public hearing notice was advertised in the <i>Tampa Bay Times</i> , <i>The Weekly Challenger</i> , <i>BaoTre Magazine</i> and <i>La Gaceta Newspaper</i> , mailed to participating partners and nonprofit organizations within the community, and posted on the Community Development and Planning Division's website. Eighteen representatives from thirteen organizations attended the public hearing to provide input on the needs to be addressed in FY19-20 and to obtain information on County's performance during the FYs 17-18 and 18-19.	Minutes from the January 10, 2019 public hearing are included as an attachment.	All comments were considered during the preparation of the Action Plan.
Newspaper Ad	Minorities Non-targeted/ broad community Partners and organizations in the community	Pinellas County published a notice in the <i>Tampa Bay Times</i> , <i>The Weekly Challenger</i> , <i>BaoTre Magazine</i> and <i>La Gaceta Newspaper</i> , advertising the availability of the draft of the 2019-20 Action Plan. The notice provided the start and end of the 30-day comment period, available resources, proposed activities to receive funding, and the process by which to provide comments on the Plan	TBD	TBD
Public Hearing	Non-targeted/ broad community Partners and organizations in the community	County will hold a public hearing on Tuesday, June 25, 2019 at 6:00 pm in the BCC Assembly Room, 315 Court Street, Clearwater for interested parties to provide comments on the 2019-20 Annual Action Plan. Following the public hearing, the BCC will consider approving the Plan. On May 21, 2019, the BCC will consider authorizing permission to advertise to hold the public hearing. A notice announcing the public hearing will be advertised in the <i>Tampa Bay Times</i> and posted on the Community Development Division's website.	TBD	TBD

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Pinellas County anticipates receiving a total of \$4,004,580 in funding from HUD and anticipates generating an additional \$850,000 in program income. Pinellas County also receives State and local funding. The County received close to \$700,000 in SHIP funding in 2018 for affordable housing and anticipates receiving approximately \$700,000 for 2019. SHIP Program allocations continue to fluctuate, with the 2019 funding level remaining at the 2018 funding level, which is a seventy-seven (77%) reduction from the 2017 SHIP allocation. The 2017 allocation represents an eighty-three percent (83%) reduction from a SHIP allocation that was in excess of \$4 Million dollars annually. The local Housing Trust Fund (HTF) generates approximately \$175,000 annually that will be used for affordable housing activities. Reduced funding under all programs has impacted the County’s ability to fund eligible housing and community development activities in low- and moderate-income and slum and blighted areas, and to fund local agencies that provide services that assist low- and moderate-income residents throughout the County.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,431,096	50,000	0	2,481,096	0	CDBG funds will be used to support the priority programs: Target Area Improvements, Public Facility Improvements, Public Services, Public Infrastructure, Housing, and for program administration. Program income is included in the total CDBG funding in AP-20 Goals and Objectives and AP-38 Project Summary.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public-federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental New construction Multifamily rental rehab New construction for ownership TBRA	1,349,340	800,000	0	2,149,340	0	HOME funding will be used to support the following priority programs: Housing Preservation, Housing Production, and Homeownership Promotion and for program administration. Program income is included in the total HOME funding in AP-20 Goals and Objectives and AP-38 Project Summary.
ESG	public-federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	224,144	0	0	224,144	0	ESG funds will be used to support the following priority program: Homeless and Homelessness Prevention Services, for street outreach, emergency shelter renovations and essential services and operations, and for program administration.
Other	public-state	Acquisition Admin/Planning Homebuyer Assistance	700,000	1,000,000	0	1,700,000	0	Pinellas County anticipates receiving approximately \$15M in allocation and \$4M in program income. SHIP allocations have declined over the period covered by the

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
		Homeowner rehab Housing Multifamily rental New construction Multifamily rental rehab New construction for ownership Services						Action Plan, with the County receiving \$8.4 during the first four years. SHIP funds will be used to support the following priority programs: Housing Preservation, Housing Production, and Homeownership Promotion and for program administration. SHIP funds are used to meet the local 25% match requirement for the HOME Program. Program income is included in the total SHIP funding in AP-20 Goals and Objectives and AP-38 Project Summary.
Other	public-local	Acquisition Admin/Planning Homeowner rehab Housing Multifamily rental New construction Multifamily rental rehab New construction for ownership	0	175,000	0	175,000	0	Pinellas County anticipates receiving approximately \$300,000 annually in program income generated from the original allocations of Housing Trust Fund. HTF program income has increased over the period covered by the Action Plan. Funds will be used to support the following priority programs: Housing Preservation, Housing Production, and Homeownership Promotion and for program administration. HTF funds are used to meet the local 25% match requirement for the HOME Program. Program income is included in the total HTF funding in AP-20 Goals and Objectives and AP-38 Project Summary.

Table 5 – Expected Resources – Priority Table

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

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

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

In addition to HOME funding, Pinellas County uses State Housing Initiatives Partnership (SHIP) funding to address affordable housing needs and meet identified affordable housing goals. The twenty-five (25) percent match requirement for the HOME Program comes principally from State Housing Initiatives Partnership (SHIP) dollars. These are local funds disbursed by the State from a State document stamp tax. 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 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 of providing public services to low- and moderate-income persons, including the homeless and special needs populations and creating suitable living environments in NRSAs and local Target Areas. 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. The 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 2019-20, the annual allocation is \$2,431,096 (15% - approximately \$364,664). In March of 2019, at the time of project selection/funding determinations, Pinellas County had received \$319,543.77 in program income for fiscal year 2018-2019 (15%, or \$47,931.57). Based on the allocation and prior year program income, Pinellas County can fund up to \$412,595.97 in public service activities and remain in compliance with the public service cap. As detailed in AP-38, Project Summary, Pinellas County has identified five public service activities that will receive a total of \$355,282 in CDBG funding.

Annual Goals and Objectives

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

Goals Summary Information

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facility Improvements	2015	2019	Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$1,082,748 ESG: \$120,226	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 22,436 Persons Assisted
2	Public Services	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development	Ridgecrest NRSA Countywide Urban County	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$355,282	Public service activities other than Low/Moderate Income Housing Benefit: 5,743 Persons Assisted
3	Elimination of Slum and Blight	2015	2019	Non-Housing Community Development	Urban County	Non-Housing Community Development	CDBG: \$30,000	Buildings Demolished: 2 Buildings
4	Code Enforcement	2015	2019	Non-Housing Community Development	<u>Target Areas:</u> Central Lealman East Lealman	Non-Housing Community Development	CDBG: \$40,000	Housing Code Enforcement/ Foreclosed Property Care: 1,500 Household Housing Unit

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Neighborhood Improvements	2015	2019	Non-Housing Community Development	<u>NRSAs:</u> Dansville Ridgecrest <u>Target Areas:</u> Central Lealman East Lealman High Point Tarpon Springs	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$476,847	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20,770 Persons Assisted
6	Emergency Shelter/ Transitional Housing	2015	2019	Homeless	Countywide	Homeless	ESG: \$120,226	Homeless Person Overnight Shelter: 800 Persons Assisted
7	Preservation of Owner Housing	2015	2019	Affordable Housing	<u>NRSAs:</u> Dansville Ridgecrest <u>Target Areas:</u> Central Lealman East Lealman High Point Tarpon Springs Urban County	Affordable Housing	HOME: \$131,379 SHIP: \$300,000	Homeowner Housing Rehabilitated: 12 Household Housing Unit
8	Preservation of Rental Housing	2015	2019	Affordable Housing Non-Homeless Special Needs	<u>NRSAs:</u> Dansville Ridgecrest <u>Target Areas:</u> Central Lealman East Lealman High Point Tarpon Springs Urban County Countywide	Affordable Housing Non-Homeless Special Needs	HOME: \$536,514 SHIP: \$300,000	Rental units rehabilitated: 10 Household Housing Unit

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Production of Owner Housing	2015	2019	Affordable Housing Non-Homeless Special Needs	<u>NRSAs:</u> Dansville Ridgecrest <u>Target Areas:</u> Central Lealman East Lealman High Point Tarpon Springs Urban County Countywide	Affordable Housing	SHIP: \$365,000	Homeowner Housing Added: 3 Household Housing Unit
10	Production of Rental Housing	2015	2019	Affordable Housing	<u>NRSAs:</u> Dansville Ridgecrest <u>Target Areas:</u> Central Lealman East Lealman High Point Tarpon Springs Urban County Countywide	Affordable Housing Non-Homeless Special Needs	HOME: \$536,513 SHIP: \$365,000 Local: \$157,500	Rental units constructed: 6 Household Housing Unit
11	Homeownership Opportunities	2015	2019	Affordable Housing	<u>NRSAs:</u> Dansville Ridgecrest <u>Target Areas:</u> Central Lealman East Lealman High Point Tarpon Springs Urban County Countywide	Affordable Housing	HOME: \$730,000 SHIP: \$200,000	Direct Financial Assistance to Homebuyers: 30 Households Assisted Other: 500 Other

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Housing Services	2015	2019	Affordable Housing	<u>NRSAs:</u> Dansville Ridgecrest <u>Target Areas:</u> Central Lealman East Lealman High Point Tarpon Springs Urban County	Affordable Housing	SHIP: \$50,000	Public service activities for Low/Moderate Income Housing Benefit: 500 Households Assisted
13	Rental Assistance	2015	2019	Affordable Housing Homeless	<u>NRSAs:</u> Dansville Ridgecrest <u>Target Areas:</u> Central Lealman East Lealman High Point Tarpon Springs Urban County	Affordable Housing Homeless	ESG: \$87,107	Homelessness Prevention: 25 Persons Assisted
14	Administration	2015	2019	Administration	Countywide	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$496,219.20 HOME: \$214,934 ESG: \$16,810.80 SHIP: \$120,000 Local: \$17,500	Other: 0 Other

Table 6 – Goals Summary

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

It is estimated that the County will provide a total of 86 units of affordable housing to extremely low-, low-, and moderate-income households. HOME funds will be used to provide affordable housing to a total of 33 low- and moderate-income households. ESG funds will be used to provide affordable housing to a total of 25 extremely low-income households. State SHIP and local HTF funds will be used to provide affordable housing to a total of 28 households with the majority of the units for low- and moderate-income households. Funding will provide down payment/closing cost assistance, preserve the existing housing stock through acquisition/rehabilitation/modernization/replacement owner or renter housing, and acquisition and/or construction of owner or renter housing.

Goal Descriptions

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

6	Goal Name	Emergency Shelter and Transitional Housing
	Goal Description	Provide funding for the acquisition, construction, and/or rehabilitation of emergency shelter beds and/or permanent supportive housing for homeless individuals/households and individuals/households transitioning out of homelessness.
7	Goal Name	Preservation of Owner Housing
	Goal Description	Acquisition and/or rehabilitation/expansion of low- and moderate-income owner occupied housing.
8	Goal Name	Preservation of Rental Housing
	Goal Description	Acquisition and/or rehabilitation of affordable mixed-income rental housing, including permanent supportive housing for special needs populations.
9	Goal Name	Production of Owner Housing
	Goal Description	Acquisition and/or construction of new affordable mixed-income owner housing units.
10	Goal Name	Production of Rental Housing
	Goal Description	Acquisition and/or construction of new affordable mixed-income rental units, including permanent supportive housing for special needs populations.
11	Goal Name	Homeownership Opportunities
	Goal Description	Direct homeownership assistance to low- and moderate-income homebuyers including up to 50% down payment costs and closing cost assistance, including housing counseling to homebuyers.
12	Goal Name	Housing Services
	Goal Description	Provide funding for credit counseling and homeownership training assistance to prospective low- and moderate-income homebuyers.
13	Goal Name	Rental Assistance
	Goal Description	Rental assistance and security/utility deposits for homelessness prevention of households/individuals at risk of becoming homeless or re-housing of households/individuals experiencing homelessness.
14	Goal Name	Administration
	Goal Description	General planning and administration costs for CDBG, ESG and HOME Programs.
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 needs identified in the Consolidated Plan. The activities being recommended in each of the programs for initial funding have been evaluated for eligibility, readiness to proceed, leveraged funds, and capacity of the entity carrying out the activity. Additionally, should funds become available from unanticipated program income or activities coming in under budget, the County has identified alternate activities or may add additional activities to the identified priority Programs.

#	Project Name
1	Target Area Improvement Program (SL-3)
2	Public Facility Improvement Program (SL-1)
3	Public Infrastructure Program (SL-3)
4	Public Services Program (SL-1)
5	Homeless and Homelessness Prevention Services Program (DH-2)
6	Housing Preservation Program (DH-1)
7	Housing Production Program (DH-1)
8	Housing Production Program (DH-1)
9	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 HUD generated Low- and Moderate-Income Summary Data or slum/blight areas as designated by the local government. This target area concept does not preclude the possibility that there will be projects selected that may operate county-wide, or otherwise outside of one of the identified target areas.

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

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

1. The County continues to see steady improvement in the overall economic climate; however, Federal funding that remains at reduced levels, continues to constrain local government finances. These reductions also impact the ability of non-profit agencies to meet underserved needs of the population.
2. Local governmental policies, such as building codes, subdivision standards, and impact fees, are enacted to protect and further the general welfare of the public. However, a complex regulatory environment can have the unintended effect of creating barriers to housing affordability by increasing per unit costs associated with housing development.
3. The supply of housing in the Consortium, affordable to extremely low-, low-, moderate- and middle-income families. Based on 2010 Census data, Pinellas County has a significant housing affordability issue with both ownership and rental housing. Countywide 49% of owner households exceed HUD’s affordability threshold. Fifty-six percent of countywide rents exceed HUD’s affordability threshold. Families transitioning to rental as a result of foreclosure are finding it difficult to secure and maintain

housing due to recent rent increases. One of the barriers for these families is the inability to qualify for the housing due to credit issues and unemployment/underemployment.

4. The supply of rental housing in the Consortium, affordable to extremely low-, low-, moderate-, and middle-income families, has not kept pace with the increased demand for rental housing. Average rents are not affordable and households are barely able to afford rent making it difficult to afford necessities such as food, clothing, medical care or transportation. Pinellas County is built out and lacks developable land for construction of new affordable rental housing.

AP-38 Project Summary

Project Summary Information

Project funding award amounts listed are estimates based on initial project review. Award amounts may increase or decrease for reasons such as, but not limited to, the following: competitive bid results, cost adjustments to comply with federal requirements, site plan approval, building permit requirements, funding provided by non-County sources, etc. Additionally, although alternate activities are identified in case of unanticipated funding, it may become possible to expand the scope of existing projects if additional funds are available.

1	Project Name	Target Area Improvement Program (SL-3)
	Target Area	Dansville Redevelopment Area; Greater Ridgecrest Area; Central Lealman Target Area; East Lealman Target Area; Tarpon Springs Target Area
	Goals Supported	Neighborhood Improvements Public Facility Improvements
	Needs Addressed	Non-Homeless Special Needs Non-Housing Community Development
	Funding	CDBG: \$476,847.15
	Description	Concentrated investments will be provided in designated areas of special interest that will impact neighborhood stabilization and revitalization in order to achieve local objectives and desired outcomes. 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	09/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	20,770 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 NRSAs and Local Target Areas. Additionally, these specific activities located in NRSAs or Target Areas will be funded: <ul style="list-style-type: none"> • Omni Center/GRA YMCA - 1801 119th Street N, Largo

	<p>Planned Activities</p>	<ul style="list-style-type: none"> • High Point YMCA - 5345 Laurel Place, Clearwater <p>Activities planned under the Target Area Improvement Program include the following. In addition to FY19-20 funding, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income.</p> <ul style="list-style-type: none"> • <u>YMCA of the Suncoast High Point Facility Rehabilitation</u> - Renovations including roof replacement. • <u>YMCA of the Suncoast Greater Ridgecrest Facility Rehabilitation</u> - Renovations including roof replacement and the installation of a solar power photovoltaic system. • <u>NRSA - Target Area Community Improvement Program</u> - Community improvement/enhancement activities that enhance community appearance, neighborhood health and safety, address neighborhood deficiencies, promote social interaction and a greater sense of community, including but not limited to, community clean-ups, community outreach, community events, and community facility improvements. • <u>NRSA - 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. • <u>Target Area Activity Delivery</u> - Staff and overhead costs directly related to carrying out activities under the Target Area Improvement Program. <p>The proposed projects and award amounts listed above are based on an estimated FY 19-20 CDBG allocation that is equal to the current FY 18-19 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.</p>
2	<p>Project Name</p> <p>Target Area</p> <p>Goals Supported</p> <p>Needs Addressed</p> <p>Funding</p> <p>Description</p>	<p>Public Facility Improvement Program (SL-1)</p> <p>Countywide</p> <p>Public Facility Improvements</p> <p>Homeless Non-Homeless Special Needs Non-Housing Community Development</p> <p>CDBG: \$1,082,747.65</p> <p>Funding of new or existing facilities that provide services to meet the needs of low- and moderate-income or special needs populations. Some activities may be phased over multiple fiscal years and will be considered continuation projects.</p>

	<p>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	09/30/2020
Estimate the number and type of families that will benefit from the proposed activities	22,436 low- to moderate-income people will benefit from activities funded under the Public Facility Improvement Program.
Location Description	<ul style="list-style-type: none"> • Homeless Empowerment Program - 1120 N Betty Lane, Clearwater • PERC - 12810 US Highway 19 N, Clearwater • Sunrise Community - 1401 5th Avenue N, St. Petersburg • Directions for Living - 1437 S Belcher Road, Clearwater • PARC Burkett Villa - 5353 31st Street N, St. Petersburg • PARC Curry Villa - 5825 66th Street N, St. Petersburg • ALPHA House - 701 5th Avenue N, St. Petersburg
Planned Activities	<p>Activities planned under the Public Facility Improvement Program include the following. In addition to 2019-20 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income.</p> <ul style="list-style-type: none"> • <u>Homeless Empowerment Program Facility Rehabilitation</u> - Renovations including replacement of windows, interior and exterior doors, lighting, flooring, plumbing, smoke detectors, and a/c vents; construction of new and remodel of existing bathrooms; exterior improvements including painting, stucco and masonry work and replacement of drainage gutters and awnings. (Partial funding from ESG). • <u>Pinellas Ex-Offender Re-Entry Coalition Facility Rehabilitation</u> - Renovations including reconfiguration of space to create new offices, classrooms and bathrooms, enclose two-story area to create new floor area, and create new exit corridors and stairs; upgrade HVAC, lighting and electrical systems. • <u>Sunrise Community Facility Rehabilitation</u> - Purchase and installation of an electronically operated fencing system with gated entry and a security camera system. • <u>Directions for Living Largo Facility Rehabilitation</u> - Purchase and installation of an industrial back-up generator. • <u>PARC Burkett Villa Facility Rehabilitation</u> - Renovation of existing bathrooms to include ADA accessibility standards. • <u>PARC Curry Villa Facility Rehabilitation</u> - Renovation of existing bathrooms to include ADA accessibility standards. • <u>ALPHA House Facility Rehabilitation</u> - Renovations including replacement of windows and doors. • <u>Relocation Assistance</u> - Required relocation costs resulting from current and/or prior year activity funding. • <u>Public Facilities Activity Delivery</u> - Staff and overhead costs directly

		<p>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 19-20 CDBG allocation that is equal to the current FY 18-19 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> <ul style="list-style-type: none"> • <u>WestCare GulfCoast-Florida Turning Point Facility Rehabilitation</u> - Purchase and installation of an industrial back-up generator. • <u>WestCare GulfCoast-Florida Davis Bradley Facility Rehabilitation</u> - Purchase and installation of a customized security and access control system. • <u>Friends of Ridgecrest Facility Rehabilitation</u> - Renovations including replacement of windows; upgrade of storm water retention areas; purchase and installation of neighborhood signage.
3	Project Name	Public Infrastructure Program (SL-3)
	Target Area	Urban County
	Goals Supported	Elimination of Slum and Blight
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$30,000
	Description	<p>Funding for projects that address the prevention and elimination of slum and blight within officially designated areas of interest or areas within the County where land may be cleared for future development.</p> <p>National Objective: SBA / SBS; Eligibility Citation: 570.201(c)(d)</p> <p>Objective: Suitable Living Environment; Outcome: Sustainability</p> <p>National Objective, Eligibility Citation, Objective, and Outcome are the same for all activities funded through the Public Infrastructure Program.</p>
	Target Date	09/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	2 slum/blight housing units will be demolished or lots will be cleared
	Location Description	<ul style="list-style-type: none"> • 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 2019-20 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income.</p> <ul style="list-style-type: none"> • <u>Demolition and Clearance</u> - Demolition of deteriorated structures/ improvements or clearance of land. • <u>Public Infrastructure Activity Delivery</u> - Staff and overhead costs 	

		directly related to carrying out activities under the Public Infrastructure Improvement Program.
4	Project Name	Public Services Program (SL-1)
	Target Area	Dansville Redevelopment Area; Greater Ridgecrest Area; Central Lealman Target Area; East Lealman Target Area; Tarpon Springs Target Area; Countywide; Urban County
	Goals Supported	Public Services Neighborhood Improvements
	Needs Addressed	Homeless Non-Homeless Special Needs Non-Housing Community Development
	Funding	CDBG: \$355,282
	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. 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	09/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	5,743 low- to moderate-income people and 100 low- to moderate-income households will benefit from activities funded under the Public Services Program.
	Location Description	<ul style="list-style-type: none"> • Pinellas Opportunity Council Chore Services - households of elderly residents located in the Urban County • YMCA of the Suncoast Omni Center - 1801 119th Street N, Largo • CASA Operations - Location confidential. • Police Athletic League - Lealman Target Areas
	Planned Activities	<p>Activities planned under the Public Services Program include the following. Funding for Public Service activities will be for two years, FY 18-19 and 19-20. Projects identified below may receive additional funds available from unanticipated program income.</p> <ul style="list-style-type: none"> • <u>Pinellas Opportunity Council Chore Services Operations</u> - Funding for operating expenses including rent, insurance and a portion of salaries for the Chore Services Program. • <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 NRSA. • <u>CASA Operations</u> - Funding of operating expenses including utilities, program materials, professional services, salaries and indirect costs. • <u>Religious Community Services Grace House Operations</u> - Funding for salaries and indirect/administrative costs for follow-up case

		<p>management for shelter participants.</p> <p>The proposed projects and award amounts listed above are based on an estimated FY 19-20 CDBG allocation that is equal to the current FY 18-19 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.</p>
5	Project Name	Homeless and Homelessness Prevention Services Program (DH-2)
	Target Area	Dansville Redevelopment Area; Greater Ridgecrest Area; Central Lealman Target Area; East Lealman Target Area, Tarpon Springs Target Area; High Point Target Area; Urban County
	Goals Supported	Public Services Rental Assistance
	Needs Addressed	Affordable Housing Homeless
	Funding	ESG: \$224,144
	Description	<p>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: Emergency Shelter; Homelessness Prevention; Rapid Re-Housing and Data Collection.</p> <p>National Objective: LMC Eligibility Citation(s): 576.102, 576.103, 576.105, 576.106, 576.107, 576.108, 576.109</p> <p>Objective: Decent Housing; Outcome: Affordability</p> <p>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.</p>
	Target Date	09/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	25 individuals and/or households that are at-risk of homelessness will receive funding through the Community Housing Assistance Program. 800 low- to moderate-income people will benefit from activities funded under Emergency Shelter.
	Location Description	<ul style="list-style-type: none"> Homeless or at-risk individuals/households located in the urban county will receive assistance through the Community Housing Assistance Program. Homeless Empowerment Program - 1120 N Betty Lane, Clearwater
Planned Activities	<p>Activities planned under the Homeless and Homelessness Prevention Services Program include the following:</p> <ul style="list-style-type: none"> <u>Homeless Empowerment Program Facility Rehabilitation</u> - Renovations including replacement of windows, interior and exterior doors, lighting, flooring, plumbing, smoke detectors, and a/c vents; construction of new and remodel of existing bathrooms; exterior improvements including painting, stucco and masonry work and 	

		<p>replacement of drainage gutters and awnings. (Partial funding from CDBG).</p> <ul style="list-style-type: none"> • <u>Rental Assistance</u> - Assist with provision of stabilizing permanent housing by providing short-term financial assistance, including rent payments and security/utility deposits, to individuals and families 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. <p>The proposed Homeless Services projects and award amounts listed above are based on an estimated FY 19-20 ESG allocation that is equal to the current FY 18-19 ESG allocation. Should the actual ESG allocation increase or decrease, the Rental Assistance and HMIS Program Components will increase or decrease proportionally or as required by program regulations.</p> <p>Project includes 7.5%, or \$16,810.80, for general planning and administration of ESG funds.</p> <p>Emergency shelter activities may not receive more than a maximum of 60%, or \$134,486, of the total ESG grant. Emergency shelter activities will receive a total of \$120,226 in FY 19-20.</p>
6	<p>Project Name</p> <p>Target Area</p> <p>Goals Supported</p> <p>Needs Addressed</p> <p>Funding</p>	<p>Housing Preservation Program (DH-1)</p> <p>Dansville Redevelopment Area; Greater Ridgecrest Area; Central Lealman Target Area; East Lealman Target Area; Tarpon Springs Target Area; High Point Target Area; Countywide; Urban County</p> <p>Code Enforcement Preservation of Owner Housing Preservation of Rental Housing</p> <p>Affordable Housing Non-Homeless Special Needs</p> <p>CDBG: \$40,000 HOME: \$667,893 SHIP Program: \$600,000</p>
	<p>Description</p>	<p>Program facilitates the preservation of affordable homeowner and rental units through rehabilitation and/or acquisition. Applications are provided on a first-come, first-qualified, first-served basis and funding selections are based on eligibility of households served and financial feasibility. Private funds available through local lending institutions may be leveraged by Federal funds. If insufficient applications are received during FY19-20, funds may be reprogrammed to other projects without amending this Action Plan. In addition to 2019-20 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income.</p> <p>CDBG National Objective: LMA; CDBG Eligibility Citation: 570.201 (k)(m) CDBG Objective: Suitable Living Environment</p>

		<p>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.</p>
	Target Date	09/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	1,522 low- to moderate-income households will benefit from activities funded under the Housing Preservation Program.
	Location Description	<ul style="list-style-type: none"> Code enforcement activities will be focused in County NRSAs and Target Areas. Preservation of owner and renter households located countywide.
	Planned Activities	<p>Activities planned under the Housing Preservation Program include the following:</p> <ul style="list-style-type: none"> <u>City of Largo Single Family Rehabilitation Program</u> - Homeowner housing preservation through low-interest home improvement loans. <u>Housing Preservation Programs</u> - Preservation of homeowner 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 Neighborhood Revitalization Strategy 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.
7	Project Name	Housing Production Program (DH-1)
	Target Area	<p>Dansville Redevelopment Area Greater Ridgecrest Area Central Lealman Target Area East Lealman Target Area Tarpon Springs Target Area High Point Target Area Countywide Urban County</p>
	Goals Supported	<p>Production of Owner Housing Production of Rental Housing</p>
	Needs Addressed	<p>Affordable Housing Non-Homeless Special Needs</p>
	Funding	<p>HOME: \$536,513 SHIP Program: \$730,000 Local: \$157,500</p>
	Description	<p>Program facilitates the construction of single-family and multifamily affordable housing units. Applications are provided on a first come, first serve basis and funding selections are based on eligibility of households served and financial feasibility. Private funds available through local lending</p>

		<p>institutions may be leveraged by Federal funds. Includes 15% CHDO set-aside funding requirements (Estimated at \$202,401). If insufficient applications are received during FY19-20, funds may be reprogrammed to other projects without amending this Action Plan. In addition to 2019-20 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income.</p> <p>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</p> <p>All activities funded through this program will fall under one of the above identified National Objectives, Eligibility Citations, Objectives, and Outcomes.</p>
	Target Date	09/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	9 low- to moderate-income owner and renter households will benefit from activities funded under the Housing Production Program.
	Location Description	<ul style="list-style-type: none"> • Production of homeowner and renter households located countywide.
	Planned Activities	<p>Activities planned under the Housing Production Program include the following:</p> <ul style="list-style-type: none"> • <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.
8	Project Name	Homeownership Promotion Program (DH-2)
	Target Area	Dansville Redevelopment Area; Greater Ridgecrest 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	Affordable Housing
	Funding	HOME: \$730,000 SHIP Program: \$200,000
	Description	<p>Program facilitates education of prospective and existing homeowners through counseling services and provides financial assistance to homebuyers in the form of down payment and closing costs. If insufficient applications are received during FY19-20, funds may be reprogrammed to other projects without amending this Action Plan. In addition to 2019-20 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income.</p> <p>HOME Eligibility Citation: 92.206(c) HOME Objective: Decent Housing; HOME Outcome: Affordability</p>

		National Objective, Eligibility Citation, Objective, and Outcome are the same for all activities funded through the Public Infrastructure Program.
	Target Date	09/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	30 low- to moderate-income homebuyers and 500 potential low-to moderate-income homebuyers will benefit from activities funded under the Homeownership Promotion Program.
	Location Description	<ul style="list-style-type: none"> Homebuyers of housing located in the jurisdiction of Pinellas County and the City of Largo.
	Planned Activities	<p>Activities planned under the Homeownership Promotion Program include the following:</p> <ul style="list-style-type: none"> <u>City of Largo Down Payment Assistance Program</u> - Provide interest free down payment/closing cost assistance to qualified homebuyers. <u>Down Payment Assistance Programs</u> - Provide interest free down payment/closing cost assistance to qualified homebuyers. <u>Housing Services</u> - Provide credit counseling, homeownership training, housing education and maintenance through counseling services to prospective low- and moderate-income homebuyers. <u>Homeownership Assistance Activity Delivery</u> - Staff and overhead costs directly related to carrying out activities under the Homeownership Assistance Program.
9	Project Name	Disaster Response Recovery (SL-1; SL-3; DH-1)
	Target Area	Dansville Redevelopment Area; Greater Ridgecrest Area; Central Lealman Target Area; East Lealman Target Area; Tarpon Springs Target Area; High Point Target Area; Countywide; Urban County
	Goals Supported	Code Enforcement; Elimination of Slum and Blight; Neighborhood Improvements; Preservation of Owner/Rental Housing; Production of Owner/Rental Housing; Public Facility Improvements; Public Services; Rental Assistance
	Needs Addressed	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development
	Funding	N/A
	Description	Program facilitates disaster response and recovery activities following major disasters and emergencies.
	Target Date	09/30/2020
	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	N/A
	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.
10	Project Name	Administration
	Target Area	Dansville Redevelopment Area; Greater Ridgecrest Area; Central Lealman Target Area; East Lealman Target Area; Tarpon Springs Target Area; High Point Target Area; Countywide; Urban County
	Goals Supported	Administration
	Needs Addressed	Affordable Housing; Homeless Non-Homeless Special Needs; Non-Housing Community Development
	Funding	CDBG: \$496,219.20 HOME: \$214,934 SHIP Program: \$120,000 Local: \$17,500
	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	09/30/2020
	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

Geographic Distribution

Redevelopment and revitalization funds will continue to be directed to six County targeted areas, including two HUD approved Neighborhood Revitalization Strategy Areas (NRSA.) Targeted areas consist of low- and moderate-income concentration areas (51% or more of the population in the designated area has incomes at or below 80% of Area Median Income) determined through HUD generated Low- and Moderate-Income Summary Data. The six target areas are Central Lealman Target Area (56.16% Low/Mod), Dansville Redevelopment Area-NRSA (53.46% Low/Mod), East Lealman Target Area (67.69% Low/Mod), Greater Highpoint Target Area (61.10% Low/Mod), Greater Ridgecrest Area-NRSA (55.72% Low/Mod), and Tarpon Springs Target Area (70.11% Low/Mod). Some target areas are also areas of minority concentration. Minority concentration exists when the total percentage of the minority populations exceeds 50% of the total population for the area. Although the Greater Ridgecrest Neighborhood Revitalization Area (39.4%), High Point Target Area (31.7%) and Tarpon

Springs Target Area (35.2%) have higher concentrations of minorities, they are not considered areas of minority concentration. 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 throughout the Urban County, with the exception of rental housing programs which are available countywide, 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).

Target Area	Percentage of Funds
Dansville Redevelopment Area	0.7%
Greater Ridgecrest Area	10.2%
Central and East Lealman Target Areas	0.7%
High Point Target Area	0.6%
Countywide	70.8%
Urban County	17.0%
Table 10 - Geographic Distribution	

Rationale for the priorities for allocating investments geographically

Pinellas County allocates investments geographically within its jurisdiction by utilizing a target area concept. Target areas are established by meeting at least one of the following criteria:

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

The list of Pinellas County CRAs within the Consortium includes the Dunedin, Gulfport, Indian Shores, Oldsmar, Pinellas Park, Safety Harbor and Tarpon Springs. Each CRA was established pursuant to the criteria established in F.S.; Chapter 163 with extensive analysis of existing conditions, studies completed utilizing census data, along with local databases such as comprehensive plans, redevelopment implementation plans, capital improvement plans, and consultations with City and County personnel. The Consortium will continue to allocate its housing funds throughout the Consortium. ESG funding will be allocated to projects located outside the City of St. Petersburg. Both the City of Largo and Pinellas County (Urban County) will allocate their Community Development Block Grant (CDBG) funds within their respective low-income/redevelopment areas. They may also contribute 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 and NSP funds, State SHIP funds, and local Housing Trust Funds. Priorities include the acquisition, construction and/or rehabilitation of new and/or existing owner, rental, homeless and special needs housing, providing short-term rental assistance to homeless or at-risk individuals and households, and providing down payment and closing cost assistance for low- and moderate-income households.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	86
Special-Needs	0
Total	86
Table 11 - One Year Goals for Affordable Housing by Support Requirement	

One Year Goals for the Number of Households Supported Through	
Rental Assistance	25
The Production of New Units	9
Rehab of Existing Units	22
Acquisition of Existing Units	30
Total	86
Table 12 - One Year Goals for Affordable Housing by Support Type	

Discussion

In 2019-2020, providing affordable housing will specifically be addressed by:

- Providing down payment/closing cost assistance to 20 low- to moderate-income homebuyers using HOME funds. State SHIP funds will also be used to provide assistance to 10 additional households.
- Preservation of the existing housing stock through acquisition and/or rehabilitation, preserving 10 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 12 additional units.
- Production of new affordable housing through acquisition and/or rehabilitation, production 3 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 6 additional units.
- Providing rental assistance to 25 low-income individuals/households using ESG funds.

Approximately \$2.1 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 2019-20 is approximately \$1.7 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 \$175,000 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-owner funds to accomplish rehabilitation. Federal housing funds leverage local resources such as donated homes and land, relief from certain impact fees and regulations, as well as encourage private investment from developers and lending institutions.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

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

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

Pinellas County partnered with the Pinellas County Housing Authority on the development of Palms of Pinellas, a 92-unit affordable rental housing development. Pinellas County provided \$775,000 in HOME funds and \$725,000 in British Petroleum (BP) funding. Construction of the project is complete and is currently 90% leased up. Currently, no specific projects with public housing authorities are planned for FY 19-20.

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

The Pinellas County Housing Authority (PCHA) encourages residents to become more involved in management and to participate in self-sufficiency programs. PCHA offers a Family Self-Sufficiency Program for all Housing Choice Voucher holders who wish to improve their financial situation, eliminate their dependence on public assistance and are motivated to changing their lives.

PCHA partners with agencies and businesses throughout the community to coordinate services for participants including child care, educational/vocational training, transportation, development or employability and business skills, job placement, financial counseling, personal money management, and homeownership.

Each 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.

There are no specific homeownership activities planned with public housing authorities for the 2019-20 fiscal year.

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.

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

Introduction

In February 2012, the Pinellas County Coalition for the Homeless, Inc. and the Homeless Leadership Network merged into the Homeless Leadership Board. The mission of the Homeless Leadership Board is to prevent, reduce, and end homelessness in Pinellas County. The new Homeless Leadership Board was created by an Interlocal Agreement between Pinellas County; the Cities of Clearwater, Largo, Pinellas Park, St. Petersburg, and Tarpon Springs; the School Board of Pinellas County; the Pinellas-Pasco Public Defender's Office; and the Juvenile Welfare Board/Children's Services Board. The Board is responsible for setting and implementing policies for the homeless services system; planning, implementing, and advocating for design and critical activities of the Pinellas system of services; monitoring and reporting on system and provider performance towards adopted goals/outcomes (including the Tampa Bay Information Network (TBIN), the County's Homeless Management Information System (HMIS); designing, tracking and reporting outcomes to ensure effective use of resources to ensure homeless persons gain stable housing; performing lead agency responsibilities for Federal and State homeless funding; administering Federal, State and local public and private funding for homeless services, providing strategic alignment of funding to best meet the needs; coordinating between Interlocal Agreement entities; and advocating for effective homeless/at-risk services at the Federal, State and local levels.

The Homeless Leadership Board identified families/children and chronic homeless (individuals, families) as the top priorities for housing in the strategic plan, and is redirecting resources to them. Major cities, Pinellas County, the Juvenile Welfare Board, and others are setting the same priorities and are working together to create more housing. The Homeless Leadership Board adopted strategies to stop individuals and families from becoming chronically homeless by getting them into permanent housing more quickly. The Homeless Leadership Board continues to work with other Florida CoCs to get the Florida Legislature to consistently fund the State Sadowski Housing Trust Fund for very low-income housing.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Homeless Leadership Board (HLB) partners with the Juvenile Welfare Board's Children's Services Council and 2-1-1 Tampa Bay Cares on the Family Services Initiative (FSI) that works with families with needs. The goal of the Family Services Initiative is to prevent homelessness while working on longer term issues and to have one place for families to make initial contact for help. FSI is publicized widely as the place for homeless and at-risk families to go for help. Homeless and at-risk families call 2-1-1 and are directed to specific triage staff for short assessment.

Additionally, outreach to the homeless is done by 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 re-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 CDBG funding for several public facility improvement and public service projects including:

- Rehabilitation at Homeless Empowerment Program's Adult Emergency Shelter - \$79,774 in CDBG funding and \$120,226 in ESG funding.
- Rehabilitation at Pinellas Ex-Offender Re-Entry Coalition's Emergency/Transitional Housing Facility for homeless persons - \$466,096.
- Rehabilitation at ALPHA House's Emergency/Transitional Housing Facility for homeless women - \$60,758 in CDBG funding.
- Operational funding at CASA, providing shelter for victims of domestic violence - \$90,000 in CDBG funding.
- Operational funding at Religious Community Services' Grace House, providing emergency shelter for families with children - \$35,282 in CDBG funding.

Additionally, several activities that serve homeless persons have been selected as alternate activities should additional funding become available.

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

From FY2011 through FY2015, 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 Board. 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, 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 19-20 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 Board, formerly the Pinellas County Coalition for the Homeless, through the County's Human Services Department. The staffs of the Homeless Leadership Board, the County's Human Services Department and the Community Development and Planning Division meet every other month to coordinate on issues of mutual concern and benefit. The Pinellas County Homeless Leadership Board prepares and updates the County's Continuum of Care. The Homeless Leadership Network, now a part of the Homeless Leadership Board, made up of elected officials and community leaders, drafted *Opening Doors of Opportunity: A 10-Year Plan to End Homelessness in Pinellas County*, to establish the groundwork for guiding Pinellas County in their efforts to end homelessness. 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 Board and the priorities established in this plan match those of the Continuum of Care and the 10-Year Plan to Homelessness.

The Continuum of Care Strategic Planning objectives include:

- Finish the job of ending chronic homelessness by 2017;
- Prevent and end Veterans homelessness by 2015;
- Prevent and end homelessness for families, youth, and children by 2020; and
- Set a path to end all types of homelessness by:
 - Quickly identifying and engaging people at-risk of and experiencing homelessness.
 - Intervening to prevent the loss of housing and diverting people from entering the homelessness services system.
 - Providing immediate access to shelter and crisis services, without barriers to entry, while permanent stable housing and appropriate supports are being secured.
 - When homelessness does occur, quickly connecting people to housing assistance and services—tailored to their unique needs and strengths—to help them achieve and maintain stable housing.

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

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

Introduction

Pinellas County continues to work to eliminate barriers that limit the preservation and/or production of affordable ownership and rental housing for residents in the community. Based on 2010 Census data, Pinellas County has a significant shortage of both affordable ownership and rental housing. Although the current purchase prices of homes in the County remain low and interest rates are low, purchase prices are beginning to increase. This combined with larger down payment requirements and tighter credit standards keeps homeownership from being affordable. The average rental apartment housing in Pinellas County is not affordable to very low-, or low-income households. Data from the National Low Income Housing Coalition, Florida has the seventeenth highest housing wage in the country. In Pinellas County, it takes a household income of \$40,560 to afford a two-bedroom rental unit at Fair Market Value, \$1,014 per month. According to the American Community Survey, over thirty-seven (37) percent of Pinellas households have annual household incomes of less than \$35,000. Countywide, forty-five (45) percent of rental units have rents that exceed \$1,000 per month. Pinellas County's estimated mean renter wage is \$16.39 per hour. At that wage, an affordable rent would be \$853 per month, or \$161 per month less than the fair market rent. Thirty-seven (37) percent of owner households with a mortgage pay more than thirty (30) percent of their income towards 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 from FY 2017/18/19 to FY 2014/15/16. 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

Although federal funding allocations increased slightly in FY18-19, State allocations for affordable housing decreased seventy-seven percent (77%) from fiscal year 2017-18. As the funds for affordable housing continue to decline, the cost of housing in the County continues to rise with rental rates at 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 reduction of State and local funding for affordable housing. The County continues to lose affordable housing units as affordability requirements expire; however, the limited funding that is available restricts the ability to respond to preserving the units. There continues to be a need for affordable housing within the Consortium. The County will continue to work with non-profits to identify additional funding for purchase and purchase/rehabilitation of existing affordable units.

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 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.

Land Assembly funding are 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. These properties could be located anywhere in the County and remain under County ownership in the Community Land Trust Program. The land, however, is leased to employers, residents 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 \$12.8 Million has been provided for the purchase 33.7 acres of land that will provide 541 units of affordable housing. The \$12.8 Million has leveraged approximately \$74.3 Million of private financing.

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 19-20, the Housing Preservation Program, the Housing Production Program, and the Homeownership Promotion Program. Specifically, the County will use HOME funding to:

- Provide down payment/closing cost assistance to 20 low- to moderate-income homebuyers using HOME funds. State SHIP funds will also be used to provide assistance to 10 additional households.
- Preserve the existing housing stock through acquisition and/or rehabilitation, preserving 10 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 12 additional units.
- Produce new affordable housing through acquisition and/or rehabilitation, production 3 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 6 additional units.
- Provide rental assistance to 25 low-income individuals/households using ESG funds.

The County will also use State SHIP Program funds to provide housing services to 500 low- and moderate-income households. Services include homebuyer education counseling, budgeting and mortgage classes, and foreclosure prevention services.

Actions planned to reduce lead-based paint hazards

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

The DoH performs epidemiological investigations to assure appropriate follow-up care is initiated, to prevent new cases, and to gather data to target future interventions. For children identified with high blood lead levels, a lead assessment of the home is recommended. A specialist performs inspections and risk assessments at no

charge for families with children having elevated Blood Lead Levels (BLL), family day care homes, and day care centers. DoH also works to identify lead-based paint hazards in the environment.

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

The Community Development 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.

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

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

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

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

The HLB, the Administrative Forum, and the Low Income Housing Committee works with funding agencies and community providers to develop a human service system that provides seamless, high-quality care based on the best use of available resources.

Public Sector

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

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 community. In particular, the County will continue to work in close coordination with County departments regarding infrastructure improvements and the provision of services.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Pinellas County plans to use twenty percent (20%) of the total available CDBG funds for planning and administrative costs. The County plans to use ninety-eight percent (99%) 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% FY 2019-20

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

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

No other forms of investment are anticipated during the 2019-2020 fiscal year.

2. **A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

To ensure that HOME affordability period requirements are met, Pinellas County, including subrecipients and consortium members, applies recapture provisions when HOME funds are used for direct homebuyer subsidy activities. Subrecipient agreements include requirements ensuring the 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 for the amount of the HOME subsidy that will be recorded as a lien against the property. The term of the mortgage will meet or exceed the minimum affordability period. In addition, Pinellas County will execute a Homebuyer Agreement with each assisted buyer, to address residency requirement, terms of the recapture provision, and remedies for non-compliance.

Noncompliance

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

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Pinellas County 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)

Reference 91.220(l)(4)

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

In FY 2019-20, Pinellas County will use Emergency Solutions Grant funding to address the following ESG eligible components: emergency shelter, homelessness prevention, and HMIS. The County 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 re-housing assistance providers, and other homeless assistance providers will maximize the use of the ESG funding and ensure that there is a centralized effort to reach families in need. 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.

During the competitive application cycle, Pinellas County accepted applications from agencies interested in administering the Community Housing Assistance Program (CHAP), the County's homelessness prevention

program. Qualifications for all applicants are reviewed and qualified applicants are selected to administer the CHAP program. Two nonprofit agencies submitted applications to administer the CHAP program for FY 18-19 and were awarded funding for FY 18-19 and 19-20. Pinellas County Community Development provides the necessary training to selected providers to insure requirements of the ESG program are met. ESG funding is available in a first-come, first-served pool to the selected agencies. The agencies process applications and once complete, a file will be submitted to Community Development for final approval and reimbursement to the agency.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

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

5. Describe performance standards for evaluating ESG.

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.

While the CoC performance standards are in development, the County will continue to evaluate ESG activities by annually monitoring the agencies selected to administer the CHAP program to insure that CHAP program and ESG guidelines are being followed. In addition, before reimbursement can be made verification will be required including certification of homelessness, lease documents, and income calculations, as well as cancelled checks and invoices. Specific performance agreements are executed each fiscal year with the selected agencies that require quarterly reimbursement requests and timely expenditure of funds. Agencies receiving funding under all components of the ESG program are contractually obligated to either provide the County with, or enter into the HMIS system, data on all people served and all assistance provided with ESG funding.

Discussion

The Continuum of Care is exploring strategies to shorten the period of time families are experiencing homelessness. According to the 'Strategic Homelessness Action Plan for the Pinellas County Area', there is a critical lack of housing units and services for families with children. This is at crisis levels. Every family service provider interviewed indicated approximately 10-20 families were being turned away on a daily basis.

ATTACHMENT A

CITIZEN PARTICIPATION

Summary of Public Comments

To be included at the completion of the citizen participation processes.

ATTACHMENT B

AUTHORIZING RESOLUTION

To be included after end of comment period.

ATTACHMENT C

2019-2020 PROPOSED PROJECTS

2019-2020 Proposed Projects

Program/Activity	National Objective	Performance Objective/ Outcome	Funding Source	Beneficiaries	Funding Amount	
<p>Project funding award amounts listed are estimates based on initial project review. Award amounts may increase or decrease for reasons such as, but not limited to, the following: competitive bid results, cost adjustments to comply with federal requirements, site plan approval, building permit requirements, funding provided by non-County sources, expansion of the project scope, etc. Projects listed as alternate activities will only be funded if additional funds become available. Any project identified may receive funds from uncommitted prior year funds or unanticipated program income.</p>						
<p>Priority: Target Area Improvement Program</p> <p>Concentrated investments in designated areas of special interest that will impact neighborhood stabilization and revitalization in order to achieve local objectives and desired outcomes. In addition to 2019-20 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income.</p>						
<p>Activities Recommended for Funding</p>						
YMCA of the Suncoast High Point Facility Rehabilitation	Low/Mod Area	SL-3	CDBG	6,710	People	\$33,440
Renovations including roof replacement.						
YMCA of the Suncoast Greater Ridgecrest Facility Rehabilitation	Low/Mod Area	SL-3	CDBG	4,935	People	\$373,407
Renovations including roof replacement and the purchase and installation of a solar power photo-voltaic energy system.						
NRSA - Target Area Community Improvement Program	Low/Mod Area	SL-3	CDBG	4,935	People	\$15,000
Community improvement/enhancement 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, and community facility improvements.						
NRSA - Target Area Land Acquisition/Site Development	Low/Mod Area	SL-3	CDBG	4,190	People	\$40,000
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.						
Target Area Activity Delivery	Low/Mod Area	SL-3	CDBG	N/A	N/A	\$15,000
Staff and overhead costs directly related to carrying out activities under the Target Area Improvement Program.						
Target Area Improvement Program Total					\$476,847	

Program/Activity	National Objective	Performance Objective/ Outcome	Funding Source	Beneficiaries	Funding Amount	
Priority: Public Facilities Program						
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 2019-20 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income.						
Activities Recommended for Funding						
Homeless Empowerment Program Emergency Shelter Rehabilitation	Low/Mod Clientele	SL-1	CDBG	800	People	\$79,774
Renovations including replacement of windows, interior and exterior doors, lighting, flooring, plumbing, smoke detectors, and a/c vents; construction of new and remodel of existing bathrooms; exterior improvements including painting, stucco and masonry work and replacement of drainage gutters and awnings. (Partial funding from ESG)						
Pinellas Ex-Offender Re-Entry Coalition Facility Rehabilitation	Low/Mod Clientele	SL-1	CDBG	420	People	\$466,096
Renovations including reconfiguration of space to create new offices, classrooms and bathrooms, enclose two-story area to create new floor area, and create new exit corridors and stairs; upgrade HVAC, lighting and electrical systems.						
Sunrise Community Adult Day Training Center Improvements	Low/Mod Clientele	SL-1	CDBG	53	People	\$80,916
Purchase and installation of an electronically operated fencing system with gated entry and security camera system.						
Directions for Living Facility Improvements	Low/Mod Clientele	SL-1	CDBG	21,083	People	\$104,204
Purchase and installation of an industrial back-up generator at Direction's Clearwater Center.						
PARC - Burkett Villa Facility Rehabilitation	Low/Mod Clientele	SL-1	CDBG	15	People	\$66,000
Renovation of existing bathrooms to include ADA accessibility standards.						
PARC - Curry Villa Facility Rehabilitation	Low/Mod Clientele	SL-1	CDBG	15	People	\$170,000
Renovation of existing bathrooms to include ADA accessibility standards.						
ALPHA House Facility Rehabilitation	Low/Mod Clientele	SL-1	CDBG	50	People	\$60,758
Renovations including replacement of windows and doors.						
Relocation Assistance Resulting from Prior Year Funding	Low/Mod Area Low/Mod Clientele	SL-1	CDBG	N/A	N/A	\$15,000
Public Facilities Program Activity Delivery	Low/Mod Area Low/Mod Clientele	SL-1	CDBG	N/A	N/A	\$40,000
Staff and overhead costs directly related to carrying out activities under the Public Facilities Program.						
Public Facilities Program Total					\$1,082,748	
Alternate Activities						
WestCare GulfCoast- Florida Turning Point Facility Improvement	Low/Mod Clientele	SL-1	CDBG	1,365	People	\$81,000
Purchase and installation of an industrial back-up generator at Turning Point.						

Program/Activity	National Objective	Performance Objective/ Outcome	Funding Source	Beneficiaries		Funding Amount
WestCare GulfCoast-Florida Davis Bradley Facility Rehabilitation	Low/Mod Clientele	SL-1	CDBG	603	People	\$39,531
Purchase and installation of customized security and access control system.						
Friends of Ridgecrest Facility Rehabilitation and Neighborhood Signage	Low /Mod Area	SL-3	CDBG	1,052	People	\$113,060
Renovations including replacement of windows; upgrade of storm water retention areas; purchase and installation of neighborhood signage.						
Priority: Public Infrastructure Program						
Funding projects that address the prevention and elimination of slum and blight within officially designated areas of interest or areas within the County where land may be cleared for future development. In addition to 2019-20 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income.						
Demolition and Clearance	Slum/Blight Area	SL-3	CDBG	2	Housing Units	\$25,000
Demolition of deteriorated structures and lot clearance.						
Public Infrastructure Activity Delivery	Low/Mod Area Slum/Blight Area	SL-3	CDBG	N/A	N/A	\$5,000
Staff and overhead costs directly related to carrying out activities under the Public Infrastructure Program.						
Public Infrastructure Program Total						\$30,000
Priority: Public Services Program						
Funds will be provided, with a maximum 15% limitation, to provide salaries and operational services to entities that provide services to meet the needs of low- and moderate income families. In addition to 2019-20 funding identified below, any project may receive additional funds available from unanticipated program income.						
Pinellas Opportunity Council Chore Services Operations	Low/Mod Clientele	SL-1	CDBG	38	People	\$30,000
Funding for operating expenses including rent, insurance and a portion of salaries for the Chore Services Program.						
YMCA of the Suncoast Omni Center Operations	Low/Mod Area	SL-1	CDBG	4,935	People	\$200,000
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 NRSA.						
CASA Operations	Low/Mod Clientele	SL-1	CDBG	600	People	\$90,000
Funding of operating expenses including utilities, program materials, professional services, salaries and indirect costs.						
Religious Community Services Grace House Operations	Low/Mod Clientele	SL-1	CDBG	170	People	\$35,282
Funding for salaries and indirect/administrative costs for follow-up case management for shelter participants.						
Public Services Program Total						\$355,282

Program/Activity	National Objective	Performance Objective/ Outcome	Funding Source	Beneficiaries	Funding Amount	
Priority: Homeless and Homelessness Prevention Services Program						
Program facilitates providing essential services to shelter residents; rapidly re-housing homeless individuals and families and preventing families and individuals from becoming homeless by funding eligible activities within the following Emergency Solutions Grant Program components: Emergency Shelter; Homelessness Prevention; Rapid Re-Housing and Data Collection.						
Homeless Empowerment Program Emergency Shelter Rehabilitation	Low/Mod Clientele	DH-2	ESG	800	People	\$120,226
Renovations including replacement of windows, interior and exterior doors, lighting, flooring, plumbing, smoke detectors, and a/c vents; construction of new and remodel of existing bathrooms; exterior improvements including painting, stucco and masonry work and replacement of drainage gutters and awnings. (Partial funding from ESG)						
Emergency Solutions Grant Homelessness Prevention	Low/Mod Clientele	DH-2	ESG	25	Households	\$82,107
Homelessness prevention 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 individuals and families at risk of becoming homeless.						
Emergency Solutions Grant HMIS/Data Collection	Low/Mod Clientele	DH-2	ESG	N/A	N/A	\$5,000
Costs associated with the use of HUD's data collection, management, and reporting information system for the collection of client-level data and data on the provision of housing and services to homeless individuals and families and persons at-risk of homelessness.						
Homeless and Homelessness Prevention Services Program Total					\$207,333	
Priority: Housing Preservation Program						
Program facilitates the preservation of affordable homeowner and rental units through rehabilitation and/or acquisition. Applications are provided on a first-come, first-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 FY19-20, funds may be reprogrammed to other projects without amending this Action Plan. In addition to 2019-20 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income.						
Target Area Code Enforcement	Low/Mod Area	SL-3	CDBG	1,500	Households	\$40,000
CDBG Housing Preservation Program Subtotal					\$40,000	
City of Largo Single Family Rehabilitation Program	Low/Mod Housing	DH-1	HOME	2	Households	\$131,379
Housing Preservation Program (Owner/Rental)	Low/Mod Housing	DH-1	HOME	8	Households	\$536,514
Housing Preservation Activity Delivery	Low/Mod Housing	DH-1	HOME	N/A	N/A	N/A
HOME Housing Preservation Program Subtotal					\$667,893	
Housing Preservation Program Total					\$707,893	

Program/Activity	National Objective	Performance Objective/ Outcome	Funding Source	Beneficiaries	Funding Amount	
Priority: Housing Production Program						
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 FY19-20, funds may be reprogrammed to other projects without amending this Action Plan. In addition to 2019-20 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income.						
Housing Production Program (Rental)	Low/Mod Housing	DH-1	HOME	3	Households	\$536,513
Housing Production Activity Delivery	Low/Mod Housing	DH-1	HOME	N/A	N/A	N/A
Housing Production Program Total						\$536,513
Priority: Homeownership Promotion Program						
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 FY19-20, funds may be reprogrammed to other projects without amending this Action Plan.						
City of Largo Down Payment Assistance Program	Low/Mod Housing	DH-2	HOME	5	Households	\$130,000
Homeownership Promotion Program	Low/Mod Housing	DH-2	HOME	15	Households	\$600,000
Homeownership Assistance Activity Delivery	Low/Mod Housing	DH-1	HOME	N/A	N/A	N/A
Homeownership Promotion Program Total						\$730,000
Disaster Response Program						
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.						
Disaster Response Program	Low/Mod Area Low/Mod Clientele Low/Mod Housing	SL-1 SL-3 DH-1	CDBG HOME	N/A	N/A	N/A

Program/Activity	National Objective	Performance Objective/ Outcome	Funding Source	Beneficiaries	Funding Amount
Priority: Administration					
General program planning costs related to the administration of the CDBG, HOME and ESG Grants.					
CDBG Administration					\$486,219
CDBG Administration (from PI)					\$10,000
HOME Administration					\$134,934
HOME Administration (from PI)					\$80,000
ESG Administration					\$16,811
Administration Total					\$727,964
CDBG Total					\$2,481,096
HOME Total					\$2,149,340
ESG Total					\$224,144

- DH-1: Availability/Accessibility of Decent Housing
- DH-2: Affordability of Decent Housing
- SL-1: Availability/Accessibility of Suitable Living Environment
- SL-3: Sustainability of Suitable Living Environment

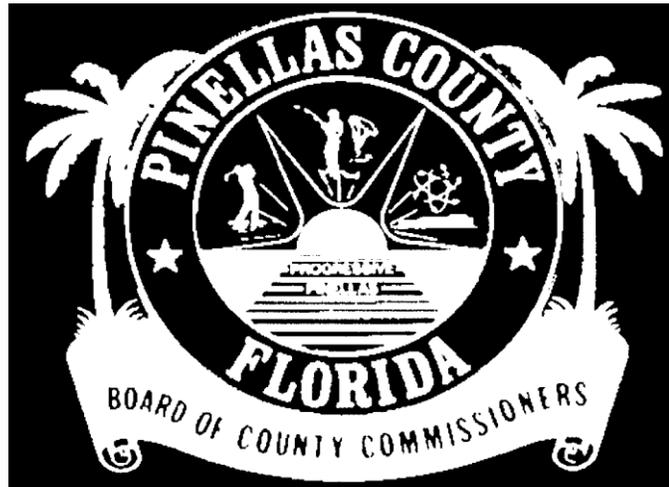
ATTACHMENT D

**NEIGHBORHOOD REVITALIZATION STRATEGY AREAS
AND
LOCAL TARGET AREAS**

Neighborhood Revitalization Strategy Areas		
	Census Tract	Block Group
Dansville Neighborhood Revitalization Area	00252.07	2 and 3
Greater Ridgecrest Neighborhood Revitalization Area	00252.07	2
	00253.07	2 and 3
Local Targeted Area		
Central Lealman Target Area	00247.01	All
	00247.02	All
	00247.03	All
East Lealman Target Area	00246.01	All
	00246.02	All
Greater Highpoint Target Area	00245.10	All
	00245.14	All
Tarpon Springs Target Area	00274.02	1,2 and 5

PINELLAS COUNTY FLORIDA CONSORTIUM
ACTION PLAN FOR COMMUNITY
PLANNING AND DEVELOPMENT FOR
1994-1995

Dansville Redevelopment Area
Approved by BCC: July 1994
Approved by HUD: 10/1/1994



Prepared for: Pinellas County Board of County Commissioners

July 1994

Introduction

One way in which Pinellas County effects non-housing community development is through neighborhood revitalization. This is accomplished by the selection and revitalization of *target areas*. Target areas are chosen on the bases of severe infrastructure and social decay and the potential for change on a community-wide scale. Pinellas County currently has two active target areas: Dansville and Highpoint. This plan will describe community development activities in each of these areas separately.

The overview section for each area details the manifold problems that exist in the respective target areas. The subsequent strategy plan outlines a long-range strategy for the correction of these problems. Overall, it is meant as a plan for the revitalization and stabilization of the area. It also provides an overall vision of what the plan seeks to accomplish.

The strategies described herein have been carefully chosen and devised to effect the greatest amount of positive change with the amount of resources that can reasonably be expected to be available during the life of the project. Each of these strategies will be brought to bear on the needs of the neighborhood previously noted. Often, several strategies will be used to address a single need, and too, individual strategies will address several needs. The result is an interwoven fabric of plans which complement one other and, ultimately, work as a single program to achieve the desired results.

An integral part of the strategic development process has been the forging of community partnerships. These partnerships allow for the accomplishment of the project in a coordinated manner, so that both efficiency and results are maximized.

Substrategies, or objectives, manifest themselves through proposed accomplishments that serve to achieve the specified long-range goals. As with the strategies, the intermingling of these accomplishments under the different strategies will be common.

Dansville Redevelopment Area

The Dansville neighborhood is 68 acres, located just north of Ulmerton Road and west of Ridge Road in unincorporated Pinellas County. It is part of a larger African-American community referred to as the Baskins/Dansville/Ridgecrest community which is comprised of 481 acres. The Dansville neighborhood is primarily residential, with single-family houses, several commercial uses, three churches and a community center. It is bounded by Terra Excavating pit (Pine Street/134th Avenue) on the north, Jackson Street/125th Street North on the east, Indian Rocks Mobile Home Park on the south and Pine Street S.W. on the west.

The Dansville neighborhood contains portions of the unincorporated sections of Census Tract 252.07 Block Group 2 and 3. According to 1990 Census data supplied by HUD, Block Group 2 is 88.5% low-moderate income and Block Group 3 is 31.8%; combined they are 70.45%. Block Group 2 also includes the Pinellas County Housing Authority's Ridgeview Apartments and Block Group 3 includes the Indian Rocks and Glenwood Mobile Home Parks.

On October 3rd, 1992 a tornado swept through Pinellas Park and Largo, killing four people, and touching down in Dansville, destroying twenty-six (26) homes. Numerous other homes were damaged. Utilizing Community Development Block Grant (CDBG) funds, Pinellas County demolished twenty-five (25) substandard structures (24 houses and one commercial structure) after the tornado at an estimated cost of \$48,708. An additional \$260,793 in CDBG funds were spent to remove 15,143 car and truck tires; 12,050 cubic yards of material from three existing neighborhood junk yards that was distributed on twenty-one (21) lots as a result of the tornado; 7,850 cubic yards of trees and shrubs from thirty-six (36) lots; and 380 cubic yards of household trash from nine (9) lots.

Dansville developed in the 1940's as a nesting place for African-American citrus workers that picked, packed and processed oranges among the vast groves that once dominated Pinellas County. Other African-Americans gravitated to the area because of customs and ordinances in surrounding towns that encouraged racial discrimination and segregation. As a result, the conveyance of property over the years has been haphazard. Property owners often subdivided their property and conveyed it with handwritten documents, without the benefit of surveys, title insurance, and proper legal descriptions.

A survey of the community's characteristics, conducted by the planning firm of Hanson Taylor during April of 1994, provides demographic information about the neighborhood. While only twenty of the seventy-three households in the neighborhood responded, the respondents were geographically distributed throughout the neighborhood and the data appears to be representative of the entire neighborhood. The survey indicates that the majority of the households (44%) is two-person households; 87% had three or less in the household. Seventy-three percent (73%) of the households have no children under the age of eighteen residing in the household. Eighty-seven percent (87%) of the households have lived in the neighborhood for fifteen years or longer.

There are 73 homes in the neighborhood: 52 owner-occupied units and 21 tenant-occupied units. Nearly all of the tenant-occupied units are in very poor condition, but approximately two-thirds of the owner-occupied units are either in good condition or need only minor improvements. Most of the tenant-occupied units are single family homes. There is only one multi-family building in the neighborhood: a duplex on Wilcox Road.

Streets in the neighborhood are mostly dirt travel paths which give residents access to their homes. The only public right-of-way in the neighborhood is on Helm Street in the northeast corner of the neighborhood that has been platted. There are three unconnected strips of public right-of-way south of Wilcox Road. The remaining parcels are metes and bounds parcels of various sizes. There are a total of 162 parcels. The zoning is predominantly R-3 and R-4. The R-3 zoning district permits single family dwellings; R-4 permits single family dwellings, duplexes and triplexes.

Water and sewer lines were installed in the 1960's and these utilities are provided by Pinellas County. The water lines are two inch (2") galvanized pipes. The Dansville residents have made numerous complaints about the quality of the drinking water. The configuration of the water line on 127th Street is such that it is not a continuous loop with Campbell Lane which causes property owners on the 127th Street and Campbell Lane to have poor water quality. A property owner on Pine Street SW/128th Street near Wilcox Road complains of sewer gas odor from the adjacent lift station. The need to replace and upgrade water, sewer and fire protection for existing neighborhood

residents as well as for future residents is anticipated and is described in the accompanying Strategic Plan.

The neighborhood is located in the Largo Fire District. The nearest fire station (Station #39) is located at 12398 - 134th Avenue, approximately one half mile from the neighborhood. Police services are provided by the Pinellas County Sheriff's Office.

The Pinellas Suncoast Transit Authority, the mass transit agency in Pinellas County, operates two bus routes near and through the Dansville Redevelopment Area (#59 and 61). Route 59 traverses Ulmerton and Walsingham Roads, Roosevelt Boulevard and 9th Street North and provides transportation to Indian Rocks Shopping Center, Largo Mall, AT&T Paradyne Corporation, Rubin ICOT Center, Home Shopping Network, and Gateway Mall. Route 61 traverses 125th Street North and Wilcox Road, among numerous other streets, and provides transportation to Palm Lake Village, Mease Manor, the Park Street Terminal in downtown Clearwater, Largo City Hall and the Indian Rocks Shopping Center.

The schools which service the Redevelopment Area include Anona Elementary School, Seminole Middle School and Seminole Senior High School.

The Ridge Center, located at 12601 130th Avenue North, is a neighborhood youth and family resource center converted from a 13-room bar after the 1992 tornado. It serves the residents of Dansville as well as the 190 units at Ridgeview and 500 children. The Ridge Center is owned and operated by Ridgecrest Community Services, Inc., a registered Florida corporation that was granted tax-exempt status on February 15, 1993.

The neighborhood is semi-rural in character, in part due to a considerable amount of vacant land. Over 50 parcels of varying sizes are vacant, but this land has very little value due to lack of infrastructure and difficulty of assembling buildable lots. The Property Appraiser's Office reported that the total value of property in Dansville in 1993 was \$2,817,100; the taxable value was \$1,539,770.

GOALS AND COORDINATED STRATEGY

This section outlines the long range strategy for improvements in the Dansville Redevelopment Area. A master redevelopment plan for infrastructure improvements and the reconfiguration of parcels and blocks is being developed in 1995 by an engineering consultant selected with the assistance of neighborhood residents. The plan is being developed with resident input and involvement.

Long-term Community Development Goals

The vision for the Dansville Redevelopment Area is to revitalize a deteriorated, substandard minority neighborhood into a neighborhood which meets today's development standards and provides existing and future residents with a living environment that is racially and economically-diverse while preserving the neighborhood's history and sense of place.

Long-term goals provide broad guidance for policy and action, and set forth general ideas about what is to be accomplished through the plan. The long-range goals for the Dansville Redevelopment Area are:

- 1) Create a thriving community consisting of standard housing and infrastructure which honors and promotes racial and economic diversity.
- 2) Resolve economic barriers that have prevented public and private enterprise from making investments in the neighborhood in the past and continue to make future investment prohibitively expensive. These economic barriers include but are not limited to the multiplicity of property owners, faulty lot layout including conflicting lot boundaries, accessibility and inadequate or irregular-sized lots, improper conveyance of property, and an incompatible mixture of land uses.
- 3) Eliminate blighting influences on the neighborhood, preserve and enhance the declining tax base and provide increased tax revenues in the future.

Five Year Objectives

The following objectives for the Dansville Redevelopment Area represent broad aims of the strategic plan to be carried out through specific accomplishments. Each of these objectives has been developed with the belief that they can be carried out within the specified time with resources that can reasonably be expected to be available.

- 1) Eliminate existing substandard housing, environmental, and infrastructure conditions in the neighborhood;
- 2) Construct infrastructure to current development standards wherever possible, to support existing and future planned development;
- 3) Create a neighborhood-based development corporation to construct infill housing in accordance with the master redevelopment plan;
- 4) Create a safe environment in which illegal activities and land uses are discouraged or eliminated;
- 5) Provide economic opportunities for residents and existing businesses; and
- 6) Substantially increased the value and market appeal of property in the neighborhood.

PROPOSED ACCOMPLISHMENTS

The objectives listed above will be attained through the proposed accomplishments described below. It should be noted that individual activities may be directed toward more than one objective. Therefore, some proposed accomplishments will be listed more than once, as they will be identified with every objective they help to achieve.

Economic Opportunity

- 1) Encourage economic opportunities, including job creation within the neighborhood, as well as entrepreneurial initiatives and the expansion of existing small businesses in the neighborhood.
 - a) Provide for rehabilitation/new construction, technical assistance, and financing for expansion of existing businesses in the Dansville neighborhood.
 - b) Contract with a grounds maintenance company, which is owned or managed by a resident from the Baskins/Dansville/Ridgecrest community, to maintain property which is acquired by Pinellas County to implement the redevelopment plan.

- 2) Support the development of a community-based network for the holistic delivery of family support services and job-training (Juvenile Welfare Board's proposed Neighborhood Family Service Center at the Urban League's Omni Center).

Public Safety

- 1) Coordinate with Sheriff's Department on community policing efforts in Baskins/Dansville/Ridgecrest, as well as at the Pinellas County Housing Authority's Ridgeview public housing.
- 2) Strengthen existing Neighborhood Crime Watch Program for Baskins/Dansville/Ridgecrest community.
- 3) Develop methods which allow neighborhood residents to report criminal activity anonymously (i.e. drug activity, illegal dumping).

Amenities and Design

- 1) Plan, design and construct infrastructure improvements including streets, sidewalks, water, sewer, stormwater drainage, fire hydrants and street lighting.
- 2) Utilize large land area required for stormwater management as open space and recreational area for the neighborhood.
- 3) Maintain the character and historic significance of the neighborhood.
 - a) Support efforts by the residents, and staff and volunteers from Heritage Park and the Pinellas County Historical Society to record and promote the historical development of the neighborhood.
 - b) Preserve the Dan Henry Homestead.
- 4) Create gateway and architectural/historical theme for the neighborhood including gateway signage.
- 5) Convert overhead utility lines and poles to underground.
- 6) Work with the Pinellas County Housing Authority to improve the aesthetics of Ridgeview Apartments.

Sustainable Development

- 1) Correct faulty lot layout (i.e. multiplicity of property owners, inadequate and irregular-sized lots and incompatible mixtures of land uses) and title/survey problems that prohibit private or publicly funded development through the execution of property line agreements and replatting by parcel and/or block.
- 2) Develop comprehensive zoning plan for the neighborhood which preserves the residential character while allow existing businesses to remain.
- 3) Enforce the County's zoning, building and housing codes in a regular and consistent manner.
- 4) Develop methods which allow neighborhood residents to report environmental, building and housing code violations without fearing reprisals (i.e. Environmental Management Department accepts complaints under the name of Friends of Dansville).
- 5) Upgrade water and sewer line for improved drinking water, fire protection and sewage treatment.
- 6) Address stormwater drainage issues during infrastructure design to alleviate flooding on Wilcox Road.

- 7) Provide leadership training to neighborhood residents to increase their capacity to deal effectively with neighborhood issues and to develop potential Board members for the neighborhood-based development corporation.

Housing

- 1) Rehabilitate the existing housing stock and facilitate the construction of new units for existing and new residents.
- 2) Create a neighborhood-based development corporation that will construct new infill housing.

Drug Abuse

- 1) Address crack houses.
- 2) Support the continuation and expansion of Operation PAR's drug treatment services and community-based drug abuse education programs.
- 3) Support Operation PAR's project at Pinellas County Housing Authority's Ridgeview Apartments.

Equal Opportunity

All facets of planning and implementation shall be open to participation by all present and future residents, tenants and property owners, without regard to race, color, religion, sex, national origin, familial status, or disability. Similarly, all benefits arising from the project shall be available to persons on the same nondiscriminatory basis.

- 1) Hire an engineering/planning consultant that is sensitive to the opportunities and differences of working in an African-American community.
- 2) Develop marketing materials which promote residential and economic opportunities for the neighborhood to redevelop as a racially and economically-integrated community.

Community-Based Partnerships

Community partnerships will be formed to facilitate the coordination of resources and effort, and to ensure that all parties have an opportunity to participate in the project. A task team has been established to accomplish this coordination. The task team consists of representatives from the following County departments: Community Development, Environmental Management, Planning, and Public Works (Administration, Operations, Engineering, Right-of-Way and Survey Divisions) as well as the County Attorney's Office. The Task Team meets on an as needed basis with the Community Development Department providing leadership to the Task Team.

Participants in this coordinated effort are listed below:

- 1) Community partners
 - a) Redevelopment Area homeowners, tenants and investor-owners
 - b) Neighborhood Committee - former Dansville Rehab Committee, as well as the citizen committee, elected by the homeowners, in November of 1994
 - c) Mid Pinellas Interfaith Disaster Response - a coalition of church groups that were formed after the storm, provided money and resources to begin rebuilding

- d) Church of the Brethren Disaster Team
 - e) Pinellas Technical Educational Center - architectural plans
 - f) Business community - contractors, Seminole Engineering, law firm of Carlton, Fields et al for pro bono legal assistance
 - g) Neighborhood Development Corporation (possibly Tampa Bay Community Development Corporation)
- 2) Private and non-profit organizations
- a) Ridgecrest Community Services, Inc.
 - b) Friends of Ridgecrest
 - c) Pinellas County Urban League - Omni Center
 - d) Juvenile Welfare Board - proposed Neighborhood Family Center at Omni Center
 - e) Tampa Bay Community Development Corporation
- 3) State and local government
- a) Pinellas County Dansville Task Team
 - b) Pinellas County Sheriff's Office
 - c) Pinellas County Health Department - Public Health Unit, a \$2 million, 12,000 square foot health clinic scheduled to open in 1996 to serve residents of the Baskins/Dansville/Ridgecrest community
 - d) Pinellas County Schools
 - e) Heritage Park/Pinellas County Historical Society
 - f) Florida Department of Juvenile Justice

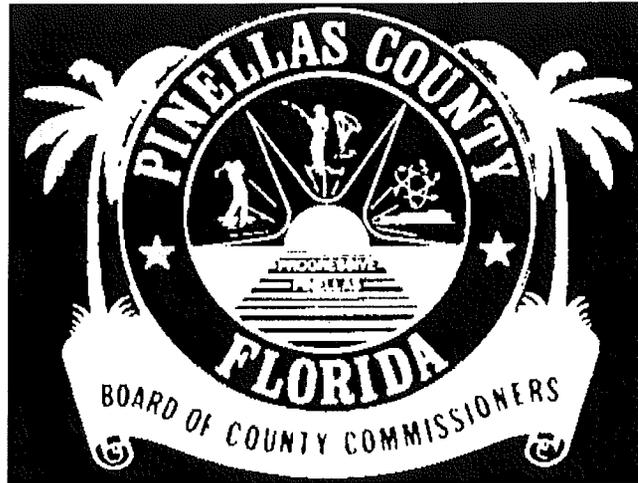
BENCHMARKS AND LEARNING

The strategies identified above will produce measurable outcomes. Several of the indices are listed below.

- 1) Property values
- 2) Selling prices of vacant property
- 3) Homeowners, tenants and investor-owners assisted with rehabilitation and relocation
- 4) Selling prices of new houses
- 5) Consistency of code enforcement
- 6) Crime rates
- 7) Levels of participation by Dansville Committee
- 8) Levels of participation by neighborhood residents
- 9) Property line agreements executed
- 10) Parcels/blocks replatted
- 11) Availability of mortgage and home equity financing
- 12) Down payment assistance for new residents
- 13) Linear feet of infrastructure improvements
- 14) Number of new homes constructed and sold

PINELLAS COUNTY FLORIDA CONSORTIUM
ACTION PLAN FOR COMMUNITY
PLANNING AND DEVELOPMENT FOR
1999-2000

Greater Ridgecrest Area
Approved by BCC: 7-20-99
Approved by HCD: 2-15-99, 10-31-2000



Prepared for: Pinellas County Board of County Commissioners
Largo City Commission

By: Pinellas County Community Development Department
Largo Community Development Department

July 20, 1999

Greater Ridgecrest Area

The Greater Ridgecrest Area, about 2/3 square miles in size, comprises the largest portion of an unincorporated community in the mid-western section of Pinellas County, Florida. The setting is suburban, with the City of Largo abutting on three sides, four county parks adjacent, and shopping areas nearby. A busy four-lane divided highway, Ulmerton Road, bisects the area, beginning as an east-west road then bending in a deep curve to the south and joining the east-west Walsingham Road for access to the beaches about two miles to the west.

This is a community of neighborhoods which began developing over 50 years ago. Historical records show that part of the community developed in the 1940s as the home of Black citrus workers that picked, packed, and processed oranges among the vast groves that once dominated Pinellas County. Other Black households began moving to the area, the majority arriving after 1960. Today, boundaries of the area, determined by residents, include these subdivisions: Taylor Lake, Ridgecrest, Oak Village, Baskins, Harmony Homes, Baskins Heights, Martin Terrace, Kerry Court, Gulf Terrace, Rainbow Village, and Dansville. However, Dansville is not being included here as part of the Greater Ridgecrest Area (GRA) Neighborhood Revitalization Area because Dansville was designated as a Revitalization Area in FY 1996. See GRA Figure 1. Cooperation among the neighborhoods is on-going, however.

Demographic Information: There are about 2700 persons in the GRA. Although there is a mix of income ranges, the population is predominantly of low- and moderate-income. The 1989 median income was \$18,935, well below the countywide median of \$26,296; however, 31% of the households made incomes in the \$25,00 to \$50,000 range. The majority of employed persons work in the technical, sales, administrative fields and in services. Families below poverty comprised about 26% of the population. A high percentage of residents 25 years and older did not graduate from high school (49%). Fourteen percent attended college but did not attain degrees, and 5% had associates, bachelors or graduate degrees.

Housing: The community is primarily residential and is comprised of modest homes, most of which are owned by the people who live in them. There are approximately 925 dwelling units in the area; 650 single family units and the remainder multifamily. Of the multifamily, there are only 24 units in complexes containing 10 or more units, and 251 units in structures of less than 10 units. Two hundred of the area's units are in Rainbow Village, family housing owned by the Pinellas County Housing Authority.

Sixty-seven percent (67%) of the area's housing is homesteaded according to the County Property Appraiser's records. The estimated market value of most of the housing in 1998 was between \$25,000 and \$60,000. However, some housing in the area was valued at over \$80,000. Most of the homeowners are long term residents. Some have moved away, gotten jobs elsewhere, and then eventually moved back. Others have lived in the area continuously for years. A friendly community, neighbors are willing to help each other. People know each other, one of the things residents especially like.

A 1998 windshield survey of the area's housing revealed that about 83% of the properties are in good condition. Eight percent need minor maintenance, and 7% have obvious structural deterioration and/or have abandoned vehicles on site. About 13 of the properties appear to have serious damage and should be demolished.

Physical Conditions: Although some residents have well-maintained yards, the physical condition of the area conveys an overall appearance of blight. This is due to the presence of junk and debris at scattered sites, lack of landscaping, garbage cans at curbs, the County Stockpile site, etc. Solid waste removal, being up to each individual property owner, is spotty and inconsistent, resulting in garbage cans being on the streets in one location or another at all times. There is also a lack of community identity for this unincorporated area, surrounded by the City of Largo and county parks, and divided by a principal arterial road.

Substandard infrastructure also adds to the blighted appearance of the area. Several streets are unpaved while others are in need of repair; drainage is poor; open ditches are clogged; and sidewalk coverage is inadequate. Baskin Crossing Road between Pinellas Trail and 119th Street exhibits some of the problems in the area: no sidewalks, dirt parking areas, a crumbling and potholed paved street surface, some deteriorated buildings and some standard ones, overgrown areas, and places where some residents "hang out" impeding traffic and strewing trash.

Community Facilities and Services: Although the community has many assets, programs to provide support services and recreation for children, youth, families and the elderly are inadequate.

The eight churches in the area provide many of the existing services. In addition to religious training and guidance, they offer youth development programs, drug counseling, recreation, and other activities.

Community facilities located in or near the area are the Omni Center, Family Service Center of Rainbow Village, and the open field north of the Center, the Ridge Center, the Ridgecrest Center, and the Ridgecrest Day Care Center. The GRA Neighborhood Family Center is beginning to provide services as well. Available youth activities are youth football and cheerleading, pickup basketball and volleyball, summer camp, Bad Boy Wrestling, Brothers Helping Others, outreach including camping, tutoring, mentoring, community choir, R'Club (before and after school care for ages 2 - middle school), and Girls, Inc. Head Start provides child development services for ages 3 to school age, and other child care is provided for children ages 2-5. Activities for seniors consists mainly of congregate dining and a few other activities at the Ridgecrest Center. Family activities are usually special events offered through the churches or community facilities.

Public Facilities and Services: As an unincorporated area, GRA is provided police protection by the Sheriff's Office. Three community police officers are available to the area, one at Rainbow Village. Crime, and especially drug traffic, is still a problem however. Street lights are not available throughout the area, though residents have cooperated to seek and obtain street lighting districts in

many neighborhoods; residents pay the annual electric bill. Fire protection is provided by the Largo Fire Department; Largo Fire Station No. 39 is located within the community.

A division of the Pinellas County Health Department was constructed in Ridgecrest in 1997 and provides health services, immunizations, clinics for family planning, maternal and child health, and free pregnancy testing and counseling. Other services are to be added later.

Public bus transportation is provided but currently only one bus route runs within the community and one along Ulmerton Road. These run hourly during the week. There are no bus routes for any of the neighborhoods south of Ulmerton. There's only one covered bus waiting shelter.

Ridgecrest Elementary School is located within the community, though its enrollment comes primarily from areas outside of Ridgecrest. Many of the neighborhood children are bused to other schools.

Other public facilities available to the area are: Cooperative Extension Service which manages a number of programs that could be of interest to neighborhood residents; Florida Botanical Gardens, Gulf Coast Museum of Art, Heritage Village and Museum, Ridgecrest Park, Taylor Lake Park, and Walsingham Park.

Many residents are committed to improving conditions for area residents. They are currently participating with community and public organizations to improve the physical living conditions of the area, provide a higher degree of pride in the community, increase the feeling of public safety, and expand the social, recreational, and educational opportunities available.

VISION

A community of friends, living in a flourishing, safe and well-maintained environment with community facilities and services that promote the development of children, youth, and adults so that individual potential can be reached.

In further stating what this vision means, residents added that this should be a community with:

Well-maintained housing, landscaping, and amenities.

Informed homeowners and renters combined in efforts to maintain a high standard of quality throughout the community.

Neighborhoods that are free of drugs.

Standard infrastructure, landscaped and well maintained private and community property free from trash and debris, and top community services.

A full range of recreational and social programs available to all residents of GRA offering individuals and families opportunities for social interaction, skills development and physical fitness.

A community recreational and social center to provide a safe environment and operated in a manner that supports the community's values and promotes the healthy development of mind and body.

Opportunities that will enhance the education of youth, extend adult education, and open avenues for advancement for all residents in the community.

A balanced life for area residents through training designed to meet their needs to provide adequate employment, and opportunities for growth and development.

Residents' vision included a community that would be an example for other neighborhoods to pattern themselves after.

OBJECTIVES AND STRATEGIES

Environmental/Neighborhood Improvement:

Objective: Renovate, build, clean and beautify the community and provide a safe environment for residents.

Strategies:

1. Encourage residents and owners to keep properties clean of trash and debris and to keep vegetation pruned and maintained.
2. Create a sense of neighborhood identification.
3. Encourage landscaping as well as lawn maintenance throughout the area.
4. Pave, resurface, or repair all streets.
5. Install drainage gutters on both sides of every road, and repair damaged gutters.
6. Pipe, fill, and grass certain ditches.
7. Construct sidewalks along streets and provide access to the Trail.
8. Slow the speed of vehicular traffic on neighborhood streets.
9. Encourage better traffic circulation around the Omni Center.
10. Make improvements to the holding areas on both sides of Ulmerton Road at the crosswalk.
11. Increase police protection and enforcement.
12. Work with the Sheriff's Office and local youth organizations to establish youth programs.
13. Encourage the Sheriff's Office to concentrate on drug activity areas.
14. Sponsor crime prevention through environmental design (CPTED).
15. Ensure that animals have proper identification, are on leashes or fenced.
16. Provide concentrated code enforcement in the area.
17. Publish and promote the "Code Enforcement in Your Neighborhood Handbook."
18. Encourage the provision of one trash and garbage collector for the entire area.
19. Hold community clean-ups on a regular basis.
21. Contact PSTA about a bus route along 119th and about covered bus shelters.
22. Keep mosquitoes down in the area.

Housing:

Objective: Insure the preservation of existing housing stock, develop affordable housing, and educate residents of the community.

Strategies:

1. Development of high quality affordable housing on onfill lots.
2. Increase awareness of existing educational components in credit, qualifying for mortgage loans, and home maintenance.
3. Promote homeownership among young people.
4. Increase promotion of home rehabilitation.
5. Development of landscaping improvement strategies.
6. Develop a committee to focus on tenant rights.
7. Establish a standing housing committee to implement strategies.
8. Implement an in-depth study to determine need for additional assisted living facilities.

Recreation:

Objectives:

1. Provide recreational and social activities shown to be most desired by the youth survey.
2. Provide recreational and social opportunities for adults and families, and for senior citizens.

Strategies:

1. Renovate and add additional parking at the Ridgecrest Center to accommodate programs for senior citizens.
2. Renovate and expand the Omni Center to accommodate a full range of recreational and social programs for children, youth, and adults, by adding a two story wing behind the existing building and a multi-purpose swimming pool that would be used for recreational family use, lessons, and perhaps limited competitive events, along with a separate kiddy pool with water play features (a pool would be subject to finding an experienced agency to operate the aquatic program). The two-story building could hold shower and rest rooms, office space, and other spaces for activities that are now or would be interrupted by the noise in the gym.
3. Provide other recreational activities desired by youth: gymnastics, Teen Center, Fitness Center (also to accommodate adults), game room (if not included in the Teen Center), tennis courts, weight lifting, outdoor play court for basketball, volleyball, etc.; cooking classes, play room for ages 1 to 6 including an indoor jungle gym, baseball and/or softball (perhaps Little League), powder puff football, and sewing classes.
4. Continue current activities offered through providers such as the popular Youth Football sponsored by Largo for Youth.
5. Provide adult/family activities such as arts and crafts, potluch socials, a card room, an adult community choir, dance club, and neighborhood family nights. Also a Fitness Center.
6. Provide opportunities to participate in activities outside the community: bowling team, cultural arts field trips, etc.

Drug Education:

Objectives:

1. Develop an enriching program for drug education, rehabilitation and mentorships. Unite community members to combat drugs.
2. Build up the male image and the male support system in the community.

Strategies:

1. Support the Brothers Helping Others program.
2. Involve youth in mentoring programs early.
3. Screen and train mentors, and make careful matches between mentors and youth.
4. Support the provision of outreach workers, one-on-one counseling, substance abuse prevention programs, and literacy programs through the Neighborhood Family Center.

Education:

Objective: Provide opportunities that will enhance the education of youth, extend adult education, and open avenue for advancement for all residents in the community.

Strategies:

1. Support on-going and expand tutoring and literacy programs in the Greater Ridgecrest Area.
2. Provide computer classes, to be coordinated among local agencies. (NFC strategy also.)
3. Encourage utilization of Head Start and other early childhood enrichment programs.
4. Initiate a coalition of providers/services in the Largo area.
5. Provide connections with education programs at Urban League, Pinellas Technical Education Center, St. Petersburg Junior College Seminole campus, and Pinellas County School System.
6. Partner with Family Service Centers to provide educational and developmental activities for children and youth. (NFC)

Job Training:

Objectives:

- 1) Provide resources that will help people in the community.
- 2) Upgrade current jobs of residents through training programs. Explore mechanisms for better employment opportunities through appropriate training.
- 3) Identify the talents of qualified individuals.

Strategies:

1. Develop a Job-Hot-Line with potential partners in Largo and Pinellas County areas.
2. Research jobs with benefits in the local vicinity and provide training sessions to assist applicants.
3. Work with Omni Center to develop and enhance the Job Assistance Program.

4. Provide job posting board for local community businesses including Albertsons, Target, Olive Garden, Red Lobster, etc. who have agreed to partner with GRA in providing regular up-to-date listings of available jobs. (NFC)

Neighborhood Family Center:

Objectives:

1. Develop supportive activities for parents and other caretakers of children.
2. Develop activities that will increase the number of community residents who are employed and the level at which they are employed.
3. Provide child development activities.
4. Develop activities that will enhance the education of youth of the Greater Ridgecrest Area.
5. Provide a center that encourages the coming together of families to strengthen bonding with each other and create greater community cohesion.
6. Provide quality child care at all activities, thereby supporting parents' ability to participate.
7. Provide support to young men who are at risk of involvement in drugs and other potentially detrimental activities.
8. Enhance education and economic opportunities by operating a facility with programs and services that provide opportunities for personal, spiritual, and professional growth.

Strategies:

1. Create an intergenerational parent support group for young parents and their extended family network to be held bi-weekly at the neighborhood family center, with a collaborative partner.
2. Provide home visits to at least 50 families with children ages 0 to 5, with follow up leading to setting of goals and taking steps to reach them. This is to include linkages to health and other services as indicated, and to be coordinated with Family Continuity.
3. Develop job skills training and job development activities for all neighborhood residents.
4. Provide job posting board for local community businesses including Albertsons, Target, Olive Garden, Red Lobster, etc. who have agreed to partner with GRA in providing regular up-to-date listings of available jobs.
5. Provide computer classes, to be coordinated with the Ridge Center, which has computers.
6. Partner with Family Service Centers to provide educational and developmental activities for children and youth.
7. Develop a Youth Advisory Council, to assure that such activities will be relevant to and participated in by the youth.
8. Provide after-school tutoring at the NFC, and coordinate with the Omni and Ridge Centers.
9. Organize a monthly activity; the first will be the grand opening of the center; others could be movie nights, barbecues, Young Life performances, concerts, and talent shows.
10. Provide child care for parents participating in center activities. This will be coordinated with Ridgecrest Day Care and the OMNI Center.
11. Organize a men's support/mentoring group, "Brothers Helping Others," to be coordinated with Young Life.

Youth Development:

Objectives:

1. Provide for the survival and growth of youth.
2. Increase public interest in the need for youth development.
3. Strengthen the role of youth serving the community by involving the youth in the neighborhood development.

Strategies:

1. Generate positive youth development programs that meet the key developmental needs of youth 10-17 years of age.
2. Provide evening, after school and weekend programs that are community and neighborhood based.
3. Provide opportunities for youth to participate in leadership programs.
4. Provide opportunities for youth to participate in the cultural arts (drama, dance, art, and music).
5. Provide other opportunities and avenues for growth: mentoring programs, tutoring, family counseling, job skills, employment, drug/alcohol counseling, intergenerational programs, and projects that promote youth entrepreneurship.
6. Develop a Youth Advisory Council, to assure that youth activities will be relevant to and participated in by the youth. (NFC)
7. Organize a men's support/mentoring group, "Brothers Helping Others," to be coordinated with Young Life. (NFC)

Community Based Partnerships

On April 26, 1997, over 400 residents met with representatives of Pinellas County Government, United Way, Juvenile Welfare Board, and Florida Department of Children and Families to provide the opportunity for community residents to address issues and concern about their neighborhoods. Many needs were brought up and discussed, and commitments were made to initiate and support a grass roots efforts to develop a comprehensive plan of improvements for the area. The Greater Ridgecrest Area Board of Directors was formed as a non-profit to lead this effort in the community. GRA was formally established on August 5, 1997, and hired an Executive Director in 1998. Citizen committees were formed around issues important to the community, surveys and other research were conducted, and goals, objectives and strategies were formulated. These citizen efforts were supported primarily by the Juvenile Welfare Board, Pinellas County Community Development, and Family Preservation and Support.

Many partners were identified throughout the planning process, and continued and new partnerships are anticipated as the implementation process gets further along:

Partners within the Community

- Greater Ridgecrest Board of Directors
- Local churches
- Friends of Ridgecrest
- Ridgecrest Community Services, Inc.
- Pinellas County Housing Authority
- Young Life

Private and non-profit organizations

- Neighborly Senior Services
- Gulf Coast Museum of Art
- Girls, Inc.
- Head Start
- Florida First Start
- Pinellas County Urban League
- Suncoast Family YMCAs

State and Local Government

- Pinellas County Board of County Commissioners
- Pinellas County Community Development
- Juvenile Welfare Board
- Pinellas County Cooperative Extension Service - Four H, Botanical Gardens
- Pinellas County Parks Department
- Largo Fire Station No. 39
- Pinellas County Health Department
- Florida Family Preservation and Support

Benchmarks

The strategies identified above will produce measurable outcomes. Several of the indices are listed below:

- Linear feet of infrastructure improvements
- Housing conditions
- Consistency of code enforcement
- Property values
- Drug activity
- Youth recreational activities
- Adult recreational activities

ATTACHMENT E

PUBLIC NOTICE AFFIDAVITS

To be included at the completion of the citizen participation processes.

ATTACHMENT F

WRITTEN STANDARDS FOR PROVISION OF ESG

Written Standards for Provision of Emergency Solutions Grant (ESG)



Pinellas County Planning Department
440 Court Street, 2nd Floor
Clearwater, Florida 33756
727-464-8210

In accordance with the requirements of 24 CFR 91.220(l)(4)(i) and 576.400(e)(1) and (e)(3), Pinellas County has developed the following written standards for the provision of Emergency Solutions Grant (ESG) funding.

Pinellas County is awarded ESG funds annually from the U.S. Department of Housing and Urban Development as a part of the Annual Action Plan Process. ESG funds are designed to identify sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help those persons quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Pinellas County will focus on six of the eligible components under the ESG Program: Street Outreach, Emergency Shelter, Rapid Re-Housing, Homelessness Prevention, Data Collection (Homeless Management Information System (HMIS)) and Administration. Pinellas County will identify which eligible components will be funded each year, based on need, in the Annual Action Plan.

ESG funds will be used to address the needs of the individuals and families and decrease the number of homeless and at-risk households who need emergency assistance. The goals are to: 1) improve the number and quality of emergency shelters for homeless individuals and families, help operate emergency shelters, and provide essential services to residents of emergency shelters; 2) prevent individuals and families from becoming homeless by assisting households at-risk of homelessness remain in their housing; 3) rapidly re-house homeless individuals and families living in emergency shelters or uninhabitable places move into stable housing; and 4) provide case management to increase the likelihood of housing stability.

There will be coordination among emergency shelter providers, essential services providers, homelessness prevention and rapid re-housing assistance providers, and other homeless assistance providers to maximize the use of the ESG funding and ensure that there is a coordinated and centralized effort to reach individuals and families in need.

For rapid re-housing, homelessness prevention, and HMIS components of the ESG Program, staff will outreach to various non-profit agencies to provide an awareness of the available funding and an RFQ will be issued to select agencies to administer the program. Proposals received in response to the RFQ will be reviewed and scored by County staff based on 1) capacity and related experience to perform the technical functions identified in the RFQ Scope of Services, including methods of complying the Federal requirements pertaining to income requirements, property inspections, and rent reasonableness; 2) ability to provide comprehensive case management services and thoroughly analyze the situation of the applicant and their compatibility with the structure of the program; 3) past experience and current capacity of lead agency (if applicable) and/or collaborating agencies to coordinate service delivery, collect and use client data, and knowledge and compliance with Federal regulations; and 4) comprehensiveness of the ancillary support services and referral resources that include broad participation of service providers. Selected agencies will contract with the County for funding. The agencies will provide the counseling and processing of applications to determine participant eligibility for the program. Agencies providing funding will determine the type and amount of assistance being provided as determined by participant needs assessment. All documentation will be submitted to the County for final approval and reimbursement of funds. Additionally, in order to ensure timely expenditure of funds, County may choose at any time to administer the rapid re-housing, homelessness prevention and HMIS components of the ESG Program using County staff.

For the street outreach and emergency shelter components of the ESG Program, staff will seek applications from homeless service providers through an annual competitive application cycle. Applications received from eligible homeless service providers will be reviewed and ESG-eligible street outreach, essential service, shelter operation or shelter renovation activities will be selected for funding based on the County's identified needs and Continuum of Care's homeless delivery system. Selected agencies will contract with the County for funding. Funding for activities under the emergency shelter component will not exceed sixty percent (60%) of the total annual ESG funding allocation.

The following eligibility requirements have been established for the Street Outreach component of the program:

- Program participants must meet the criteria under paragraph (1)(i) of the "homeless" definition in 576.2, also identified as "unsheltered homeless people." A homeless certification form will be required. Acceptable evidence includes a written observation by an outreach worker of the conditions where the individual or family was living, a written referral by another housing or service provider, or a certification by the individual or head of household seeking assistance.

The following eligibility requirements have been established for the Emergency Shelter component of the program:

- Emergency Shelter is any facility, the primary purpose of which is to provide a temporary shelter for the homeless in general or for specific populations of the homeless and which does not require occupants to sign leases or occupancy agreements. This definition excludes transitional housing.
- For the purpose of shelter renovations, emergency shelters must be owned by a government entity or private nonprofit organization.
- For emergency shelter activities located in the cities of Clearwater, Largo, and St. Petersburg, facility must benefit residents of the Urban County.

The following eligibility requirements have been established for the Homelessness Prevention and/or Rapid Re-housing components of the program:

- Program participants must meet the criteria under paragraph (1) of the "at risk of homelessness" definition in 576.2 for homeless prevention assistance or meet the criteria in paragraph (2), (3), or (4) of the "homeless" definition in 576.2 for rapid re-housing assistance. A homeless certification form will be required.
- Household income must be less than thirty percent (30%) of median family income (MFI). Annual income will be calculated using the standards for calculating income under the HOME Investment Partnership Program (24 CFR 92.508) and other HUD regulations.
- Program participant must lack sufficient resources and support networks necessary to retain housing without ESG assistance (but for this assistance they would be homeless).
- Rent for a subsidized unit may not exceed the established fair market rent for the area.
- Rent for a subsidized unit must meet the required rent reasonableness test. Factors include location, quality, size, type and age of the assisted unit; and any amenities, housing services, maintenance, and utilities to be provided by landlord in accordance with lease.

Street Outreach Component

ESG funds may be used for costs of providing essential services necessary to reach out to unsheltered homeless people; connect them with emergency shelter, housing, or critical services; and provide urgent, nonfacility-

based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility. Eligible costs and requirements for essential services consist of:

- Engagement - Cost of activities to locate, identify, and build relationships with unsheltered homeless people and engage them for the purpose of providing immediate support, intervention, and connections with homeless assistance programs and/or mainstream social services and housing programs. These activities consist of making an initial assessment of needs and eligibility; providing crisis counseling; addressing urgent physical needs, such as providing meals, blankets, clothes, or toiletries; and actively connecting and providing information and referrals to programs targeted to homeless people and mainstream social services and housing programs, including emergency shelter, transitional housing, community-based services, permanent supportive housing, and rapid re-housing programs.
- Case Management - Cost of assessing housing and service needs, arranging, coordinating, and monitoring the delivery of individualized services to meet the needs of the program participant. Eligible services and activities are as follows: using the centralized or coordinated assessment system (VI-SPDAT); conducting the initial evaluation, including verifying and documenting eligibility; counseling; developing, securing and coordinating services; obtaining Federal, State, and local benefits; monitoring and evaluating program participant progress; providing information and referrals to other providers; and developing an individualized housing and service plan, including planning a path to permanent housing stability.

Emergency Shelter Component

ESG funds may be used for costs of providing essential services to homeless families and individuals in emergency shelters, renovating buildings to be used as emergency shelter for homeless families and individuals, and operating emergency shelters.

All ESG funded Emergency Shelter activities must participate in the Homeless Management Information System (HMIS), commonly known as the Tampa Bay Information Network (TBIN).

A maximum of sixty percent (60%) of annual ESG allocations may be used to fund eligible Emergency Shelter Component projects.

The age of a child under age 18 must not be used as a basis for denying any family's admission to an emergency shelter that uses ESG funding. Families with children under 18 may not be required to be separated in order to access emergency shelter.

Essential Services

ESG funds may be used to provide essential services to individuals and families who are in an emergency shelter. Essential services include the following:

- Case Management - Assessing, arranging, coordinating, and monitoring the delivery of individualized services to meet the needs of the program participant
- Child Care - Child care for program participants children under the age of 13, or disabled children under the age of 18, at a licensed child care center.
- Educational Services - Improving knowledge and basic educational skills through instruction or training in consumer education, health education, substance abuse prevention, literacy, English as a Second

Language, and General Education Development (GED), necessary for the program participant to obtain and maintain housing, the costs of improving knowledge and basic educational skills are eligible.

- Employment Assistance and Job Training - Job training providers and services assisting participants to secure employment.
- Outpatient Health Services - Direct outpatient treatment of medical conditions provided by licensed medical professionals, to the extent that other appropriate health services are unavailable within the community.
- Legal Services - Representation by attorneys licensed and in good standing with the bar association, and by person(s) under the supervision of the licensed attorney, regarding matters that interfere with the program participant's ability to obtain and retain housing, to the extent that other appropriate legal services are unavailable within the community.
- Life Skills Training - Critical life management skills that assist the program participant to function independently in the community.
- Mental Health Services - Direct outpatient treatment of mental health conditions by licensed professionals, to the extent that other appropriate mental health services are unavailable within the community.
- Substance Abuse Treatment Services - Treatment services provided by licensed or certified professions designed to prevent, reduce, eliminate, or deter relapse of substance abuse or addictive behaviors, to the extent that other appropriate substance abuse treatment services are unavailable or inaccessible within the community.
- Transportation - Costs of program participant's travel to and from medical care, employment, child care, or other eligible essential services facilities
- Services for Special Populations - Eligible essential services to provide services for homeless youth, victim services, and services for people living with HIV/AIDS, who are in emergency shelters.

Renovations

ESG funds may be used for costs associated with the renovation or conversion of a building that serves as an emergency shelter. The emergency shelter must be owned by a government entity or private nonprofit organization.

Eligible emergency shelter renovation costs include the following:

- Labor
- Materials
- Tools
- Other costs for renovation (including major rehabilitation of an emergency shelter or conversion of a building into an emergency shelter).

Facility must be maintained as an emergency shelter for homeless individuals and families for not less than a period of 3 or 10 years, depending on the type of renovation and the value of the building.

- Value of the Building - Reasonable monetary value assigned to the building, such as the value assigned by an independent real estate appraiser.
- Beginning Date of Minimum Use Period - Date the building is first occupied by a homeless individual or family after the completed renovation.

- Use Restriction - Recorded Land Use Restriction required for all activities with a 10-Year minimum period of use.
- Minimum Period of Use:
 - Major Rehabilitation
 - 3-Year Minimum Use - Rehabilitation costs are less than seventy-five percent (75%) of the value of the building before rehabilitation.
 - 10-Year Minimum Use - Rehabilitation costs exceeds seventy-five percent (75%) of the value of the building before rehabilitation.
 - Conversion
 - 3-Year Minimum Use - Rehabilitation costs are less than seventy-five percent (75%) of the value of the building before rehabilitation.
 - 10-Year Minimum Use - Conversion costs exceeds seventy-five percent (75%) of the value of the building after conversion.
 - Renovation other than Major Rehabilitation or Conversion
 - 3-Year Minimum Use - All other cases of renovations.

Shelter Operations

Eligible costs necessary for the operation of an emergency shelter include the following:

- Maintenance costs including minor or routine repairs
- Rent
- Security
- Fuel
- Equipment
- Insurance
- Utilities
- Food
- Furnishings
- Supplies

Minimum standards for emergency shelters:

Any building for which ESG funds were used for conversion, major rehabilitation, or other renovation or that receives ESG assistance for shelter operations shall meet state/local government safety and sanitation standards, as well as the following:

- Structure and Materials - Building must be structurally sound, protect participants from the elements and not pose any threats to their health or safety.
- Products and Appliances - Any ESG-funded renovation, including major rehabilitation and conversion, must use Energy Star and WaterSense products/appliances.
- Access - Shelter must comply with the applicable Rehabilitation, Fair Housing and Americans with Disabilities Acts and implementing regulations.
- Space and Security - Unless it is a day shelter, it must provide appropriate places to sleep, adequate space, and security for residents and their belongings.
- Interior Air Quality - Each shelter room/space must have proper ventilation and be pollutant free.

- Water Supply - Must be free of contamination.
- Sanitary Facilities - Each participant must have access to sufficient, sanitary facilities that are in proper operating condition, private and adequate for personal cleanliness and disposal of human waste.
- Thermal Environment - Shelter must have the necessary, properly operating heating/cooling facilities.
- Illumination and Electricity - Shelter must have adequate and appropriate lighting and safe electrical sources.
- Food Preparation - Any food preparation areas must be able to store, prepare, and serve safe and sanitary food.
- Sanitary Conditions - Shelter must be in sanitary condition.
- Fire Safety -
 - There must be at least one working smoke detector in each occupied unit of the shelter. Where possible, smoke detectors must be located near sleeping areas.
 - Fire alarm system must be designed for hearing-impaired residents.
 - All public areas must have at least one working detector.
 - There must be a second means of exiting the building in the event of an emergency.

Homelessness Prevention and Rapid Re-Housing Program Components

Type/Amount/Duration of Assistance:

The maximum amount of rental assistance provided under either the Homelessness Prevention or Rapid Re-housing Programs shall be determined by the ESG provider and shall be reflective of the individual or family's need for assistance.

Rental assistance will end if and when other subsidy begins, such as Section 8 Housing Choice Voucher, public housing, or project-based rental subsidy.

The Tampa Bay Information Network (TBIN), the County's community-wide HMIS, will be utilized for all ESG funded activities, to comply with the HUD's data collection, management, and reporting standards and used to collect client level data and data on the provision of housing and services to homeless individuals and families and persons at-risk of homelessness and to ensure that there are no duplicated services being provided.

Homelessness Prevention Program

ESG providers may assist a program participant with short-term rental assistance, medium-term rental assistance, payment of rental arrears, or any combination of this assistance. Should a Prevention Program participant be required to relocate due to substandard housing, the participant is eligible for types of assistance as provided under the Rapid Re-Housing Program.

Eligible Program Participants:

Individuals and families who qualify as at risk of homelessness, based on the "at risk of homelessness" definition or who qualify as homeless based on paragraphs (2), (3), or (4) of the "homeless" definition found at 24 CFR 576.2 AND who have an annual household income at or below thirty percent (30%) MFI, as determined by HUD.

Types of Assistance:

- Short-Term Rental Assistance - Rent deposits and payments for an eligible housing unit located within Pinellas County, excluding housing units located in the corporate city limits of the City of St. Petersburg.
- Medium-Term Rental Assistance - Rent deposits and payments for an eligible housing unit located within Pinellas County, excluding housing units located in the corporate city limits of the City of St. Petersburg.
- Rental Arrears - Payment of past due rent payments necessary to allow participant to remain in eligible housing.
- Case Management - Assessment, arrangement, coordination and monitoring of participants individualized services to facilitate housing stability while residing in permanent housing or assist in overcoming immediate barriers to obtaining housing.

Duration of Assistance:

ESG providers may assist a program participant with up to 12 months of rental assistance, for any individual type or any combination of types of assistance, during any 3-year period.

- Short-Term Rental Assistance - Rent payments of up to 3 months of rent.
- Medium-Term Rental Assistance - Rent payments of more than 3 months of rent, but no more than 12 months of rent (including payment of any rental arrears).
 - Program participant's eligibility and the types and amounts of assistance needed must be re-evaluated not less than once every 3 months.
- Rental Arrears - One-time payment of up to 6 months of rent in arrears, including any late fees on those arrears.
- Case Management -
 - Cannot exceed 30 days during the period the participant is seeking permanent housing.
 - Must occur not less than once per month during the period program participant receives assistance.
 - Must include the development of an individualized service plan to assist program participant to retain permanent housing after assistance ends.
 - Must include follow-up with participant three and six months after participant exits program.

Within a 3-year period, participants who exit the program prior to receiving the maximum 12 months of assistance, may re-enter the program and receive additional assistance, up to a total of 12 months, upon re-evaluation and if it is determined that the program participant is in need of the additional assistance.

Amount of Assistance:

ESG providers may assist Homelessness Prevention Program participants with up to \$10,000 per individual or family, during any 3-year period.

If it is determined, upon re-evaluation, that a participant who exits the program prior to receiving the maximum duration of assistance, is eligible for additional assistance, the total of all assistance, during any 3-year period, may not exceed the \$10,000 per individual or family maximum.

Rapid Re-Housing Program:

ESG providers may assist a program participant with housing search and placement and short- and/or medium-term rental assistance.

Eligible Program Participants:

Individuals and families who qualify as homeless under paragraph (1) of the “homeless” definition found at 24 CFR 576.2 or who qualify as homeless under paragraph (4) of the “homeless” definition found and 24CFR 576.2 AND live in an emergency shelter or other place described in paragraph (1) of the “homeless” definition.

Types of Assistance:

- Rental Application Fees - Housing application fee charged by the rental property owner to all applicants.
- Security Deposit - Security deposit equal to no more than 2 months' rent.
- Last Month's Rent - If necessary to obtain housing for a program participant and paid with the security deposit and the first month's rent. Last month's rent must not exceed one month's rent and must be included in calculating the program participant's total rental assistance.
- Utility Deposits - Standard utility deposits required by the utility company for all customers for the following eligible utilities: gas, electric, water, and sewage. Past due balances required to reconnect service shall be considered part of the utility deposit.
- Short-Term Rental Assistance - Rent payments for an eligible housing unit located within Pinellas County, excluding the City of St. Petersburg.
- Medium-Term Rental Assistance - Rent payments for an eligible housing unit located within Pinellas County, excluding the City of St. Petersburg.
- Case Management - Assessment, arrangement, coordination and monitoring of participants individualized services to facilitate housing stability while residing in permanent housing or assist in overcoming immediate barriers to obtaining housing.

Duration of Assistance:

ESG providers may assist a program participant with up to 6 months of rental assistance, for any individual type or any combination of types of assistance, during any 3-year period.

- Short-Term Rental Assistance - Rent payments of up to 3 months of rent.
- Medium-Term Rental Assistance - Rent payments of more than 3 months of rent, but no more than 6 months of rent (including payment of any rental arrears).
- Case Management -
 - Cannot exceed 30 days during the period the participant is seeking permanent housing.
 - Must occur not less than once per month during the period program participant receives assistance.
 - Must include the development of an individualized service plan to assist program participant to retain permanent housing after assistance ends.
 - Must include follow-up with participant three and six months after participant exits program.
 - Participants receiving assistance from a victim service provider may be exempted from these requirements.

Participants who exit the program prior to receiving the maximum 6 months of assistance, may re- enter the program and receive additional assistance, up to a total of 6 months, upon re-evaluation and if it is determined that the program participant is in need of the additional assistance.

Providers shall not use ESG funding to help someone remain or move into housing if the housing does not meet the following minimum habitability standards.

- Structure and materials – The building must be structurally sound, protect participants from the elements and not pose any threats to their health or safety.
- Space and security – Each resident must have adequate space and security for themselves and their belongings and an acceptable place to sleep.
- Interior air quality – Each room or space must have proper ventilation and be pollutant free.
- Water supply – Must be free of contamination.
- Sanitary facilities – Residents must have access to sufficient, sanitary facilities that are in proper operating condition, private and adequate for personal cleanliness and disposal of human waste.
- Thermal environment–The housing must have the necessary, properly operating heating/cooling facilities.
- Illumination and electricity – The structure must have adequate and appropriate lighting and safe electrical sources.
- Food preparation – All food preparation areas contain suitable space and equipment to store, prepare, and serve safe and sanitary food.
- Sanitary conditions – The housing must be in sanitary condition.
- Fire safety:
 - There must be a second means of exiting the building in the event of an emergency.
 - Each unit must include at least one properly working smoke detector on each occupied level of the unit, located when possible in a hallway adjacent to a bedroom.
 - If the unit is occupied by a hearing-impaired person, smoke detectors must have an alarm system designed for hearing-impaired persons in each bedroom he or she occupies.
 - The public areas of the housing must be equipped with a sufficient number of detectors, but not less than one for each area.

Amount of Assistance:

ESG providers may assist Rapid Re-Housing Program participants up to \$12,000 per individual/family, during any 3-year period.

If it is determined, upon re-evaluation, that a participant who exits the program prior to receiving the maximum duration of assistance, is eligible for additional assistance, the total of all assistance, during any 3-year period, may not exceed the \$12,000 per individual or family maximum.

GENERAL STANDARDS

Coordinated Entry System

ESG funded recipients, with the exception of victim service providers, shall use the coordinated entry system established by the Continuum of Care. Victim service providers may choose not to use the coordinated entry

system; however, victim service providers are required to use a centralized or coordinated assessment system that meets HUD's minimum requirements.

The CoC has determined that the VI-SPDAT (Vulnerability Index – Service Priority Decision Assessment Tools) will be the standardized assessment tool for Pinellas County. The VI-SPDAT tool must be used by ESG funded providers to determine the appropriate intervention to address the episode of homelessness and the prioritization of individuals and families for assistance based on the severity of their service needs and the length of time homeless. Clients can choose a less intensive housing intervention in collaboration with case management.

The VI-SPDAT is required to be conducted upon intake into: Emergency Shelter, Transitional Housing, Rapid Rehousing and Permanent Supportive Housing. Outreach workers shall conduct a VI-SPDAT on homeless persons engaged. Providers conducting the VI-SPDAT assessment are required to enter that information into HMIS. Ongoing training and support will be provided to all CoC and ESG funded providers in the assessment, prioritization and placement process.

Program Coordination:

Program coordination consist of on-going system and program coordination and integration of ESG - funded activities to the maximum extent practicable with the following:

- a. Emergency shelter providers, essential services providers, homelessness prevention, transitional housing, permanent supportive housing and rapid rehousing assistance providers;
- b. Other homeless assistance providers, including:
 - HUD-Veterans Affairs Supportive Housing (HUD-VASH);
 - Education for Homeless Children and Youth Grants for State and Local Activities (McKinney-Vento Homeless Assistance Act);
 - Grants for the Benefit of Homeless Individuals;
 - Healthcare for the Homeless;
 - Programs for Runaway and Homeless Youth;
 - Projects for the Assistance in the Transition from Homelessness;
 - Services in Supportive Housing Grants;
 - Emergency Food and Shelter Program;
 - Homeless Veterans Reintegration Program;
 - VA Homeless Providers Grant and Per Diem Program;
 - Health Care for Homeless Veterans Program;
 - Homeless Veterans Dental Program;
 - Supportive Services for Veterans Families Program; and
 - Veterans Justice Outreach Initiative
- c. Mainstream service and housing providers:
 - Public housing programs assisted under section 9 of the U.S. Housing Act of 1937;
 - Housing programs receiving Section 8 tenant based or project based assistance;
 - Supportive Housing for Persons with Disabilities;
 - HOME Investment Partnerships Program;
 - Temporary Assistance for Needy Families;
 - State Children's Health Insurance Program;

- Head Start;
 - Mental Health and Substance Abuse Block Grants;
 - Services funded under the Workforce Investment Act; and
 - State Housing Related Assistance Program for Adults with Serious Mental Illness
- d. Continuum of Care (CoC) Networks:
- Local Continuum of Care (CoC) meetings;
 - The Pinellas County Homeless Leadership Board Provider’s Council meetings;
 - The Pinellas County Homeless Leadership Board Data and System Performance Committee;
 - Veterans Leadership Team; and
 - Various other committees, task forces and workgroups.

Homeless Management Information System:

ESG Providers, except for victim service providers shall actively utilize HMIS to enter data on people served and assistance provided under ESG. Victim service providers shall actively utilize a comparable data system that meets HUD’s standards.

Income Determination:

Minimum standards for determination of an individual or family’s annual income consist of calculating income in compliance with 24 CFR 5.609.

Annual income means all amounts, monetary or not, which:

- Go to, or on behalf of, the family head or spouse (even if temporarily absent) or to any other family member; or
- Are anticipated to be received from a source outside the family during the 12-month period following admission or annual reexamination effective date; and
- Which are not specifically excluded in paragraph (c) of 24 CFR 5.609.
- Annual income also means amounts derived (during the 12-month period) from assets to which any member of the family has access.

Individuals and families assisted under ESG are required to have annual incomes at or below thirty percent (30%) MFI. In verifying income, ESG-funded providers are required to obtain third party verification whenever possible. Self-certification or verification is to be accepted only when all efforts have been made to obtain third party verification have not produced results.

Connection to Other Resources:

Minimum standards for connection with other resources consist of assisting each participant to obtain, if applicable:

Appropriate support services including:

- Permanent housing;
- Medical health treatment;
- Behavioral health services;

- Other governmental and private assistance available to help with housing stability including: • Medicaid
- Medicare
- Supplemental Nutrition Assistance Program; Women, Infants and Children (WIC); Federal-State Unemployment Insurance Program;
- Supplemental Security Income (SSI); Social Security Disability Insurance (SSDI);
- Child and Adult Care Food Program; and Other available assistance.

Termination of Assistance:

Minimum standards for termination of assistance are:

- In general – If a program violation occurs and the provider terminates assistance as a result, the termination shall follow an established process that recognizes the rights of the individuals affected. Termination shall only occur in the most severe cases after other remedies have been attempted.
- Due process rights for individuals and families facing program termination – When an ESG funded homeless assistance program seeks to terminate participation for any household, the required formal process shall minimally consist of:
 - Written notice clearly stating the reasons for termination;
 - Review of the decision that gives the participant opportunity to present objections to the decision and to have representation. Any appeal of a decision shall be heard by an individual different from and not subordinate to the initial decision-maker; and
 - Prompt written notice of the final decision on the appeal.
- Ability to provide further assistance – Termination will not bar the provider from providing later additional assistance to the same family or individual.

Lead-Based Paint:

Minimum standards for all shelters and program participant-occupied housing consist of compliance with the lead-based paint remediation and disclosure requirements identified in 24 CFR 576.403, including the Lead-Based Paint Poisoning Prevention Act (42 USC 4821- 4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 USC 4851-4856) and implementing regulations in 24 CFR part 35, subparts A, B, H, J, K, M and R.

Conflicts of Interest:

Organizational conflicts of interest:

- ESG assistance will not be contingent on the individual’s or family’s acceptance or occupancy of emergency shelter or housing owned by the provider or a provider’s subsidiary or parent.
- No provider, with respect to individuals or families occupying housing owned by the provider or a provider’s subsidiary or parent, will carry out the initial evaluation under 24 CFR 576.401 or administer homelessness prevention assistance under 24 CFR 576.103.

Individual conflicts of interest:

- When procuring goods and services, the provider will comply with codes of conduct and conflict of interest requirements under 24 CFR 84.42 (private non-profit) or 24 CFR 85.36 (government).

All transactions/activities:

- No BCC board member may participate in or influence discussions or resulting decisions concerning the award of an ESG grant or other financial benefits to the organization that the member represents.
- Conflicts prohibited – No person involved with the ESG programs or who is in a position to participate in a decision-making process or gain inside information regarding the program’s activities, shall obtain a financial interest or benefit from an assisted activity; have a financial interest in any related contract, subcontract, or assisted activity; or have a financial interest in the activity’s proceeds (either himself or herself or those with whom he or she has family or business ties) during his or her tenure or for one year following tenure.
- Persons covered – These conflict of interest provisions apply to any employee, agent, consultant, officer or elected or appointed official of the provider’s agency.

Exceptions – A provider may request an exception to these provisions from HUD, only if he or she meets the threshold requirements identified in 24 CFR 576.404 and/or 578.95(d)(2).

Homeless Participation:

Each funded provider of ESG assistance must provide for the participation of not less than one homeless individual or formerly homeless individual on the board of directors or equivalent policymaking entity of the provider. (24 CFR 578.75(g))

To the maximum extent possible, the provider shall involve homeless individuals and families in paid or volunteer work on the ESG funded facilities, in providing services under ESG and in providing services for occupants of ESG funded facilities (24 CFR 576.405 and 578.75).

Faith-Based Activities:

Providers receiving ESG funding shall not engage in inherently religious activities as part of the ESG-funded programs or services. Such activities must be offered separately from ESG-funded programs and services and participation must be voluntary.

A religious organization receiving ESG funding retains independence from government and may continue with its mission provided that ESG funds are not used to support inherently religious activities. An ESG-funded organization retains its authority over its internal governance.

An organization receiving ESG funding shall not discriminate against a participant or prospective participant based on religion or religious beliefs.

ESG funding shall not be used for the rehabilitation of structures used specifically for religious activities, but may be used for rehabilitating structures that are used for ESG -eligible activities.

Prohibition against Involuntary Family Separation:

The age and gender of a child under age 18 must not be used as a basis for denying any family’s admission to any housing or shelter receiving funding from ESG (578.93(e)).

Nondiscrimination/Equal Opportunity/Affirmative Outreach:

Minimum standards shall comply with the requirements for nondiscrimination, equal opportunity and affirmative outreach identified in §576.407 and 578.93(a-b). This includes the equal provision of services to same sex couples/families as well as transgendered individuals.

Program Income:

Minimum standards for private non-profit organizations for program income earned during the project period are that the program income shall be retained and used to finance the non-Federal share of the project or program. Program income includes any amount of security or utility deposits returned to the recipient or subrecipient. Records of the receipt and use of program income shall be retained. Program income may not be used to meet matching funding requirements.

Recovered Materials:

Minimum standards for the procurement of recovered materials shall comply with the requirements identified in §576.407(f) and 578.99(b), including that the recipient and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired by the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

Displacement:

Displacement of persons (families, individuals, businesses, nonprofit organizations and farms) as a result of a project assisted under ESG shall comply with §576.408 and/or 578.83 and consist of:

- Minimizing displacement – Consistent with ESG goals and objectives, the providers shall minimize displacing people as a result of ESG-funded projects. Temporary relocation not permitted. No temporary relocation shall be required for an ESG-funded project. When a tenant has to move for an ESG-funded project, the tenant shall be treated as permanently displaced and offered relocation assistance and payments.
- Relocation assistance for displaced persons -In general, a displaced person shall be provided relocation assistance and advised of his or her Fair Housing Rights. Displaced Person - A “displaced person” is defined as any person that moves from a permanent home as a result of ESG - funded acquisition, rehabilitation, or demolition of a project. A person does not qualify as a “displaced person” if the person:
 - Was evicted based on a violation of the lease or occupancy agreement; violation of the law; and the recipient determines that the eviction was not undertaken to evade the obligation to provide relocation assistance.
 - Moved into the property after the application was submitted but was provided with written notice that he or she would not qualify as a “displaced person.”
 - The person is ineligible under 49 CFR 24.2.

- HUD determines that the person was not displaced as a result of the project. The State or the provider may request that HUD determine whether or not a displacement would be covered by this rule.
- Real property acquisition requirements – The acquisition of real property for an ESG - funded project is subject to the URA and Federal government wide regulations.
- Appeals - A person who disagrees with the recipient’s determination concerning whether the person qualifies as a displaced person, or the amount of relocation assistance may file a written appeal. A low-income person who disagrees with the recipient’s determination may submit a written request for review of that determination by HUD.

Records and Recordkeeping:

Minimum standards shall ensure sufficient written records are established and maintained to enable HUD to determine whether ESG requirements are being met and comply with §576.500 and 578.103, including the following:

- Program participant records shall include written:
 - Determination and verification/certification that the program participant met the criteria for being Homeless or At Risk of Homelessness and that an effort was made to obtain written third-party verification, when possible and applicable.
 - Determination and verification/certification that the program participant was eligible or ineligible for the particular services and/or financial assistance.
 - Determination and verification/certification that the program participant lacked sufficient resources and support networks to provide the assistance.
 - Determination and verification/certification that the program participant met income requirements and that an effort was made to obtain written third- party verification, when possible and applicable. This includes annual documentation of income for each program participant who receives housing assistance where rent or an occupancy charge is paid by the program participant.
 - Identification of the specific services and financial assistance amounts that were provided to the program participant.
 - When applicable, verification that the services were terminated in compliance with 576.402 and/or 578.91.
 - A copy of the CoC-approved coordinated assessment (VI-SPDAT/SPDAT) of the program participant.
 - Copies of written leases and rental agreements, documentation of payments made, including dates of occupancy, and compliance with fair market rent, rent reasonableness and utility allowance requirements.
 - Determination and verification that the housing unit met HUD’s habitability and lead-based paint standards.
 - Copy of individualized housing stability plan.
 - Notes verifying case management services were offered at least monthly, and, if services were refused, proof that client eligibility for service was not impacted, in accordance with Housing First practices.
 - Notes verifying program participant eligibility was re-evaluated at least every 3 months for homelessness prevention services or at least annually for rapid rehousing services.
 - Notes verifying program participant was assisted to obtain necessary mainstream and other resources.

- Program policies and procedures shall indicate:
 - Services are coordinated with Continuum of Care, other homeless assistance/prevention programs and mainstream service and assistance programs.
 - Compliance with HUD’s ESG (24 CFR 576 and 578) requirements for:
 - Shelter and housing standards
 - Conflict of interest
 - Homeless participation
 - Faith-based activity
 - Nondiscrimination, equal opportunity and affirmative outreach
 - Uniform administrative rules (24 CFR part 84)
 - Environmental review
 - Lobbying and disclosure (24 CFR part 87)
 - Displacement, relocation and acquisition
 - Procurement (24 CFR 84.40-84.48)
 - Program participant records are kept secure and confidential
 - Participation in HMIS or comparable databases

- Financial records shall include:
 - Supporting documentation for all costs charged to ESG grant
 - Documentation showing ESG or funds were spent on allowable costs in accordance with the requirements for eligible activities and costs principles
 - Documentation of the receipt and use of program income
 - Documentation of the receipt and use of matching funds
 - Copies of procurement contracts

Definitions

At risk of homelessness means:

- (1) An individual or family who:
 - (i) Has an annual income below thirty percent (30%) MFI for the area, as determined by HUD;
 - (ii) Does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place described in paragraph (1) of the “homeless” definition in this section; and
 - (iii) Meets one of the following conditions:
 - (A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
 - (B) Is living in the home of another because of economic hardship;
 - (C) Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
 - (D) Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by Federal, State, or local government programs for low-income individuals;
 - (E) Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than

- 1.5 persons reside per room, as defined by the U.S. Census Bureau;
 - (F) Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or
 - (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan;
- (2) A child or youth who does not qualify as “homeless” under this section, but qualifies as “homeless” under section 387(3) of the Runaway and Homeless Youth Act (42 U.S.C. 5732a(3)), section 637(11) of the Head Start Act (42 U.S.C. 9832(11)), section 41403(6) of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2(6)), section 330(h)(5)(A) of the Public Health Service Act (42 U.S.C. 254b(h)(5)(A)), section 3(m) of the Food and Nutrition Act of 2008 (7 U.S.C. 2012(m)), or section 17(b)(15) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)(15)); or
- (3) A child or youth who does not qualify as “homeless” under this section, but qualifies as “homeless” under section 725(2) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a(2)), and the parent(s) or guardian(s) of that child or youth if living with her or him.

Homeless means:

- (1) An individual or family who will imminently lose their primary nighttime residence, provided that:
- (i) The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;
 - (ii) No subsequent residence has been identified; and
 - (iii) The individual or family lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, needed to obtain other permanent housing;
- (2) Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:
- (i) Are defined as homeless under section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), section 637 of the Head Start Act (42 U.S.C. 9832), section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), section 17(b) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)) or section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a);
 - (ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;
 - (iii) Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and
 - (iv) Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment; or

(4) Any individual or family who:

- (i) Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;
- (ii) Has no other residence; and
- (iii) Lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, to obtain other permanent housing.

Continuum of Care:

Pinellas County consults with members of the Continuum of Care for the area and is a member of the Homeless Leadership Board through the Pinellas County Human Services Department. The Homeless Leadership Board, made up of elected officials and community leaders, drafted *Opening Doors of Opportunity: A 10-Year Plan to End Homelessness in Pinellas County*, to establish the groundwork for guiding Pinellas County in their efforts to end homelessness.

The Consortium supports the Homeless Leadership Board and the priorities of Pinellas County match those of the Continuum of Care and the 10-Year Plan to End Homelessness.

The Continuum of Care Strategic Planning objectives include:

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

The Homeless Leadership Board convenes meetings with representatives from the City of St. Petersburg, Pinellas County, the City of Clearwater and homeless service providers in an effort to enhance opportunities to collaborate to better serve the homeless and at risk populations in Pinellas County.