

**Pinellas County, Florida - Consortium
Consolidated Annual Performance and Evaluation Report
2023-2024 Program Year**

DRAFT

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Pinellas County is an entitlement jurisdiction receiving annual Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) program funds from the U.S. Department of Housing and Urban Development (HUD) to address housing and community development priority needs and goals identified in the 2020-24 Five-Year Consolidated Plan (5-Year Plan) and corresponding 2023-24 Annual Action Plan (Action Plan). This Consolidated Annual Performance and Evaluation Report (CAPER) summarizes the accomplishments achieved addressing the goals identified in the Action Plan for the period from October 1, 2023, to September 30, 2024.

In 2020, HUD awarded Pinellas County additional allocations of CDBG and ESG funds to respond to the Coronavirus Pandemic (COVID-19). The funding, CDBG – Coronavirus Response funds (CDBG-CV) and ESG – Coronavirus Response funds (ESG-CV) continue to be used and accomplishments for Fiscal Year 2023-24 (FY23) are included in the CAPER.

Pinellas County is an Urban County, for the CDBG and ESG programs. The Urban County consists of all unincorporated areas of the County and 19 municipalities participating in the County’s program. Pinellas County is the lead entity of the Pinellas County Consortium for HOME program funds. The Consortium consists of Pinellas County, acting in its capacity as an Urban County, and the City of Largo.

Pinellas County successfully completed the fourth year of the 5-Year Plan period for the CDBG, HOME and ESG Programs, including CDBG-CV and ESG-CV. Federal resources were utilized throughout the community for a variety of housing and community development activities to address the objectives of the 5-Year Plan: sustainability and availability/accessibility of a suitable living environment and increased accessibility and affordability to decent housing. Pinellas County identified the following programs as a result of the priority needs identified in the 5-Year Plan. Below are the outcomes for FY23:

<u>Program Name</u>	<u># Served</u>
Target Area Improvement Program (SL-3)	26,487 people
Public Facilities Program (SL-1)	25,037 people
Public Services Program (SL-1)	6,942 people
Homeless & Homelessness Prevention (ESG20)	31 households
Housing Preservation Program (DH-1)	29 households
Housing Production Program (DH-1)	45 households
Homeownership Promotion Program (DH-2)	79 households

Funding provided to activities that addressed the identified objectives have improved neighborhoods and public facilities and have made a significant impact to residents of Pinellas County.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g). Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Administration	Administration	CDBG: \$523,595.87 CDBG-CV: \$12,800.17 HOME: \$129,078.71 HOME-ARP: \$26,594.75 ESG: \$25,326.76 ESG-CV: \$5,362.15 SHIP: \$591,610.17 Local HTF: \$2,977.74	Other	Other	N/A	N/A	N/A	N/A	N/A	N/A
Code Enforcement	Non-Housing Community Development	CDBG: \$65,846.82	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	20,000	33,711	169%	8,901	8,901	100%
Economic Development	Non-Housing Community Development	CDBG: \$0	Businesses Assisted	Business Assisted	75	0	0%	0	0	0%
Elimination of Slum and Blight	Non-Housing Community Development	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25,000	0	0%	0	0	0%
Elimination of Slum and Blight	Non-Housing Community Development	CDBG: \$30,995.07	Buildings Demolished	Buildings	7	3	43%	0	0	0%
Emergency/ Disaster Response	Emergency/ Disaster Response	CDBG: \$0 HOME: \$0 ESG: \$0 SHIP: \$0	Other	Other	0	0	0%	0	0	0%
Homeownership Opportunities	Affordable Housing	CDBG: \$0 HOME: \$0 SHIP: \$58,475.00	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	1,750	0	0%	350	0	0%
Homeownership Opportunities	Affordable Housing	HOME: \$452,130.00 SHIP: \$4,463,793.85	Direct Financial Assistance to Homebuyers	Households Assisted	145	154	106%	29	79	272%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Neighborhood Improvements	Non-Housing Community Development	CDBG: \$411,760.25	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50,000	71,690	143%	28,395	8,457	30%
Neighborhood Improvements	Non-Housing Community Development	CDBG: \$0 CDBG-CV: \$345,066.71	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	122,545	0%	0	18,030	0%
Neighborhood Improvements	Non-Housing Community Development	CDBG: \$0	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	0	0%	0	0	0%
Preservation of Housing	Affordable Housing Public Housing	CDBG: \$0 HOME: \$0 SHIP: \$28,299.50	Rental Units Rehabilitated	Household Housing Unit	175	30	17%	35	4	11%
Preservation of Housing	Affordable Housing Public Housing	HOME: \$0 SHIP: \$971,033.80	Homeowner units Rehabilitated	Household Housing Unit	75	60	80%	15	25	167%
Production of Housing	Affordable Housing Public Housing	CDBG: \$1,001,241.77 HOME-ARP: \$416,539.32 SHIP: \$1,156,008.92	Rental Units Constructed	Household Housing Unit	105	162	154%	21	40	190%
Production of Housing	Affordable Housing Public Housing	CDBG: \$0 HOME: \$0 SHIP: \$7,410.00	Homeowner Housing Added	Household Housing Unit	50	24	48%	10	5	50%
Public Facility Improvements	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$1,823,309.72	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	35,000	110,177	315%	50,364	24,014	48%
Public Facility Improvements	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$794,046.33	Homeless Person Overnight Shelter	Persons Assisted	0	24	0%	0	0	0%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Public Facility Improvements	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$0	Overnight/Emergency Shelter/Transitional Housing Beds Added	Beds	0	0	0%	0	0	0%
Public Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$341,277.71 CDBG-CV: \$44,647.64 ESG-CV: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25,000	37,663	151%	6,590	6,942	105%
Public Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$0 CDBG-CV: \$0 ESG-CV: \$0	Homeless Person Overnight Shelter	Persons Assisted	0	56	0%	0	0	0%
Rental Assistance	Affordable Housing Homeless	ESG: \$0 ESG-CV: \$0	Tenant-based Rental Assistance / Rapid Rehousing	Households Assisted	160	0	0%	0	0	0%
Rental Assistance	Affordable Housing Homeless	ESG: \$109,398.99 ESG-CV: \$1,379.89	Homelessness Prevention	Persons Assisted	75	128	171%	15	31	207%
Shelter and Housing for Homeless	Homeless	ESG: \$0	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	10	0	0%	0	0	0%
Emergency Shelter and Transitional Housing	Homeless	Federal: \$0	Housing for Homeless added	Household Housing Unit	10	0	0%	0	0	0%
Shelter and Housing for Homeless	Homeless		Other	Other	0	10,000	0%	10,000	10,000	100%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Projects funded in FY23 supported objectives identified in the 5-Year Plan. CDBG, CDBG-CV, ESG, ESG-CV, HOME, SHIP and HTF funds were used to address the priority needs of providing affordable housing, supporting facilities/housing, and addressing holistic physical revitalization/redevelopment in the urban county.

Projects completed during FY23 helped meet the following specific goals identified in the 5-Year Plan and Action Plan:

Goal: Public Facility Improvements - acquisition, design/engineering and/or construction/rehabilitation of facilities that benefit low- to moderate-income, homeless, and/or special needs populations. This goal was addressed through completion of the following projects:

- Directions for Living Facility Rehabilitations - FY 21 & FY 23 Activity
- Lighthouse of Pinellas Facility Rehabilitation - FY 22 Activity
- PARC Bert Muller Bathroom Renovations Phase 2 - FY 22 Activity
- St. Vincent de Paul Facility Rehabilitation - FY 22 Activity
- WestCare Turning Point Rehabilitation - FY 21 Activity

Goal: Public Services - Operating expenses at public facilities that serve low- and moderate-income residents, including homeless and special needs populations. This goal was addressed through completion of the following projects:

- Bay Area Legal Services Housing Stability Operations - CDBG-CV Activity
- Community Law Program Housing Stability Operations - CDBG-CV Activity
- Gulfcoast Legal Services Housing Stability Operations - CDBG-CV Activity
- Seniors in Service Tampa Bay Operations - FY 22 Activity
- Target Area Community Enhancement - Greater Ridgecrest Area Clean-Up - FY 23 Activity
- YMCA Greater Ridgecrest Branch Operations - FY 23 Activity

Goal: Elimination of Slum and Blight - Eliminate or prevent slum and blight to assist in restoring economic vitality in blighted special districts or on a spot basis. This goal was addressed through completion of the following project: No FY 23/24 Activities planned.

Goal: Code Enforcement - Payment of salaries and overhead costs directly related to the enforcement of local codes in deteriorating or deteriorated areas in Target Areas. This goal was addressed through completion of the following project:

- Target Area Code Enforcement - FY 23 Activity

Goal: Neighborhood Improvements - Public facility improvements, physical improvements, and comprehensive neighborhood planning activities in Target Areas (TA), and HUD designated Low-Mod Areas to improve the quality of life and health of neighborhood residents. This goal was addressed through completion of the following projects:

- Feeding Tampa Bay Food Distribution - CDBG-CV Activity
- Lealman Exchange Rehabilitation - FY 21 Activity
- The Arc Tampa Bay Tarpon Springs Facility Rehabilitation - FY 21 Activity

Goals: Preservation of Owner and/or Rental Housing; Production of Owner and/or Rental Housing; Homeownership Opportunities; Rental Assistance; and Housing Services - Preservation or production of affordable housing. These goals were addressed through completion of the following projects:

- Community Housing Assistance Program (Homelessness Prevention/Re-Housing Program)
- Owner/Rental Housing Preservation Programs
- Owner/Rental Housing Production Programs
- Housing Opportunities Programs

Several projects identified in the FY23 Action Plan and carryover projects from prior years (PY) are still underway and will be completed next fiscal year. These projects include:

- Boys & Girls Club Tarpon Springs Facility Rehabilitation - FY 23 CDBG Activity
- CASA Facility Rehabilitation - FY 21 & FY 23 CDBG Activities
-
- Community Housing Assistance Program (Homelessness Prevention/Re-Housing Program) - ESG
- Community Law Program Operations - FY 23 CDBG Activity
- Dansville Neighborhood Improvements - prior year CDBG Activity
- Demolition and Clearance Program – Removal of substandard structures - FY 22 CDBG Activity
- Community Law Program Operations - FY 23 CDBG Activity
- Feeding Tampa Bay Food Distribution - prior year CDBG-CV Activity
- Florida Dream Center Facility Rehabilitation - FY 23 CDBG Activity
- Gulfcoast Legal Services Operations - FY 23 CDBG Activity
- Homeless Empowerment Program Multi-Purpose Facility Rehabilitation - FY 23 CDBG Activity
- Homeless Empowerment Program Service Center Facility Rehabilitation - FY 23 CDBG Activity
- PARC Bert Muller Fire Alarm System - FY 23 CDBG Activity
- PARC Bert Muller Bathroom Renovations Phase 3 - FY 23 CDBG Activity
- PEMHS Facility Rehabilitation - FY 22 CDBG Activity
- PERC Facility Rehabilitation - prior year CDBG Activity
- Target Area Community Enhancement Program (Dansville Conversion) - FY 23 CDBG Activity
- Target Area Community Enhancement Program (Friends of Ridgecrest Facility Improvement) FY 21 CDBG Activity

- Target Area Land Acquisition/Site Development - FY 23 CDBG Activity
- Safety Harbor/Mattie Williams Neighborhood Family Center Expansion - FY 22 CDBG & CDBG-CV Activity
- Safety Harbor/Mattie Williams Neighborhood Operations - CDBG-CV Activity
- Starting Right Now Facility Rehabilitation - FY 21 CDBG Activity
- WestCare Florida Gulf Coast Mustard Seed Facility Rehabilitation - FY 23 CDBG Activity
- YMCA Greater Ridgecrest Facility Rehabilitation - FY 22 & 23 CDBG Activities
- Housing Programs, including housing opportunities, housing preservation and housing production activities, remain open to allow for the expenditure of remaining project funds and program income.

Two projects identified in the FY23 Action Plan were cancelled. PEMHS CDBG Facility Rehabilitation Project and Van Gogh’s Palette Vincent House CDBG Facility Rehabilitation Project were both cancelled by the agencies. Both projects received additional funding that required the projects to start prior to the FY23 grant start date.

Expenditures for each priority need during FY23 were consistent with the Action Plan and with identified objectives. Affordable housing projects often span multiple reporting periods; thus, activities are carried over into subsequent fiscal years. Additionally, neighborhood revitalization activities funded with CDBG can span multiple fiscal years with additional funds added each year. Housing and public facility construction projects continue to experience delays due to finances, availability of supplies, and organizational issues. These activities will be reported in future CAPERs when completed.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

RACE/ETHNICITY	CDBG	HOME	ESG
White	18,249	22	5
Black or African American	4,575	2	7
Asian	221	0	0
American Indian or American Native	100	0	0
Native Hawaiian or Other Pacific Islander	53	0	0
Total	23,198	24	12
Hispanic	3,121	1	4
Not Hispanic	22,580	26	27

Table 2 – Table of assistance to racial and ethnic populations by source of funds - Please note the data included in the table above does not include participants who identified their racial status as American India/Alaskan Native and White, Asian and White, Black/African American and White, American Indian/Alaskan Native and Black/African American, and Other Multi-Racial. The narrative below includes the demographic data for all racial and ethnic groups reported for all funding sources.

Narrative

In FY 23/24, CDBG and CDBG-CV funded public service and public facility activities served a total of 25,696 persons with the following racial and ethnic status: White – 18,249 (71.02%); Black/African American – 4,575 (17.80%); Asian – 221 (0.86%); American Indian/Alaskan Native - 100 (0.39%); Native Hawaiian/Other Pacific Islander - 53 (0.21%); Asian and White - 3 (0.01%); Black/African American and White - 7 (0.03%); and Other Multi-Racial – 2,487 (9.68%). Of the total 25,696 program participants, 3,121 or 12.15% were Hispanic. The income demographics for the all CDBG and CDBG-CV program participants are as follows: Extremely Low Income (0-30% AMI) – 17,080 (66.47%); Very Low Income (31-50% AMI) – 4,526 (17.61%); Low Income (51-80% AMI) – 2,500 (9.73%); and Moderate Income (80%+ AMI) – 1,590 (6.191%). CDBG funded housing activities are underway, and those program participants will be reported when the activities are completed. CDBG also funded projects that serve residents within designated Neighborhood Revitalization Strategy and Local Target Areas that are reported on an area basis. These projects benefitted 44,906 residents in those areas.

In FY 23/24, CDBG funded housing activities served a total of 5 households. The income demographics for the CDBG program participants are as follows: 2 White, households (40.00%) and 3 Black/African American, (60.00%). No households were Hispanic. The income demographics for the CDBG families assisted are as follows: Very Low Income (31-50% AMI) – 1 (20.00%); and Low Income (51-80% AMI) - 4 (80.00%). Additional CDBG funded housing activities are underway, and those program participants will be reported when the activities are completed.

In FY 23/24, HOME funded housing activities served a total of 27 households. The income demographics for the HOME program participants are as follows: 18 White households (66.67%) and 9 Black/African American, (33.33%). One household (3.70%) was Hispanic. The income demographics for the HOME families assisted are as follows: Extremely Low Income (0-30% AMI) – 15 (55.56%); Very Low Income (31-50% AMI) – 5 (18.52%); and Low Income (51-80% AMI) - 7 (25.93%). Additional HOME funded housing activities are underway, and those program participants will be reported when the activities are completed.

In FY 23/24, the ESG and ESG-CV funded Community Housing Assistance Program (CHAP) completed serving a total of 31 households with the following racial and ethnic status: White - 12 (38.71%), Black/African American - 13 (41.94%), Asian - 1 (3.23%), Black/African American & White - 4 (12.90%) and Other-Multi-Racial – 1 (3.23%). Of the total families assisted, 4 or 12.90% were Hispanic. The income demographics for the families assisted are as follows: Extremely Low Income (0-30% AMI) – 29 (93.55%) and Very Low Income (31-50% AMI) – 2 (6.45%). All individuals and/or households assisted were Extremely Low Income (0-30% AMI) or were COVID eligible and were Very Low Income (31-50% AMI). Additional participants are in the process of being served and will be reported when their service is completed.

In FY 23/24, State SHIP funded housing activities served a total of 121 households with the following racial and ethnic status: White - 90 (74.38%), Black/African American - 18 (14.88%) Asian - 9 (7.44%), Black/African

American & White - 2 (1.65%), and Other Multi-Racial - 2 (1.65%). Of the total SHIP housing program participants, 11 or 9.09% were Hispanic. The income demographics for the State SHIP families assisted are as follows: Extremely Low Income (0-30% AMI) - 16 (13.22%); Very Low Income (31-50% AMI) - 18 (14.88%); Low Income (51-80% AMI) - 44 (36.36%) and Moderate Income (80-120% AMI) – 43 (35.54%). Additional households are in the process of being served and will be reported when their activity is completed.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Resources Made Available	Amount Expended During Program Year
CDBG / CDBG-CV	5,025,181.66	5,394,588.06
HOME / HOME-ARP	6,850,943.05	1,024,342.78
ESG / ESG-CV	221,229.04	236,845.95
Other	7,685,987.47	7,341,792.27

Table 3 - Resources Made Available

Narrative

Pinellas County had a total of \$12,097,353.75 in Federal CDBG, CDBG-CV, HOME, HOME-ARP, ESG and ESG-CV program funding available to fund eligible housing and community development activities in low- and moderate-income and slum and blighted areas, to fund local agencies that provide services that assist low- and moderate-income residents throughout the County and to respond to the spread of COVID-19. The funding consisted of \$4,098,594.00 in new FY 23/24 entitlement funding through the CDBG, HOME, and ESG programs and \$841,101.09 in program income received during the program year generated from previously funded CDBG and HOME program activities. The County had a total of \$7,482,615.40 in Florida State Housing Initiatives Partnership (SHIP) program and local Housing Trust Funds (HTF) available to assist in addressing the housing needs in the County. Additionally, the County had a total of \$203,372.07 in Neighborhood Stabilization Program (Rounds 1, 2 and 3) program income available for eligible housing related activities.

Identify the geographic distribution and location of investments

Target Area	Planned % of Allocation	Actual % of Allocation	Narrative Description
Central Lealman/East Lealman Target Area	1%	5%	Redevelopment/revitalization, code enforcement, facility improvements and public service activities in the locally designated Central and East Lealman Target Areas
Countywide	80%	21%	Facility improvements, public services, relocation and housing preservation/production activities
Greater Ridgecrest Area	3%	1%	Redevelopment/revitalization activities, facility improvements, public service activities in the Greater Ridgecrest Census Designated Place

Target Area	Planned % of Allocation	Actual % of Allocation	Narrative Description
High Point Target Area	0%	0%	No planned activities
Tarpon Springs Target Area	1%	1%	No planned activities
Urban County	15%	72%	Infrastructure, public service, eliminate slum/blight, homeless/ homelessness prevention and housing preservation/production activities

Table 4 – Identify the geographic distribution and location of investments

Narrative

During the year, of the total expenditures of the allocation, less administrative funding, funds were expended geographically as follows: 1.4% was expended on activities in the Greater Ridgecrest Area Census Designated Place, 5% was expended on activities in the Central and East Lealman Target Areas, and 0.3% was expended on activities in the Tarpon Springs Target Area. Additionally, 72.6% was expended on activities that provide services to residents within the Urban County and 20.7% was expended on activities that provided services to residents countywide. Geographic distribution of expenditures during the fiscal year includes the following funding sources, CDBG, HOME, ESG, SHIP and HTF. Two of the projects, identified to serve Countywide residents were cancelled due to the recipients receiving other funds for their projects. Multiple Countywide public facility projects and Urban County public service projects are underway, and funds will be spent in the identified geographic locations next year.

Redevelopment and revitalization funds are directed to County targeted areas including the locally designated East and Central Lealman Target Areas, Greater Ridgecrest Area Census Designated Place Target Area, Tarpon Springs Target Area, and High Point Target Area. Funds are also used to support redevelopment activities in cooperating cities. All areas are either principally low- and moderate-moderate income as determined through HUD generated Low- and Moderate-Income Summary Data or slum/blight areas as designated by the local government.

Public facility improvement and operations activities can be funded throughout the County if the activities being carried out at the facilities serve residents of the Urban County and are serving a low- and moderate-income clientele.

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 County 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).

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The County expended \$6,655,776.79 of Federal CDBG/CDBG-CV, HOME/HOME-ARP and ESG/ESG-CV funds on housing, public service, public facility, and public infrastructure related activities during the fiscal year. Additionally, the County expended \$7,282,508.65 of local HTF and State SHIP funds on housing program activities during the fiscal year. On housing, public service, public facility and public infrastructure related activities that were completed in FY 23/24, the County expended, in total on the activities, \$15,264,193.92 in Federal, State, and local funds, which leveraged \$71,978,503.86 in additional resources.

Pinellas County continues to leverage Federal funds through the use of other public and private resources. The County's annual application cycle emphasizes the need to leverage Federal funds with local funds in order to meet more of the needs within the community. Annual allocations and program income generated through the State of Florida's SHIP program and program income generated through the County's locally funded HTF program provide public leveraging. Private lenders also provide leveraging through primary loans on homeownership activities and rental development.

Matching requirements of the HOME program are satisfied primarily with State of Florida SHIP funds and with Pinellas County's Housing Trust Fund. The County began FY 23/24 with \$1,065,231.92 in excess HOME Match carried over from prior fiscal years. During FY 23/24, the County contributed no new HOME Match.

Matching requirements of the ESG program were satisfied with County General Funds on activities benefitting homeless individuals and families.

Pinellas County has dedicated local funds for the Affordable Housing Development Program. The Penny IV funds are dedicated to the preservation and development of affordable housing over the next decade. Funds can be used for land acquisition or for capital projects associated with the development, construction, and major rehabilitation of housing units affordable to the local workforce. In FY23, the County committed over \$18.7M to 5 affordable housing projects that will produce 485 affordable units upon completion. The County funds leveraged over \$132M in private funding. In total, Penny funding has leveraged approximately \$431M in other private funding for the construction or preservation of 1,964 units of affordable housing.

Pinellas County acquired a total of 60 parcels in Dansville to facilitate comprehensive neighborhood revitalization work. To date, fifty-seven homes have been constructed and sold to eligible households. During FY 23 the County worked on finishing the replat of the remaining lots and preparing the lots for sale.

In the Greater Ridgecrest Area, Habitat for Humanity continued constructing and selling homes to households at or below 80% AMI on parcels the County conveyed to Habitat.

Additionally, the County owns property in the Greater Ridgecrest Area Census Designated Place and a locally designated target area, which houses the Greater Ridgecrest Branch YMCA. The YMCA administers a comprehensive recreation program for the residents of the surrounding Greater Ridgecrest Area, low- and moderate-income neighborhoods. The YMCA serves three crucial areas of focus to help residents with youth development, healthy living, and social responsibility. The YMCA also serves other YMCA school age programs, Ridgecrest Elementary School, and Indian Rocks Christian School, by providing access to the pool and gym. For community residents, the YMCA serves as an affordable rental venue for private community events. The Greater Ridgecrest Branch of the YMCA of the Suncoast is guided by an advisory board with 100% of its membership being residents of the community or persons whose principal place of business is in the community. The County also owns two properties in Central Lealman, a locally designated target area, which house the Police County Sheriff's Police Athletic League and The Lealman Exchange. The Police Athletic League provides a safe, affordable place for children to go after school to participate in activities to help them succeed academically, make healthy lifestyle choices and grow to be productive adults. The Lealman Exchange serves as a hub for programs and services to meet the needs of this community, including jobs, housing, food insecurity and social engagement. The Exchange offers classrooms, offices and a multiuse gymnasium. Pinellas County and local partners provide a wide range of services on site: YMCA serves as a resource center for our community by providing programs and services for all ages. This space is also home to the Lealman YMCA Preschool Academy, hosting youth from infancy through VPK; AmSkills hosts 1-day Manufacturing Career Discovery Workshops and 2-week Manufacturing Skills Bootcamps. Participants learn how to transition existing skills or learn new ones for the Advanced Manufacturing Industry; CareerSource Pinellas offers career services to job seekers and employee training to businesses as well as offering programs for youth, veterans, the disabled; The Broach School provides quality personalized instruction for students needing personal one-on-one attention; The Excellerated Teaching Center is a therapeutic company providing individualized treatment packages to target the behavioral, social, educational, and developmental needs of clients through age 21 in home, clinical, educational, and community settings; Gulfcoast Legal Services provides offers high quality, comprehensive civil legal services to vulnerable individuals including those living in poverty, low-wage workers, persons with disabilities, veterans, the homeless, the LGBTQ community, victims of domestic violence or human trafficking, and the elderly. GLS offers high quality, comprehensive civil legal services, which are provided by Florida Bar licensed attorneys; The Florida Small Business Development Center helps existing and emerging businesses through no-cost confidential business consulting, information, and low-cost training; The UF/IFAS Extension Family Nutrition Program (FNP) helps limited resource families access more nutritious food choices on a budget and adopt healthier eating and physical activity habits to reduce the risk of obesity and chronic disease. FNP also provides free resources for local organizations to support and promote healthy eating and physical activity in their communities; Feeding Tampa Bay offers its Groceries on the Go program which aims to break barriers that prevent healthy eating – like time, accessibility, and cost.

Fiscal Year Summary - HOME Match Report	HOME Funds
1. Excess match from prior Federal fiscal year	\$1,065,231.92
2. Match contributed during current Federal fiscal year	\$0.00
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$199,666.61
4. Match liability for current Federal fiscal year	\$0.00
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$865,565.31

Table 5 – Fiscal Year Summary - HOME Match Report

Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
No new match	contributed in	FY 23/24						

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE Report

Program Income – Enter the program amounts for the reporting period

Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$2,781,848.01	\$593,309.74	\$840,899.61	\$0.00	\$2,534,258.14

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises - Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

	Total	Women Business Enterprises	Male
Contracts			
Number	0	0	0
Dollar Amount	0	0	0
Sub-Contracts			
Number	0	0	0

Table 8 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property - Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition - Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

	Number	Cost
Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, Not Displaced	0	0

Households Displaced	Total	Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	125	174
Number of Special-Needs households to be provided affordable housing units	0	10
Totals	125	184

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	15	31
Number of households supported through The Production of New Units	31	45
Number of households supported through Rehab of Existing Units	50	29
Number of households supported through Acquisition of Existing Units	29	79
Total	125	184

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Pinellas County has started working on addressing the goals identified in the 2020-24 Consolidated Plan. Although the actual annual number of households assisted were under the annual goals identified, the County will strive to remain on with the five-year goals. An overall lack of affordable housing units and specifically a lack of landlords willing to provide units to renters with histories of credit issues and evictions remains an issue.

Sufficient funding for affordable housing programs continues to be a barrier. Although there was an increase in both HOME and SHIP allocations, affordable housing funding remain well below the funding levels needed to address the lack of affordable housing in the County. Insufficient federal, state, and local resources that support the development and financing of affordable housing continues to create a gap in the financing of projects and programs administered by the County.

The local housing market continues to see high home purchase prices causing a considerable decrease in homebuyers eligible for down payment assistance resulting in few households being assisted then projected for the fiscal year. To address home price increases, the County increased the amount of down payment assistance being offered. Although it has helped to some extent, the program continues to see low numbers of eligible applicants for down payment assistance programs.

Construction costs continue to rise post-pandemic and construction material availability continues to delay projects. Public facility improvement projects and County housing programs experienced extensive delays that would normally not be experienced.

Discuss how these outcomes will impact future annual action plans.

In the current 5-year Consolidated Plan, covering fiscal years 2020-24 through 2024-25, the County re-evaluated and redesigned the expected goals for the five-year cycle to be more cohesive and due to the continued reduction in resources for affordable housing left the affordable housing related goals at decreased amounts. Affordable housing continues to be one of the high priority goals identified in the 5-Year Plan and will continue to be addressed in the Annual Action Plans and Pinellas County will continue to utilize federal CDBG, HOME and ESG funds, as well as State SHIP funds and local HTF and Penny for Pinellas funds, to meet the needs identified.

Although public facility and housing construction projects are experiencing considerable delays, the County will continue to fund these needed projects and programs to continue serving County residents.

The County will continue to review available housing programs and make adjustments as needed to increase program participation.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	17,080	15
Low-income	4,527	5
Moderate-income	2,504	7
Total	24,111	27

Table 13 – Number of Households Served

Narrative Information

Pinellas County housing programs are available to extremely low-, low-, and moderate-income households that meet the eligibility requirements for each program. In FY 23/24 Pinellas County housing programs assisted 184 total units using Federal CDBG, HOME and ESG funding (63 total units), as well as State SHIP funds (121 total units). Owner housing opportunity programs, owner/renter preservation programs, owner/renter housing production programs and homelessness prevention programs served a total of 184 households:

	CDBG	HOME	ESG	SHIP	HTF
The number of extremely low-income renter households?	0	15	29	13	0
The number of extremely low-income owner households?	0	0	0	3	0
The number of low-income renter households?	0	5	2	10	0
The number of low-income owner households?	1	0	0	8	0
The number of moderate-income renter households?	0	1	0	0	0
The number of moderate-income owner households?	4	6	0	44	0
The number of middle-income persons served?	0	0	0	43	0
The number of homeless persons served?	0	0	0	0	0
Total	5	27	31	121	0

Is the number of owner and renter households assisted meet the Section 215 definition of affordable housing included? Yes.

Table 14 – Number of Households Served

There are several rental housing preservation and production projects underway that will be reported in the next CAPER.

Pinellas County continues to experience housing affordability issues with the cost of both ownership and rental housing. According to the National Low-Income Housing Coalition’s Out of Reach reports, rents affordable to households at 30% of AMI was \$671 in 2023 and increased to \$690 in 2024. Rents affordable to a worker with the mean renter wage was \$1,201 in 2023 and increased to \$1,300 a month in 2024. Fair Market Rents for a 2-bedroom unit increased from \$1,659 in 2023 to \$1,851 in 2024. Rents continue to

increase well above the affordable rents to not only a minimum wage worker, but also workers making an average worker wage. In 2024, in order to be able to afford a 2-bedroom unit without paying more than 30% of a household's income on housing, a household had to earn \$74,040, up from \$66,360 in 2023. According to The Harvard Joint Center for Housing Studies, nearly one-third of households spent more than 30% of their incomes, including 14% that spend over half their incomes on housing costs.

The supply of affordable rental housing in the Consortium for 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. Pinellas County is built out and lacks adequate developable land for construction of new affordable rental housing. These barriers continue to have a negative impact on projects and programs utilized to implement the County's stated strategies.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

In FY 23 Pinellas County committed \$1,493,259 in new CDBG and \$198,400 in new ESG funds supporting homeless services and facility rehabilitation at special needs and homeless facilities. During the year, ten projects funded in prior years were completed and closed out: Directions for Living was provided funding for two activities, roof repair and solar installation and a/c replacement, Lighthouse of Pinellas was provided funding for safety improvements to classrooms, bathrooms, client areas, teen business production area and for replacing flooring, lighting and reconfiguring the auditorium, PARC was provided funding for bathroom renovations at the Bert Muller facility, St. Vincent de Paul was provided funding for bathroom and corridor improvements, The Arc Tampa Bay was provided funding for kitchen, bathroom and classroom improvements and floor replacement at the Tarpon Springs facility, and WestCare was provided funding for the installation of an emergency generator, bathroom improvements and window replacement at Turning Point. Bay Area Legal Services, Community Law Program and Gulfcoast Legal Services were provided CDBG-CV funding for fair housing and homelessness prevention legal services. The County funded Community Housing Assistance Program expended ESG and ESG-CV funds providing homelessness prevention services. Funding the projects addresses the following priority needs: supporting improvements of public facilities serving low- and moderate-income persons, including the homeless and special needs populations, supporting operations of programs serving low- and moderate-income persons, including the homeless and special needs populations, and providing rental assistance for individuals/households at risk of or already experiencing homelessness. The projects support the following goals: public facility improvements, public services, and rental assistance. Additionally, Pinellas County works closely with the Pinellas County Homeless Leadership Alliance (HLA) attending general meetings of the Board, participating on multiple committees and providing staff support for the Point-in-Time Count.

In addition to CDBG and ESG funding for homeless activities, the Human Services Department provided approximately \$199,468 to Directions for Living, Boley Centers, and the Homeless Leadership Alliance to support street outreach teams to provide case management services, direct services, outreach and engagement activities, placement of homeless persons into emergency shelters and provide referrals to social services. Additionally, through the Human Services Department, the County expended \$957,496 through the County's Rapid Rehousing Program providing client assistance, case management and rapid rehousing navigation teams; \$41,776 on the SOAR Program providing assistance to homeless individuals to obtain financial and medical benefits through Social Security; as well as additional general funds on other homeless services including aftercare case management, healthcare (including dental, laboratory, specialty care and prescription services), and behavioral health services.

The HLA partners with the Juvenile Welfare Board's Children's Services Council and 2-1-1 Tampa Bay Cares on the Family Services Initiative (FSI) that works with families with needs to prevent homelessness while working on longer-term issues and to have one place for families to make initial contact for help. FSI is publicized widely as the place to go for help for the homeless and at-risk families. Homeless/at risk families call 2-1-1 and are directed to specific triage staff for short assessment. Outreach is done by three full-time/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 CoC's efforts to find and engage street homeless. 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. Police departments train their law enforcement staff members on working with street homeless persons. Once a street homeless individual or couple seeks assistance, they are encouraged to go to Safe Harbor, the County's major intake/emergency shelter and are assigned to a case manager for assessment and referral to services, etc. Unaccompanied youth are 'friended' and referred to Family Resources and other youth programs to get them off the street. Street Outreach Teams also process individuals for entrance to Pinellas Hope, another major emergency shelter.

Addressing the emergency shelter and transitional housing needs of homeless persons

As a result of limited funding for operations, Pinellas County supports emergency and transitional housing needs by providing CDBG funding to assist with brick-and-mortar type projects and some operational support. In FY 23, the County committed \$360,964 in CDBG funds to the following four activities: CASA Facility Rehabilitation – improvements at CASA's domestic violence shelter, benefitting 500 survivors of domestic violence; Homeless Empowerment Program Multi-Purpose Facility Rehabilitation – improvements to HEP's homeless multi-purpose facility, benefitting 900 homeless persons; Homeless Empowerment Program Service Center Facility Rehabilitation – improvements to HEP's homeless service center, benefitting 900

homeless persons; WestCare GulfCoast-Florida Facility Rehabilitation – improvements to WestCare’s Mustard Seed transitional housing facility, benefitting 70 persons.

In FY 23, the Human Services Department provided just over \$1.6M in support of programs that address the emergency shelter and transitional housing needs of homeless persons. The County provided \$637,693 to Catholic Charities to support supportive housing and Pinellas Hope transitional housing for homeless individuals as they begin to transition back to regular housing. The County provided \$354,973 to WestCare Turing Point Inebriate Receiving Shelter and \$136,437 for shelter beds, \$124,684 to Homeless Empowerment Program for shelter bed funding. The County provided \$48,900 to Metropolitan Ministries case management for Pinellas Hope residents and \$150,000 to St. Vincent de Paul for support of the Food Center, a housing first shelter. The County also provided \$154,448 to CASA and \$59,767 to Hope Villages of America to support emergency shelter for survivors of domestic violence. Funding the projects addresses the following priority need: supporting operations of programs serving low- and moderate-income persons, including the homeless and special needs populations. Additionally, the projects supporting the following goal: public services and shelter and housing for the homeless.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Pinellas County has a set of coordinated discharge procedures for persons being discharged from publicly funded institutions and systems of care. Participating institutions and systems of care make every effort to ensure that persons are not discharged into homelessness.

Although ESG funds are not directly identified to be used for discharge coordination, in FY 23, Pinellas County expended \$236,845.95 in ESG and ESG-CV through the CHAP program providing homelessness prevention activities. These activities can assist to ensure that persons discharged are not discharged into homelessness but can be rapidly re-housed, if necessary. In FY 23, Pinellas County served a total of 31 individuals and/or households at risk of becoming homeless. Funding the CHAP program addresses the following priority needs: preserve existing and/or produce new affordable housing for low- to moderate-income owner and renter households, including special needs populations. Additionally, the projects supporting the following goal: rental assistance.

Pinellas County Human Services provides Homeless Prevention and Self-Sufficiency programs targeted to the homeless population. The programs target high poverty zone areas throughout the County and focus on individuals who are disabled and need assistance applying for Federal benefits, employed homeless families with children seeking affordable, permanent housing, and veterans who need assistance with obtaining Federal benefits, with a special focus on homeless veterans. Human Services provided \$305,777 to the Family Housing Assistance Program, which provides case management to highly motivated working families with a

desire to transition from homelessness into economic self-sufficiency through customized family plans that include assistance with locating housing, paying rent and/or security deposits, utilities, food, transportation, work assistance or retraining. Financial coaching services are provided to assist families with budgeting and establishing or restoring credit. Additionally, Human Services provided over \$1.3M to the Adult Emergency Financial Assistance Program, which assists with past due rents to avoid eviction, emergency mortgage assistance to reduce the risk of foreclosure, utility assistance, transportation assistance and work-related expenses.

The Veterans Services Program focus on homeless veterans. Traditional and homeless veterans may receive services under any of the Homeless Prevention and Self-Sufficiency Programs they qualify for and may receive medical assistance through the Pinellas County Health Program until their Federal medical benefits are determined and received.

The County continues to monitor the availability of additional Federal funds that may become available to address homeless and homeless prevention activities. Pinellas County coordinates these activities with other jurisdictions within the County to ensure that eligible recipients are not moving needlessly in order to access the funding.

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

In FY 23, Pinellas County expended \$236,845.95 in ESG and ESG-CV funds providing homelessness prevention and rapid rehousing assistance to 31 individuals and/or households at risk of becoming homeless through the Community Housing Assistance Program. Additionally, the County expended almost \$2.8M providing funding to homeless programs and services, including the Adult Emergency Financial Assistance Program and Family Housing Assistance Program to assistance individuals and families become stably housed in safe housing, become financially self-sufficient through improved financial management skills. The programs provide security deposits, rent assistance and case management and referrals to outside service agencies.

Pinellas Safe Harbor, a 470-bed homeless shelter and jail diversion program that opened in January 2011 helps divert homeless individuals from the criminal justice system and alleviates jail overcrowding. Pinellas Safe Harbor serves as a transitional facility to prevent former County residents coming out of State prisons from ending up on the street. As a jail diversion program, Pinellas Safe Harbor is a cost-effective alternative to jail incarceration. Clientele includes military veterans, chronically homeless, physically disabled, persons with mental illness, alcohol/drug abusers, individuals living on the street, individuals released from jail, and individuals from emergency shelters where they are no longer welcome. The goal of Pinellas Safe Harbor is to enable individuals to re-enter mainstream society and receive assistance towards acquiring more

permanent housing. Pinellas Safe Harbor operations budget is provided by the Pinellas County Sheriff's Office, which is offset by municipal and community contributions.

Pinellas County coordinates with the Juvenile Welfare Board (JWB) Family Service Initiative, which provides a range of prevention assistance to families/children (may include very-short term shelter and case management to remain in/get new housing). The County funds 2-1-1 Tampa Bay Cares to connect at-risk families/persons with prevention resources including Emergency Food and Shelter projects.

The Continuum of Care is exploring strategies and potential initiatives to shorten the period of time families are experiencing homelessness. The Service Prioritization Decision Assistance Tool has been developed and initial training has been provided. The Continuum of Care began using the Homeless Management Information System, known as the Pinellas Homeless Management Information System (PHMIS), to formally monitor returns to homelessness from permanent housing programs (Rapid Re-Housing, Permanent Supportive Housing, PH). This process is the monitoring base of the System Quality Improvement Committee performance outcome monitoring/evaluation system used to set goals and measure performance for the Continuum. HLA and HMIS staff meet 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. Another step being explored is improved employment/job readiness skills training for all exiters.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

There are five public housing authorities within Pinellas County. The Pinellas County Housing Authority, Clearwater Housing Authority and the St. Petersburg Housing Authority, all have public housing units and administer vouchers. These three agencies continue to redevelop many of their public housing sites into mixed-income developments. The Dunedin Housing Authority currently has no public housing units and does not administer vouchers. Additionally, the Housing Authority of Tarpon Springs owns and operates public housing units but does not administer vouchers. 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 services.

The County and the housing authorities work together to identify opportunities that will provide affordable units to households at 50% AMI, 60% AMI and up to 120% AMI.

Actions taken 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 (FSS) 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 childcare, 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.

Actions taken to provide assistance to troubled PHAs

Performance of housing authorities in Pinellas County is checked through HUD's Public and Indian Housing Information Center (PIC) and/or review of Housing Authority Annual Reports. The Pinellas County Housing Authority, the Clearwater Housing Authority and the St. Petersburg Housing Authority, identified as Combined Program Types, are a 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.

The Clearwater and St. Petersburg Housing Authorities, although within the County's physical borders, are located in the Clearwater and St. Petersburg entitlement communities.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

County and other local jurisdiction processes and policies can affect the amount and type of housing that can be developed. Zoning, land use and site development requirements and regulations meant to direct the development of property for the best use and alleviate negative effects of land use can, unintentionally, result in increased per unit housing development costs.

Barrier: Construction costs. The County continues to support the established Affordable Housing Incentive Strategies to provide private sector builders and developers with regulatory and financial incentives to produce affordable housing. Incentives include an expedited permitting process, allowance of increased density levels, reduction of parking and setback requirements, and use of an established process to consider, before adoption, proposed land development code changes that may have a significant impact on the 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 submits a report to the State.

Barrier: Cost of land. The Housing Finance Authority of Pinellas County created a community land trust to enable land costs to be diminished in the development equation, making the end product more affordable. Pinellas County dedicated \$98M of Penny for Pinellas revenue from a one-cent sales tax for acquisition of land for affordable housing within the County over the next decade.

Barrier: Tenant/Purchaser Issues. The County continues its efforts to educate citizens about barriers that can be eliminated, such as poor credit, through staff educational efforts, as well as through agencies that provide credit counseling. Required credit histories remain tight and according to The Harvard Joint Center for Housing Studies' *The State of the Nation's Housing 2019*, "there has been a significant increase in loans with debt-to-income (DTI) ratios above 43 percent."

In FY 23 Pinellas County continued to use federal CDBG, HOME, State SHIP and local HTF funding to administer various programs focused on preserving or producing affordable housing units including homeownership opportunity programs, homeowner and rental housing preservation programs, and rental housing production programs. Pinellas County expended just over \$11.5M preserving or producing 153 units of affordable owner and rental housing. Additional units and expenditures for projects that were underway in FY23 will be reported next year. The County also expended \$109,611.49 in ESG funding providing homelessness prevention assistance to 31 households.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The 2020-24 Five-Year Plan identifies the following obstacles that prevent meeting underserved needs: the overall economic climate due to the recent COVID-19 pandemic with funding being provided to mitigate the impact; continued reduced federal funding levels constrain local government finances and impacts the ability of nonprofit agencies to meet the needs of underserved populations. These reductions also impact the ability of nonprofit agencies to meet underserved needs of the population; local governmental policies such as

building codes, subdivision standards and impact fees enacted to protect the general welfare of the public but which have an unintended effect creating barriers to housing affordability by increasing per unit development costs; the supply of housing in the Consortium, affordable to extremely low-, low-, moderate- and middle-income families. Pinellas County continues to have a significant housing affordability issue with both ownership and rental housing opportunities. Countywide approximately 50% of renter households and 30% of owner households pay more than 30% of their household income for rent or mortgage. According to the National Low-Income Housing Coalition's Out of Reach report, affordable rent for a minimum wage worker in Pinellas County is \$624 a month and \$283 a month for an SSI recipient. The median renter household income is \$52,001, and rent affordable to the median worker is \$1,300. The median renter income is less than the \$57,960 income needed to rent a zero-bedroom unit in Pinellas County. In Pinellas County fair market rents are \$1,449 for a zero-bedroom unit, \$1,562 for a 1-bedroom unit, \$1,851 for a 2-bedroom unit and \$2,367 for a 3-bedroom unit, well above affordable rent for both a minimum wage worker and average worker wage. The supply of affordable rental housing in the Consortium for 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. Pinellas County is built out and lacks adequate developable land for construction of new affordable rental housing.

In FY 23 challenges associated with providing affordable households to families earning less than 30% of area median income remains an obstacle. Extremely low-income households are best assisted by subsidy payments such as the Housing Choice Voucher Program administered by the public housing authorities. The County works with local housing authorities, when possible, on projects to preserve units with project based rental assistance so that the affordable units and subsidies remain available. The County strongly supports mixed-income housing development projects whenever possible. Mixed-income housing developments minimize NIMBYism by strengthening the socio-economic foundation of the community with the inclusion of market-rate units. Additionally, it helps eliminate the concept of low-income neighborhoods. During FY 23, the County utilized CDBG, HOME and other State funding sources to acquire, rehabilitate, or redevelop several mixed-income, multifamily or owner-occupied housing developments with set-aside units for lower-income households. Several projects are close to completion and will be reported next year.

Nonprofit developers that own and operate housing for extremely low-income families struggle to maintain costs without the option of rent increases available to private developments. To sustain or undertake new HOME projects requires greater subsidies in order to keep units affordable and well maintained. With increasing rent and home prices, the availability of affordable rental units becomes even more important. The development of affordable owner and rental housing units assist with housing affordability issues.

Development of new owner and rental housing units continues; however, most units being constructed are market rate, luxury units that are not affordable to low- and moderate-income households.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

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

The DoH performs epidemiological investigations to assure appropriate follow-up care is initiated, to prevent occurrence of new cases, and to gather data on lead poisoning cases to target future interventions. For children identified with high blood lead levels, lead assessments of their home are recommended. A specialist performs inspections and risk assessments at no charge to 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 in Pinellas County provides updates, advisories, guidance, resources and alerts on emerging health threats of public importance to health care providers in the County. The Pinellas DoH tracks the number of children and adults who are lead poisoned.

Pinellas County 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 policies and procedures meet the concepts and requirements of Title X. A staff member with lead-based paint training 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 assure that lead hazard control work is done safely and effectively.

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

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

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 natural resources.

The Economic Impact of Poverty Report, currently being updated in 2024, 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 prioritizes funding to Neighborhood Revitalization Strategy Areas and local target areas. CDBG program funds allow for activities to be funded that will address the unique needs of each individual community. HOME program funds help to preserve and/or increase the supply of affordable housing for low to moderate-income households. Pinellas County funds several programs that help to reduce the cost of housing in the community including homeowner rehabilitation, down payment assistance, homebuyer and home budgeting classes and foreclosure prevention programs, and development subsidies. Lowering housing costs for low-income households helps to reduce the overall poverty levels in the community.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The Community Development Division is charged with executing the County's housing and community development programs using Federal CDBG, CDBG-CV, ESG, ESG-CV, HOME, and NSP funds. The County continues to work with local lending institutions and nonprofit organizations to form partnerships for financing the acquisition, construction and rehabilitation of housing units.

The County contracts with several nonprofit agencies to provide housing rehabilitation, down payment and closing cost assistance, homebuyer classes, foreclosure prevention, budgeting classes, and a community housing assistance program on a fee for service basis. In addition, the County works with residents of targeted areas to gain community input and increase resident's involvement.

The County partners with local nonprofit agencies providing funds to carry out the activities established in the 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.

Pinellas County works closely with the Homeless Leadership Alliance to identify gaps in the continuum of care and to align funding with those gaps. Pinellas County continues to work closely with the Homeless Leadership Alliance to determine the best use of ESG funds through the Community Housing Assistance Program to administer homeless prevention and re-housing activities through the new Emergency Solutions Grant.

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

**Actions taken to enhance coordination between public and private housing and social service agencies.
91.220(k); 91.320(j)**

Pinellas County coordinated with key agencies during the FY 23:

Public Sector

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

Pinellas County Human Services helps residents to obtain behavioral and health care services, receive financial services, family housing assistance and a host of other services.

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 2040 Long Range Transportation Plan (LRTP) and Countywide Plan plans build on more than a decade of outreach to citizens and the business community of the vision for the future, envisioning compact development, mixed uses, and interconnected streets to allow for convenient walking, bicycling, and transit use, creating places of special value to the community and providing new mobility options.

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 and Families, the Department of Health, Agency for Persons with Disabilities, Department of Elder Affairs, Department of Veterans Affairs, Department of Juvenile Justice, and the Agency for Workforce Innovation. Funding for these agencies is inadequate for the needs they are expected to meet.

There are a host of nonprofit agencies that service target income households within the Consortium as well as the County as a whole. A coordinated effort is necessary to facilitate service provisions to varying groups

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

Private Sector

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

The County is committed to continuing its participation and coordination with Federal, State, municipal and local agencies, as well as with the private and nonprofit 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.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The Consolidated Plans for housing and community development in Pinellas County, City of Clearwater, City of Largo, and the City of St. Petersburg, Florida, contain a certification to affirmatively further fair housing requiring an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis. Pinellas County's Analysis of Impediments to Fair Housing (AI) was updated in 2020 in conjunction with the Consortium's (Pinellas County and City of Largo) fiscal years 2020-2024 Consolidated Plan, the City of Clearwater, Florida 2020-2024 Consolidated Plan, and the City of St. Petersburg, Florida 2020-2024 Consolidated Plan. Data from the Analysis suggests that the following types of impediments exist:

- Cost and Availability
- Evictions
- Housing Stock
- Protected Classes
- Education
- Underserved Transportation Corridors
- Limited English Proficiency

See Attachment B for details related to each impediment and recommended actions identified in the AI.

Activities to Address Previously Identified Impediments: Pinellas County continues to fund programs that offer free classes for persons interested in homeownership, as well as provide outreach and training in fair housing. Our efforts are furthered through partnerships with entities such as the Pinellas Realtor Organization (PRO), which subscribes to the Affirmative Marketing Agreement (VAMA), and the Bay Area

Apartment Association (BAAA). Both entities work to educate its members on Fair Housing. The County also a member of the Tampa Bay Fair Housing Consortium.

Pinellas County has provided financial support to the following entities to educate potential homebuyers on homeownership, affordable lending products, credit, fair housing and foreclosure prevention. During FY 23 the County contracted with the following entities:

- St. Petersburg Neighborhood Housing Services, Inc. (dba Neighborhood Home Solutions)
- Clearwater Neighborhood Housing Services, Inc.

The County's Office of Human Rights (OHR) continues to investigate fair housing complaints. During FY 23, OHR received 34 new complaints and processed 46 cases to closure. The County participated in 11 fair housing training events to management companies and in direct response to fair housing cases. The County has an established Affordable Housing Advisory Committee that provides oversight and review of incentives that will encourage the development of affordable housing. The Committee provides recommendations to the Pinellas County Board of County Commissioners (Board) when there are changes to be considered that will facilitate the removal of barriers.

County staff monitors over 1000+ rental units that have received Federal, State and/or Local resources to ensure the units are affordable for the term of the loan. The Affirmative Fair Housing Plans for each development are submitted every two years for review to ensure compliance with their outreach and marketing efforts.

Inquiries from low- and moderate-income tenants in the unincorporated area are often referred to the County's Code Enforcement staff. Tenants are often seeking a remedy to actual or perceived Housing Code violations in their rental unit that the landlord or property management company may have declined to address or repairs that are being addressed by the landlord at an unacceptable pace for the tenant. The Code Enforcement staff provides general information on code enforcement alternatives and remedies as well as the State's landlord tenant law. They often refer tenants to pro bono or low-cost legal assistance programs to serve tenants needs.

The Pinellas County Clerk of the Circuit Court operates three Legal Self-Help Centers to assist Pinellas County citizens represent themselves in court in regard to family law, small claims, or landlord/tenant matters. The

Self Help Centers provide consultation with an attorney for a minimal fee, forms and packets for civil court actions, document notary and copying services. The Clerk's Office collaborates with The Sixth Judicial Circuit, The Community Law Program and the Clearwater Bar Association to offer affordable legal services to the public.

CR-40 - Monitoring 91.220 and 91.230

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

Activity monitoring is a continuous process to ensure compliance with all applicable policies and regulations. Projects and programs are reviewed for eligibility and consistency with the 5-Year Plan. Activity sheets, descriptive checklists to document program compliance and codes, are completed for each project/program considered for approval. Contracts are executed for projects involving other agencies or cities, in accordance with all Program Federal Regulations.

Monitoring of projects/programs is as follows:

- Housing case processing performed by contracted agencies or County staff. Contracted agencies are provided training upon participation in the program and technical assistance is provided when necessary and/or upon request. Designated staff monitors cases and reviews all documentation prior to approval. A second staff person reviews that assessment. Staff prepares closing documents to ensure accuracy and requests funds for closing. If contracted agency staff is responsible for construction management, County staff conducts site visits to a random sampling of properties.
- City/County capital projects are inspected mainly by qualified Public Works (PW) staff, County staff work closely with cities from start to finish. PW staff submits invoices for County approval prior to issuing payments. Independent architect/engineers approve each pay request. An exception would be for small dollar amount projects.
- Nonprofit capital projects are monitored by providing all requirements to the agency and ensuring that each step of the process is followed. Preconstruction meetings are held to ensure agency and selected contractors are aware of applicable Federal Regulations. File documentation is required on an on-going basis (e.g., advertisements, bid documents, contracts, etc.). Payments are reimbursed to agency. Independent architect/engineers approve each pay request. Supporting documentation is required for all payments. All relevant documentation is maintained in the County office. An exception would be for small dollar amount projects.
- County staff conducts on-going monitoring of multi-family projects to ensure affordability compliance. Monitoring reports are prepared by staff and necessary actions are taken for compliance issues identified.

Monitoring of other project types is determined by a Risk Assessment tool. If on-site monitoring is indicated, specific plans are developed for each visit. Monitoring outcomes are provided, and corrective plans are developed, if required. Plans are monitored to ensure action has been taken.

Progress on goals and objectives is reviewed quarterly to ensure timeliness of spending, in conjunction with preparation of the CAPER and in preparation for each year's Action Plan.

The County encourages Minority Business Enterprises and Women Business Enterprises (MBE/WBE) owners to seek certification through the State of Florida's Office of Supplier Diversity so they can stay competitive and compete for County contracts. Contractors use the State's Certified Vendor Directory to locate Minority Business Enterprises and Women Business Enterprises.

Section 3 Outreach: The County Section 3 Strategy is to take affirmative steps to assure that small, MBE/WBE businesses are utilized when possible. Responsibilities involved in this strategy are implemented as each Section 3 project goes to bid. Advertising for employment opportunities/vacancies run in general circulation and community-based newspapers. Contractors are made aware of the strategy through bid package documents and must execute an Assurance of Compliance - Training, Employment, and Contracting Opportunities for Business and Lower Income Persons. Further documentation and data regarding Section 3 compliance and Section 3 status of businesses and employees is requested at pre-construction conferences.

Pinellas Technical Education Centers offers programs pertinent to the construction industry like electrical, building construction repair, air conditioning/heating, landscaping, brick/block masonry, plumbing, etc. Pinellas County Economic Development's Small Business Development Center offers classes to minority business owners on specific resources/opportunities available for women, minority and service-disabled veteran owned businesses and also offers training for those interested in starting a small business.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

As required, reasonable notice for review and comment of this CAPER was provided. Public notice of the comment period was published in the *Tampa Bay Times* on January 12, 2025, advising of the availability of this performance report for viewing and public comment from January 13 to January 27, 2025. A notice was also placed on the County website. A copy of the CAPER was available for review during the 15-day comment period. Comments received: No comments were received.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Pinellas County created a series of programs in order to carry out specific objectives identified in the 2020-24 Consolidated Plan and the Annual Action Plan. The Programs administered during the 23/24 Fiscal Year were the Target Area Improvement Program, Public Facilities Program, Public Infrastructure Program, Public Services Program, Homeless and Homelessness Prevention Services Program (ESG20), Housing Preservation

Program, Housing Production Program and Homeownership Promotion Program and Disaster Response Program. Administering Programs allows the County flexibility in spending to accommodate projects that are delayed or cancelled. This allows the County to respond more quickly to changes in the real estate market and construction and financing industries; it also assists the County in meeting timeliness requirements. The County continues to select alternate projects to allow for the use of unanticipated program income or uncommitted funds in a timely manner. The structure of the County's CDBG program meets program objectives, and no program changes are anticipated in the next fiscal year.

Through administration of the Homeless and Homelessness Prevention Services Program, the County recognized the difficulty of identifying households with incomes under 30% of area median income that were able to sustain housing once the assistance provided using Emergency Solutions Grant funds had ended. The County has a lack of affordable housing units and specifically a lack of landlords willing to provide units to renters with histories of credit issues and evictions remains an issue. The County, along with the HLA, continues to work on establishing relationships with landlords willing to work clients in prevention and rapid rehousing programs.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants? No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not applicable. Pinellas County does not currently have any open Brownfields Economic Development Initiative Grants.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations - Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Inspection of initial lease-up of rental housing units is conducted by County staff and ongoing inspections of rental housing funded with HOME funds are conducted by County staff or a contracted compliance monitoring agency approved by the County. All HOME funded projects are monitored annually. Monitoring includes compliance with income and rent eligibility requirements, financial reports, program records/files and on-site physical inspections. The following list identifies all projects monitored in FY 2023-24, including all HOME funded projects:

- Aluna Largo – To be completed
- Ashley Place – Noncompliant at AR with minor issues; issues corrected; close-out letter issued by First Housing
- Boley Laurel Trace – To be completed

- Boley Morningside – To be completed
- Cypress Pointe – No apparent issues; awaiting close out to be issued by First Housing
- Duval Park – No apparent issues; close out issued by AmeriNat
- Grove Park – To be completed
- HEP West – Non-compliant at AR with minor issues; closeout issued by First Housing
- Landings at Cross Bayou – To be completed
- Leo Lane – No apparent issues; awaiting close out letter from City of Clearwater
- Lexington – To be completed
- Magnolia Court – Noncompliant at AR with minor issues, close out issued by First Housing
- Oak Ridge Estates – Noncompliant at AR with minor issues; close out issued by First Housing
- Palmetto Pointe – To be completed
- Palms of Pinellas – To be completed
- Parkside Commons – To be completed
- Pinellas Hope III – To be scheduled
- Preserves at Clam Bayou – To be completed
- The Villages of Tarpon – Noncompliant at AR with minor issues, closeout completed by First Housing
- Transfiguration – Noncompliant at AR with minor issues; close out issued by First Housing
- UPARC 1 – To be completed
- UPARC 3 – To be completed
- Whispering Palms – Noncompliant at AR with minor issues; close out issued by First Housing
- Evergreen Village – To be completed

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

As a part of the HOME application, applicants are required to submit an Affirmative Marketing Plan to the County which must conform to the County's affirmative marketing requirements. Monitoring of affirmative marketing for HOME funded units is incorporated into the County's overall monitoring process. During each onsite monitoring visit, the County monitors subrecipients for compliance with affirmative marketing requirements. There were 24 HOME funded properties on the monitoring list for this fiscal year to be reviewed for compliance regarding affirmative marketing. Units monitored continued to follow the appropriate "Affirmative Marketing Plan" in place.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

HOME program income received during the program year totaled \$698,309.74, including recaptured funds, and can be broken down into the following amounts for repayment of housing activity loans:

- \$375,226.11 – Owner Occupied Rehab and Down Payment Assistance Loans Paid Off, including the City of Largo
- \$323,083.63 – Multi Financial/Covey Financial Portfolio Repayments, Affordable Rental Housing Development Program, including the City of Largo

During FY 23-24, \$581,208.71 in HOME funds were expended on down payment assistance activities and administration of HOME programs including homeowner rehabilitation/reconstruction activities and rental activities. \$125,000.10 Program income was expended on activities funded with FY23-24 HOME funds, as it became available on these projects.

During FY 23-24, a total of \$581,208.71 in HOME funds were expended, including \$452,130.00 on down payment assistance activities and \$125,000.10 on administration of HOME programs including homeowner rehabilitation/reconstruction activities and rental activities. Program income was expended on activities funded with FY23-24 HOME funds, as it became available.

Six (6) households benefitted from HOME expenditures. Characteristics of the households that benefitted were as follows:

- Homeownership Opportunities Programs: 6 total households benefitted

Income demographics for all HOME completed activities include six (6) households earning between 51-80% AMI; Age demographics include: three (3) head of households between 26-40 years old and one (3) head of households between 41-62 years old; Family demographics include: four (4) female-headed households consisting of 2-4 persons and two (2) female-headed households consisting of 5 or more persons; Race/Ethnic demographics include: four (4) White households, one (1) of which was a Hispanic household and two (2) Black households.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

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

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG
Total Number of Activities	0	0	0
Total Labor Hours	0	0	0
Total Section 3 Worker Hours	0	0	0
Total Targeted Section 3 Worker Hours	0	0	0

Table 15 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0	0
Direct, on-the-job training (including apprenticeships).	0	0	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	0	0	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0	0
Held one or more job fairs.	0	0	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0	0
Assisted residents with finding childcare.	0	0	0
Assisted residents to apply for, or attend community college or a four-year educational institution.	0	0	0
Assisted residents to apply for, or attend vocational/technical training.	0	0	0
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0	0
Provided or connected residents with training on computer use or online technologies.	0	0	0

Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0	0
Other.	0	0	0

Table 16 – Qualitative Efforts - Number of Activities by Program

Narrative

There were no Section 3 Projects funded in FY 23/24.

CR-60 - ESG 91.520(g) (ESG Recipients only)

**ESG Supplement to the CAPER in *e-snaps*
For Paperwork Reduction Act**

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient: Pinellas County
Organizational DUNS Number: 055200216
EIN/TIN Number: 596000800
Field Office: Jacksonville
CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance:
St. Petersburg/Clearwater/Largo/Pinellas County CoC

ESG Contact Name /Address

Mr. Bruce Bussey
Community Development Manager
440 Court Street, 2nd Floor
Clearwater, Florida 33756
Phone Number: 727-464-8257
Fax Number: 727-464-8254
Email Address: bbussey@pinellascounty.org

2. Reporting Period—All Recipients Complete

Program Year Start Date: 10/1/2023 Program Year End Date: 9/30/2024

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient Name: Homeless Leadership Alliance
City/State: Clearwater, Florida
Zip Code: 33755-3303
DUNS Number: 623937356
Is subrecipient a victim services provider? No
Subrecipient Organization Type: Other Nonprofit Organization
ESG Subgrant or Contract Award Amount: FY23 \$ 95,378.17 (HMIS)

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	34
Children	28
Don't Know/Refused/Other	0
Missing Information	0
Total	62

Table 17 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 18 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 19 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 20 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	34
Children	28
Don't Know/Refused/Other	0
Missing Information	0
Total	62

Table 21 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	17
Female	45
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
Total	62

Table 22 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	28
18-24	4
25 and over	30
Don't Know/Refused/Other	0
Missing Information	0
Total	62

Table 21 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	0	0	0	0
Victims of Domestic Violence	1	1	0	0
Elderly	4	4	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
<u>Persons with Disabilities</u>				
Severely Mentally Ill	0	0	0	0
Chronic Substance Abuse	0	0	0	0
Other Disability	8	8	0	0
Total (Unduplicated if possible)	13	13	0	0

Table 22 – Special Population Served