

Draft 2026-2027 Annual Action Plan

Pinellas County

June 16, 2026



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Executive Summary

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

1. Introduction

Pinellas County receives annual federal grant allocations from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG). Pinellas County is also the lead entity for the Pinellas County Consortium for HOME, of which the City of Largo is a participating jurisdiction. As the lead entity, Pinellas County assumes overall responsibility for HOME compliance and requirements. The Consolidated Plan is the five-year planning document required by HUD that identifies priority needs and establishes corresponding goals to address those needs. The Action Plan is the annual planning document that represents specific activities to be undertaken during HUD Program Year (PY) 2026-2027, or Federal Fiscal Year (FY) 2026, using these federally funded grants. Additionally, the Consolidated Plan and Action Plan also consider other sources of state and local funding that can be used to support, match, or leverage federally funded grants. These sources include Florida's State Housing Initiatives Partnership (SHIP) program and local Penny for Pinellas and Housing Trust Fund (HTF) funding that is targeted to the preservation and production of affordable housing.

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

For the 2025-2029 Consolidated Plan, Pinellas County has established 12 goals that will guide funding decisions through the course of the Consolidated Plan five-year term. The goals to be addressed in PY 2026-2027 are:

- **Public facility improvements** – Provide funding for the acquisition, design/engineering and/or construction/rehabilitation of facilities that benefit low- and moderate-income, homeless, and/or special needs populations. *Outcomes: Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 32,279 Persons Assisted*
- **Public services** – Provide funding for operating expenses of public services that benefit low- and moderate-income, homeless, and/or special needs populations. *Outcomes: Public Service Activities other than Low/Moderate Housing Benefit: 7,880 Persons Assisted; Homeless Person Overnight Shelter: 1,100 Persons Assisted; Other: 20,510 Other*
- **Elimination of slum and blight** – Provide funding to eliminate or prevent slum and blight to assist in restoring economic vitality in blighted areas or on a spot basis. *Outcomes: Buildings Demolished: 1 Building*
- **Code enforcement** – Provide funding for the payment of salaries and overhead costs directly related to the enforcement of local codes in deteriorating or deteriorated areas in Target Areas. *Outcomes: Housing Code Enforcement/Foreclosed Property Care: 100 Households/Housing Units*
- **Neighborhood improvements** – Provide funding for public facility improvements, physical improvements, and comprehensive neighborhood planning activities in Target Areas, and HUD designated Low-Mod Areas to improve the quality of life and health of neighborhood residents. *Outcomes: Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 43,911 Persons Assisted*

- **Preservation of housing** – Provide funding for the acquisition and/or rehabilitation/preservation of housing affordable to low- and moderate-income residents. *Outcomes: Homeowner Housing Rehabilitated: 25 Households/Housing Units; Rental Units Rehabilitated: 15 Households/Housing Units*
- **Production of housing** – Provide funding for the acquisition, development, and/or construction of new housing units affordable to low- and moderate-income residents. *Outcomes: Homeowner Housing Added: 5 Households/Housing Units; Rental Units Constructed: 25 Households/Housing Units*
- **Homeownership opportunities** – Provide funding for direct assistance to prospective low- and moderate-income homebuyers, including down payment and closing cost assistance, credit counseling, and/or homeownership education/training. *Outcomes: Direct Financial Assistance to Homebuyers: 30 Households Assisted; Public Service Activities for Low/Moderate Income Housing Benefit: 30 Households Assisted*
- **Emergency/disaster response** – Provide assistance prior to, during and after a community emergency and/or disaster event to prepare for and/or mitigate loss, protect during an event, and aid with recovery. *Outcomes: Other: Emergency/disaster responses as needed*
- **Administration** – General planning and administration costs associated with administering Federal CDBG, HOME, and ESG funds; State SHIP funds; and other local funding sources, including but not limited to Housing Trust Funds (HTF). *Outcomes: Other: Administration as needed*

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

Additionally, the County has identified eight (8) geographic areas for implementation. These areas include two (2) general areas, Partner Grantees and the Urban County, and six (6) specific target areas: Tarpon Springs, High Point, Greater Ridgecrest, West Lealman, Central Lealman, and East Lealman. These target areas have been identified by Pinellas County as at-risk communities, having higher concentrations of low- and moderate-income populations, poverty-level households, and minority racial and ethnic groups than other areas of Pinellas County. These areas also have more risk factors for Fair Housing issues.

3. Evaluation of past performance

Over the last five-year period, Pinellas County worked on meeting the goals identified in the 2020-2024 Consolidated Plan. Five-year program performance (2020-2024) is summarized below by project name.

<u>Program Name</u>	<u># Served</u>	<u>Unit of Measure</u>
Target Area Improvement Program (SL-3)	219,881	persons
Public Facilities Program (SL-1)	113,428	persons
Public Infrastructure Program (SL-3)	5	household/housing units
Public Services Program (SL-1)	53,371	persons
Homeless & Homelessness Prevention (ESG)	20,128	household/housing units
Housing Preservation Program (DH-1)	138	household/housing units
Housing Production Program (DH-1)	193	household/housing units
Homeownership Promotion Program (DH-2)	178	household/housing units

Generally, sufficient funding for affordable housing programs continues to be a barrier. For rental housing specifically, an overall lack of affordable housing units and lack of landlords willing to lease units to renters with histories of credit issues and evictions remains an issue. Although the County's HOME allocation remains a critical resource to address the lack of affordable housing in the Consortium, HOME regulations are too onerous to catalyze many projects. 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.

In the previous Five-Year Consolidated Plan, covering PY 2020-2021 through 2024-2025, the County reevaluated and reduced the expected goals for the five-year cycle due to the continued reduction in resources for affordable housing. Affordable housing continues to be one of the high priority goals identified in the Five-Year Consolidated Plan and will continue to be addressed in the Annual Action Plans and Pinellas County will continue to utilize federal CDBG, HOME and ESG funds, as well as State SHIP funds and local Penny for Pinellas and HTF funds, to meet the needs identified.

4. Summary of citizen participation process and consultation process

During the planning process, the County held two public hearings to determine the needs and priorities of the community. Prior to preparation of the Action Plan, the County held the first required public hearing on January 21, 2026, to solicit input on the priorities and needs in the County. Participants were asked to provide input on community needs and how funds should be allocated to programs and projects related to housing, homelessness, special needs, and community development. The public hearing also served as an opportunity for the County to provide an overview of existing programs and to summarize the County's accomplishments in meeting identified goals over the past year. The County conducted the required second public hearing on June 16, 2026, to allow residents and stakeholders the opportunity to ask questions and to provide an additional opportunity for residents and stakeholders to comment on the Action Plan.

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

5. Summary of public comments

The County provided residents and stakeholders with the following three opportunities to ask questions and provide input and comments during the development of the Action Plan:

- 1st Public Hearing - the Needs Assessment and Past Performance Review public hearing was held on January 21, 2026. A summary of the performance and needs public hearing and comments received are included in Attachment A - Citizen Participation.
- 30-Day Comment Period - the draft Action Plan was made available for review and public comment from May 13, 2026, through June 11, 2026. Comments received will be included after the comment period.
- 2nd Public Hearing - the second public hearing was held on June 16, 2026. Comments received will be included after the public hearing.

All comments received were considered in development of the Action Plan.

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

All comments received were considered in the development of the plan.

7. Summary

Through the establishment of specific goals, outcomes, and target areas, the Pinellas County Consortium strives to address the priority needs of low- and moderate-income persons in a coordinated and strategic manner. Pinellas County’s anticipated federal funding allocations from CDBG, HOME, and ESG will help to address many of the County’s goals related to housing, homeless, and special needs, and community development; however, due to the significant lack of affordable housing in particular, the County must also supplement these funds with other State and local sources, such as SHIP, Penny for Pinellas, and HTF to fill funding gaps, which continue to widen. To address needs related to homelessness, special needs, and community development, the County is fortunate to have a network of public and private partners and local governments/municipal departments to support these goals through financial leveraging, coordination, and collaboration.

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	Pinellas County	Housing & Community Development Department
CDBG Administrator	Pinellas County	Housing & Community Development Department
HOME Administrator	Pinellas County	Housing & Community Development Department
ESG Administrator	Pinellas County	Housing & Community Development Department
HOPWA/HOPWA-C Administrator	City of Tampa	Housing & Community Development Department

Table 1 – Responsible Agencies

Narrative

Pinellas County serves as the lead agency for the Pinellas County HOME Consortium, which includes the City of Largo. The County is responsible for the development of the Five-Year Consolidated Plan for the CDBG, HOME, and ESG programs. Pinellas County, designated as an Urban County by HUD, consists of all unincorporated areas of the County and the eighteen (18) municipalities participating in the County’s program. The cooperating cities are listed below.

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

The cities of Clearwater, Largo, Pinellas Park, and St. Petersburg are separate CDBG entitlement communities and are not included in the Urban County. Although Pinellas Park was included in the 2015-2019 Consolidated Plan, Pinellas Park was removed from the Urban County in 2018 due to its population size and separate CDBG grantee status. The previous 2020-2024 Consolidated Plan excluded Pinellas Park, as does the current 2025-2029 Consolidated Plan.

The Pinellas County Board of County Commissioners is the local government entity responsible for approving the allocation of grant funds to various activities outlined in the Consolidated Plan and subsequent Annual Action Plans. The Community Development Division of the Housing and Community Development Department, along with the cooperating cities, partner agencies, and various nonprofit housing and public service providers, will play a major role in administering programs and implementing projects selected to carry out strategic objectives identified in the Consolidated Plan.

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

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

1. Introduction

Partnering with local, public, and private entities is crucial for addressing affordable housing, homelessness, special needs, and community development. Pinellas County's Citizen Participation Plan outlines goals and strategies to ensure citizen involvement in developing the Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report (CAPER). Citizen participation is essential for successful HUD programs, focusing on low- and moderate-income residents. The final decision-making authority rests with the Board of County Commissioners.

The Citizen Participation Plan, updated on May 19, 2020 (Resolution 20-45), requires public hearings and a minimum 30-day comment period. Notices for public meetings and draft plans were advertised in up to three (3) local newspapers [Tampa Bay Times (general circulation), La Gaceta (Spanish language), and TreMagazine (Vietnamese language)], on the County's Community Development Division website at www.pinellas.gov/department/community-development, and on the Pinellas County Government Calendar website at www.pinellas.gov/events. A Needs Assessment meeting, held jointly with the City of Largo, was conducted to determine community needs and priorities. This effort provided an opportunity for citizens to learn about housing and community development programs and offer input on funding allocations.

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

The public participation process involved consultation with housing providers, housing authorities, health and social services providers, and the CoC for the County’s homeless population. The Consortium consulted these entities throughout the preceding year via email, public meetings, and public hearings. Advisory emails and invitations were sent to all participating jurisdictions and public service providers to advertise public meetings and request comments on the Action Plan. Representatives of subrecipients attended public meetings to identify priority needs for housing, homeless, special needs, and community development.

Pinellas County regularly consults with three public housing authorities: Pinellas County Housing Authority, Tarpon Springs Housing Authority, and Dunedin Housing Authority, as well as other non-profit and for-profit housing providers. The County is a member of the Tampa Bay Healthcare Collaborative, which aims to improve healthcare delivery for uninsured and underinsured residents. The County participates in quarterly meetings and facilitates attendance of nonprofits and partners.

Pinellas County coordinates with local cities, the Florida Department of Health in Pinellas County (DOH), Forward Pinellas, and the Foundation for a Healthy St. Petersburg to ensure all residents have an equal opportunity to live a healthy life. The Pinellas County Human Services Department helps residents access medical care, emergency financial assistance, judicial resources, veterans' benefits, consumer complaint investigations, and homelessness services. The department networks with over 105 partner agencies, manages contracts and grants, and publishes resource guides. The Human Services Department also oversees the Health Care for the Homeless Co-Applicant Board.

The Juvenile Welfare Board hosts an Annual Mental Health Awareness and Youth Empowerment Summit to identify community mental and behavioral health needs. The Pinellas Integrated Care Alliance (PICA) provided a strategic review of the behavioral health system with recommendations for improvement. The County has pursued grants for behavioral health services, drug court, and opioid impact mitigation.

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

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

Consortium members and non-profit agencies also work closely with the HLA, attend general meetings of the Board, and provide staff support for the Point-in-Time count. Every January, the CoC conducts annual Point-in-Time surveys to determine the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans, unaccompanied youth, and persons at risk of homelessness.

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

Consortium member agencies have consulted with the CoC on a regular basis to determine how to allocate ESG funds in accordance with the CoC and the Consolidated Plan and review of applications for funding requests. The 10-Year Plan to End Homelessness in Pinellas County provides a strategic, countywide system to prevent and end homelessness in Pinellas County. Pinellas County consults regularly with the CoC on homeless matters including allocation of funds and development of performance standards, outcomes, and HMIS. County staff serve on various committees of the CoC, including the Executive Committee and Funders Council. County staff hold monthly coordination meetings with the HLA.

ESG funds are awarded to agencies that provide case management, homeless prevention, rapid rehousing, and emergency shelter and services to homeless persons.

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

Consortium member agencies are part of the development and implementation of the Pinellas Coordinated Assessment process; ESG subcontractors will use the process for selecting families to enroll in their programs.

All ESG participant data is entered in PHMIS, and the reports are used to track/report on ESG performance. Member agency staffs are part of the System Quality Improvement Committee working to set performance outcome goals and overseeing measurement and reports. The County can build upon the success of PHMIS to develop performance metrics and advanced reports that monitor and evaluate client-level and provider-level utilization and outcome.

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

See **Table 2** as follows for a summary of stakeholder participation and consultation.

Sort Order	1
Agency/Group/Organization	Pinellas County
Agency/Group/Organization Type	Civic Leaders; Other (Government Officials)
What section of the Plan was addressed by Consultation?	Housing Need Assessment; Homelessness Strategy; Non-Housing Community Development Strategy; Anti-Poverty Strategy; Lead-Based Paint Strategy

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Board of County Commissioners – Work Session, Public Hearings, Public Comment Period; Outcome: Department Coordination, Identification of Need, Development of Goals and Strategies; Confirmation of Goals and Strategies
Sort Order	2
Agency/Group/Organization	Pinellas County Housing and Community Development Department/Community Development Division
Agency/Group/Organization Type	Grantee Department
What section of the Plan was addressed by Consultation?	Housing Need Assessment; Homelessness Strategy; Non-Housing Community Development Strategy; Anti-Poverty Strategy; Lead-Based Paint Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	County Departments and Staff – Regular Phone Calls and Meetings During the Process; Outcome: Department Coordination, Identification of Need
Sort Order	3
Agency/Group/Organization	Homeless Leadership Alliance of Pinellas
Agency/Group/Organization Type	Continuum of Care
What section of the Plan was addressed by Consultation?	Homelessness Strategy; Homeless Needs (Chronically Homeless, Families with Children, Veterans, Unaccompanied Youth); Homelessness Strategy; Anti-Poverty Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Email Correspondence; Advisory Emails, Research of Published Reports, Point-in-Time Count, 10-Year Plan to End Homeless in Pinellas County; Continuum of Care Focus Group (HLA Providers/Funders Councils); Outcome: Identification of Need
Sort Order	4
Agency/Group/Organization	Pinellas County Housing Authority
Agency/Group/Organization Type	PHA
What section of the Plan was addressed by Consultation?	Housing Need Assessment; Public Housing Needs; Market Analysis
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Email Correspondence; Research of Annual Reports and Plans, Identification of Need and Strategies, Referrals; Outcome: Identification of Need
Sort Order	5
Agency/Group/Organization	Tarpon Springs Housing Authority
Agency/Group/Organization Type	PHA
What section of the Plan was addressed by Consultation?	Housing Need Assessment; Public Housing Needs; Market Analysis
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Email Correspondence; Research of Annual Reports and Plans, Identification of Need and Strategies, Referrals; Outcome: Identification of Need
Sort Order	6
Agency/Group/Organization	Dunedin Housing Authority
Agency/Group/Organization Type	PHA
What section of the Plan was addressed by Consultation?	Housing Need Assessment; Public Housing Needs; Market Analysis
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Email Correspondence; Research of Annual Reports and Plans, Identification of Need and Strategies, Referrals; Outcome: Identification of Need
Sort Order	7
Agency/Group/Organization	Clearwater Housing Authority
Agency/Group/Organization Type	PHA
What section of the Plan was addressed by Consultation?	Housing Need Assessment; Public Housing Needs; Market Analysis

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Email Correspondence; Research of Annual Reports and Plans, Identification of Need and Strategies, Referrals; Outcome: Identification of Need
Sort Order	8
Agency/Group/Organization	Pinellas Opportunity Council
Agency/Group/Organization Type	Services-Housing, Services-Children. Services-Elderly Persons. Services-Education, Services-Employment
What section of the Plan was addressed by Consultation?	Other (Non-Housing Community Development Needs); Non-Housing Community Development Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Service provider participated in the January 2026 public hearing; Outcome: Identification of Need
Sort Order	9
Agency/Group/Organization	Catholic Charities
Agency/Group/Organization Type	Services-Housing, Services-Elderly Persons, Services-Persons with HIV/AIDS, Services-Homeless, Services-Health
What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless, Homeless Needs - Families with children, Non-Housing Community Development Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Service provider participated in the January 2026 public hearing; Outcome: Identification of Need
Sort Order	10
Agency/Group/Organization	City of Pinellas Park
Agency/Group/Organization Type	Other government-Local
What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Other (Non-Housing Community Development Needs); Non-Housing Community Development Strategy; Anti-Poverty Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Local entitlement participated in the January 2026 public hearing; Outcome: Identification of Need
Sort Order	11
Agency/Group/Organization	YMCA – YMCA of the Suncoast, Inc.
Agency/Group/Organization Type	Services-Children; Services-Elderly Persons; Services-Health; Services-Education
What section of the Plan was addressed by Consultation?	Other (Non-Housing Community Development Needs); Non-Housing Community Development Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Service provider participated in the January 2026 public hearing; Outcome: Identification of Need
Sort Order	12
Agency/Group/Organization	Ready for Life.
Agency/Group/Organization Type	Services-Housing, Services-Children; Services-Elderly Persons; Services-Health; Services-Education
What section of the Plan was addressed by Consultation?	Other (Non-Housing Community Development Needs); Non-Housing Community Development Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Service provider participated in the January 2026 public hearing; Outcome: Identification of Need
Sort Order	13
Agency/Group/Organization	City of Madeira Beach
Agency/Group/Organization Type	Other government-Local

What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Other (Non-Housing Community Development Needs); Non-Housing Community Development Strategy; Anti-Poverty Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Cooperating city participated in the January 2026 public hearing; Outcome: Identification of Need
Sort Order	14
Agency/Group/Organization	Pinellas County Human Services
Agency/Group/Organization Type	Housing; Services (Children, Elderly Persons, Persons with Disabilities, Homeless, Health); Grantee Department
What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Homeless Needs (Chronically Homeless, Families with Children, Veterans); Homelessness Strategy; Non-Homeless Special Needs; Anti-Poverty Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Research of Services and Activities, Referrals; Outcome: Identification of Need
Sort Order	15
Agency/Group/Organization	City of Largo Housing Division
Agency/Group/Organization Type	Other government-Local
What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Other (Non-Housing Community Development Needs); Non-Housing Community Development Strategy; Anti-Poverty Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Consortium member participated in the October thru November 2024 public meetings and Continuum of Care Focus Group (HLA Providers/Funders Councils), and was invited to participate in the online Needs Assessment and Fair Housing surveys; Outcome: Identification of Need
Sort Order	16
Agency/Group/Organization	City of Tarpon Springs
Agency/Group/Organization Type	Other government-Local
What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Other (Non-Housing Community Development Needs); Non-Housing Community Development Strategy; Anti-Poverty Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Cooperating city participated in the January 2026 public hearing; Outcome: Identification of Need
Sort Order	17
Agency/Group/Organization	City of St. Pete Beach
Agency/Group/Organization Type	Other government-Local
What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Other (Non-Housing Community Development Needs); Non-Housing Community Development Strategy; Anti-Poverty Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Cooperating city participated in the January 2026 public hearing; Outcome: Identification of Need
Sort Order	18
Agency/Group/Organization	Community Action Stops Abuse (CASA)
Agency/Group/Organization Type	Services-Victims of Domestic Violence
What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Market Analysis; Homeless Needs-Families with Children; Non-Homeless Special Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Service provider participated in the January 2026 public hearing; Outcome: Identification of Need

Sort Order	19
Agency/Group/Organization	Directions for Living
Agency/Group/Organization Type	Services-Homeless
What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Market Analysis; Homeless Needs (Chronically Homeless, Families with Children, Veterans, Unaccompanied Youth); Homelessness Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Service provider participated in the January 2026 public hearing; Outcome: Identification of Need
Sort Order	20
Agency/Group/Organization	St. Vincent de Paul CARES
Agency/Group/Organization Type	Services-Homeless; Services-Fair Housing
What section of the Plan was addressed by Consultation?	Homeless Needs (Chronically Homeless, Families with Children, Veterans, Unaccompanied Youth); Homelessness Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Service provider participated in the January 2026 public hearing; Outcome: Identification of Need
Sort Order	21
Agency/Group/Organization	Empath Health Partners in Care
Agency/Group/Organization Type	Services-Housing, Services-Persons with HIV/AIDS, Services-Health
What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Other (Non-Housing Community Development Needs); Non-Housing Community Development
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Service provider participated in the January 2026 public hearing; Outcome: Identification of Need
Sort Order	22
Agency/Group/Organization	Abilities of Florida
Agency/Group/Organization Type	Services-Housing, Services-Persons with Disabilities, Services-Homeless; Services-Education, Services-Employment
What section of the Plan was addressed by Consultation?	Homeless Needs (Veterans); Homelessness Strategy, Housing Needs Assessment, Non-Homeless Special Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Service provider participated in the January 2026 public hearing; Outcome: Identification of Need
Sort Order	23
Agency/Group/Organization	WestCare GulfCoast-FL
Agency/Group/Organization Type	Services – Housing; Services-Persons with Disabilities; Services-Persons with HIV/AIDS; Services-Victims of Domestic Violence; Services-homeless; Services-Health; Services - Victims
What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless; Homelessness Needs - Veterans; Homelessness Strategy; Non-Homeless Special Needs; Non-Housing Community Development Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Service provider participated in the January 2026 public hearing; Outcome: Identification of Need
Sort Order	24
Agency/Group/Organization	Wade Trim
Agency/Group/Organization Type	Other
What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Market Analysis; Homeless Needs (Chronically Homeless); Homelessness Strategy; Non-Homeless Special Needs

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Consultant participated in the January 2026 public hearing; Outcome: Identification of Need
Sort Order	25
Agency/Group/Organization	Vincent House
Agency/Group/Organization Type	Services-Health; Services-Persons with Disabilities
What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Other (Non-Housing Community Development Needs); Non-Housing Community Development Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Service provider participated in the January 2026 public hearing; Outcome: Identification of Need
Sort Order	26
Agency/Group/Organization	Coptic Orthodox Charities
Agency/Group/Organization Type	Services-Education, Services-Employment, Services - Victims
What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Other (Non-Housing Community Development Needs); Non-Housing Community Development Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Service provider participated in the January 2026 public hearing; Outcome: Identification of Need
Sort Order	27
Agency/Group/Organization	Seniors in Service of Tampa Bay
Agency/Group/Organization Type	Services-Elderly Persons
What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Other (Non-Housing Community Development Needs); Non-Housing Community Development Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Service provider participated in the January 2026 public hearing; Outcome: Identification of Need
Sort Order	28
Agency/Group/Organization	Operation Par
Agency/Group/Organization Type	Services-Health
What section of the Plan was addressed by Consultation?	Other (Non-Housing Community Development Needs); Non-Housing Community Development Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Service provider participated in the January 2026 public hearing; Outcome: Identification of Need
Sort Order	29
Agency/Group/Organization	Metropolitan Ministries
Agency/Group/Organization Type	Services-Housing, Services-Children, Services Homeless, Services-Education, Services-Employment
What section of the Plan was addressed by Consultation?	Homeless Needs-Chronically homeless, Homeless Needs-Families with children, Homelessness Strategy, Non-Housing Community Development Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Service provider participated in the January 2026 public hearing; Outcome: Identification of Need
Sort Order	30
Agency/Group/Organization	Feeding Tampa Bay
Agency/Group/Organization Type	Other: Services-Food Insecurity
What section of the Plan was addressed by Consultation?	Anti-poverty Strategy; Non-Housing Community Development Strategy

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Service provider participated in the January 2026 public hearing; Outcome: Identification of Need
Sort Order	31
Agency/Group/Organization	FL Department of Health – Pinellas
Agency/Group/Organization Type	Services-Health; Services-Persons with Disabilities; Services-Persons with HIV/AIDS; Health Agency; Other government-State
What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; HOPWA Strategy; Lead-Based Paint Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Research of Annual Reports and Plans, Identification of Need and Strategies, Referrals; Outcome: Identification of Need
Sort Order	32
Agency/Group/Organization	Homeless Empowerment Program
Agency/Group/Organization Type	Services-Housing, Services Homeless, Services-Health, Services-Education, Services-Employment
What section of the Plan was addressed by Consultation?	Homeless Needs-Chronically homeless, Homeless Needs-Families with children, Homeless Needs - Veterans, Homelessness Strategy, Non-Housing Community Development Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Service provider participated in the January 2026 public hearing; Outcome: Identification of Need
Sort Order	33
Agency/Group/Organization	Federal Communications Commission/National Telecommunication and Information Administration (NTIA)/Broadband USA
Agency/Group/Organization Type	Other (Broadband)
What section of the Plan was addressed by Consultation?	Market Analysis
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: National Broadband Availability Map (NTIA); Fixed Broadband Deployment Map (FCC)
Sort Order	34
Agency/Group/Organization	Tampa Bay Regional Planning Council
Agency/Group/Organization Type	Regional organization (Regional Planning Council)
What section of the Plan was addressed by Consultation?	Market Analysis
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Tampa Bay Comprehensive Economic Development Strategy (CEDS) and sea level rise projections for the Tampa Bay region in conjunction with NOAA Office for Coastal Management.

Table 2 – Agencies, groups, organizations who participated

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

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

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Pinellas County; Homeless Leadership Alliance	Incorporates by reference the goals of the 10-Year Plan to End Homelessness in Pinellas County and other agency strategies.
Pinellas County Strategic Plan	Pinellas County Board of County Commissioners	Vision: To be the standard for public service in America. Mission: Meeting the needs and concerns of the community today and tomorrow. Key strategies: Resilient Infrastructure and Environment; Healthy and Safe Communities; Prosperity and Opportunity; and Smart Service Delivery.
Forward Pinellas	Countywide Plan; Advantage Pinellas; Housing Action Plan	Establishes short-term and long-term actions that Pinellas Housing Compact members can pursue together to link affordable housing with transportation, jobs, schools, workforce development, and other services.
Pinellas County SHIP LHAP & LHis	Pinellas County Housing & Community Development Department/Community Development Division	The Community Development Division completed the FY 2024-27 LHAP for the County’s SHIP program. Affordable Housing Incentive Strategies: Expedited permitting; modification of impact fees; flexible densities; parking and setback requirements; affordable accessory residential units; flexible lot configurations, modification of street requirements, process of ongoing review/establishment of ongoing oversight, public land inventory, qualified buyers or renters; support of development near transportation hubs.

Table 3 – Other local / regional / federal planning efforts

Narrative

Effective implementation of the Consolidated Plan involves a variety of agencies both in the community and in the County government. Coordination and collaboration between agencies are important to ensure that the needs in the community are addressed. The Pinellas County Consortium, including the City of Largo, maintains an ongoing relationship with local housing authorities, affordable housing providers, and agencies providing services to low- and moderate-income populations and the homeless. Not all agencies were able to attend the public hearings, but public meetings were held over the planning period to identify priority needs in the community.

The County is committed to continuing its participation and coordination with federal, state, municipal and local agencies, as well as with the private and non-profit sectors, to serve the needs of low- and moderate-income and special needs individuals and families in the community. In particular, the County will continue to work in close coordination with County departments regarding infrastructure improvements and the provision of public facilities and services.

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal setting

The Consortium made every effort to broaden citizen participation. Public notices were advertised in three (3) local newspapers [Tampa Bay Times (general circulation), La Gaceta (Spanish language), and TreMagazine (Vietnamese language)], placed on Pinellas County's online Government Calendar, and on the County's

Community Development Division webpage. In addition, advisory emails were sent to all participating jurisdictions; public service providers (e.g., housing, homeless, health, and social services); and other interested parties to advertise public meetings and public hearings, and to request comments on the Action Plan.

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

Pinellas County's 2025-2029 Consolidated Plan is the result of an ongoing process of consultation and coordination to ensure that all residents have an opportunity to help shape a community vision for the County. Regularly, housing and community development needs are made known to County and City staff and housing and service providers through various means:

1. Administration of Pinellas County's Affordable Housing Programs;
2. Participation of County staff on committees of local agencies such as the JWB's Neighborhood Family Centers, and the Housing Finance Authority of Pinellas County;
3. Technical assistance to agencies and other entities for the CDBG, HOME, and ESG programs;
4. Participation in public forums such as the Annual Mental Health Awareness and Youth Empowerment Summit, and neighborhood meetings with communities including Lealman and Ridgecrest;
5. Meetings with public housing authorities; and
6. Outreach to minorities, non-English speakers and persons with disabilities: public hearings and meetings are the primary means by which individual citizens can provide input into the Consolidated Plan. Open meetings are held at the town level, city level, and countywide level. All such meetings are scheduled in advance and posted in the community. All meetings are held in ADA accessible facilities with Spanish translation available if needed.

As part of the Citizen Participation process, Pinellas County held a Needs Assessment public hearing on January 21, 2026. Participating cities, partner agencies, and community organizations were encouraged to participate and provide input on how funds should be allocated to programs and projects related to housing, homelessness, special needs, and community development. The results of the input received during the public meetings helped to identify the priority housing and community development needs for the year.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-targeted/ Broad Community	Meeting notices were posted on the Community Development Division webpage for the January Needs Assessment public hearing.	Not applicable (no comments received on the webpage notices specifically). Notice to general public, participating cities, partner agencies, and community organizations.	Not applicable (no comments received on the webpage notices specifically).	https://pinellas.gov/community-development-notices/
2	Newspaper Ad	Minorities; Non-English Speaking (Spanish) Non-targeted/ Broad Community	Public meeting notices for the joint Needs Assessment and Past Performance Review on 1/21/26, were published in the <i>Tampa Bay Times</i> (general circulation) and <i>LaGaceta</i> (Spanish).	Not applicable (no comments received on the newspaper ads specifically). Notice to general public, participating cities, partner agencies, and community organizations.	Not applicable (no comments received on the newspaper ads specifically).	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Other (Advisory Emails)	Other (Stakeholders)	Emails were sent to officials of participating cities, public service providers (housing, homeless, health, and social services), and affordable housing providers, notifying these stakeholders of the Action Plan process and the public meetings held in January.	Not applicable (no comments received on the advisory emails specifically). Notice to stakeholders, including government officials, public service providers, and affordable housing providers. Some email recipients attended the public meeting.	Not applicable (no comments received on the advisory emails specifically).	
4	Public Meeting	Non-targeted/ Broad Community Other (Stakeholders)	A Joint Needs Assessment and Past Performance Review Public Hearing was held by the City of Largo and Pinellas County on 1/21/26, in person at the Pinellas County Housing & Community Development Conference Room and via the Zoom Meeting platform with 29 total in person and virtual attendees.	Summary of comments in Attachment A – Citizen Participation	All comments were considered during development of the Action Plan.	
5	Internet Outreach	Non-targeted/ Broad Community	Comment period notice was placed on the Community Development Division webpage.	Not applicable (no comments received on the webpage notices specifically).	Not applicable (no comments received on the webpage notices specifically).	https://pinellas.gov/community-development-notices/
6	Newspaper Ad	Minorities; Non-English Speaking (Vietnamese & Spanish) Non-targeted/ Broad Community Other (Stakeholders)	Notice of comment period ad was published in the <i>Tampa Bay Times</i> (general circulation), <i>LaGaceta</i> (Spanish), and <i>Tre Florida</i> (Vietnamese).	Not applicable (no comments received on the newspaper ads specifically). Notice to general public, participating cities, partner agencies, and community organizations.	Not applicable (no comments received on the newspaper ads specifically).	
7	Public comment	Non-targeted/ Broad Community	30-day public comment period was held May 13, 2026 through June 11, 2026.	TBD	TBD	
8	Internet Outreach	Non-targeted/ Broad Community	Notice was posted on the Community Development Division webpage for the public hearing and was placed on the Pinellas County Government Online Calendar.	Not applicable (no comments received on the webpage notices specifically).	Not applicable (no comments received on the webpage notices specifically).	https://pinellas.gov/events/

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Newspaper Ad	Minorities; Non-English Speaking (Vietnamese & Spanish) Non-targeted/ Broad Community Other (Stakeholders)	Notice of 6/16/26, public hearing ad was published in the in the <i>Tampa Bay Times</i> (general circulation), <i>LaGaceta</i> (Spanish), and <i>Tre Florida</i> (Vietnamese).	Not applicable (no comments received on the newspaper ads specifically). Notice to general public, participating cities, partner agencies, and community organizations.	Not applicable (no comments received on the newspaper ads specifically).	
10	Public Hearing	Non-targeted/ Broad Community	A Public Hearing was held by the Pinellas County Board of County Commissioners on 6/16/26, to receive comments prior to approval of the 26-27 Action Plan.	TBD	TBD	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The Five-Year Consolidated Plan identifies the federal, state, local and private resources expected to be available to the Pinellas County Consortium to address priority needs and specific objectives identified in the Strategic Plan.

The Pinellas County Consortium anticipates an annual allocation of \$2,354,304 in CDBG, \$1,075,324.85 in HOME, and \$205,619 in ESG funding for PY 2026/2027. Also anticipated is \$20,000 in CDBG, \$850,000 in HOME, and \$0 in ESG program income for PY 2026/2027. The County anticipates allocating \$371,910.16 in prior year CDBG and \$850,851.04 in prior year HOME resources. These programs will be matched and leveraged by state and local resources, including SHIP, HTF, and local general funds. The total amount available for PY 2026/2027, including program income and state and local housing funds, is \$11,050,710.05. These funds will be used for housing and community development activities such as public facility and neighborhood improvements, public services, code enforcement and blight elimination, preservation and production of affordable housing, housing assistance, homeless shelter and housing, and administration of the County’s CDBG, HOME, and ESG programs.

Other resources, such as private and non-Federal public sources may become available to the County during the program year. For CDBG, HOME, and ESG leveraging, these include funding from State and local grant sources, County and municipal departments, public or social service providers, or other sources. The County will also look to leverage funds, if available, from other agencies and programs against CDBG, HOME, and ESG dollars when applicable.

The Annual Action Plan must summarize the County's priorities and the specific goals it intends to initiate and/or complete within the first year of the Strategic Plan. These goals must be described in quantitative terms. The County has selected goal outcome indicators and quantities based on the anticipated performance measures of the 2026/2027 Annual Action Plan and five-year Strategic Plan.

Anticipated Resources

See **Table 5** as follows for a summary of anticipated resources.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2, Annual Allocation: \$	Expected Amount Available Year 2, Program Income: \$	Expected Amount Available Year 2, Prior Year Resources: \$	Expected Amount Available Year 2, Total: \$	Expected Amount Available Remainder of ConPlan \$	Narrative Description
CDBG	Public-Federal	Acquisition; Admin and Planning; Economic Development; Housing; Public Improvements; Public Services	\$2,354,304.00	\$20,000.00	\$371,910.16	\$2,746,214.16	\$7,492,650.94	CDBG funds are used to support housing, homeless, non-homeless special needs, and non-housing community development activities, as well as program administration.
HOME	Public-Federal	Acquisition; Homebuyer Assistance; Homeowner Rehab; Multifamily Rental New Construction; Multifamily Rental Rehab; New Construction for Ownership; TBRA	\$1,075,324.85	\$850,000.00	\$850,851.04	\$2,776,175.89	\$6,004,526.35	HOME funds are used to support housing activities, as well as program administration.
ESG	Public-Federal	Conversion and Rehab for Transitional Housing; Financial Assistance; Overnight Shelter; Rapid Re-Housing (Rental Assistance); Rental Assistance; Services; Transitional Housing	\$205,619.00	\$0.00	\$0.00	\$205,619.00	\$666,358.00	ESG funds are used to support homeless activities, as well as program administration.
Other (SHIP)	Public-State	Acquisition; Admin and Planning; Homebuyer assistance; Homeowner rehab; Housing; Multifamily rental new construction; Multifamily rental rehab; New construction for ownership; Rental assistance; Services	\$3,497,701.00	\$1,500,000.00	\$0.00	\$4,997,701.00	\$14,840,569.00	State SHIP funds are used to meet the local 25% match requirement for the HOME program and to support housing activities, as well as program administration.
Other (Housing Trust Fund)	Public-Local	Acquisition; Admin and Planning; Homeowner rehab; Housing; Multifamily rental new construction; Multifamily rental rehab; New construction for ownership	\$325,000.00	\$0.00	\$0.00	\$325,000.00	\$975,000.00	Local Housing Trust Fund (HTF) funds are used to meet the local 25% match requirement for the HOME program and to support housing activities, as well as program administration.

Table 5 – Expected Resources - Priority Table

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

Pinellas County will look to leverage funds, if available, from other state and federal grants, county and municipal departments, non-profit housing and public service providers, third-party developers, public housing authorities, and other agencies and programs against CDBG, HOME, and ESG dollars. Applicants for federal funding must identify non-federal matches from other sources as part of the competitive application process. As part of the selection process, activities that leverage other funding sources receive additional points based on the amount of non-federal funding contributed.

The County also uses SHIP and HTF dollars for matching. The 25% match requirement for the HOME Program comes principally from SHIP dollars. These are local funds disbursed by the State of Florida from a state tax. The State's SHIP program requires that the SHIP allocation be expended on homeownership opportunities and affordable housing construction activities. SHIP activities that are identified as HOME "look-alike" activities are tracked as HOME Match activities. Program income or recaptured funds from these match activities are designated as HOME funds and used for future HOME eligible activities.

The County will assure that the requirements related to non-federal share will be utilized as referenced in 24 CFR 570.201 (3) (g), for any project in which this funding is used as the non-federal match. In the future, the County will continue to aggressively pursue funding from private, public, state, and federal sources to address economic and community development needs.

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

The County's Real Estate Management Department distributes a list of properties available for tax deed sale and properties escheating to the County government after seven (7) years of non-payment of taxes. The County's Community Development Division staff regularly reviews the list of properties for suitability as affordable housing if sufficient funding exists for acquisition and/or maintenance/holding costs until the property is developed/rehabilitated.

Discussion

Pinellas County's anticipated funding allocations from CDBG, HOME, and ESG will address many of the County's goals. The County is fortunate to have a network of public or social service providers and municipal departments to help address these goals through financial leveraging, coordination, and collaboration.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Outcome	Objective	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facility Improvements	2025	2029	Homeless; Non-Homeless Special Needs; Non-Housing Community Development	Availability/Accessibility	Create suitable living environments	Partner Grantees; Urban County	Homeless shelters, facilities, and services; Special needs housing, facilities, and services; Public facilities and improvements	CDBG: \$1,381,396	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 32,279 Persons Assisted
2	Public Services	2025	2029	Homeless; Non-Homeless Special Needs; Non-Housing Community Development	Availability/Accessibility	Create suitable living environments	Partner Grantees; Urban County; Greater Ridgecrest Target Area	Public services; Homeless shelters, facilities, and services	CDBG: \$355,245.36 ESG: \$190,197.58	Public Service Activities other than Low/Moderate Income Housing Benefit: 7,880 Persons Assisted; Homeless Person Overnight Shelter: 1,100 Persons Assisted; Other: 20,510 Other
3	Elimination of Slum and Blight	2025	2029	Non-Housing Community Development	Sustainability	Create suitable living environments	Urban County; Greater Ridgecrest Target Area; West Lealman Target Area; Central Lealman Target Area; East Lealman Target Area; High Point Target Area; Tarpon Springs Target Area	Code enforcement/blight removal	CDBG: \$25,000	Buildings Demolished: 1 Building
4	Code Enforcement	2025	2029	Non-Housing Community Development	Sustainability	Create suitable living environments	Central Lealman Target Area; East Lealman Target Area	Code enforcement/blight removal	CDBG: \$80,000	Housing Code Enforcement/Foreclosed Property Care: 100 Household/Housing Units
5	Neighborhood Improvements	2025	2029	Non-Housing Community Development	Sustainability	Create suitable living environments	Greater Ridgecrest Target Area; Central Lealman Target Area; East Lealman Target Area; Tarpon Springs Target Area	Public facilities and improvements	CDBG: \$429,712	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 43,911 Persons Assisted
6	Preservation of Housing	2025	2029	Affordable Housing; Public Housing	Availability/Accessibility	Provide decent affordable housing	Partner Grantees; Urban County; Greater Ridgecrest Target Area; West Lealman Target Area; Central Lealman Target Area; East Lealman Target Area; High Point Target Area; Tarpon Springs Target Area	Preservation/production of affordable housing; Special needs housing, facilities, and services	HOME: \$766,858.72 SHIP: \$1,480,930.90 HTF \$146,250	Homeowner Housing Rehabilitated: 15 Household/Housing Unit; Rental Units Rehabilitated: 25 Household/Housing Unit
7	Production of Housing	2025	2029	Affordable Housing; Public Housing	Availability/Accessibility	Provide decent affordable housing	Partner Grantees; Urban County; Greater Ridgecrest Target Area; West Lealman Target Area; Central Lealman Target Area; East Lealman Target Area; High Point Target Area; Tarpon Springs Target Area	Preservation/production of affordable housing; Special needs housing, facilities, and services	HOME: \$1,279,784.69 SHIP: \$1,480,500 HTF: \$146,250	Homeowner Housing Added: 5 Household/Housing Unit; Rental Units Constructed: 25 Household/Housing Unit
8	Homeownership Opportunities	2025	2029	Affordable Housing	Affordability	Provide decent affordable housing	Urban County; Greater Ridgecrest Target Area; West Lealman Target Area; Central Lealman Target Area; East Lealman Target Area; High Point Target Area; Tarpon Springs Target Area	Housing assistance	HOME: \$537,000 SHIP: \$1,611,500	Direct Financial Assistance to Homebuyers: 30 Households Assisted; Public Service Activities for Low/Moderate Income Housing Benefit: 30 Households Assisted
11	Emergency/Disaster Response	2025	2029	Other: Emergency/Disaster Response	Sustainability	Create suitable living environments	Partner Grantees; Urban County; Greater Ridgecrest Target Area; West Lealman Target Area; Central Lealman Target Area; East Lealman Target Area; High Point Target Area; Tarpon Springs Target Area	Preservation/production of affordable housing; Housing assistance; Mental and behavioral health services; Homeless shelters, facilities, and services; Special needs housing, facilities, and services; Public facilities and improvements; Public services; Code enforcement/blight removal; Economic development	CDBG: \$0	Other: Other
12	Administration	2025	2029	Other: Administration	Sustainability	Create suitable living environments	Partner Grantees; Urban County; Greater Ridgecrest Target Area; West Lealman Target Area; Central Lealman Target Area; East Lealman Target Area; High Point Target Area; Tarpon Springs Target Area	Program administration	CDBG: \$474,860.80 HOME: \$192,532.48 ESG: \$15,421.42 SHIP: \$424,770.10 HTF: \$32,500	Other: Other

Table 6 – Goals Summary

Goal Descriptions

Sort Order	1
Goal Name	Public Facility Improvements
Goal Description	Provide funding for the acquisition, design/engineering and/or construction/rehabilitation of facilities that benefit low- to moderate-income, homeless, and/or special needs populations.
Sort Order	2
Goal Name	Public Service
Goal Description	Provide funding for operating expenses of public services that benefit low- and moderate-income, homeless, and/or special needs populations.
Sort Order	3
Goal Name	Elimination of Slum and Blight
Goal Description	Provide funding to eliminate or prevent slum and blight to assist in restoring economic vitality in blighted areas or on a spot basis.
Sort Order	4
Goal Name	Code Enforcement
Goal Description	Provide funding for the payment of salaries and overhead costs directly related to the enforcement of local codes in deteriorating or deteriorated areas in Target Areas.
Sort Order	5
Goal Name	Neighborhood Improvements
Goal Description	Provide funding for public facility improvements, physical improvements, and comprehensive neighborhood planning activities in Target Areas and HUD designated Low-Mod Areas to improve the quality of life and health of neighborhood residents.
Sort Order	6
Goal Name	Preservation of Housing
Goal Description	Provide funding for the acquisition and/or rehabilitation/preservation of housing affordable to low- and moderate-income residents.
Sort Order	7
Goal Name	Production of Housing
Goal Description	Provide funding for the acquisition, development, and/or construction of new housing units affordable to low- and moderate-income residents.
Sort Order	8
Goal Name	Homeownership Opportunities
Goal Description	Provide funding for direct assistance to prospective low- and moderate-income homebuyers, including down payment and closing cost assistance, credit counseling, and/or homeownership education/training.
Sort Order	11
Goal Name	Emergency/Disaster Response
Goal Description	Provide assistance prior to, during and after a community emergency and/or disaster event to prepare for and/or mitigate loss, protect during an event, and aid with recovery.
Sort Order	12
Goal Name	Administration
Goal Description	General planning and administration costs associated with administering Federal CDBG, HOME, and ESG funds; State SHIP funds; and other local funding sources, including but not limited to Housing Trust Funds (HTF).

Table 7 – Goal Descriptions

AP-35 Projects - 91.420, 91.220(d)

Introduction

Pinellas County has identified the following programs based on the priority needs identified in the Strategic Plan of the 2025-2029 Consolidated Plan. The activities recommended for initial funding under each program have been evaluated for eligibility, readiness to proceed, leveraged funds, and capacity of the entity carrying out the activity. Additionally, should funds become available from unanticipated program income or other activities completed under budget, the County has identified alternate activities or may add additional activities to the identified priority programs.

#	Project Name
1	Target Area Improvement Program (SL-3)
2	Public Facilities Program (SL-1)
3	Public Infrastructure Program (SL-3)
4	Public Services Program (SL-1)
5	ESG25 Pinellas County
6	Housing Preservation Program (DH-1)
7	Housing Production Program (DH-1)
8	Homeownership Promotion Program (DH-2)
9	Disaster Response Recovery Program (SL-1; SL-3; DH-1)
10	Administration

Table 8 – Project Information

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

In making allocation recommendations, several factors were considered: activities must comply with CDBG national objectives; must address a priority identified in the Strategic Plan; and must provide decent housing, a suitable living environment, or expand economic opportunities principally for low- and moderate-income persons. Pinellas County allocates investments geographically within its jurisdiction based on HUD's Local Target Area approach. Funds continue to be directed to the County's target areas and provide support for activities in cooperating cities. All target areas are either low- and moderate-income areas, as determined by current HUD LMISD, or slum/blight areas designated by local governments. The target area approach does not preclude the possibility that selected projects may operate elsewhere in the County's jurisdiction (i.e., outside a designated target area) if the project meets other eligibility criteria under the CDBG, HOME, or ESG programs.

Housing programs are available throughout the County, focusing on areas with a concentration of older housing stock. For production of new units, the Housing and Community Development Department encourages mixed-income developments.

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

1. Lack of supply of affordable housing for extremely low-, low-, moderate- and middle-income families. Housing costs continue to rise. Pinellas County continues to experience increased rents and purchase prices. The median home value in Pinellas County is \$355,100 (2020-2024 ACS), which is unaffordable

considering median household income (\$72,646). Average rents are also unaffordable, making it difficult to afford other necessities such as food, clothing, medical care, or transportation. According to Florida Commerce, Bureau of Workforce Statistics and Economic Research, 2024 Occupational Employment and Wage Statistics for Pinellas County, for all occupations, at the median hourly wage of \$22.58, or \$46,864 annually, the maximum affordable rent is \$1,171, approximately \$525 less than the 2025 HUD Fair Market Rent of \$1,696 for a one-bedroom rental.

- Local governmental policies, such as building codes, subdivision standards, and impact fees, are enacted to protect and further the general welfare of the public. However, a complex regulatory environment can have the unintended effect of creating barriers to housing affordability by increasing per unit costs associated with housing development. Compounding these obstacles are third-party factors such as homeowner’s insurance, condominium assessments, interest rates, and hurricane-related damages.

AP-38 Project Summary

Project Summary Information

Sort Order	1
Project Name	Target Area Improvement Program (SL-3)
Target Area	Greater Ridgecrest Target Area; Central Lealman Target Area; East Lealman Target Area; Tarpon Springs Target Area; West Lealman Target Area; High Point Target Area
Goals Supported	Neighborhood Improvements; Code Enforcement
Needs Addressed	Public facilities and improvements; Code enforcement/blight removal
Funding	CDBG: \$509,712
Description	Concentrated investment for public facility improvements, physical improvements and comprehensive planning activities in locally designated target areas and HUD designated Low/Mod Areas that will impact neighborhood stabilization, revitalization and improve the quality of life and health in order to achieve local objectives and desired outcomes. Some activities may be phased over multiple fiscal years and will be considered continuation projects. National Objective: LMA/LMC; Eligibility Citation(s): 570.201(a)(c)(d)(i) Objective: Suitable Living Environment; Outcome: Sustainability; National Objective, Objective, and Outcome are the same for all activities funded through the Target Area Improvement Program. All activities funded through this program will fall under one of the above-identified Eligibility Citations.
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	43,911 low- to moderate-income persons and 100 household/housing units will benefit from activities proposed under the Target Area Improvement Program (Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 43,911 Persons Assisted; Housing Code Enforcement/Foreclosed Property Care: 100 Household/Housing Units).
Location Description	Activities funded are located in County designated Local Target Areas or HUD designated Low/Mod Areas. Activities at these specific locations will be funded: 400 S Walton Ave., Tarpon Springs; 1801 119 th St. N, Largo; 3755 46 th Ave. N, St. Petersburg; 1598 Gooden Xing, Seminole; Greater Ridgecrest Target Area; East Lealman and Central Lealman Target Areas. Alternate project address: 4017 56 th Ave. N, St. Petersburg.

Planned Activities	<p>In addition to FY 2026 funding, projects may receive additional funds available from uncommitted prior year funding or unanticipated program income.</p> <p>Planned activities include the following:</p> <p><u>Friends of Ridgecrest Parking Lot Construction</u> - Construction of a new parking lot.</p> <p><u>Pinellas County Sheriff's Police Athletic League Facility Rehabilitation</u> - Replace gym insulation including cleaning walls and ceilings.</p> <p><u>Tarpon Springs Community Center Rehabilitation</u> - Renovate bathrooms and replace lobby front and side doors.</p> <p><u>YMCA of the Suncoast Greater Ridgecrest Branch Rehabilitation</u> - Renovate bathroom and locker rooms, install LED lights in gym, replace outdoor scoreboard including wireless controller/receiver.</p> <p><u>Target Area Code Enforcement</u> - Code enforcement activities in designated LMI Areas and Target Areas.</p> <p><u>Target Area Community Enhancement Program</u> - Community activities that enhance community appearance, neighborhood health/safety, address neighborhood deficiencies, promote a social interaction and a greater sense of community, including, but not limited to, community cleanups, community outreach, community events, community services and community facility improvements.</p> <p><u>Target Area Land Acquisition/Site Development</u> – Acquisition/site development activities including, but not limited to, zoning approvals, platting, site work, legal, design, consulting, surveys, geotechnical studies and investigations, utility engineering and environmental assessments, utility/ infrastructure installation, street lighting, other costs associated with property maintenance and site development; acquisition of signage easements and construction/installation of neighborhood signage.</p> <p><u>Target Area Improvement Program Activity Delivery</u> - Staff and overhead costs directly related to carrying out activities.</p> <p>Alternate activities have been selected, subject to funding availability and project readiness:</p> <p><u>Florida Dream Center Facility Rehabilitation</u> - Renovate restrooms, replace interior lighting fixtures, cabinetry, and water damaged mechanical, electrical and plumbing components, and install new plumbing fixtures, drywall and flooring.</p>
Sort Order	2
Project Name	Public Facilities Program (SL-1)
Target Area	Partner Grantees; Urban County; East Lealman Target Area
Goals Supported	Public Facility Improvements
Needs Addressed	Special needs housing, facilities, and services; Public facilities and improvements; Homeless shelters, facilities, and services
Funding	CDBG: \$1,381,396.00
Description	<p>Funding new or existing facilities that provide services to low- and moderate-income or special needs populations, including homeless. Some activities may be phased over multiple fiscal years and will be considered continuation projects. National Objective: LMC; Eligibility Citation(s): 570.201(a)(c)(d)(i) Objective: Suitable Living Environment; Outcome: Availability/ Accessibility; National Objective, Objective, and Outcome are the same for all activities funded through the Public Facility Improvement Program. All activities funded through this program will fall under one of the above-identified Eligibility Citations.</p>
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	32,279 low- to moderate-income persons, including those with special needs, will benefit from activities funded under the Public Facility Improvement Program (Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 32,279 Persons Assisted).
Location Description	<p>Activities funded are located and serve residents countywide. These specific activity locations will be funded: 111 W Lime St., Tarpon Springs; 1437 S Belcher Rd, Clearwater; 11254 58th St. N, Pinellas Park; 6925 112th Cir. N Ste 103, Largo; 3190 75th St. N, St. Petersburg; 445 Oak St., Safety Harbor; 176 5th Ave. N, Safety Harbor. Alternate project addresses: 1437 S Belcher Rd, Clearwater; Confidential.</p>

Planned Activities	<p>In addition to FY 2026 funding, projects may receive additional funds available from uncommitted prior year funding or unanticipated program income.</p> <p>Activities planned include the following:</p> <p><u>Boys & Girls Club Tarpon Springs Facility Rehabilitation</u> - Upgrade restrooms, paint interior program areas, remove HVAC for drywall repair, patching, and texturing, install new flooring and baseboards, remove existing pavers, and install new concrete.</p> <p><u>Directions for Living Facility Rehabilitation</u> - Replace electrical infrastructure including electrical panels, subpanels, wiring, breakers, switchgears and surge suppression units.</p> <p><u>Eleos Facility Rehabilitation</u> - Install permanent two-sided LED community information sign.</p> <p><u>Lighthouse of Pinellas Facility Rehabilitation</u> - Replace multiple roof-top HVAC units and split-system air conditioning units including duct, electrical connections, sealing and condensation drain lines.</p> <p><u>PARC Bert Mueller Facility Rehabilitation</u> - Design and replace fire alarm system.</p> <p><u>Safety Harbor/Mattie Williams Neighborhood Family Center Rehabilitation</u> - Acquire land for construction of parking lot including demolition of existing structure, property grading and installing water drainage system, pavers, striping, connecting apron and security gates.</p> <p><u>The Arc Tampa Bay Harborside Studios Rehabilitation</u> - Replace flooring.</p> <p><u>Public Facility Program Activity Delivery</u> - Staff and overhead costs directly related to carrying out activities under the Public Facility Improvement Program.</p> <p>Alternate activities have been selected, subject to funding availability and project readiness:</p> <p><u>CASA Emergency Shelter Rehabilitation</u> - Replace upper and lower roofing systems.</p> <p><u>Directions for Living</u> - Renovate interior stairwells to upgrade finishes, install slip-resistant treads and landings, replace doors with fire-related assemblies, refinish railings, and add signage.</p>
Sort Order	3
Project Name	Public Infrastructure Program (SL-3)
Target Area	Urban County; Greater Ridgecrest Target Area; West Lealman Target Area; Central Lealman Target Area; East Lealman Target Area; High Point Target Area; Tarpon Springs Target Area
Goals Supported	Elimination of Slum and Blight
Needs Addressed	Code enforcement/blight removal
Funding	CDBG: \$25,000
Description	Funding projects that address the prevention and elimination of slum and blight within the urban county, target areas, or areas in Partner Grantees where land may be cleared for future development. In addition to FY 2026 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income. National Objective: SBA/SBS; Eligibility Citation: 570.201(c)(d) Objective: Suitable Living Environment; Outcome: Sustainability; National Objective, Eligibility Citation, Objective, and Outcome are the same for all activities funded through the Public Infrastructure Program.
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	1 slum/blight housing units will be demolished, and/or lots will be cleared (Buildings Demolished: 1 Buildings).
Location Description	Demolition/Clearance locations to be determined when slum/blight specific project is identified.
Planned Activities	<p><u>Demolition and Clearance</u> - Demolition of deteriorated structures/improvements or clearance of land</p> <p><u>Public Infrastructure Activity Delivery</u> - Staff and overhead costs directly related to carrying out activities under the Public Infrastructure Improvement Program.</p>
Sort Order	4
Project Name	Public Services Program (SL-1)
Target Area	Urban County; Greater Ridgecrest Target Area
Goals Supported	Public Services
Needs Addressed	Public Services; Homeless shelters, facilities, and services
Funding	CDBG: \$355,245.36

Description	CDBG, with a maximum 15% limitation, and ESG funds will be provided for salaries and operational services to entities that provide services to meet the needs of low- and moderate-income families. In addition to FY 2026 funding identified below, any project may receive additional funds available from unanticipated program income. National Objective(s): LMC/LMA; Eligibility Citation: 570.201(e); Objective: Suitable Living Environment; Outcome: Availability/Accessibility; Eligibility Citation, Objective, and Outcome are the same for all activities funded through the Public Services Program. All activities funded through this program will fall under one of the above identified National Objectives.
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	8,780 low- to moderate-income persons, including the homeless and those with special needs, will benefit from activities funded under the Public Services Program. *Included in this number are 500 homeless persons also benefitting from public service activities co-funded with ESG. (Public Service Activities other than Low/Moderate Income Housing Benefit: 7,880 Persons Assisted; Homeless Person Overnight Shelter - 1,100 Persons Assisted).
Location Description	Activities funded under the Public Services Program are located countywide and serve residents of the Urban County. These specific activity locations will be funded: 1120 Betty Ln., Clearwater, 1801 119 th St. N, Largo, Greater Ridgecrest Area; Confidential location; Scattered sites in the Urban County.
Planned Activities	<p>Activities planned under the Public Services Program include the following. The following projects may receive additional funds available from unanticipated program income:</p> <p><u>CASA Emergency Shelter Operations</u> - Fund operating expenses including utilities, supplies, program materials, food and contract services (joint ESG funding).</p> <p><u>Homeless Empowerment Program Operations</u> - Fund operating expenses including Housing Navigator salaries and fringe benefits and program materials including hygiene items, linens, and sanitation materials.</p> <p><u>Seniors in Service of Tampa Bay Operations</u> - Fund operating expenses including salaries and fringe benefits for the Senior Companion Services Program.</p> <p><u>Target Area Community Clean-ups</u> - Fund community clean-up activities in target areas that enhance community appearance, neighborhood health and safety, and address neighborhood deficiencies.</p> <p><u>YMCA of the Suncoast Omni Center Operations</u> - Fund operating expenses including salaries, fringe benefits, utilities, program materials, janitorial supplies and service, and aquatic chemicals at the County-owned Omni Center in the Greater Ridgecrest Target Area.</p> <p>As of 4/2/26, the County has received \$11,902.20 of the projected \$20,000.00 of program income for FY25. Based on projected prior-year program income and FY26 allocation, the County will be able to fund up to \$356,145.60 in public service activities and remain in compliance with the 15% public services cap. (FY26 Allocation: \$2,354,304 + FY25-26 Project Program Income: \$20,000 = Total amount available to calculate public service cap: \$2,374,304, 15% of which is \$356,145.60).</p>
Sort Order	5
Project Name	ESG26 Pinellas County - Homeless and Homelessness Prevention Services Program
Target Area	Partner Grantees; Urban County; Greater Ridgecrest Target Area; West Lealman Target Area; Central Lealman Target Area; East Lealman Target Area; High Point Target Area; Tarpon Springs Target Area
Goals Supported	Public Services; Administration
Needs Addressed	Homeless shelters, facilities, and services; Program administration
Funding	ESG: \$205,619

Description	Program facilitates providing essential services to shelter residents; rapidly rehousing homeless individuals and families and preventing families and individuals from becoming homeless by funding eligible activities within the following ESG Program components: Street Outreach, Emergency Shelter; Homelessness Prevention; Rapid Re-Housing and Data Collection. National Objective: LMC Eligibility Citation(s): 576.102, 576.103, 576.105, 576.106, 576.107, 576.108, 576.109Objective: Decent Housing; Outcome: Affordability; National Objective, Objective, and Outcome are the same for all activities funded through the Homeless and Homelessness Prevention Services Program. All activities funded through this program will fall under one of the above-identified Eligibility Citations.
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	21,210 homeless persons will benefit from public service activities under the Homeless and Homelessness Prevention Services Program. and 20,510 persons will benefit from HMIS entry. *Included in this number are 500 homeless persons also benefitting from public service activities co-funded with CDBG. (Homeless Person Overnight Shelter: 700 Persons Assisted; Other: 20,510 Other)
Location Description	Activities funded under the Homeless and Homelessness Prevention Services are located countywide and serve residents of the Urban County. These specific activity locations will be funded: Confidential locations; Scattered sites in the County.
Planned Activities	Activities planned under the Homeless and Homelessness Prevention Services Program include the following: <u>Homeless and Homelessness Prevention Data Collection (HMIS)</u> - Staff costs related to the collection and entry of project-level beneficiary data into the Homeless Management Information System (HMIS). <u>CASA Shelter Operations</u> - Fund operating expenses including utilities, supplies, program materials, food and contract services (joint CDBG funding). <u>Homeless Leadership Alliance Operations</u> - Fund operating expenses for the Pinellas HMIS including salaries, fringe benefits, and administrative costs. <u>Hope Villages of America Shelter Operations</u> - Fund operating expenses including building/grounds/equipment maintenance, security, utilities, food and program materials. Project includes 7.5%, or \$15,421.42, for general planning and administration of ESG funds. The County will use no more than 7.5% of the annual allocation for planning and administrative expenses.
Sort Order	6
Project Name	Housing Preservation Program (DH-1)
Target Area	Partner Grantees; Urban County; Greater Ridgecrest Target Area; West Lealman Target Area; Central Lealman Target Area; East Lealman Target Area; High Point Target Area; Tarpon Springs Target Area
Goals Supported	Preservation of Housing
Needs Addressed	Preservation/production of affordable housing; Special needs housing, facilities, and services
Funding	HOME: \$766,858.72; SHIP: \$1,483,930.90; HTF: \$146,250
Description	Program facilitates the preservation of affordable homeowner and rental units through rehabilitation and/or acquisition. Applications are provided on a first-come, first-qualified, first-served basis and funding selections are based on eligibility of households served and financial feasibility. Private funds available through local lending institutions may be leveraged by Federal funds. If insufficient applications are received during FY26, funds may be reprogrammed to other housing projects without amending this Action Plan. In addition to FY26 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income. HOME Eligibility Citation(s): 92.206(a)(c)(d) &(f)HOME Objective: Decent Housing HOME Outcome: Availability/Accessibility. All activities funded through this program will fall under one of the above identified National Objectives, Eligibility Citations, Objectives, and Outcomes.
Target Date	9/30/2027

Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 15 Household/Housing Unit; Rental Units Rehabilitated: 25 Household/Housing Unit
Location Description	Homeowner housing preservation in the Urban County; Rental housing preservation countywide.
Planned Activities	<p>Activities planned under the Housing Preservation Program include the following:</p> <p><u>City of Largo Housing Preservation Programs</u> - Preservation of homeowner and/or rental housing, including permanent supportive housing for special needs populations, through acquisition and/or rehabilitation in the City of Largo.</p> <p><u>Housing Preservation Programs</u> - Preservation of homeowner and/or rental housing, including permanent supportive housing for special needs populations, through acquisition and/or rehabilitation.</p> <p><u>Housing Preservation Activity Delivery</u> - Staff and overhead costs directly related to carrying out activities under the Housing Preservation Program.</p> <p>Pinellas County commits to meeting the required 15% HOME CHDO set-aside requirement. A minimum of 15% of HOME funds will be used for CHDO eligible activities. The minimum expenditure requirement will be met through funding activities through under Preservation of Housing and/or Production of Housing programs.</p>
Sort Order	7
Project Name	Housing Production Program (DH-1)
Target Area	Partner Grantees; Urban County; Greater Ridgecrest Target Area; West Lealman Target Area; Central Lealman Target Area; East Lealman Target Area; High Point Target Area; Tarpon Springs Target Area
Goals Supported	Production of Housing
Needs Addressed	Preservation/production of affordable housing; Special needs housing, facilities, and services
Funding	HOME: \$1,279,784.69; SHIP: \$1,483,000; HTF: \$146,250
Description	<p>Program facilitates the construction of single-family and multifamily affordable housing units. Applications are provided on a first-come, first-qualified, first-serve basis and funding selections are based on eligibility of households served and financial feasibility. Private funds available through local lending institutions may be leveraged by Federal funds. Includes CHDO set-aside funding requirements. If insufficient applications are received during FY26, funds may be reprogrammed to other housing projects without amending this Action Plan. In addition to FY26 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income. HOME Eligibility Citation(s): 92.206(a)(c)(d) &(f); HOME Objective: Decent Housing; HOME Outcome: Availability/Accessibility. All activities funded through this program will fall under one of the above identified National Objectives, Eligibility Citations, Objectives, and Outcomes.</p>
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Added: 5 Household/Housing Unit; Rental Units Constructed: 25 Household/Housing Unit
Location Description	Homeowner housing production in the Urban County; Rental housing production located countywide.

Planned Activities	<p>Activities planned under the Housing Production Program include the following:</p> <p><u>City of Largo Housing Production Program</u> - Production of new affordable owner and/or rental housing, including permanent supportive housing for special needs populations, through acquisition and/or new construction in the City of Largo.</p> <p><u>Housing Production Program</u> - Production of new affordable owner and/or rental housing, including permanent supportive housing for special needs populations, through acquisition and/or new construction.</p> <p><u>Housing Production Activity Delivery</u> - Staff and overhead costs directly related to carrying out activities under the Housing Production Program.</p> <p>Pinellas County commits to meeting the required 15% HOME CHDO set-aside requirement. A minimum of 15% of HOME funds will be used for CHDO eligible activities. The minimum expenditure requirement will be met through funding activities through under Preservation of Housing and/or Production of Housing programs.</p>
Sort Order	8
Project Name	Homeownership Promotion Program (DH-2)
Target Area	Urban County; Greater Ridgecrest Target Area; West Lealman Target Area; Central Lealman Target Area; East Lealman Target Area; High Point Target Area; Tarpon Springs Target Area
Goals Supported	Homeownership Opportunities
Needs Addressed	Housing assistance
Funding	HOME: \$537,000; SHIP: \$1,606,000
Description	<p>Program facilitates education of prospective and existing homeowners through counseling services and provides financial assistance to home buyers in the form of down payment and closing costs. If insufficient applications are received during FY26, funds may be reprogrammed to other projects without amending this Action Plan. In addition to FY26 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income. HOME Eligibility Citation: 92.206(c); HOME Objective: Decent Housing; HOME Outcome: Affordability. National Objective, Eligibility Citation, Objective, and Outcome are the same for all activities funded through the Public Infrastructure Program.</p>
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	60 low- to moderate-income households will benefit from activities funded under the Homeownership Promotion Program (Direct Financial Assistance to Homebuyers: 30 Households Assisted; Public Service Activities for Low/Moderate Income Housing Benefit: 30 Households Assisted).
Location Description	Homebuyers of housing located in the Urban County.
Planned Activities	<p>Activities planned under the Homeownership Promotion Program include the following:</p> <p><u>City of Largo Homeownership Promotion Program</u> - Provide down payment/closing cost assistance to qualified homebuyers in the City of Largo.</p> <p>Homeownership Promotion Programs - Provide down payment/closing cost assistance to qualified homebuyers.</p> <p><u>Homeownership Promotion Services</u> - Provide credit counseling, homeownership training, housing education and maintenance through counseling services to prospective low- and moderate-income homebuyers.</p> <p><u>Homeownership Assistance Activity Delivery</u> - Staff and overhead costs directly related to carrying out activities under the Homeownership Assistance Program.</p>
Sort Order	9
Project Name	Disaster Response Recovery (SL-1; SL-3; DH-1)
Target Area	Partner Grantees; Urban County; Greater Ridgecrest Target Area; West Lealman Target Area; Central Lealman Target Area; East Lealman Target Area; High Point Target Area; Tarpon Springs Target Area
Goals Supported	Emergency/Disaster Response

Needs Addressed	Preservation/production of affordable housing; Housing assistance; Mental and behavioral health services; Homeless shelters, facilities, and services; Special needs housing, facilities, and services; Public facilities and improvements; Public services; Code enforcement/blight removal; Economic development
Funding	CDBG: \$0; HOME: \$0; ESG: \$0
Description	Program facilitates disaster response and recovery activities following major disasters and emergencies. Funding may be used to cover a broad range of recovery activities to help the County recover from natural disasters and emergencies. Funding may be used for activities necessary for disaster relief, long-term recovery, restoration of infrastructure and housing, and economic revitalization in impacted and distressed areas. Activities will benefit eligible families with housing needs, agencies providing public services, businesses with economic development or revitalization needs and local planning and infrastructure needs. Uncommitted current or prior year funds or unanticipated program income may be used to fund disaster response activities.
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	Uncommitted current or prior year funds or unanticipated program income may be used to fund disaster response activities (Other: 0 Other).
Location Description	N/A
Planned Activities	Should the County experience a disaster, the County may reallocate funding to address disaster related activities. CDBG, HOME, ESG, or other disaster/emergency funding provided by HUD would be used to address the disaster/emergency through a broad range of disaster recovery activities. Funding may be used for activities to address disaster relief, long-term recovery, restoration of infrastructure and housing, and economic revitalization in impacted and distressed areas. Activities will benefit eligible families with housing needs, nonprofit agencies providing public services with operating assistance or capital improvements, businesses with economic development or revitalization needs and local planning and infrastructure needs.
Sort Order	10
Project Name	Administration
Target Area	Partner Grantees; Urban County; Greater Ridgecrest Target Area; West Lealman Target Area; Central Lealman Target Area; East Lealman Target Area; High Point Target Area; Tarpon Springs Target Area
Goals Supported	Administration
Needs Addressed	Program administration
Funding	CDBG: \$474,860.80; HOME: \$192,532.48; SHIP: \$424,770.10; HTF: \$32,500
Description	General planning and administration costs for Federal CDBG and HOME programs, State SHIP programs and Local HTF programs. Due to system limitations, ESG administration is identified under the Homeless and Homelessness Prevention Services Program.
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	N/A (Other: 0 Other)
Location Description	N/A
Planned Activities	General planning and administration costs for Federal CDBG and HOME programs, State SHIP programs, and Local HTF programs. Pinellas County commits to staying within the admin caps for each grant. For CDBG the County commits to staying within the 20% admin cap. The County will use no more than 20% of the annual allocation, plus up to 20% of program income for administrative expenses. For HOME, the County commits to staying within the 10% admin cap. The County will also use no more than 10% of the annual allocation, plus up to 10% of program income for administrative expenses. For ESG, the County commits to staying within the 7.5% admin cap. The County will use no more than 7.5% of the annual allocation for administrative expenses.

Table 9 – Project Summary Information

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

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Pinellas County has identified eight (8) geographic areas for implementation. These target areas have been identified by Pinellas County as at-risk communities, having higher concentrations of low- and moderate-income populations and poverty-level households than other areas of Pinellas County. Target areas may also coincide with slum/blight areas designated by local governments. Low- and moderate-income populations were verified using HUD LMISD. The County's target areas include two (2) general areas, Partner Grantees and the Urban County, and six (6) specific target areas: Tarpon Springs (72.93% Low/Mod), High Point (59.47% Low/Mod), Greater Ridgecrest (59.40% Low/Mod), West Lealman (54.42% Low/Mod), Central Lealman (66.36% Low/Mod), and East Lealman (68.27% Low/Mod).

These target areas are also characterized by concentrations of poverty and/or minority racial or ethnic groups:

Tarpon Springs - The poverty rate in the Tarpon Springs Target Area is 28% of individuals and 31% of households. The Tarpon Springs Target Area also has significant concentrations of African American and Hispanic populations (23% and 13%, respectively). These populations are most concentrated in Block Group 4 (35% African American) and Block Group 5 (44% Hispanic) based on 2019-2023 ACS data.

High Point - The poverty rate in the High Point Target Area is 15% of individuals and 18% of households. According to 2019-2023 ACS data, the area is also relatively diverse, with higher concentrations of African American, Asian, and Hispanic populations (14%, 8%, and 31%, respectively), when compared to Pinellas County overall.

Greater Ridgecrest - The poverty rate in the CDP is 22% of individuals and 11% of households. According to 2019-2023 ACS data, the CDP has a higher concentration of African American population (59%), when compared to Pinellas County overall.

West Lealman - The poverty rate in the West Lealman Target Area is 16% of individuals and 16% of households. The overall racial minority population of West Lealman is 26%. According to 2019-2023 ACS data, the area has higher concentrations of Asian and Hispanic populations (5% and 13%, respectively), when compared to the Consortium overall.

Central Lealman - The poverty rate in the Central Lealman Target Area is 13% of individuals and 16% of households. The overall racial minority population of Central Lealman is 35%. According to 2019-2023 ACS data, the area is relatively diverse, with higher concentrations of African American, Asian, and Hispanic populations (11%, 7%, and 12%, respectively), when compared to the Consortium overall.

East Lealman - The poverty rate in the East Lealman Target Area is 18% of individuals and 22% of households. The overall racial minority population of East Lealman is 45%. According to 2019-2023 ACS data, the area is relatively diverse, with higher concentrations of African American, Asian, and Hispanic populations (16%, 7%, and 20% respectively), when compared to the Consortium overall.

By planned FY26 funding allocations, geographic distribution of resulting percentage will be as follows: 59.8% in Partner Grantees; 31.4% in Urban County; 2.1% in Tarpon Springs; 5.0% in Greater Ridgecrest; 0.9% in Central Lealman; and 0.9% in East Lealman. No funding is specifically allocated to High Point and West Lealman; however, projects may be funded in these areas if part of a larger countywide program (e.g., housing rehabilitation, etc.).

Housing programs are available throughout the County, focusing on areas with a concentration of older housing stock, with homeownership opportunities programs available in the Urban County. For production of new units, the Housing and Community Development Department encourages mixed-income developments.

For activities involving homeless or special needs, the emphasis continues to be cooperation with Partner Grantees (i.e., other entitlement communities in the County) to ensure that priority needs are addressed while ensuring the project sponsor or subrecipient is serving eligible Urban County residents.

Geographic Distribution

Target Area	Percentage of Funds
Partner Grantees	59.8%
Urban County	31.4%
Tarpon Springs	2.1%
West Lealman	0.0%
Central Lealman	0.9%
East Lealman	0.9%
High Point	0.0%
Greater Ridgecrest	5.0%

Table 10 – Geographic Distribution

Rationale for the priorities for allocating investments geographically

CDBG-funded activities, such as public facilities or infrastructure projects, or neighborhood improvements, serve a defined geographic area. Examples of these types of projects are parks, community centers, or sidewalks. The eligibility of these types of activities is determined by service area, where 51% or more of the service area is low- and moderate-income. Pinellas County allocates investments geographically within its jurisdiction based on HUD’s Local Target Area approach. All target areas are either low- and moderate-income areas, as determined by current HUD Low- and Moderate-Income Summary Data (LMISD), or slum/blight areas designated by local governments. The target area approach does not preclude the possibility that selected projects may operate elsewhere in the County’s jurisdiction (i.e., outside a designated target area) if the project meets other eligibility criteria under the CDBG, HOME, or ESG programs.

In Pinellas County, designated target areas must meet at least one of the following criteria:

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

III, the “Act”.

The list of Pinellas County CRAs within the Consortium includes those in Lealman, Tarpon Springs, Oldsmar, Dunedin, Safety Harbor, Largo, and Gulfport. Each CRA was established pursuant to the criteria established in Chapter 163, F.S., with extensive analysis of existing conditions, studies completed utilizing census data, along with local databases such as comprehensive plans, redevelopment implementation plans, capital improvement plans, and consultations with City and County personnel.

The County will continue to allocate HOME funding throughout the Consortium in coordination with the City of Largo. ESG funding will be allocated to projects based on eligibility, which may be located in Partner Grantee jurisdictions or cooperating cities.

Discussion

The Pinellas County Board of County Commissioners’ Strategic Plan (2025) vision is to be the standard for public service in America, with a mission to meet the needs and concerns of the community today and tomorrow. Key results of that mission are resilient infrastructure and environment, healthy and safe communities, prosperity and opportunity, and smart service delivery.

To achieve this vision and carry out its mission, the County previously analyzed the factors that contribute to systemic poverty to determine the needs of the community. That analysis, titled, “The Economic Impact of Poverty Report” (2013), highlighted seven factors that contribute to the cycle of poverty and drive the costs for combating poverty: insufficient transportation, limited access to food, lower educational attainment, limited access to health care, increased crime rates, high unemployment, and inadequate and insufficient housing. The data identified five (5) at-risk communities within the County. Those five communities include East Tarpon Springs, North Greenwood, High Point, Lealman Corridor, and South St. Petersburg. Three (3) of those communities are County-designated target areas under the County’s federally funded CDBG program: Tarpon Springs, Highpoint, and the Lealman Corridor. In May 2012, the Board unanimously adopted the findings in The Economic Impact of Poverty Report, prioritized funding and services for the five (5) at-risk zones, and instructed County Departments to begin to work with community partners to implement the Healthy Communities Initiative.

Affordable Housing

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

Introduction

Providing access to affordable housing for all residents continues to be a high priority for Pinellas County. Affordable housing will be provided using Federal CDBG, HOME, ESG, State SHIP, and local HTF. Priorities include the acquisition, construction and/or rehabilitation of new and/or existing owner, rental, homeless and special needs housing, providing short- term rental assistance to homeless or at-risk individuals and households, and

providing down payment and closing cost assistance for low- and moderate-income households.

One Year Goals for Households to be Supported	Number
Homeless	0
Non-Homeless	100
Special-Needs	0
Total	100

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

One Year Goals for Households Supported Through	Number
Rental Assistance	0
The Production of New Units	30
Rehab of Existing Units	40
Acquisition of Existing Units	30
Total	100

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

Discussion

In FY 2026, providing affordable housing will specifically be addressed by:

- Providing down payment/closing cost assistance to 7 low- to moderate-income homebuyers using HOME funds, and 23 homebuyers using State SHIP funds. Housing counseling will assist another 30 low- to moderate-income households (not counted in table).
- Preservation of the existing housing stock through acquisition and/or rehabilitation, rehabilitating 1 unit of homeowner housing and 10 units of rental housing for low- to moderate-income households using HOME funds. A combination of CDBG, State SHIP, and local HTF funds will also be utilized to rehabilitate 29 homeowner or rental units.
- Production of new units through acquisition and/or construction, producing 5 units of new homeowner housing and 6 units of rental housing for low- to moderate-income households using HOME funds. A combination of CDBG, State SHIP, and local HTF funds will also be utilized to produce 19 new homeowner or rental units.

Approximately \$2.5 million in HOME funds will be used for single-family and multi-family residential acquisition, rehabilitation and construction, down-payment assistance, and purchase and rehabilitation for homebuyers. The State of Florida provides local entitlement jurisdictions with funds for housing under the SHIP Program. The State requires that 65% of the allocation be expended on homeownership activities and 75% be expended on rehabilitation or construction activities. The anticipated SHIP funds available for FY26 are approximately \$4.5 million in allocation and program income. These funds will be used for homeowner rehabilitation activities, down payment assistance, rental rehabilitation and new construction, and housing counseling services. An additional \$292,500 generated through Local HTF program income will be expended on rental housing acquisition, rehabilitation, and construction activities.

Private funds available through local lending institutions will be leveraged by Federal funds. Down payment assistance programs will leverage private money from individuals and families saving for down payments and closing costs and will also leverage private lender’s mortgage financing in the purchase of homes. In new construction projects, investor and private lending institutions’ funds will be leveraged by Federal funds. Federal

funds will also leverage the use of private homeowner and investor-owned funds to accomplish rehabilitation. Federal housing funds leverage local resources such as donated homes and land, relief from certain impact fees and regulations, as well as encourage private investment from developers and lending institutions.

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

Introduction

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

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

Although there are no new activities planned with public housing authorities for FY 2026, the County will continue to partner with public housing authorities while completing existing, ongoing projects.

Pinellas County worked with the Pinellas County Housing Authority (PCHA) to implement the PCHA's master plan for redevelopment of the Rainbow Village site, located in the Greater Ridgecrest Area. The County recently committed \$75,000 in SHIP funding for Ridgecrest Oaks, replacing 27 units at Rainbow Village with 80 new units of senior housing. Additionally, the County committed \$610,000 in SHIP funds for Grand Oaks, to replace the remaining 125 public housing units with the construction of 240 new units of affordable housing.

PCHA continues to provide supportive and youth services to residents and voucher holders on our programs. Scholarship assistance is available to those who are enrolled at St. Petersburg College (SPC) for those striving to reach self-sufficiency. PCHA continues to maintain their properties, making necessary repairs, etc. to ensure they are providing safe, sanitary, and decent housing.

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

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

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

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

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

Discussion

Housing authorities in Pinellas County are experiencing a loss of 100% HUD funded public housing and are moving towards affordable mixed-income new construction units while experiencing a net loss of units. In addition to the current funded projects and a potential joint project with the PCHA, funds may also be utilized to provide additional resources for preservation of existing units or acquisition of new units through the ongoing housing application process. Future funding will be based on financial feasibility. Ongoing communication with the PCHA, DHA, and the TSHA will continue to identify opportunities to further address preservation of existing affordable housing units.

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

Introduction

The Homeless Leadership Alliance of Pinellas (HLA) is a 501(c)(3) non-profit and serves as the Lead Agency for the St. Petersburg, Clearwater, Largo/Pinellas County Continuum of Care (CoC), FL-502. In addition to serving as the Lead Agency, the HLA is also a Collaborative Applicant and administers the Homeless Management Information System (HMIS). The CoC Board includes representatives of local governments, including Pinellas County, City of Largo, JWB, and other community leaders and appointed seats. Membership is comprised of non-profit homeless assistance providers, victim service providers, faith-based organizations, businesses, advocates, public housing agencies, school districts, workforce agencies, social service providers, mental health agencies, hospitals, universities, affordable housing developers, law enforcement, veteran service organizations, healthcare agencies, and persons who are, or have experienced, homelessness.

Through its activities, the HLA promotes the countywide commitment to the goal of ending homelessness through implementation of the Ten-Year Plan to End Homelessness and specifically focuses on the needs of homeless families, individuals, and unaccompanied youth. The mission of the HLA is to coordinate all community partners, systems and resources available with the goal of helping individuals and families to prevent, divert, and end homelessness in Pinellas County. Annually, the HLA coordinates the Point-in-Time (PIT) homeless count to identify the number and characteristics of homeless persons within Pinellas County. This information is reviewed and analyzed against five-year trend data collected by the HMIS. The HUD 2024 Annual Homeless Assessment Report (AHAR) revealed that, in the State of Florida, 14 out of every 10,000 persons, or 31,362 persons, were experiencing homelessness and that an estimated 54% of persons were unsheltered. In Pinellas County, the latest published PIT count indicated that 721 homeless persons were unsheltered locally in 2024.

Homeless shelter, facilities, and services are priority needs identified in the Strategic Plan. As an ESG grantee,

Pinellas County will partner with the HLA to identify and fund activities that will benefit homeless persons and those at risk of becoming homeless. The priority needs of persons at-risk or experiencing homelessness include affordable housing for low-income households, mental health/substance abuse programming, permanent supportive housing (PSH), rental assistance (e.g., move-in assistance), and storm hardening/energy efficiency improvements to homeless shelters.

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

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

The HLA also organizes Street Outreach Teams to find unsheltered individuals and connect them with help. Street outreach targets families with children, chronically homeless persons, and unaccompanied youth or young adults. Street Outreach Teams build "street" trust especially with families hesitant to seek help because they are concerned about losing their children, persons with mental illness, and youth/young adults that prefer casual contact and interaction through social media. Street outreach helps to assess the specific needs of unsheltered persons and connect them with help.

All outreach personnel meet bi-monthly to discuss problems, identify increases/decreases in specific populations, problem-solve, and meet with providers of emergency mats and beds. Law enforcement staff members train their police departments to work with street homeless persons. Once a street homeless individual or couple seeks assistance, they are encouraged to go to Safe Harbor, the County's emergency homeless shelter and jail diversion program designed to be a safe haven for the homeless, where they are assigned a case manager for assessment and referral to services, etc. Unaccompanied youth are referred to Family Resources and other youth programs. Street Outreach Teams also process individuals for entrance to Pinellas Hope, another homeless shelter operated by Catholic Charities.

Pinellas County provides \$10 million in local funding through its Human Services Department. Local funding supports permanent supportive housing; inebriate receiving facilities; emergency shelters for beds and services for homeless individuals, families, youth, pregnant women, and victims of domestic violence; homeless street outreach for engagement and case management; healthcare for the homeless; and rapid re-housing and homeless diversion/prevention.

As an ESG grantee, Pinellas County allocates ESG funds toward the following ESG program components: street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, and HMIS; as well as administrative activities (up to 7.5% of the annual ESG allocation). For FY26, the County is providing \$43,000 in CDBG funds to Homeless Empowerment Program for Shelter Operations and \$5,707.36 in CDBG funds to CASA for Shelter Operations. Additionally, \$100,904.94 in ESG is allocated for HMIS system data collection/entry, \$75,000 in ESG funds to Hope Villages of America for Shelter Operations and \$14,292.64 in ESG funds to CASA for Shelter Operations.

Addressing the emergency shelter and transitional housing needs of homeless persons

Pinellas County PY26 goals will support emergency shelter and transitional housing needs by providing a total of \$48,707.36 in CDBG and \$89,292.64 in ESG funding to three nonprofits for shelter operations. The County will provide \$20,000 (\$5,707.36 CDBG and \$14,292.64 ESG) to Community Actions Stops Abuse (CASA) for shelter operations at CASA's emergency shelter for survivors of domestic violence; \$43,000 in ESG funding to Homeless Empowerment Program for emergency shelter operations, and \$75,000 in ESG funding to Hope Villages of America for shelter operations at Hope Villages' emergency shelter for survivors of domestic violence.

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

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

Over the past five years, ESG funds were primarily used for homelessness prevention and rapid re-housing activities. Pinellas County will continue to allocate ESG-RUSH funds for homelessness activities.

Pinellas County Human Services Department coordinates with the JWB Family Service Initiative (FSI), which provides a range of prevention assistance to families/children (may include very- short term shelter and case management to remain in/secure new housing). Pinellas County is providing homeless initiatives funding in support of emergency shelters, rapid rehousing, and street outreach, and HMIS operations at the HLA.

The CoC, led by the HLA is exploring strategies and potential initiatives to shorten the period of time families are experiencing homelessness. The Pinellas County Human Services Department's Family Housing Assistance Program (FHAP) addresses the housing needs of homeless and families with children.

The CoC administers HMIS to formally monitor returns to homelessness from emergency, transitional and permanent supportive housing programs (e.g., Rapid Re-Housing, Permanent Supportive Housing (PSH), Permanent Housing (PH)). This process will be the monitoring base of the System Quality Improvement Committee performance outcome monitoring/evaluation system used to set goals and measure performance for the CoC. 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. Now, the most critical steps 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. These steps are in place for many PH/PSH programs but not for rapid re-housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions) or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Pinellas County PY26 goals will support helping low-income individuals and families avoid homelessness by providing prior year ESG and ESG-RUSH funds for homeless prevention, through homeless prevention and rapid rehousing. Additional prevention activities include outreach (affordable housing and fair housing rights), pre-purchase and post-purchase counseling, housing services, and eviction/foreclosure prevention. The County will continue to monitor the availability of additional Federal funds that may become available to address homelessness and homeless prevention activities. Pinellas County will coordinate these activities with other jurisdictions within the County to ensure that eligible recipients are not moving needlessly to access available funding.

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

Discussion

The Consortium is a member of the HLA, the lead agency for the CoC. The staff of the HLA, the County's Human Services Department, and the Community Development Division, meet regularly to coordinate issues of mutual concern and benefit.

The Homeless Leadership Network, now a part of the HLA, made up of elected officials and community leaders, drafted Opening Doors of Opportunity: A 10-Year Plan to End Homelessness in Pinellas County, to establish the groundwork for guiding Pinellas County in their efforts to end homelessness. In June of 2015, Opening Doors was amended to reaffirm the strategies that continue to prove effective in preventing and ending homelessness. The 2015 Amendment encompasses much of the original Plan, but with some additions and clarifications that further strengthen its value as a living blueprint for action. The Consortium supports the HLA, and the Strategic Plan priorities established in the County's 2025-2029 Consolidated Plan match those of the CoC and the 10-Year Plan to End Homelessness.

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

Introduction

Over the last year, the median home value in Pinellas County increased by 11.32% from \$319,000 (2019-2023 ACS) to \$355,100 (2020-2024 ACS), which is unaffordable to households earning less than 80% AMI in Pinellas County. The SHIP Program requires Pinellas County to annually assemble an Affordable Housing Advisory Committee (AHAC) to identify strategies to remove or ameliorate barriers to affordable housing. The AHAC identified barriers to affordable housing such as the length of the County’s site plan review process; impact fees; standards regulating density, lot size, and lot configuration; parking, street, and setback requirements; indirect codes affecting the allowance of accessory dwelling units and other housing types; barriers to homeownership or rental (e.g., lack of education, pre-qualification); and lack of proximity between housing and transportation.

1. The median home value in Pinellas County is \$355,100 (2020-2024 ACS), which is unaffordable considering median household income (\$72,646). Average rents are also unaffordable, making it difficult to afford other necessities such as food, clothing, medical care, or transportation. According to Florida Commerce, Bureau of Workforce Statistics and Economic Research, 2024 Occupational Employment and Wage Statistics for Pinellas County, for all occupations, at the median hourly wage of \$22.58, or \$46,864 annually, the maximum affordable rent is \$1,171, approximately \$525 less than the 2025 HUD Fair Market Rent of \$1,696 for a one-bedroom rental.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Annually, Pinellas County and other recipients of SHIP funds must prepare a LHS report, driven by an AHAC, to remove or ameliorate barriers to affordable housing in their jurisdictions. The LHS process involves reviewing the County’s zoning laws and policies for potential impacts on affordable housing and residential investment. In the most recent LHS prepared by Pinellas County, the following incentives were identified to address barriers to affordable housing:

- Expedited permitting
- Modification of impact fees
- Flexible densities
- Reduced parking and setback requirements
- Affordable accessory residential units (i.e., ADUs)
- Flexible lot configurations
- Modification of street requirements
- Process of ongoing review/establishment of ongoing oversight
- Public land inventory
- Qualified buyers and renters
- Support of development near transportation hubs

Recognizing the need for coordinated strategies, Pinellas County will use a multi-faceted and market-focused approach to link affordable housing to transportation, employment, and activity centers. These strategies consist of policy and regulation updates that support public-private investment in affordable housing, focus on

preservation and protection of existing units, and incentivize production of new units to meet the projected demand.

To this end, the County will focus affordable housing investment, when possible, in areas of transportation disadvantage and low-income that also align with employment opportunities (e.g., opportunity zones), investment corridors and activity centers, and workforce development resources. These strategies are consistent with Advantage Pinellas, the 2045 Long Range Transportation Plan for Pinellas County, and the Countywide Plan for Pinellas County (2019, in conjunction with Forward Pinellas).

Discussion

There is limited funding available to assist with affordable housing, despite the rising cost of housing in the County. Housing is largely unaffordable to low- and moderate-income persons. The most significant barrier continues to be the lack of financial resources available to address affordable housing needs in the County. To preserve and produce affordable housing, the County will continue to utilize CDBG, HOME, SHIP, HTF, and other sources when available for rehabilitation and new construction. Additionally, considering the significant number of existing mobile/manufactured homes in Pinellas County, the County will seek to incentivize improvements to existing mobile/manufactured home parks and improve how redevelopment/relocations are regulated to ensure that such residents have access to alternative affordable housing.

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

Introduction

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

Actions planned to address obstacles to meeting underserved needs

The largest obstacle that Pinellas County faces is the lack of funding for affordable housing. There continues to be a need for affordable housing within the Consortium. The County continues to lose affordable housing units as affordability requirements expire; however, the limited funding available restricts the ability to preserve such units. The County will continue to work with non-profits to identify additional funding for purchase and/or rehabilitation of existing affordable units.

Pinellas County has very limited undeveloped land available to create additional affordable units within the Consortium. In 2007, the County authorized the Housing Finance Authority to utilize land trusts to help facilitate the long-term preservation of affordable housing projects in Pinellas County. Pinellas County dedicated \$15 million of Penny for Pinellas revenue, known as Penny III, from a one-cent sales tax for providing affordable housing within the County. The County had an existing Interlocal Agreement with the Housing Finance Authority of Pinellas County for administration of the County's Community Housing Program. In June of 2015, the Interlocal Agreement was amended to include acquisition and land assembly.

Penny III funding is provided to acquire land suitable for creation of affordable workforce housing and mixed-use developments, to be held in a Land Trust and utilized for affordable housing. Developments selected for the funding could be located anywhere in the County; however, the land must remain under County ownership in the Community Land Trust Program. The land is leased to owners and/or developers. Lease revenue, payments in lieu of taxes, or other similar means is used to continually replenish the fund and perpetuate the assembly program. Over the past five years, Pinellas County and local municipalities have used investments, incentives, financial assistance, and regulatory tools to spur more affordability in the market, including \$13.6 million from the previous Penny for Pinellas sales tax.

Pinellas County committed \$91.4 million of the Countywide Affordable Housing and Economic Development Capital Project Funds (Penny for Pinellas “Penny IV Funds”) to be utilized to support the development and preservation of affordable housing and to facilitate economic development and high-quality growth of the local economy through strategic investments in capital projects. To date, 19 projects have been approved under the Penny for Pinellas sales tax initiative that will produce a total of 3,189 units, of which 2,240 will be affordable units. Four (4) projects (637 units) have been completed, eight (8) projects are under construction (1,675 units), and seven (7) projects are in the final due diligence closing process (877 units).

Penny for Pinellas Funds are provided through an extension of the Infrastructure Sales Surtax, a voter-approved 1.0% sales tax that is dedicated to infrastructure improvement projects in Pinellas County. The approved ballot language included “land acquisition for affordable housing” and “capital projects to support economic development” as permissible uses of funds. For FY26, the County anticipates utilizing Penny for Pinellas funding on affordable housing programs. All assisted units will benefit households at or below 80% of AMI, with forty percent (40%) of the assisted units benefitting households at or below 60% of AMI.

Actions planned to foster and maintain affordable housing

Fostering and maintaining affordable housing that may be lost from the assisted housing inventory is a high priority for the County. The County has established three priority projects that will address affordable housing needs in FY26: Housing Preservation Program, Housing Production Program, and Homeownership Promotion Program. Specifically, the County will use CDBG, HOME, State SHIP, and local HTF funding to:

- Providing down payment/closing cost assistance to 7 low- to moderate-income homebuyers using HOME funds, and 23 homebuyers using State SHIP funds. Housing counseling will assist another 30 low- to moderate-income households (not counted in table).
- Preservation of the existing housing stock through acquisition and/or rehabilitation, rehabilitating 1 unit of homeowner housing and 10 units of rental housing for low- to moderate-income households using HOME funds. A combination of CDBG, State SHIP, and local HTF funds will also be utilized to rehabilitate 29 homeowner or rental units.
- Production of new units through acquisition and/or construction, producing 5 units of new homeowner housing and 6 units of rental housing for low- to moderate-income households using HOME funds. A combination of CDBG, State SHIP, and local HTF funds will also be utilized to produce 19 new homeowner or rental units.

Actions planned to reduce lead-based paint hazards

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

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

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

The Community Development Division follows procedures as specified in applicable regulations and, specifically, those detailed in Title X of the Housing and Community Development Act of 1992. Staff provide all required notifications to owners and occupants and inspect for defective paint surfaces of pre- 1978 properties. Any defective paint conditions found are included in the scope of work and treatment provided to the defective areas. All Department policies and procedures meet the concepts and requirements of Title X. Staff members with architectural or Risk Assessor training/experience orders and reviews paint inspections, risk assessments and clearance testing of suspect properties done by licensed testing professionals. Utilization of trained and certified lead professionals ensures that lead hazard control and abatement work is done safely and effectively.

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

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

Actions planned to reduce the number of poverty-level families

The County, to the extent allowed by the level of funding and economic conditions (housing market, job opportunity rate, health care systems, the willingness of the target populations to utilize the preferred assistance, etc.) acts to reduce 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 reduce the number of persons living below the poverty level.

The Pinellas County Board of County Commissioners' Strategic Plan (2025) vision is to be the standard for public service in America, with a mission to meet the needs and concerns of the community today and tomorrow. Key results of that mission are resilient infrastructure and environment, healthy and safe communities, prosperity and opportunity, and smart service delivery.

To achieve this vision and carry out its mission, the County previously analyzed the factors that contribute to systemic poverty to determine the needs of the community. That analysis, titled, "The Economic Impact of Poverty Report" (2013), highlighted seven factors that contribute to the cycle of poverty and drive the costs for combating poverty: insufficient transportation, limited access to food, lower educational attainment, limited access to health care, increased crime rates, high unemployment, and inadequate and insufficient housing. The County is in the process of updating that report; however, the data identified five (5) at-risk communities within the County. Those five communities include East Tarpon Springs, North Greenwood, High Point, Lealman Corridor, and South St. Petersburg. Three (3) of those communities are County-designated target areas under the County's federally funded CDBG program: Tarpon Springs, Highpoint, and the Lealman Corridor. Because of their target area designation, the County will direct funding and services toward these communities.

Pinellas County committed \$94.1 million of the Countywide Affordable Housing and Economic Development Capital Project Funds (Penny for Pinellas "Penny IV Funds") to be utilized to support the development and preservation of affordable housing and to facilitate economic development and high-quality growth of the local economy through strategic investments in capital projects. To date, 19 projects have been approved under the Penny for Pinellas sales tax initiative that will produce a total of 3,189 units, of which 2,240 will be affordable units. Four (4) projects (637 units) have been completed, eight (8) projects are under construction (1,675 units), and seven (7) projects are in the final due diligence closing process (877 units).

Penny for Pinellas Funds are provided through an extension of the Infrastructure Sales Surtax, a voter-approved 1.0% sales tax that is dedicated to infrastructure improvement projects in Pinellas County. The approved ballot language included "land acquisition for affordable housing" and "capital projects to support economic development" as permissible uses of funds. For FY26, the County anticipates utilizing Penny for Pinellas funding on affordable housing programs. All assisted units will benefit households at or below 80% of AMI, with forty percent (40%) of the assisted units benefitting households at or below 60% of AMI.

Actions planned to develop institutional structure

Non-profit agencies, as subrecipients of CDBG, HOME, and ESG funding, will carry out many of the activities identified in the 2026 Action Plan in conjunction with the Community Development Division. The Community Development Division is charged with executing the County's housing and community development programs that are aligned with the Strategic Plan of the 2025-2029 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 County-administered CDBG, HOME, and ESG programs.

These include neighborhood associations, the Housing Finance Authority of Pinellas; HLA; Forward Pinellas and Pinellas Planning County; DOH; Pinellas County Sheriff's Office; Pinellas County Office of Human Rights; Pinellas County Office of Consumer Protection; Pinellas County departments of Housing and Community Development, Economic Development, Public Works, Utilities; University of Florida Shimberg Center for Affordable Housing; University of South Florida; and various other non-profit, faith-based, and community-based service providers and advocates.

The Pinellas County Housing Authority (PCHA) and the Tarpon Springs Housing Authority (TSHA) 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 public housing authorities do work closely to address the housing needs of the community, such as providing financing for preservation of existing affordable housing units.

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

Key public and private housing social and service agencies involved in the implementation of the 2026 Action Plan, as well as additional resources, are described below.

The HLA, through its Funders Council and Providers Council, works with funding agencies and community providers to develop a human services system that provides seamless, high-quality care based on the best use of available resources.

A host of non-profit agencies serve low- and moderate-income households within the County, which are listed throughout the 2025-2029 Consolidated Plan, specifically in the Needs Assessment (NA) and Market Analysis (MA) sections. For example, Office of Workforce Innovation of Pinellas Technical College, and CareerSource, a nonprofit, provide job skills and employment training. Funding is inadequate for the needs these non-profit agencies are expected to address.

Public Sector

Pinellas County

Pinellas County's Community Development Division, under the Housing and Community Development Department, administers community development and affordable housing programs, and functions as the lead agency for CDBG and ESG funds for the Urban County and HOME funds for the Pinellas County Consortium, including the City of Largo. These programs assist low- and moderate-income persons based on program eligibility. Part of the Urban County, cooperating cities are also instrumental in accomplishing the Strategic Plan goals and Action Plan programs.

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

Pinellas County Health Department (i.e., Department of Health in Pinellas County or DOH) offers a variety of services and programs to residents such as Healthcare for the Homeless, childcare licensing, testing for

childhood lead poisoning, family planning, Florida KidCare, Healthy Start, HIV/AIDs programs, WIC, and women’s health. DOH partners with a number of non-profit organizations to deliver these services in Pinellas County.

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

The Pinellas County and Tarpon Springs housing authorities administer Housing Choice (Section 8) Voucher Programs and Family Self-Sufficiency Programs.

Forward Pinellas’ Long-Range Transportation Plan, Advantage Pinellas 2050, serves as a guide for making decisions regarding the future of Pinellas County’s transportation system through the year, including improving access for the transportation disadvantaged.

State of Florida

Supportive services are provided by several State of Florida departments, including Department of Children and Families, Department of Health in Pinellas County (DOH), Agency for Persons with Disabilities, and department of Elder Affairs, Veterans’ Affairs, and Juvenile Justice.

Private Sector

The private sector is an important collaborator in delivering the programs identified in the 2026 Action Plan. The private sector brings 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 healthcare, small business assistance, residential mortgage programs, commercial lending, and assisted housing.

Discussion

Pinellas County is committed to continuing its participation and coordination with Federal, State, and local agencies, as well as with the private and non-profit sector, to serve the needs of low- and moderate-income persons in the Urban County and Pinellas County Consortium. In particular, the County will continue to work closely with County departments regarding infrastructure improvements and the provision of public services.

Program Specific Requirements

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

Introduction

Pinellas County plans to use 20 percent (20%) of the available CDBG funds for program administration, and one percent (1%) for elimination of slum/blight (e.g., clearance and demolition, etc.). The County plans to use the remaining 79 percent (78.94%) of available CDBG funds for activities that directly benefit low- and moderate-income persons. The County estimates the “overall” low- and moderate-income benefit to be 98.8% based on a one-year period (2026).

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$0

Table 13 - CDBG Program Income

Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	98.8%

Table 14 - CDBG Other Requirements

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

No other forms of investment are anticipated during FY 2026.

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

To ensure HOME period of affordability requirements are met, the County, including subrecipients and consortium members, applies recapture provisions when HOME funds are used for direct homebuyer assistance. Subrecipient agreements include requirements ensuring recapture provisions are followed.

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

Period of Affordability - The recapture provisions are in effect for a period of affordability. This period is based on the amount of HOME assistance provided to the homebuyer, as follows:

Amount of HOME assistance provided to the homebuyer / Period of Affordability

- Under \$25,000 / 5 years
- \$25,000 to \$50,000 / 10 years
- Over \$50,000 / 15 years

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

HOME Homebuyer Assistance / Recapture Provisions - The amount subject to recapture is the HOME assistance provided to the homebuyer that directly assisted the homebuyer to buy the housing unit. This amount includes any HOME assistance that assisted the homebuyer to purchase the housing or reduced the purchase price paid by the homebuyer from fair market value to an affordable price, but excludes the amount of HOME assistance provided to develop and construct the unit that does not directly assist the homebuyer or reduce the purchase price paid by the homebuyer.

If recapture is triggered for any reason other than sale (voluntary or involuntary) of the housing unit, the full amount of HOME assistance provided that directly assisted the homebuyer to buy the housing unit, less any principal payments or principal reductions granted, as identified in the promissory note, becomes due and payable.

If recapture is triggered by a sale (voluntary or involuntary) of the housing unit, the full amount of HOME assistance provided that directly assisted the homebuyer to buy the housing unit, less any principal payments or principal reductions granted, as identified in the promissory note, becomes due and payable. However, the recapture amount due cannot exceed the net sale proceeds, if any. Net proceeds of a sale are the sales price minus superior loan repayment (other than HOME funds) and any closing costs. This amount represents the maximum amount the County may recapture under its Recapture Policy. In instances where net proceeds are not sufficient to recapture the entire amount HOME assistance provided, less any principal payments or principal reductions granted, as identified in the promissory note, recapture of all available net proceeds shall be deemed to satisfy the recapture requirements.

In order to enforce the HOME recapture requirement, the homebuyer will be required to execute a Homebuyer Agreement for the purpose of identifying the total HOME Assistance amount provided and subject to recapture, addressing residency requirement terms of the recapture provision, and identifying remedies for non-compliance. Homebuyers will also be required to execute a mortgage and promissory note in the amount of the HOME assistance provided as a loan, that is recorded as a lien against the property. The term of the mortgage will meet or exceed the minimum period of affordability.

Compliance Monitoring - During the period of affordability, the County monitors homeowner's compliance with the principal residency requirement. In the event of noncompliance, the homebuyer is subject to repay all HOME assistance provided that directly assisted the homebuyer to buy the housing unit, less any principal payments or principal reductions granted, as identified in the promissory note.

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

Pinellas County records land use restrictions on all units acquired with HOME funds. During the process of property ownership transfers, the County's restriction is identified in title commitments. If an owner voluntarily or involuntarily transfers his/her property (e.g., through a sale or foreclosure) during the period of affordability, the applicable recapture provisions go into effect. Additionally, properties acquired with HOME funds are required to include the County as an additional insured on homeowner insurance policies. The County proactively monitors the receipt of insurance policies to ensure the property ownership has not changed.

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

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

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Not applicable, the County does not plan to fund HOME TBRA activities in FY 2026.

If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g., persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Not applicable, the County does not plan to fund HOME TBRA activities in FY 2026.

6. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

The County does not have preferences or limitations for HOME rental housing projects.

Emergency Solutions Grant (ESG)

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

In FY 2026, Pinellas County will use ESG funding to address the following ESG eligible components: emergency shelter and HMIS. The County will provide funding for emergency shelter operations at CASA's domestic violence shelter, Homeless Empowerment Program's emergency shelter, and Hope Village of America's domestic violence shelter, and HMIS data collection/entry conducted by the County, CoC and HLA. Coordination among emergency shelter providers, essential services providers, homelessness prevention and rapid re-housing assistance providers, and other homeless assistance providers will maximize the use of

the ESG funding and ensure that there is a centralized effort to reach families in need. The Written Standards for the Provision of ESG are attached.

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

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

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

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

Projects are funded from the appropriate funding source until all funds have been allocated. Emergency shelter activities identified for funding will receive up to a maximum of 60 percent (60%) of the total ESG grant.

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

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

5. Describe performance standards for evaluating ESG.

Consortium member agencies are part of the development and implementation of the Pinellas Coordinated Assessment process; ESG subcontractors will use the process for selecting families to enroll in their programs. All ESG participant data is entered in HMIS, and the reports are used to track/report on ESG

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

The County evaluates ESG prevention activities by continuously monitoring the agencies selected to administer the CHAP program to ensure that CHAP program and ESG guidelines are being followed. In addition, before reimbursement can be made verification will be required including certification of homelessness, lease documents, and income calculations, as well as cancelled checks and invoices.

Subrecipient agreements are executed each fiscal year with the selected agencies that require quarterly reimbursement requests and timely expenditure of funds. Agencies receiving funding under other components of the ESG program are contractually obligated to either provide the County with, or enter into the HMIS system, data on all people served and all assistance provided with ESG funding.

Discussion

For CDBG, Pinellas County anticipates \$20,000 in new program income for FY 2026. Including an entitlement allocation of \$2,354,304 and use of prior year carryover funds in the amount of \$371,910.16, the total CDBG available in FY 2026 is \$2,746,214.16. The County has not identified funds for urgent need activities; however, based on the second program year (2026), the percentage of overall benefit to low-and moderate-income persons is expected to be 98.8%, less non-beneficial program administration and slum/blight removal activities