

OMB Granicus Review

Granicus Title	Affordable Housing Program project funding recommendation for Brentwood Townhomes.				
Granicus ID#	26-0191A	Reference #	N/A	Date	3/19/2026

Mark all Applicable Boxes:

Type of Review									
CIP	<input checked="" type="checkbox"/>	Grant		Other		Revenue		Project	<input checked="" type="checkbox"/>

Fiscal Information:

New Contract (Y/N)	Y	Original Amount	\$800,000.00
Fund(s)	3001	Amount of Change (+/-)	\$0.00
Cost Center(s)	416100	Total Amount	\$800,000.00
Program(s)	3039	Amount Available	Total: \$800,000.00
Account(s)	5810001	Included in Applicable Budget? (Y/N)	Y
Fiscal Year(s)	FY26		

Description & Comments

(What is it, any issues found, is there a financial impact to current/next FY, does this contract vary from previous FY, etc.)

The Brentwood Townhomes project in Pinellas Park is a 25-unit development with a total cost of \$8.35 million, serving a mix of households including 13 affordable units, with the County recommending \$800,000 in funding (about 9.6% of project cost).

The project leverages multiple funding sources and will provide new three-bedroom townhomes along a transit-supportive corridor, with affordability targeted to households below 80% and 120% of area median income.*

Including this item, the total amount of Penny IV affordable housing funds committed is \$91,950,287.57 out of the \$94,090,153.07 currently estimated in all ten years of Penny IV.

Funding for this project is included in the FY26-FY31 Capital Improvement Plan (CIP) under the Penny IV Affordable Housing Program (project 004150A). This project is funded by Local Infrastructure Sales Surtax (Penny for Pinellas), as part of the 8.3% countywide investment for Economic Development and Housing, half of which, or 4.15%, is set aside for housing specifically.

The Penny IV Affordable Housing Program (project 004150A) has an FY26 Amended Budget of \$37,947,000.00. There is sufficient funding to approve this recommendation. Attached to the Granicus item is a tracking document that shows the FY27-FY32 Estimated CIP, as well as all expenditure activity, both historical and planned.

**Generated by Artificial Intelligence with human oversight and editing.*

Analyst:
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Ok to Sign: