



Pinellas County, Florida Action Plan 2018-2019

DRAFT



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Executive Summary

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

1. Introduction

In 2015, Pinellas County completed the 2015-2019 Consolidated Strategic Plan, a five-year strategic planning document developed with input from community residents, local governments, nonprofits and other interested groups, identifying the County's priority housing, homeless, special populations, and community development needs. The Annual Action Plan, submitted each of the five years of the Consolidated Plan, identifies specific projects and activities to be undertaken each year to address the needs identified in the Consolidated Plan and further the identified five-year priorities and strategies.

Federal Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Solutions Grant (ESG) funds are allocated annually to entitlement communities through the U.S. Department of Housing and Urban Development (HUD) to carry out housing and community development activities to benefit low- and moderate-income households. The Annual Action Plan is the Pinellas County Consortium's annual application for HOME funds and Pinellas County's application for CDBG and ESG funds. The County anticipates receiving approximately \$5,044,580 in Federal formula grant funding, including program income. This fourth year Action Plan outlines how the County will target these Federal resources to address the County's housing and community development needs during the upcoming fiscal year from October 1, 2018 through September 30, 2019.

The Pinellas County Consortium, grantee of Federal HOME funding, consists of the jurisdictions of Pinellas County, acting in its capacity as an Urban County, and the City of Largo. The Urban County, grantee of Federal CDBG and ESG funding, consists of all unincorporated areas and the 19 municipalities participating in the County's program. The County is the lead entity for the Consortium. The City of Largo prepares and approves its own Action Plan for CDBG funding.

The Pinellas County Planning Department implements the CDBG, HOME and ESG programs. The Community Development Division of the Pinellas County Planning Department is the lead agency in development, coordination, submission, and implementation of Pinellas County's Annual Action Plan. The Pinellas County Board of County Commissioners is the entity responsible for approving the application of grant funds for various activities identified in the Consolidated and Annual Action Plans.

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

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

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

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

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

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

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

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

For the 2018-2019 funding year, Pinellas County will continue to address the objectives of sustainability of a suitable living environment and increased accessibility to decent housing by funding projects to improve public

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

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

Pinellas County successfully completed the second year of the County's 2015-2019 Five-Year Consolidated Plan period for the CDBG, HOME and ESG Programs. Projects completed during the 2016-2017 fiscal year helped to meet the goals and objectives identified in the County's Annual Action Plan. During the 2016-17 fiscal year, Federal resources were utilized throughout the community for a variety of housing and community development activities to address the following objectives of the 2015-2019 Consolidated Plan: sustainability of a suitable living environment and increased accessibility to decent housing by improvement of public infrastructure and facilities in low- to moderate-income neighborhoods and in blighted areas. Below are the objectives and outcomes addressed during the 2015-2016 Action Plan period from October 1, 2016 to September 30, 2017:

Objective: Performance Measure One (SL-3: Sustainability of Suitable Living Environment): 45,256 people and 1,502 households will have a sustainable (more livable) environment through infrastructure construction and improvements and facility rehabilitation for the purpose of creating a suitable living environment. **Outcome:** 45,736 people served. One project was cancelled and several other projects are underway and will be reported next fiscal year.

Objective: Performance Measure Two (SL-1: Availability/Accessibility of Suitable Living Environment): 8,834 people and 319 households will have access to recreational and social services and a sustainable (more livable) environment through facility rehabilitation for the purpose of creating a suitable living environment. (Please note this is a duplicated count as these people reside in areas served through Performance Measure One.) **Outcome:** 35,806 people; 3 households served. Several alternate projects were funded and are included in the outcomes. Two projects were cancelled and one project is underway and will be reported next fiscal year.

Objective: Performance Measure Three (DH-2: Affordability of Decent Housing): 32 households will have access to affordable housing through down payment, housing, and mortgage assistance or through financial assistance for the purpose of providing decent affordable housing. **Outcome:** 73 households served. Additional housing activities remain underway and will be reported upon project completion.

Objective: Performance Measure Four (DH-1: Availability/Accessibility of Decent Housing): 98 households will have new or improved access to housing through the preservation of existing or creation or acquisition of additional units for the purpose of preserving and/or creating decent affordable housing. **Outcome:** 259 households served. Additional housing activities remain underway and will be reported upon project completion.

Objective: Performance Measure Four (DH-1: Availability/Accessibility of Decent Housing): 1,500 persons will have available improved access to housing services for the purpose of providing decent affordable housing.
Outcome: 1,818 people served.

Currently for the 2017-18 program year, Pinellas County is utilizing 20% of CDBG funds for program administration and 100% of the remaining CDBG funds for public infrastructure improvements, public facility improvements, public service activities, and housing activities and. HOME funds are being utilized for homeowner and rental housing preservation and production and homebuyer activities. ESG funds are being used to provide rental assistance in the form of homelessness prevention and providing case management for street outreach.

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

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

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

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

This process included holding public hearings early in the planning process to identify and prioritize the needs of Pinellas County over the next five years. Pinellas County conducted a public hearing on January 19, 2018, to solicit input on the priorities and needs of Pinellas County to include in the Annual Action Plan. The public hearing also served as an opportunity for the County to provide an overview of existing programs and to summarize the County's accomplishments in meeting identified goals over the past year.

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

On January 19, 2018, the County held a public meeting to report on the past performance of Community Development programs and to seek input on the future focus of priority needs over the next year. Comments received during the public meeting are attached.

A draft of the Action Plan was made available for viewing and public comment on March 30, 2018, and ended April 28, 2018. The notice of availability for viewing was advertised in the *Tampa Bay Times*, *The Weekly Challenger*, *Trè Magazine*, and *La Gaceta Newspaper*. Additionally, the notice, was distributed to the City of Largo’s Community Development Department and six neighborhood facilities located in north, central, and south county and was published on the Pinellas County Community Development Division website in English, Spanish and Vietnamese.

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

No comments were received that were not accepted.

7. Summary

The Action Plan that follows outlines the variety of tools and strategies Pinellas County will utilize during the one-year period beginning October 1, 2018, to effectively and efficiently execute the Pinellas County Board of County Commissioner’s strategic direction to create a sustainable community and improve the quality of life for Pinellas County residents.

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

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

Agency Role	Name	Department/Agency
Lead Agency	Pinellas County	Pinellas County Planning Department
CDBG Administrator	Pinellas County	Pinellas County Planning Department
HOME Administrator	Pinellas County	Pinellas County Planning Department
ESG Administrator	Pinellas County	Pinellas County Planning Department
HOPWA Administrator	City of Tampa	Housing and Community Development
Table 1 - Responsible Agencies		

Narrative

The County acts as the lead agency for the Pinellas County HOME Consortium, consisting of Pinellas County and the City of Largo, and is responsible for the development of the Consolidated Plan for the Consortium and development of the Annual Action Plan for both the Consortium and Pinellas County, acting in its capacity as an Urban County. Pinellas County, designated as an Urban County by HUD, consists of all unincorporated areas of the County and the nineteen (19) municipalities participating in the County's program.

The cooperating cities are identified below:

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

(Note: The City of Pinellas Park became an entitlement jurisdiction this fiscal year and is no longer a member of the Urban County.)

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

Consolidated Plan Public Contact Information

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

1. Introduction

Pinellas County's 2018-19 Action Plan was prepared with participation by nonprofit organizations and community residents. A joint public hearing with the City of Largo was held on January 19, 2018. An additional public hearing was held in front of the Pinellas County Board of County Commissioners on June 19, 2018, with interested parties invited to comment at both hearings. During the thirty (30) day comment period, residents were invited to submit written comments to the Community Development Division of the Pinellas County Planning Department.

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

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

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

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

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

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

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

Consortium member agencies have consulted with the CoC on a regular basis to determine how to allocate ESG funds in accordance with the CoC and the Consolidated Plan and review of applications for funding requests. The *10-Year Plan to End Homelessness in Pinellas County* provides a strategic, communitywide system to prevent and end homelessness in Pinellas County. The *10-Year Plan to End Homelessness in Pinellas County* identifies the following performance standards for the CoC: Ending chronic homelessness by 2017; Prevent and end Veterans homelessness by 2015; Prevent and end homelessness for families, youth, and children by 2020; and Set a path to end all types of homelessness. Currently, Performance Standards are being developed, with the assistance of a HUD technical advisor, to evaluate the outcome of projects goals and objectives of the program. This allows better coordination with other service providers and provides integration with other programs targeted to homeless people in the area covered by the CoC.

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

The CoC is responsible for the administration and operation of the Homeless Management Information System (HMIS). Policies and procedures in place are consistently reviewed for necessary updates. ESG agencies awarded funds are required to enter client data into HMIS in accordance with HUD guidelines. Pinellas Homeless Management Information System (PHMIS) is the official HMIS system of record for Pinellas County. PHMIS is a locally administered, electronic case management system that stores longitudinal client-level data about the men, women, and children who have accessed homeless and other basic needs social service programs in Pinellas County. PHMIS is funded by the Human Services Department, HUD, the Pinellas County Homeless Leadership Board and the Juvenile Welfare Board and is administered/operated by the Homeless Leadership Board. The system is responsible for annual system-level accountability reports showing the progress to end homelessness such as the Annual Homeless Assessment Report (a report on the use of homeless housing), the

Point-in-Time Count Report (a report on the one-day count of clients living in shelters and on the street) and the Housing Inventory Chart (a report on the availability of homeless dedicated housing beds and units).

Consortium member agencies are part of the development and implementation of the Pinellas Coordinated Assessment process; ESG subcontractors will use the process for selecting families to enroll in their programs. All ESG participant data is entered in PHMIS and the reports are used to track/report on ESG performance. Member agency staffs are part of the System Quality Improvement Committee working to set performance outcome goals and overseeing measurement and reports.

The County can build upon the success of PHMIS to develop performance metrics and advanced reports that monitors and evaluates client-level and provider-level utilization and outcome.

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

1	Agency/Group/Organization	Homeless Empowerment Program
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended and provided input at the needs assessment public hearing in January 2018 held to gather input from community partners on the priority needs in the County.
2	Agency/Group/Organization	YMCA of the Suncoast, Inc.
	Agency/Group/Organization Type	Services-Children; Services-Elderly Persons; Services-Health; Services-Education; Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended and provided input at the needs assessment public hearing in January 2018 held to gather input from community partners on the priority needs in the County.
3	Agency/Group/Organization	Pinellas County Head Start
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended and provided input at the needs assessment public hearing in January 2018 held to gather input from community partners on the priority needs in the County.

4	Agency/Group/Organization	CASA, Inc.
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended and provided input at the needs assessment public hearing in January 2018 held to gather input from community partners on the priority needs in the County.
5	Agency/Group/Organization	Directions for Living, Inc.
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless; Homeless Needs - Families with children; Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended and provided input at the needs assessment public hearing in January 2017 held to gather input from community partners on the priority needs in the County.
6	Agency/Group/Organization	Pinellas Opportunity Council
	Agency/Group/Organization Type	Services-Elderly Persons; Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended and provided input at the needs assessment public hearing in January 2017 held to gather input from community partners on the priority needs in the County.
7	Agency/Group/Organization	Pinellas County Sheriff's Police Athletic League
	Agency/Group/Organization Type	Services-Children; Services-Education; Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended and provided input at the needs assessment public hearing in January 2017 held to gather input from community partners on the priority needs in the County.
Table 2 - Agencies, groups, organizations who participated		

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

The City of Tampa administers HOPWA funding for local jurisdictions. In FY 18-19, the City of Tampa developed the HOPWA strategy independently. The County has identified the willingness to assist the City in preparation of future HOPWA submissions. Both the County and the City coordinates with the local CoC. As part of the citizen participation outreach, the County strives to receive input and participation from all interested agencies, groups, and organizations. The Pinellas County Health Department, business and civic leaders have historically chosen not to participate or provide input into development of the Plan.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Pinellas County Homeless Leadership Board	Promote a countywide goal to the commitment of ending homelessness. Promote access to and effective use of mainstream benefits. Optimize self-sufficiency among individuals and families experiencing homelessness.
10-Year Plan to End Homelessness	Pinellas County Homeless Leadership Board	Agencies receiving funding are required to use HMIS for data collection purposes. Reduce homelessness. Increase self-sufficiency. Provide technical assistance to agencies. Increase case management services.
Pinellas County Strategic Plan	Pinellas County Board of County Commissioners	Foster continual economic growth and vitality. Invest in communities that need the most. Catalyze redevelopment through planning and regulatory programs. Invest in infrastructure to meet current and future needs. Support a vibrant community with recreation, arts, and culture to attract residents and visitors.
Pinellas by Design	Pinellas County Economic Development	Establish the economic, real estate, and regulatory considerations upon which the recommended strategies for countywide economic development, industrial development, and redevelopment are founded.
Pinellas County SHIP Plan	Pinellas County Planning Department	Produce, preserve and promote affordable housing.
Table 3 - Other local / regional / federal planning efforts		

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

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

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

County maintains compliance with Title VI or the Americans with Disabilities Act. A bilingual staff member attends all public meetings.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Public Hearing	Non-targeted/ broad community Partners and organizations in the community	A public hearing was held January 18, 2018. The public hearing notice was advertised in the <i>Tampa Bay Times</i> <i>The Weekly Challenger</i> , mailed to participating partners and nonprofit organizations within the community, and posted on the Community Development and Planning Division's website. Seven representatives from 7 organizations attended the public hearing to provide input on the needs to be addressed in FY2018-19 and to obtain information on County's performance during the FYs 2016-17 and 2017-18.	Minutes from the January 18, 2018 public hearing are included as an attachment.	All comments were considered during the preparation of the Action Plan.
Newspaper Ad	Minorities Non-targeted/ broad community Partners and organizations in the community	Pinellas County published a notice in the <i>Tampa Bay Times</i> , <i>The Weekly Challenger</i> , <i>BaoTre Magazine</i> and <i>La Gaceta Newspaper</i> , advertising the availability of the draft of the 2018-19 Action Plan. The notice provided the start and end of the 30-day comment period, available resources, proposed activities to receive funding, and the process by which to provide comments on the Plan	All comments will be considered during the preparation of the Action Plan.	No comments were received that were not accepted.
Public Hearing	Non-targeted/ broad community Partners and organizations in the community	County will hold a public hearing on Tuesday, June 19, 2018 at 6:00 pm in the BCC Assembly Room, 315 Court Street, Clearwater for interested parties to provide comments on the 2018-19 Annual Action Plan. Following the public hearing, the BCC will consider approving the Plan. On May 22, 2018, the BCC will consider authorizing permission to advertise to hold the public hearing. A notice announcing the public hearing will be advertised in the <i>Tampa Bay Times</i> and posted on the Community Development Division's website.	All comments will be considered during the preparation of the Action Plan.	No comments were received that were not accepted.

Table 4 - Citizen Participation Outreach

Expected Resources

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

Introduction

Pinellas County anticipates receiving a total of \$4,004,580 in funding from HUD and anticipates generating an additional \$1,040,000 in program income. In addition to Federal entitlement grant funding, Pinellas County also receives State and local funding. The County received \$2.14 Million in SHIP funding in 2017 for affordable housing and anticipates receiving approximately \$700,000 for 2018. SHIP Program allocations continue to fluctuate, with the 2018 funding level being a seventy-seven (77%) reduction from the 2017 SHIP allocation. The 2017 allocation represents an eighty-three percent (83%) reduction from a SHIP allocation that was in excess of \$4 Million dollars annually. The local Housing Trust Fund generates approximately \$300,000 annually that will be used for affordable housing activities. Reduced funding under all programs has impacted the County’s ability to fund eligible housing and community development activities in low- and moderate and slum and blighted areas, and to fund local agencies that provide services that assist low- and moderate-income residents throughout the County.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,431,096	40,000	0	2,471,096	2,471,096	CDBG funds will be used to support the priority programs: Target Area Improvements, Public Facility Improvements, Public Services, Public Infrastructure, Housing, and for program administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,349,340	1,000,000	0	2,349,340	2,349,340	HOME funding will be used to support the following priority programs: Housing Preservation, Housing Production, and Homeownership Promotion and for 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	224,144	0	0	224,144	224,144	ESG funds will be used to support the following priority program: Homeless and Homelessness Prevention Services, for street outreach, emergency shelter renovations and essential services and operations, and for program administration.
Other	public - state	Acquisition Admin/Planning Homebuyer	1,650,000	0	0	1,650,000	1,650,000	Pinellas County anticipates receiving approximately \$15M in allocation and \$4M in program income. SHIP allocations

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
		assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Services						have declined over the period covered by the Action Plan, with the County receiving \$8.4 during the first four years. SHIP funds will be used to support the following priority programs: Housing Preservation, Housing Production, and Homeownership Promotion and for program administration. SHIP funds are used to meet the local 25% match requirement for the HOME Program.
Other	public - local	Acquisition Admin/Planning Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership	0	300,000	0	300,000	300,000	Pinellas County anticipates receiving approximately \$300,000 annually in program income generated from the original allocations of Housing Trust Fund. HTF program income has increased over the period covered by the Action Plan. Funds will be used to support the following priority programs: Housing Preservation, Housing Production, and Homeownership Promotion and for program administration. HTF funds are used to meet the local 25% match requirement for the HOME Program.

Table 5 - Expected Resources – Priority Table

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

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

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

In addition to HOME funding, Pinellas County uses State Housing Initiatives Partnership (SHIP) funding to address affordable housing needs and meet identified affordable housing goals. The twenty-five (25) percent match requirement for the HOME Program comes principally from State Housing Initiatives Partnership (SHIP) dollars. These are local funds disbursed by the State from a State document stamp tax. Local Housing Trust Funds are also used to match HOME funds. SHIP and HTF activities that are identified as HOME "look-alike" activities are tracked as HOME Match activities. Program income or recaptured funds from these match activities are designated as HOME and used for future HOME eligible activities.

Pinellas County will match Emergency Solutions Grant funds using County local general funds allocated to activities that are consistent with the following eligible ESG components: street outreach, emergency shelter, homelessness prevention, rapid re-housing and homeless management information system.

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

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

Although publicly owned land is rarely available, the County may lease land to agencies that address County identified needs of providing public services to low- and moderate-income persons, including the homeless and special needs populations and creating suitable living environments in NRSAs and local Target Areas. Currently, the County leases land to three agencies that address these identified needs.

Discussion

As stated, the County utilizes SHIP and HTF funds to meet the local 25% match requirement for the HOME Program. The cooperation between the programs enhances the program's effectiveness by affording more residents housing opportunities that would not be available to them otherwise. The State requires that 65% of the SHIP allocation be expended on home ownership activities and 75% be expended on construction activities.

Pinellas County will use up to 15% of its annual allocation, plus up to 15% of prior year program income to determine the resources available to fund public service activities for each fiscal year. For fiscal year 2018-2019, the annual allocation is \$2,431,096 (15% - approximately \$364,664). In March of 2018, at the time of project selection/funding determinations, Pinellas County had received \$9,323 in program income for fiscal year 2017-18 (15% - approx. \$1,399). Based on the allocation and prior year program income, Pinellas County can fund up to \$366,063 in public service activities and remain in compliance with the public service cap. As detailed in AP-38, Project Summary, Pinellas County has identified five public service activities that will receive a total of \$355,281 in CDBG funding.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facility Improvements	2015	2019	Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$707,283	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 24,460 Persons Assisted
2	Public Services	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development	Central Lealman Target Area East Lealman Target Area Tarpon Springs Target Area Countywide	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$355,282 ESG: \$16,800	Public service activities other than Low/Moderate Income Housing Benefit: 6,443 Persons Assisted
3	Elimination of Slum and Blight	2015	2019	Non-Housing Community Development	Urban County	Non-Housing Community Development	CDBG: \$30,000	Buildings Demolished: 2 Buildings
4	Code Enforcement	2015	2019	Non-Housing Community Development	Central Lealman Target Area	Non-Housing Community Development	CDBG: \$40,000	Housing Code Enforcement/Foreclosed Property Care: 1,500 Household Housing Unit
5	Neighborhood Improvements	2015	2019	Non-Housing Community Development	Dansville Redevelopment Area Greater Ridgecrest Area Central Lealman Target Area East Lealman Target	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$597,216	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 41,009 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Area Tarpon Springs Target Area			
6	Preservation of Owner Housing	2015	2019	Affordable Housing	Dansville Redevelopment Area Greater Ridgecrest Area Central Lealman Target Area East Lealman Target Area Tarpon Springs Target Area High Point Target Area Urban County	Affordable Housing	CDBG: \$61,773.95 HOME: \$106,809 SHIP: \$150,000	Homeowner Housing Rehabilitated: 8 Household Housing Unit
7	Preservation of Rental Housing	2015	2019	Affordable Housing Non-Homeless Special Needs	Dansville Redevelopment Area Greater Ridgecrest Area Central Lealman Target Area East Lealman Target Area Tarpon Springs Target Area High Point Target Area Countywide Urban County	Affordable Housing Non-Homeless Special Needs	CDBG: \$61,773.95 HOME: \$938,799 SHIP: \$100,000	Rental units rehabilitated: 10 Household Housing Unit
8	Production of Owner Housing	2015	2019	Affordable Housing Non-Homeless Special Needs	Dansville Redevelopment Area Greater Ridgecrest Area	Affordable Housing	CDBG: \$61,773.95 SHIP: \$270,000	Homeowner Housing Added: 3 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Central Lealman Target Area East Lealman Target Area Tarpon Springs Target Area High Point Target Area Countywide Urban County			
9	Production of Rental Housing	2015	2019	Affordable Housing Non-Homeless Special Needs	Dansville Redevelopment Area Greater Ridgecrest Area Central Lealman Target Area East Lealman Target Area Tarpon Springs Target Area High Point Target Area Countywide Urban County	Affordable Housing Non-Homeless Special Needs	CDBG: \$61,773.95 HOME: \$938,798 SHIP: \$142,500 Local: \$270,000	Rental units constructed: 13 Household Housing Unit
10	Homeownership Opportunities	2015	2019	Affordable Housing	Dansville Redevelopment Area Greater Ridgecrest Area Central Lealman Target Area East Lealman Target Area Tarpon Springs Target Area High Point Target	Affordable Housing	HOME: \$130,000 SHIP: \$695,000	Direct Financial Assistance to Homebuyers: 55 Households Assisted Other: 1,500 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Area Countywide Urban County			
11	Rental Assistance	2015	2019	Affordable Housing Homeless	Dansville Redevelopment Area Greater Ridgecrest Area Central Lealman Target Area East Lealman Target Area Tarpon Springs Target Area High Point Target Area Countywide	Affordable Housing Homeless	ESG: \$190,533.20	Homelessness Prevention: 50 Persons Assisted
12	Administration	2015	2019	Administration	Countywide	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$494,219.20 HOME: \$234,934 ESG: \$16,810.80 SHIP: \$117,500 Local: \$30,000	Other: 0 Other
Table 6 - Goals Summary								

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

It is estimated that the County will provide a total of 139 units of affordable housing to extremely low-, low-, and moderate-income households. HOME and CDBG funds will be used to provide affordable housing to a total of 25 low- and moderate-income households. ESG funds will be used to provide affordable housing to a total of 50 extremely low-income households. State SHIP and local HTF funds will be used to provide affordable housing to a total of 64 households with the majority of the units for low- and moderate-income households. Funding will provide down payment/closing cost assistance, preserve the existing housing stock through acquisition/rehabilitation/modernization/replacement owner or renter housing, and acquisition and/or construction of owner or renter housing.

Goal Descriptions

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

7	Goal Name	Preservation of Rental Housing
	Goal Description	Acquisition and/or rehabilitation of affordable mixed-income rental housing, including permanent supportive housing for special needs populations.
8	Goal Name	Production of Owner Housing
	Goal Description	Acquisition and/or construction of new affordable mixed-income owner housing units.
9	Goal Name	Production of Rental Housing
	Goal Description	Acquisition and/or construction of new affordable mixed-income rental units, including permanent supportive housing for special needs populations.
10	Goal Name	Homeownership Opportunities
	Goal Description	Direct homeownership assistance to low- and moderate-income homebuyers including up to 50% of down payment costs and closing cost assistance, including housing counseling to homebuyers.
11	Goal Name	Rental Assistance
	Goal Description	Rental assistance and security/utility deposits for homelessness prevention of households/individuals at risk of becoming homeless or re-housing of households/individuals experiencing homelessness.
12	Goal Name	Administration
	Goal Description	General planning and administration costs for CDBG, ESG and HOME Programs.
Table 7 - Goal Descriptions		

AP-35 Projects - 91.420, 91.220(d)

Introduction

Pinellas County has identified the following Programs as a result of the needs identified in the Consolidated Plan. The activities being recommended in each of the programs for initial funding have been evaluated for eligibility, readiness to proceed, leveraged funds, and capacity of the entity carrying out the activity. Additionally, should funds become available from unanticipated program income or activities coming in under budget, the County has identified alternate activities or may add additional activities to the identified priority Programs.

#	Project Name
1	Target Area Improvement Program (SL-3)
2	Public Facility Improvement Program (SL-1)
3	Public Infrastructure Program (SL-3)
4	Public Services Program (SL-1)
5	Homeless and Homelessness Prevention Services Program (DH-2)
6	Housing Preservation Program (DH-1)
7	Housing Production Program (DH-1)
8	Homeownership Promotion Program (DH-2)
9	Administration
Table 8 - Project Information	

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

In making allocation recommendations, several factors were considered: activities must comply with CDBG national objectives; must address a priority identified in the Consolidated Strategic Plan; and must provide decent housing, a suitable living environment, or expand economic opportunities principally for low- and moderate-income persons. Pinellas County allocates investments geographically within its jurisdiction by utilizing a target area concept. Redevelopment and revitalization funds continue to be directed to the County's targeted areas and provide support for redevelopment activities in cooperating cities. All areas are either principally low- and moderate-income as determined through HUD generated Low- and Moderate-Income Summary Data or slum/blight areas as designated by the local government. This target area concept does not preclude the possibility that there will be projects selected that may operate county-wide, or otherwise outside of one of the identified target areas.

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

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

1. Although there has been steady improvement in the overall economic climate of the country, local government reductions in spending due to loss of property tax revenues and Federal funding that remain at reduced levels, continues to constrain local government finances. These reductions also impact the ability of non-profit agencies to meet underserved needs of the population.
2. Local governmental policies, such as building codes, subdivision standards, and impact fees, are enacted to protect and further the general welfare of the public. However, a complex regulatory environment can have the unintended effect of creating barriers to housing affordability by increasing per unit costs associated with housing development.
3. The supply of housing in the Consortium, affordable to extremely low-, low-, moderate- and middle-income families. Based on 2010 Census data, Pinellas County has a significant housing affordability issue with both ownership and rental housing. Countywide 49% of owner households exceed HUD's affordability threshold. Fifty-six percent of countywide rents exceed HUD's affordability threshold. Families transitioning to rental as a result of foreclosure are finding it difficult to secure and maintain housing due to recent rent increases. One of the barriers for these families is the inability to qualify for the housing due to credit issues and unemployment/underemployment.
4. The supply of rental housing in the Consortium, affordable to extremely low-, low-, moderate-, and middle-income families, has not kept pace with the increased demand for rental housing. Average rents are not affordable and households are barely able to afford rent making it difficult to afford necessities such as food, clothing, medical care or transportation. Pinellas County is built out and lacks developable land for construction of new affordable rental housing.

AP-38 Project Summary

Project Summary Information

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

1	Project Name	Target Area Improvement Program (SL-3)
	Target Area	Dansville Redevelopment Area; Greater Ridgecrest Area; Central Lealman Target Area; East Lealman Target Area; Tarpon Springs Target Area
	Goals Supported	Neighborhood Improvements Public Facility Improvements
	Needs Addressed	Non-Homeless Special Needs Non-Housing Community Development
	Funding	CDBG: \$597,216
	Description	Concentrated investments will be provided in designated areas of special interest that will impact neighborhood stabilization and revitalization in order to achieve local objectives and desired outcomes. National Objective: LMA / LMC Eligibility Citation(s): 570.201(a)(c)(d)(i) Objective: Suitable Living Environment Outcome: Sustainability National Objective, Objective, and Outcome are the same for all activities funded through the Target Area Improvement Program. All activities funded through this program will fall under one of the above-identified Eligibility Citations.
	Target Date	09/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	41,009 low- to moderate-income people will benefit from activities proposed under the Target Area Improvement Program.
	Location Description	Activities funded under the Target Area Improvement Program are located in County NRSAs and Local Target Areas. Additionally, these specific activities located in NRSAs or Target Areas will be funded: <ul style="list-style-type: none"> • Omni Center/GRA YMCA - 1801 119th Street N, Largo • The Arc Tampa Bay - 16 S. Walton Avenue, Tarpon Springs • Police Athletic League - 3755 46th Ave N St. Petersburg
	Planned Activities	Activities planned under the Target Area Improvement Program include the following. In addition to FY18-19 funding, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income. <ul style="list-style-type: none"> • <u>YMCA of the Suncoast Community Service Center Design</u> - Conceptual design for the repurposing of an existing facility into a

		<p>centralized community service center to house multiple service agencies and programs.</p> <ul style="list-style-type: none"> • <u>The Arc Tampa Bay Tarpon Springs Day Program Facility Rehabilitation</u> - Energy efficiency improvements including the installation of photovoltaic energy systems and programmable thermostats. • <u>Police Athletic League Facility Rehabilitation</u> - Renovations including cafeteria improvements, additional storage, weight room structure removal, enclosing outside overhang area, and replacing lighting. • <u>NRSA - Lealman Community Center Improvements</u> • <u>NRSA - Joes' Creek Park Improvements</u> - Design, engineering and construction of park space and greenspace amenities including, but not limited to, improvements such as landscaping, playgrounds, restrooms, trails, picnic facilities, and recreation fields. • <u>NRSA - Lealman Infrastructure Improvements</u> - Design, engineering and construction of neighborhood infrastructure improvements such as sidewalks, streets, trails, and stormwater management. • <u>NRSA - Dansville Neighborhood Improvements</u> - Design and construction of community amenities in the Danville neighborhood including, but not limited to, improvements such as greenspace enhancement, landscaping, signage, pedestrian trails, picnic facilities and a community garden. • <u>NRSA - Target Area Land Acquisition/Site Development</u> - Acquisition and site development activities including, but not limited to, zoning approvals, platting, site work, legal, design, consulting, surveys, geotechnical studies and investigations, utility engineering and environmental assessments, utility/ infrastructure installation, street lighting, other costs associated with property maintenance and site development; acquisition of signage easements and construction/installation of neighborhood signage. • <u>Target Area Activity Delivery</u> - Staff and overhead costs directly related to carrying out activities under the Target Area Improvement Program. <p>Alternate activities have been selected, subject to funding availability and project readiness:</p> <ul style="list-style-type: none"> • <u>The Tarpon Springs Shepherd Center Facility Rehabilitation</u> - Renovation of existing space into a multi-purpose room including the construction of new restrooms, kitchen, laundry area and office, including the addition of interior walls, plumbing, electrical, heat and air conditioning, creation of new restrooms, kitchen and laundry area and necessary accessibility requirements.
2	Project Name	Public Facility Improvement Program (SL-1)
	Target Area	Countywide
	Goals Supported	Public Facility Improvements
	Needs Addressed	Homeless

	Non-Homeless Special Needs Non-Housing Community Development
Funding	CDBG: \$707,283.00
Description	Funding of new or existing facilities that provide services to meet the needs of low- and moderate-income or special needs populations. Some activities may be phased over multiple fiscal years and will be considered continuation projects. 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.
Target Date	09/30/2019
Estimate the number and type of families that will benefit from the proposed activities	24,460 low- to moderate-income people will benefit from activities funded under the Public Facility Improvement Program.
Location Description	<ul style="list-style-type: none"> • Lighthouse of Pinellas - 6925 112th Circle, Suite 103, Largo • Homeless Empowerment Program - 1120 N Betty Lane, Clearwater • Family Resources - 3831 5th Avenue N, St. Petersburg • Safety Harbor Neighborhood Family Center - 1001 Dr MKL Street N, Safety Harbor • The Arc Tampa Bay - 176 5th Avenue N, Safety Harbor • WestCare GulfCoast, Florida - 1735 Dr. MLK Jr. Street S, St. Petersburg • Sunrise Community - 1401 5th Avenue N, St. Petersburg • Directions for Living - 1437 S Belcher Road, Clearwater
Planned Activities	Activities planned under the Public Facility Improvement Program include the following. In addition to 2018-19 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income. <ul style="list-style-type: none"> • <u>Lighthouse of Pinellas Facility Rehabilitation</u> - Energy efficiency improvements including replacing the HVAC system, upgrading interior lighting and tinting windows. • <u>Homeless Empowerment Program</u> - Purchase and installation of two industrial back-up generators at HEP's adult homeless emergency shelter. • <u>Family Resources SafePlace2Be Facility Rehabilitation</u> - Construction of an expansion to the facility for additional office and program delivery space. • <u>Safety Harbor (Mattie Williams) Neighborhood Family Center Facility Rehabilitation</u> - Renovations including replacing existing roof, cabinets and flooring, upgrading interior lighting, installing exterior lighting, and repaving parking lot, including anchoring parking blocks.

		<ul style="list-style-type: none"> • <u>The Arc Tampa Bay Safety Harbor Day Program Facility Rehabilitation</u> - Energy efficiency improvements including the installation of photovoltaic energy systems and programmable thermostats. • <u>WestCare GulfCoast-FL Davis Bradley Facility Assessment</u> - Building condition assessment to identify the functional lifespan of the facility systems and determine future replacement needs and estimated expenses. • <u>Sunrise Community Facility Rehabilitation</u> - Renovations including flooring replacement. • <u>Directions for Living Largo Facility Rehabilitation</u> - Energy efficiency upgrades including window tinting and installing energy efficient lights. • <u>Relocation Assistance</u> - Required relocation costs resulting from current and/or prior year activity funding. • <u>Public Facilities Activity Delivery</u> - Staff and overhead costs directly related to carrying out activities under the Public Facility Improvement Program. <p>Alternate activities have been selected, subject to funding availability and project readiness:</p> <ul style="list-style-type: none"> • <u>The Arc Tampa Bay Group Home Facility Rehabilitations</u> - Energy efficiency improvements including the installation of photovoltaic energy systems, upgraded insulation, solar water heaters and programmable thermostats. • <u>Starting Right, Now Facility Rehabilitation</u> - Safety improvements including installing outdoor floodlights and security cameras, landscaping improvements including sodding portions of the campus, and installing raised bed garden including irrigation and an overhead for shade. 																
3	<table border="1"> <tr> <td data-bbox="185 1293 571 1325">Project Name</td> <td data-bbox="591 1293 1495 1325">Public Infrastructure Program (SL-3)</td> </tr> <tr> <td data-bbox="185 1325 571 1356">Target Area</td> <td data-bbox="591 1325 1495 1356">Urban County</td> </tr> <tr> <td data-bbox="185 1356 571 1388">Goals Supported</td> <td data-bbox="591 1356 1495 1388">Elimination of Slum and Blight</td> </tr> <tr> <td data-bbox="185 1388 571 1419">Needs Addressed</td> <td data-bbox="591 1388 1495 1419">Non-Housing Community Development</td> </tr> <tr> <td data-bbox="185 1419 571 1451">Funding</td> <td data-bbox="591 1419 1495 1451">CDBG: \$30,000</td> </tr> <tr> <td data-bbox="185 1451 571 1818">Description</td> <td data-bbox="591 1451 1495 1818"> Funding for projects that address the prevention and elimination of slum and blight within officially designated areas of interest or areas within the County where land may be cleared for future development. 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. </td> </tr> <tr> <td data-bbox="185 1818 571 1850">Target Date</td> <td data-bbox="591 1818 1495 1850">09/30/2019</td> </tr> <tr> <td data-bbox="185 1850 571 1934">Estimate the number and type of families that will benefit</td> <td data-bbox="591 1850 1495 1934">2 slum/blight housing units will be demolished or lots will be cleared and 19,781 low- to moderate-income people will benefit from activities</td> </tr> </table>	Project Name	Public Infrastructure Program (SL-3)	Target Area	Urban County	Goals Supported	Elimination of Slum and Blight	Needs Addressed	Non-Housing Community Development	Funding	CDBG: \$30,000	Description	Funding for projects that address the prevention and elimination of slum and blight within officially designated areas of interest or areas within the County where land may be cleared for future development. 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	09/30/2019	Estimate the number and type of families that will benefit	2 slum/blight housing units will be demolished or lots will be cleared and 19,781 low- to moderate-income people will benefit from activities	
Project Name	Public Infrastructure Program (SL-3)																	
Target Area	Urban County																	
Goals Supported	Elimination of Slum and Blight																	
Needs Addressed	Non-Housing Community Development																	
Funding	CDBG: \$30,000																	
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Target Date	09/30/2019																	
Estimate the number and type of families that will benefit	2 slum/blight housing units will be demolished or lots will be cleared and 19,781 low- to moderate-income people will benefit from activities																	

	from the proposed activities	proposed under the Public Infrastructure Program.
	Location Description	<ul style="list-style-type: none"> Demolition/Clearance locations to be determined when slum/blight housing unit is identified.
	Planned Activities	<p>Activities planned under the Public Infrastructure Program include the following. In addition to 2018-19 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income.</p> <ul style="list-style-type: none"> <u>Demolition and Clearance</u> - Demolition of deteriorated structures/ improvements or clearance of land. <u>Public Infrastructure Activity Delivery</u> - Staff and overhead costs directly related to carrying out activities under the Public Infrastructure Improvement Program.
4	Project Name	Public Services Program (SL-1)
	Target Area	Dansville Redevelopment Area; Greater Ridgecrest Area; Central Lealman Target Area; East Lealman Target Area; Tarpon Springs Target Area; Countywide; Urban County
	Goals Supported	Public Services Neighborhood Improvements
	Needs Addressed	Homeless Non-Homeless Special Needs Non-Housing Community Development
	Funding	CDBG: \$355,282
	Description	<p>Funds will be provided, with a maximum 15% limitation, to provide salaries and operational services to entities that provide services to meet the needs of low- and moderate-income families.</p> <p>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.</p>
	Target Date	09/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	6,443 low- to moderate-income people and 100 low- to moderate-income households will benefit from activities funded under the Public Services Program.
	Location Description	<ul style="list-style-type: none"> Pinellas Opportunity Council Chore Services - households of elderly residents located in the Urban County YMCA of the Suncoast Omni Center - 1801 119th Street N, Largo CASA Operations - Location confidential. Police Athletic League - Lealman Target Areas
	Planned Activities	Activities planned under the Public Services Program include the following. Funding for Public Service activities will be for two years, FY 18-19 and 19-20. Projects identified below may receive additional funds available from unanticipated program income.

		<ul style="list-style-type: none"> • <u>Pinellas Opportunity Council Chore Services Operations</u> - Funding for operating expenses including rent, insurance and a portion of salaries for the Chore Services Program. • <u>YMCA of the Suncoast Omni Center Operations</u> - Funding for operating expenses including utilities, program materials, janitorial supplies and service, aquatic chemicals, and a portion of base operational personnel costs at the County-owned Omni Center in the Greater Ridgecrest NRSA. • <u>CASA Operations</u> - Funding of operating expenses including utilities, program materials, professional services, salaries and indirect costs. • <u>Religious Community Services Grace House Operations</u> - Funding for salaries and indirect/administrative costs for follow-up case management for shelter participants. <p>Alternate activities have been selected, subject to funding availability:</p> <ul style="list-style-type: none"> • <u>Tarpon Springs Housing Authority/LCHC Home Share Program Operations</u> - Funding of operating expenses for the HomeShare Program, including indirect costs and program staff salaries.
5	Project Name	Homeless and Homelessness Prevention Services Program (DH-2)
	Target Area	Dansville Redevelopment Area; Greater Ridgecrest Area; Central Lealman Target Area; East Lealman Target Area, Tarpon Springs Target Area; High Point Target Area; Urban County
	Goals Supported	Public Services Rental Assistance
	Needs Addressed	Affordable Housing Homeless
	Funding	ESG: \$224,144 Federal-CoC: \$3,914,556
	Description	Program facilitates providing essential services to shelter residents; rapidly rehousing homeless individuals and families and preventing families and individuals from becoming homeless by funding eligible activities within the following Emergency Solutions Grant Program components: Emergency Shelter; Homelessness Prevention; Rapid Re-Housing and Data Collection. National Objective: LMC Eligibility Citation(s): 576.102, 576.103, 576.105, 576.106, 576.107, 576.108, 576.109 Objective: Decent Housing Outcome: Affordability National Objective, Objective, and Outcome are the same for all activities funded through the Homeless and Homelessness Prevention Services Program. All activities funded through this program will fall under one of the above-identified Eligibility Citations.
	Target Date	09/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	50 individuals and/or households that are at-risk of homelessness will receive funding through the Community Housing Assistance Program. 800 low- to moderate-income people will benefit from activities funded

		under Emergency Shelter.
	Location Description	<ul style="list-style-type: none"> Homeless or at-risk individuals/households located in the urban county will receive assistance through the Community Housing Assistance Program. Homeless Empowerment Program Operations - 1120 N Betty Lane, Clearwater
	Planned Activities	<p>Activities planned under the Homeless and Homelessness Prevention Services Program include the following:</p> <ul style="list-style-type: none"> <u>Homeless Empowerment Program Operations</u> - Funding the purchase of shelter grade furniture. <u>Rental Assistance</u> - Assist with provision of stabilizing permanent housing by providing short-term financial assistance, including rent payments and security/utility deposits, to individuals and families at risk of becoming homeless. <u>Homeless and Homelessness Prevention Data Collection (HMIS)</u> - Staff costs related to the collection and entry of project-level beneficiary data into the Homeless Management Information System. <p>Project includes 7.5%, or \$16,810.80, for general planning and administration of ESG funds.</p> <p>Emergency shelter activities may not receive more than a maximum of 60%, or \$134,486, of the total ESG grant. Emergency shelter activities will receive a total of \$16,800 in FY 18-19.</p>
6	Project Name	Housing Preservation Program (DH-1)
	Target Area	Dansville Redevelopment Area; Greater Ridgecrest Area; Central Lealman Target Area; East Lealman Target Area; Tarpon Springs Target Area; High Point Target Area; Countywide; Urban County
	Goals Supported	Code Enforcement Preservation of Owner Housing Preservation of Rental Housing
	Needs Addressed	Affordable Housing Non-Homeless Special Needs
	Funding	CDBG: \$123,547.90 HOME: \$1,045,608 SHIP Program: \$250,000
	Description	Program facilitates the preservation of affordable homeowner and rental units through rehabilitation and/or acquisition. Applications are provided on a first-come, first-qualified, first-served basis and funding selections are based on eligibility of households served and financial feasibility. Private funds available through local lending institutions may be leveraged by Federal funds. If insufficient applications are received during FY18-19, funds may be reprogrammed to other projects without amending this Action Plan. In addition to 2018-19 funding identified below, any project

		<p>may receive additional funds available from uncommitted prior year funding or unanticipated program income.</p> <p>CDBG National Objective: LMA</p> <p>CDBG Eligibility Citation: 570.201 (k)(m) CDBG</p> <p>Objective: Suitable Living Environment</p> <p>CDBG Outcome: Sustainability</p> <p>HOME Eligibility Citation(s): 92.206(a)(c)(d)&(f)HOME</p> <p>Objective: Decent Housing</p> <p>HOME Outcome: Availability/Accessibility</p> <p>All activities funded through this program will fall under one of the above identified National Objectives, Eligibility Citations, Objectives, and Outcomes.</p>
	Target Date	09/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	1,518 low- to moderate-income households will benefit from activities funded under the Housing Preservation Program.
	Location Description	<ul style="list-style-type: none"> • Code enforcement activities will be focused in County NRSAs and Target Areas. • Preservation of owner and renter households located countywide.
	Planned Activities	<p>Activities planned under the Housing Preservation Program include the following:</p> <ul style="list-style-type: none"> • <u>City of Largo Single Family Rehabilitation Program</u> - Homeowner housing preservation through low-interest home improvement loans. • <u>Housing Preservation Programs</u> - Preservation of homeowner and/or rental housing, including permanent supportive housing for special needs populations, through acquisition and/or rehabilitation. • <u>Target Area Code Enforcement</u> - Code enforcement activities in designated Neighborhood Revitalization Strategy Areas and Target Areas. • <u>Housing Preservation Activity Delivery</u> - Staff and overhead costs directly related to carrying out activities under the Housing Preservation Program.
7	Project Name	Housing Production Program (DH-1)
	Target Area	<p>Dansville Redevelopment Area</p> <p>Greater Ridgecrest Area</p> <p>Central Lealman Target Area</p> <p>East Lealman Target Area</p> <p>Tarpon Springs Target Area</p> <p>High Point Target Area</p> <p>Countywide</p> <p>Urban County</p>
	Goals Supported	<p>Production of Owner Housing</p> <p>Production of Rental Housing</p>
	Needs Addressed	<p>Affordable Housing</p> <p>Non-Homeless Special Needs</p>
	Funding	CDBG: \$123,547.90

		HOME: \$938,798 SHIP Program: \$412,500 Local: \$270,000
	Description	<p>Program facilitates the construction of single-family and multifamily affordable housing units. Applications are provided on a first come, first serve basis and funding selections are based on eligibility of households served and financial feasibility. Private funds available through local lending institutions may be leveraged by Federal funds. Includes 15% CHDO set-aside funding requirements (Estimated at \$202,4001). If insufficient applications are received during FY18-19, funds may be reprogrammed to other projects without amending this Action Plan. In addition to 2018-19 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income.</p> <p>CDBG National Objective: LMH CDBG Eligibility Citation: 570.201 (a) CDBG Objective: Decent Housing CDBG Outcome: Availability/Accessibility HOME Eligibility Citation(s): 92.206(a)(c)(d)&(f) HOME Objective: Decent Housing HOME Outcome: Availability/Accessibility</p> <p>All activities funded through this program will fall under one of the above identified National Objectives, Eligibility Citations, Objectives, and Outcomes.</p>
	Target Date	09/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	16 low- to moderate-income owner and renter households will benefit from activities funded under the Housing Production Program.
	Location Description	<ul style="list-style-type: none"> Production of homeowner and renter households located countywide.
	Planned Activities	<p>Activities planned under the Housing Production Program include the following:</p> <ul style="list-style-type: none"> <u>Housing Production Program</u> - Production of new affordable owner and/or rental housing, including permanent supportive housing for special needs populations, through acquisition and/or new construction. <u>Housing Production Activity Delivery</u> - Staff and overhead costs directly related to carrying out activities under the Housing Production Program.
8	Project Name	Homeownership Promotion Program (DH-2)
	Target Area	Dansville Redevelopment Area; Greater Ridgecrest Area; Central Lealman Target Area; East Lealman Target Area; Tarpon Springs Target Area; High Point Target Area; Urban County
	Goals Supported	Homeownership Opportunities
	Needs Addressed	Affordable Housing
	Funding	HOME: \$130,000

		SHIP Program: \$695,000
	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 FY18-19, funds may be reprogrammed to other projects without amending this Action Plan. In addition to 2018-19 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income.</p> <p>HOME Eligibility Citation: 92.206(c) HOME Objective: Decent Housing HOME Outcome: Affordability National Objective, Eligibility Citation, Objective, and Outcome are the same for all activities funded through the Public Infrastructure Program.</p>
	Target Date	09/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	55 low- to moderate-income homebuyers and 1,500 potential low-to moderate-income homebuyers will benefit from activities funded under the Homeownership Promotion Program.
	Location Description	<ul style="list-style-type: none"> Homebuyers of housing located in the jurisdiction of Pinellas County and the City of Largo.
	Planned Activities	<p>Activities planned under the Homeownership Promotion Program include the following:</p> <ul style="list-style-type: none"> <u>City of Largo Down Payment Assistance Program</u> - Provide interest free down payment/closing cost assistance second mortgage to qualified homebuyers. <u>Down Payment Assistance Programs</u> - Provide deferred payment, interest free second mortgages to qualified homebuyers. <u>Housing Services</u> - Provide credit counseling, homeownership training, housing education and maintenance through counseling services to prospective low- and moderate-income homebuyers. <u>Homeownership Assistance Activity Delivery</u> - Staff and overhead costs directly related to carrying out activities under the Homeownership Assistance Program.
9	Project Name	Disaster Response Recovery (SL-1; SL-3; DH-1)
	Target Area	Dansville Redevelopment Area; Greater Ridgecrest Area; Central Lealman Target Area; East Lealman Target Area; Tarpon Springs Target Area; High Point Target Area; Countywide; Urban County
	Goals Supported	Code Enforcement; Elimination of Slum and Blight; Neighborhood Improvements; Preservation of Owner/Rental Housing; Production of Owner/Rental Housing; Public Facility Improvements; Public Services; Rental Assistance
	Needs Addressed	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development

	Funding	N/A
	Description	Program facilitates disaster response and recovery activities following major disasters and emergencies.
	Target Date	09/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Uncommitted current or prior year funds or unanticipated program income may be used to fund disaster response activities.
	Location Description	N/A
	Planned Activities	Funding may be used to cover a broad range of recovery activities to help the County recover from natural disasters and emergencies. Funding may be used for activities necessary for disaster relief, long-term recovery, restoration of infrastructure and housing, and economic revitalization in impacted and distressed areas. Activities will benefit eligible families with housing needs, agencies providing public services, businesses with economic development or revitalization needs and local planning and infrastructure needs.
10	Project Name	Administration
	Target Area	Dansville Redevelopment Area; Greater Ridgecrest Area; Central Lealman Target Area; East Lealman Target Area; Tarpon Springs Target Area; High Point Target Area; Countywide; Urban County
	Goals Supported	Administration
	Needs Addressed	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development
	Funding	CDBG: \$494,219.20 HOME: \$234,934 SHIP Program: \$117,500 Local: \$30,000
	Description	General planning and administration costs for Federal CDBG and HOME programs, State SHIP programs and Local Housing Trust Fund programs.
	Target Date	09/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	General planning and administration costs for Federal CDBG and HOME programs, State SHIP programs and Local Housing Trust Fund programs.
Table 9 - Project Summary		

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

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

Redevelopment and revitalization funds will continue to be directed to six County targeted areas, including two HUD approved Neighborhood Revitalization Strategy Areas (NRSA.) Targeted areas consist of low- and moderate-income concentration areas (51% or more of the population in the designated area has incomes at or below 80% of Area Median Income) determined through HUD generated Low- and Moderate-Income Summary Data. The six target areas are the: Central Lealman Target Area (56.16% Low/Mod), Dansville Redevelopment Area-NRSA (53.46% Low/Mod), East Lealman Target Area (67.69% Low/Mod), Greater Highpoint Target Area (61.10% Low/Mod), Greater Ridgecrest Area-NRSA (55.72% Low/Mod), and Tarpon Springs Target Area (70.11% Low/Mod). Some target areas are also areas of minority concentration. Minority concentration exists when the total percentage of the minority populations exceeds 50% of the total population for the area. The Greater Ridgecrest Neighborhood Revitalization Area is an area of minority concentration with 58% of the area population being minorities. Additionally, funds will continue to be used to provide support for redevelopment activities in cooperating cities with slum/blight areas as designated by the local government.

Housing programs are available throughout the Urban County, with the exception of rental housing programs which are available countywide, with a focus on areas with a concentration of older housing, as well as on special targeted areas. The Department encourages mixed-income developments. For activities involving homeless or special needs, the emphasis continues to be cooperation with other entitlement communities in the County to ensure that those in need within all areas of the County are served (while ensuring that the project sponsor or sub-grantee is serving Urban County residents).

Geographic Distribution

Target Area	Percentage of Funds
Dansville Redevelopment Area	2.90%
Greater Ridgecrest Area	5.8%
Central and East Lealman Target Areas	8.4%
Tarpon Springs Target Area	2.4%
Countywide	69.3%
Urban County	11.2%

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

1. At least 51% of the households in the area must have incomes at 80% or less of the HUD Median Family Income (MFI) for the Tampa-St. Petersburg MSA, adjusted by household size, or

2. There must be a substantial number of deteriorating or dilapidated buildings or infrastructure needs throughout the area, or
3. Generally, the current conditions of a target area meet the slum and blight definition of a locally designated Community Redevelopment Area (CRA), as defined in the Florida Statutes, Chapter 163, Part III, the "Act".

The list of Pinellas County CRAs within the Consortium includes the Dunedin, Gulfport, Indian Shores, Oldsmar, Pinellas Park, Safety Harbor and Tarpon Springs. Each CRA was established pursuant to the criteria established in F.S.; Chapter 163 with extensive analysis of existing conditions, studies completed utilizing census data, along with local databases such as comprehensive plans, redevelopment implementation plans, capital improvement plans, and consultations with City and County personnel. The Consortium will continue to allocate its housing funds throughout the Consortium. ESG funding will be allocated to projects located outside the City of St. Petersburg. Both the City of Largo and Pinellas County (Urban County) will allocate their Community Development Block Grant (CDBG) funds within their respective low-income/redevelopment areas. They may also contribute to homeless and special needs projects outside the municipality boundaries.

Discussion

The Pinellas County Board of County Commissioners' strategic vision is to improve the quality of life for Pinellas County residents and aims to have local municipalities, engaged citizens, and the County working together to better align resources, to revitalize and redevelop communities, and protect our natural resources.

In order to achieve this vision, the County analyzed the factors that contribute to systemic poverty in an effort to determine the needs of the community. This analysis, titled *Economic Impact of Poverty Report*, highlights seven factors that contribute to the cycle of poverty and drive the costs for combating poverty. The data identified five at-risk communities within the County. The five communities include East Tarpon Springs, North Greenwood, Highpoint, Lealman Corridor, and South St. Petersburg. Three of the five communities include areas that are County targeted areas: Tarpon Springs, Highpoint, and the Lealman Corridor. All five communities suffer from the same 7 factors: insufficient transportation, access to food, access to health care, poorer health, lower educational attainment, increased crime rates, higher unemployment, and inadequate and insufficient housing. In May 2012, the Board unanimously adopted the findings in the *Economic Impact of Poverty Report*, prioritized funding and services for the five at-risk zones, and instructed County Departments to begin to work with community partners to implement the Healthy Communities Initiative.

Affordable Housing

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

Introduction

Providing access to affordable housing for all residents continues to be a high priority for Pinellas County. Affordable housing will be provided through the use of Federal CDBG, HOME, ESG and NSP funds, State SHIP funds, and local Housing Trust Funds. Priorities include the acquisition, construction and/or rehabilitation of new and/or existing owner, rental, homeless and special needs housing, providing short-term rental assistance to homeless or at-risk individuals and households, and providing down payment and closing cost assistance for low- and moderate-income households.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	139
Special-Needs	0
Total	139
Table 11 - One Year Goals for Affordable Housing by Support Requirement	

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	16
Rehab of Existing Units	18
Acquisition of Existing Units	55
Total	139
Table 12 - One Year Goals for Affordable Housing by Support Type	

Discussion

In 2018-2019, providing affordable housing will specifically be addressed by:

- Providing down payment/closing cost assistance to 5 low- to moderate-income homebuyers using HOME funds. State SHIP funds will also be used to provide assistance to 50 additional households.
- Preservation of the existing housing stock through acquisition and/or rehabilitation, preserving 11 units of owner or renter housing for low- to moderate-income households using CDBG and HOME funds. State SHIP and local HTF funds will also be used to preserve 7 additional units.
- Production of new affordable housing through acquisition and/or rehabilitation, production 9 units of new renter housing for low- to moderate-income households using CDBG and HOME funds. State SHIP and local HTF funds will also be used to produce 7 additional units.
- Providing rental assistance to 50 low-income individuals/households using ESG funds.

Approximately \$2.3 million in HOME funds will be used for single-family and multi-family residential rehabilitation and construction, down-payment assistance, and purchase and rehabilitation for home buyers. The State of Florida provides local entitlement jurisdictions with funds for housing under the State Housing Initiatives Partnership (SHIP) Program. The State requires that 65% of the allocation be expended on homeownership activities and 75% be expended on rehabilitation or construction activities. The anticipated SHIP funds available for fiscal year 2018-19 is approximately \$1.65 million in allocation and program income. These funds will be used for homeowner rehabilitation activities, down payment assistance, rental rehabilitation and new construction, and housing services. Private funds available through local lending institutions will be leveraged by Federal funds. Down payment assistance programs will leverage private money from individuals and families saving for down payments and closing costs, and will also leverage private lender's mortgage financing in the purchase of homes. In new construction projects, investor and private lending institutions' funds will be leveraged by Federal funds. Federal funds will also leverage the use of private homeowner and investor-owner funds to accomplish rehabilitation. Federal housing funds leverage local resources such as donated homes and land, relief from certain impact fees and regulations, as well as encourage private investment from developers and lending institutions.

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

Introduction

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

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

Pinellas County is currently underwriting a potential joint project with the Housing Authority of Tarpon Springs known as Eagle Ridge, a 71-unit affordable housing development. Pinellas County is currently partnering with the Pinellas County Housing Authority on the development of Palms of Pinellas, a 92-unit affordable rental housing development. Pinellas County provided \$775,000 in HOME funds and \$725,000 in NSP2 funds in combination with \$11 Million in Low Income Housing Tax Credits and other Housing Authority funding for the development which should be completed in September of 2018.

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

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

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

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

There are no specific homeownership activities planned with public housing authorities for the 2018-19 fiscal year.

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

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

Discussion

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

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

Introduction

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

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

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

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

Additionally, outreach to the homeless is done by 3 full-time and 2 half-time Street Outreach Teams who cover major parts of the county five days a week. The Street Outreach Teams are the center of the Continuum of Care's efforts to find and engage street homeless, in place, since late 2006. Each Street Outreach Team is composed of one law enforcement officer and one case manager. Additionally, Street Outreach individuals focus on finding unaccompanied youth. The Veterans Administration funds Veterans Outreach persons.

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

Through the Human Services Department, Pinellas County provides approximately \$6 Million in local funding for programs that serve homeless populations. Funding is provided to supportive housing programs; inebriate receiving facilities; emergency shelters for beds and services for homeless individuals, families, youth, pregnant women, and victims of domestic violence; homeless street outreach for engagement and case management; and homeless diversion/prevention.

Addressing the emergency shelter and transitional housing needs of homeless persons

Pinellas County one-year goals will support emergency and transitional housing needs by providing CDBG funding for several public facility improvement and public service projects including:

- Rehabilitation at Homeless Empowerment Program, providing emergency shelter for adults - \$70,000 in CDBG funding.
- Rehabilitation at Family Resources' SafePlace2Be youth shelter - \$155,667.
- Facility assessment at WestCare GulfCoast Florida's Davis Bradley Community Involvement Center, providing transitional housing for men, women and veterans - \$35,000 in CDBG funding.
- Purchase of furniture at Homeless Empowerment Program, providing emergency shelter for adults - \$16,800 in ESG funding.
- Operational funding at CASA, providing shelter for victims of domestic violence - \$90,000.
- Operational funding at Religious Community Services' Grace House, providing emergency shelter for families with children - \$35,282.

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

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

From FY2011 through FY2015, Emergency Solutions Grant funds were primarily used for homelessness prevention and rapid re-housing activities. Pinellas County will spend a minimum of 40% of ESG funds on

prevention or re-housing activities, serving individuals and families through the Community Housing Assistance Program.

Pinellas County Human Services Department coordinates with the Juvenile Welfare Board (JWB) Family Service Initiative, which provides a range of prevention assistance to families/children (may include very-short term shelter and case management to remain in/secure new housing). Pinellas County is providing homeless initiatives funding in support of emergency shelters and street outreach, funding health services for the homeless through the Mobile Medical Unit and Safe Harbor Clinic and funding to the Homeless Leadership Board. Additionally, the County has established and funds a Rapid-Re-Housing Program.

The Continuum of Care is exploring strategies and potential initiatives to shorten the period of time families are experiencing homelessness. The Pinellas County Human Services Department's Family Housing Assistance Program (FHAP) will address the housing needs of homeless and families with children. In March 2018, there were fifty-six (56) families being served by the program and an additional twenty (20) families are being screened for this 18-month program.

The Continuum of Care administers HMIS to formally monitor returns to homelessness from permanent housing programs (Rapid Re-Housing, Permanent Supportive Housing, PH). This process will be the monitoring base of the System Quality Improvement Committee performance outcome monitoring/evaluation system used to set goals and measure performance for the Continuum. HMIS staff meets monthly to review performance and identify a baseline for returns to homelessness from permanent housing. Continual monitoring/tracking of families/individuals who return to homelessness will evaluate the measures taken to reduce the chance of return. The most critical steps now for the Continuum to assist families/individuals are enrollment in cash/non-cash mainstream resources prior to exit and ongoing case management/contact with the person/family; this is in place for many PH/PSH programs but not for family rapid re-housing.

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

Pinellas County one-year goals will support helping low-income individuals and families avoid homelessness by providing ESG funds for the Homelessness Prevention Program. The County will use its fiscal year 18-19 ESG funds to provide short-term rental assistance for families that are at risk of becoming homeless. Additional prevention activities include outreach (affordable housing and fair housing rights), pre-purchase and post-purchase counseling, housing services, and eviction/foreclosure prevention.

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

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

Discussion

The Consortium is a member of the Pinellas County Homeless Leadership Board, formerly the Pinellas County Coalition for the Homeless, through the County's Human Services Department. The staffs of the Homeless Leadership Board, the County's Human Services Department and the Community Development and Planning Division meet every other month to coordinate on issues of mutual concern and benefit. The Pinellas County Homeless Leadership Board prepares and updates the County's Continuum of Care. The Homeless Leadership Network, now a part of the Homeless Leadership Board, made up of elected officials and community leaders, drafted *Opening Doors of Opportunity: A 10-Year Plan to End Homelessness in Pinellas County*, to establish the groundwork for guiding Pinellas County in their efforts to end homelessness. In June of 2015, *Opening Doors* was amended to reaffirm the strategies that continue to prove effective in preventing and ending homelessness. The 2015 Amendment encompasses much of the original Plan, but with some additions and clarifications that further strengthen its value as a living blueprint for action. The Consortium supports the Homeless Leadership Board and the priorities established in this plan match those of the Continuum of Care and the 10-Year Plan to Homelessness.

The Continuum of Care Strategic Planning objectives include:

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

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

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

Introduction

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

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

Several factors impede development of affordable housing in the County. Government review processes have prolonged development timelines resulting in increased per unit housing development costs. Impact fees, charged to defray the cost of constructing and maintaining water, sewer and transportation systems, can increase the costs of single and multifamily developments. Zoning and Land Use Codes can restrict unit density, impacting the supply of affordable housing. These policies, although enacted to protect general public welfare, hinder affordable housing development. Over the next year, Pinellas County will continue to focus on the preservation of existing housing and production of new affordable units. Acquisition and rehabilitation of existing affordable units that are in the foreclosure process or in jeopardy of losing affordability subsidies will continue.

Barrier: Government Review Processes and Fees/Construction costs. To help ameliorate these barriers, the County will continue to support the established Affordable Housing Incentive Program to provide private sector builders and developers with regulatory and financial incentives to produce affordable housing/ Incentives include an expedited permitting process, impact and review fee waivers, allowance of increased density levels, reduction of parking and setback requirements, and use of an established process to consider, before adoption,

proposed land development code changes that may have a significant impact on the cost of housing. These incentives are periodically reviewed in conjunction with the State of Florida statutory requirements of the State's SHIP Affordable Housing funds. An Affordable Housing Advisory Committee involved with the planning and implementation of affordable housing reviews established policies and procedures, ordinances, land development regulations and triennially submit a report to the State.

Barrier: Cost of Land. To help ameliorate these barriers, Pinellas County, through the Housing Finance Authority of Pinellas County, utilizes community land trusts to enable land costs to be diminished in the development equation, making the end product more affordable. Additionally, through the Affordable Housing Incentive Program, the County can donate publicly owned land to nonprofits to be used for affordable housing. In FY 2013, the Board approved moving the Affordable Housing Land Assembly Fund forward in the Capital Improvement Program from FY 2017/18/19 to FY 2014/15/16. Funding is being used to purchase and assemble land that would be suitable for creation of affordable workforce housing and mixed-use developments. These properties could be located anywhere in the County and remain under County ownership in the Community Land Trust Program. The land, however, would be leased to employers, residents and/or developers. Lease revenue, payments in lieu of taxes, or other similar means would be used to continually replenish the fund and perpetuate the assembly program.

Barrier: Tenant/Purchaser Issues. The County will continue its efforts to educate citizens about barriers that can be eliminated, such as poor credit. This will be done through staff educational efforts, as well as through agencies that provide credit counseling.

Discussion

Although funding allocations from both Federal and State funders saw an increase last year, State allocations for affordable housing will decrease seventy-seven (77) percent for fiscal year 2018-19. As the funds for affordable housing once again begin to decline, the cost of housing in the County is on the rise and the County is beginning again to see rental rates at levels that are unaffordable to low- and moderate-income households. The most significant barrier continues to be the lack of financial resources available to address continued affordable housing needs in the County.

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

Introduction

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

Actions planned to address obstacles to meeting underserved needs

The largest obstacle that Pinellas County faces is the reduction of State and local funding for affordable housing. The County continues to lose affordable housing units as affordability requirements expire; however, the limited funding that is available restricts the ability to respond to preserving the units. There continues to be a need for affordable housing within the Consortium. The County will continue to work with non-profits to identify additional funding for purchase and purchase/rehabilitation of existing affordable units. Additionally the County established an Affordable Housing Land Development Fund, allocation \$15M in local Penny for Pinellas funds for the assembly of land to be used for affordable housing. 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.

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. Through 2015, over 70 acres of land located throughout the County has been conveyed to land trusts and 590 affordable housing units made permanently affordable for income-eligible households in Pinellas County. The Land Assembly Program, funded from County general funds, is being used to purchase and assemble land that would be suitable for creation of affordable workforce housing and mixed-use developments. These properties could be located anywhere in the County and remain under County ownership in the Community Land Trust Program. The land, however, is leased to employers, residents and/or developers. Lease revenue, payments in lieu of taxes, or other similar means is used to continually replenish the fund and perpetuate the assembly program. Since the program inception, approximately \$7.6 Million has assisted the purchase of five (5) affordable housing developments, creating 241 units of affordable housing. Additionally, \$4.8 Million is currently committed to five (5) additional developments, which will create an additional 288 units of affordable housing.

Actions planned to foster and maintain affordable housing

Fostering and maintaining affordable housing that may be lost from the assisted housing inventory is a high priority for the County. The County has established three priority programs that will address affordable housing needs in FY2018-19, the Housing Preservation Program, the Housing Production Program, and the Homeownership Promotion Program. Specifically, the County will use HOME funding to:

- Provide down payment/closing cost assistance to 5 low- to moderate-income homebuyers using HOME funds. State SHIP funds will also be used to provide assistance to 50 additional households.
- Preserve the existing housing stock through acquisition and/or rehabilitation, preserving 11 units of owner or renter housing for low- to moderate-income households using CDBG and HOME funds. State SHIP and local HTF funds will also be used to preserve 7 additional units.
- Produce new affordable housing through acquisition and/or rehabilitation, production 9 units of new renter housing for low- to moderate-income households using CDBG and HOME funds. State SHIP and local HTF funds will also be used to produce 7 additional units.
- Provide rental assistance to 50 low-income individuals/households using ESG funds.

The County will also use State SHIP Program funds to provide housing services to 1,500 low- and moderate-income households. Services include homebuyer education counseling, budgeting and mortgage classes, and foreclosure prevention services.

Actions planned to reduce lead-based paint hazards

The Florida Department of Health (DoH) is the primary agency for addressing lead poisoning in the County. Budgetary constraints have limited lead screening and case management activities; however, the DoH still responds to reported cases of lead poisoning as determined by local pediatricians and health care providers. The DoH performs epidemiological investigations to assure appropriate follow-up care is initiated, to prevent new cases, and to gather data to target future interventions. For children identified with high blood lead levels, a lead assessment of the home is recommended. A specialist performs inspections and risk assessments at no charge for families with children having elevated Blood Lead Levels (BLL), family day care homes, and day care centers. DoH also works to identify lead-based paint hazards in the environment.

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

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

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

Recent budget difficulties have eliminated and limited some of the efforts to expand screening programs and environmental investigations. Early identification through blood lead screening, testing and case follow up of

lead poisoning reduces the risk that children will suffer permanent damage. Going forward, more public and private funding efforts will be necessary to expand lead based programs and initiatives and reduce the burden of lead poisoning in Pinellas County.

Actions planned to reduce the number of poverty-level families

The County, to the extent allowed by the level of funding and economic conditions (housing market, job opportunity rate, health care systems, the willingness of the target populations to utilize the preferred assistance, etc.) acts to reduce the housing costs and fund services that could assist individuals to stabilize their lives and increase their job skills and marketability. By funding the maximum number of programs possible with the available resources, the County assists many agency programs that contribute to the reduction of the number of persons living below the poverty level.

The Pinellas County Board of County Commissioners' strategic vision is to improve the quality of life for Pinellas County residents and aims to have local municipalities, engaged citizens, and the County working together to better align resources, to revitalize and redevelop communities, and protect our natural resources.

The 2013 Economic Impact of Poverty Report highlighted seven factors that contribute to the cycle of poverty and drive the costs for combating poverty. The data identified five at-risk communities within the County. Three of the five communities include areas that are County targeted areas: Tarpon Springs, Highpoint, and the Lealman Corridor. All five communities suffer from the same 7 factors: insufficient transportation, access to food, access to health care, poorer health, lower educational attainment, increased crime rates, higher unemployment, and inadequate and insufficient housing. The County will prioritize funding and services for the three target at-risk areas.

Actions planned to develop institutional structure

Non-profit agencies receiving CDBG, HOME, and ESG funding will primarily carry out the activities established in the Consolidated Plan in conjunction with the Community Development and Planning Division. A host of other public and private organizations contribute to this effort through the provision of financial and organizational resources that are coordinated with the CDBG, HOME, and ESG funding for projects.

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

Community Development and Planning charged with executing the County's housing and community development programs which are aligned with the Pinellas County Consolidated Plan.

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

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

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

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

Public Sector

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

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

Pinellas County Health Department offers a variety of services and programs to residents such as child care licensing, childhood lead poisoning, family planning, Florida KidCare, Healthy Start, HIV/AIDs programs, WIC and women's health, among others.

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

Pinellas County Metropolitan Planning Organization's Long Range Transportation Plan serves as a guide for making decisions regarding the future of Pinellas County's transportation system through the year 2035. Pinellas County and Tarpon Springs Housing Authorities administer Housing Choice (Section 8) Voucher Programs and Family Self-Sufficiency Programs.

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

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

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

Private Sector

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

Discussion

The County is committed to continuing its participation and coordination with Federal, State, municipal and local agencies, as well as with the private and non-profit sector, to serve the needs of target income individuals and families in the community. In particular, the County will continue to work in close coordination with County departments regarding infrastructure improvements and the provision of services.

Program Specific Requirements

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

Introduction

Pinellas County plans to use twenty percent (20%) of the total available CDBG funds for planning and administrative costs. The County plans to use ninety-nine percent (99%) of the remaining CDBG funds on activities that will assist low- and moderate-income families either individually or on an area basis. The County will calculate the overall low- and moderate-income benefit on a one-year timeframe.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	94% FY 2018-19

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

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

No other forms of investment are anticipated during the 2018-2019 fiscal year.

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

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

Principal Residency

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

Period of Affordability

The recapture provisions are in effect for a period of affordability. This period is based on the amount of direct HOME subsidy to the buyer (recapture), as follows:

Amount of HOME funds-direct subsidy to buyer (recapture) / Period of Affordability

Under \$15,000 / 5 years

\$15,000 to \$40,000 / 10 years

Over \$40,000 / 15 years

Triggering Recapture

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

HOME Direct Homebuyer Subsidy / Recapture Provisions

The amount subject to recapture is the direct HOME subsidy.

The direct HOME subsidy includes the funds that enabled the homebuyer to purchase the unit: down payment and closing cost assistance, and assistance to fill the gap between the fair market value of the property and the sales price affordable to the buyer. If the unit is sold during the affordability period, the

full mortgage amount becomes due and payable. In instances where net proceeds are not sufficient to recapture the entire direct HOME subsidy, recapture of all available proceeds shall be deemed to satisfy the recapture requirements. The net proceeds of a sale are the sales price minus non-HOME loan repayments and any closing costs. This amount represents the maximum amount the County may recapture under its Recapture Policy.

In order to enforce the recapture of HOME funds, the HOME recipient will be required to execute a mortgage for the amount of the HOME subsidy that will be recorded as a lien against the property. The term of the mortgage will meet or exceed the minimum affordability period. In addition, Pinellas County will execute a Homebuyer Agreement with each assisted buyer, to address residency requirement, terms of the recapture provision, and remedies for non-compliance.

Noncompliance

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

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

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

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

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

Emergency Solutions Grant (ESG)

Reference 91.220(l)(4)

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

In FY 2018-19, Pinellas County will use Emergency Solutions Grant funding to address the following ESG eligible components: emergency shelter, homelessness prevention, and HMIS. The County will administer a Community Housing Assistance Program (CHAP) to provide homelessness prevention activities; and contribute data into HMIS. Coordination among emergency shelter providers, essential services providers, homelessness prevention and rapid re-housing assistance providers, and other homeless assistance providers will maximize the use of the ESG funding and ensure that there is a centralized effort to reach families in need. ESG funds will also be used to fund operations at an emergency shelter. The Written Standards for the Provision of ESG are attached.

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

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

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

Annually, Pinellas County opens a competitive application cycle to accept public facility, public infrastructure and public service applications from any organization that serves CDBG and ESG eligible clientele. Applications are reviewed for eligibility, scored, and ranked to determine a priority funding order. Once projects are prioritized, staff determines the appropriate funding source for each project. Projects are funded from the appropriate funding source until all funds have been allocated. Emergency shelter activities identified for funding will receive up to a maximum of sixty percent (60%) of the total ESG grant. A minimum of forty percent (40%) of ESG funding will be allocated to homelessness prevention and/or rapid re-housing programs.

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

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

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

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

5. Describe performance standards for evaluating ESG.

Consortium member agencies are part of the development and implementation of the Pinellas Coordinated Assessment process; ESG subcontractors will use the process for selecting families to enroll in their programs. All ESG participant data is entered in HMIS and the reports are used to track/report on ESG performance. Consortium member agency staffs are part of the System Quality Improvement Committee working to set performance outcome goals and overseeing measurement and reports.

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

Discussion

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