Draft 2026-2027
Annual Action Plan

Pinellas County

June 16, 2026

EQUAL HOUSING OPPORTUNITY

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Executive Summary

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

1. Introduction

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

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

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

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

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

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

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

3. Evaluation of past performance

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

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

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

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

4. Summary of citizen participation process and consultation process

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

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

5. Summary of public comments

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

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

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

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

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

7. Summary

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

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

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

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

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

Table 1 – Responsible Agencies

Narrative

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

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

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

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

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

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

1. Introduction

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

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

Table 3 – Other local / regional / federal planning efforts

Narrative

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

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

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

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

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

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

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

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

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

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

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

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

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

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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

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

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

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

Anticipated Resources

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

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

Table 5 – Expected Resources - Priority Table

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

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

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

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

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

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

Discussion

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

Annual Goals and Objectives

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

Goals Summary Information

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

Table 6 – Goals Summary

Goal Descriptions

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

Table 7 – Goal Descriptions

AP-35 Projects - 91.420, 91.220(d)

Introduction

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

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

Table 8 – Project Information

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

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

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

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

1. Lack of supply of affordable housing for extremely low-, low-, moderate- and middle-income families. Housing costs continue to rise. Pinellas County continues to experience increased rents and purchase

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

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. Compounding these obstacles are third-party factors such a homeowner's insurance, condominium assessments, interest rates, and hurricane-related damages.

AP-38 Project Summary

Project Summary Information

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

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

Estimate the number and type of families that will benefit from the proposed activities	32,279 low- to moderate-income persons, including those with special needs, will benefit from activities funded under the Public Facility Improvement Program (Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 32,279 Persons Assisted).
Location Description	Activities funded are located and serve residents countywide. These specific activity locations will be funded: 111 W Lime St., Tarpon Springs; 1437 S Belcher Rd, Clearwater; 11254 58th St. N, Pinellas Park; 6925 112th Cir. N Ste 103, Largo; 3190 75th St. N, St. Petersburg; 445 Oak St., Safety Harbor; 176 5th Ave. N, Safety Harbor. Alternate project addresses: 1437 S Belcher Rd, Clearwater; Confidential.
Planned Activities	In addition to FY 2026 funding, projects may receive additional funds available from uncommitted prior year funding or unanticipated program income. Activities planned include the following: Boys & Girls Club Tarpon Springs Facility Rehabilitation - Upgrade restrooms, paint interior program areas, remove HVAC for drywall repair, patching, and texturing, install new flooring and baseboards, remove existing pavers, and install new concrete. Directions for Living Facility Rehabilitation - Replace electrical infrastructure including electrical panels, subpanels, wiring, breakers, switchgears and surge suppression units. Eleos Facility Rehabilitation - Install permanent two-sided LED community information sign. Lighthouse of Pinellas Facility Rehabilitation - Replace multiple roof-top HVAC units and split-system air conditioning units including duct, electrical connections, sealing and condensation drain lines. PARC Bert Mueller Facility Rehabilitation - Design and replace fire alarm system. Safety Harbor/Mattie Williams Neighborhood Family Center Rehabilitation - Acquire land for construction of parking lot including demolition of existing structure, property grading and installing water drainage system, pavers, striping, connecting apron and security gates. The Arc Tampa Bay Harborside Studios Rehabilitation - Replace flooring. Public Facility Program Activity Delivery - Staff and overhead costs directly related to carrying out activities under the Public Facility Improvement Program. Alternate activities have been selected, subject to funding availability and project readiness: CASA Emergency Shelter Rehabilitation - Replace upper and lower roofing systems. Directions for Living - Renovate interior stairwells to upgrade finishes, install slip-resistant treads and landings, replace doors with fire-related assemblies, refinish railings, and add signage.
Sort Order	3
Project Name	Public Infrastructure Program (SL-3)
Target Area	Urban County; Greater Ridgecrest Target Area; West Lealman Target Area; Central Lealman Target Area; East Lealman Target Area; High Point Target Area; Tarpon Springs Target Area
Goals Supported	Elimination of Slum and Blight
Needs Addressed	Code enforcement/blight removal
Funding	CDBG: $25,000

Description	Funding projects that address the prevention and elimination of slum and blight within the urban county, target areas, or areas in Partner Grantees where land may be cleared for future development. In addition to FY 2026 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income. National Objective: SBA/SBS; Eligibility Citation: 570.201(c)(d) Objective: Suitable Living Environment; Outcome: Sustainability; National Objective, Eligibility Citation, Objective, and Outcome are the same for all activities funded through the Public Infrastructure Program.
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	1 slum/blight housing units will be demolished, and/or lots will be cleared (Buildings Demolished: 1 Buildings).
Location Description	Demolition/Clearance locations to be determined when slum/blight specific project is identified.
Planned Activities	Demolition and Clearance - Demolition of deteriorated structures/improvements or clearance of land Public Infrastructure Activity Delivery - Staff and overhead costs directly related to carrying out activities under the Public Infrastructure Improvement Program.
Sort Order	4
Project Name	Public Services Program (SL-1)
Target Area	Urban County; Greater Ridgecrest Target Area
Goals Supported	Public Services
Needs Addressed	Public Services; Homeless shelters, facilities, and services
Funding	CDBG: $355,245.36
Description	CDBG, with a maximum 15% limitation, and ESG funds will be provided for salaries and operational services to entities that provide services to meet the needs of low- and moderate-income families. In addition to FY 2026 funding identified below, any project may receive additional funds available from unanticipated program income. National Objective(s): LMC/LMA; Eligibility Citation: 570.201(e); Objective: Suitable Living Environment; Outcome: Availability/Accessibility; Eligibility Citation, Objective, and Outcome are the same for all activities funded through the Public Services Program. All activities funded through this program will fall under one of the above identified National Objectives.
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	8,780 low- to moderate-income persons, including the homeless and those with special needs, will benefit from activities funded under the Public Services Program. *Included in this number are 500 homeless persons also benefitting from public service activities co-funded with ESG. (Public Service Activities other than Low/Moderate Income Housing Benefit: 7,880 Persons Assisted; Homeless Person Overnight Shelter - 1,100 Persons Assisted).
Location Description	Activities funded under the Public Services Program are located countywide and serve residents of the Urban County. These specific activity locations will be funded: 1120 Betty Ln., Clearwater, 1801 119th St. N, Largo, Greater Ridgecrest Area; Confidential location; Scattered sites in the Urban County.

Planned Activities	Activities planned under the Public Services Program include the following. The following projects may receive additional funds available from unanticipated program income: CASA Emergency Shelter Operations - Fund operating expenses including utilities, supplies, program materials, food and contract services (joint ESG funding). Homeless Empowerment Program Operations - Fund operating expenses including Housing Navigator salaries and fringe benefits and program materials including hygiene items, linens, and sanitation materials. Seniors in Service of Tampa Bay Operations - Fund operating expenses including salaries and fringe benefits for the Senior Companion Services Program. Target Area Community Clean-ups - Fund community clean-up activities in target areas that enhance community appearance, neighborhood health and safety, and address neighborhood deficiencies. YMCA of the Suncoast Omni Center Operations - Fund operating expenses including salaries, fringe benefits, utilities, program materials, janitorial supplies and service, and aquatic chemicals at the County-owned Omni Center in the Greater Ridgecrest Target Area. As of 4/2/26, the County has received $11,902.20 of the projected $20,000.00 of program income for FY25. Based on projected prior-year program income and FY26 allocation, the County will be able to fund up to $356,145.60 in public service activities and remain in compliance with the 15% public services cap. (FY26 Allocation: $2,354,304 + FY25-26 Project Program Income: $20,000 = Total amount available to calculate public service cap: $2,374,304, 15% of which is $356,145.60).
Sort Order	5
Project Name	ESG26 Pinellas County - Homeless and Homelessness Prevention Services Program
Target Area	Partner Grantees; Urban County; Greater Ridgecrest Target Area; West Lealman Target Area; Central Lealman Target Area; East Lealman Target Area; High Point Target Area; Tarpon Springs Target Area
Goals Supported	Public Services; Administration
Needs Addressed	Homeless shelters, facilities, and services; Program administration
Funding	ESG: $205,619
Description	Program facilitates providing essential services to shelter residents; rapidly rehousing homeless individuals and families and preventing families and individuals from becoming homeless by funding eligible activities within the following ESG Program components: Street Outreach, Emergency Shelter; Homelessness Prevention; Rapid Re-Housing and Data Collection. National Objective: LMC Eligibility Citation(s): 576.102, 576.103, 576.105, 576.106, 576.107, 576.108, 576.109Objective: Decent Housing; Outcome: Affordability; National Objective, Objective, and Outcome are the same for all activities funded through the Homeless and Homelessness Prevention Services Program. All activities funded through this program will fall under one of the above-identified Eligibility Citations.
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	21,210 homeless persons will benefit from public service activities under the Homeless and Homelessness Prevention Services Program. and 20,510 persons will benefit from HMIS entry. *Included in this number are 500 homeless persons also benefitting from public service activities co-funded with CDBG. (Homeless Person Overnight Shelter: 700 Persons Assisted; Other: 20,510 Other)
Location Description	Activities funded under the Homeless and Homelessness Prevention Services are located countywide and serve residents of the Urban County. These specific activity locations will be funded: Confidential locations; Scattered sites in the County.

Planned Activities	Activities planned under the Homeless and Homelessness Prevention Services Program include the following: Homeless and Homelessness Prevention Data Collection (HMIS) - Staff costs related to the collection and entry of project-level beneficiary data into the Homeless Management Information System (HMIS). CASA Shelter Operations - Fund operating expenses including utilities, supplies, program materials, food and contract services (joint CDBG funding). Homeless Leadership Alliance Operations - Fund operating expenses for the Pinellas HMIS including salaries, fringe benefits, and administrative costs. Hope Villages of America Shelter Operations - Fund operating expenses including building/grounds/equipment maintenance, security, utilities, food and program materials. Project includes 7.5%, or $15,421.42, for general planning and administration of ESG funds. The County will use no more than 7.5% of the annual allocation for planning and administrative expenses.
Sort Order	6
Project Name	Housing Preservation Program (DH-1)
Target Area	Partner Grantees; Urban County; Greater Ridgecrest Target Area; West Lealman Target Area; Central Lealman Target Area; East Lealman Target Area; High Point Target Area; Tarpon Springs Target Area
Goals Supported	Preservation of Housing
Needs Addressed	Preservation/production of affordable housing; Special needs housing, facilities, and services
Funding	HOME: $766,858.72; SHIP: $1,483,930.90; HTF: $146,250
Description	Program facilitates the preservation of affordable homeowner and rental units through rehabilitation and/or acquisition. Applications are provided on a first-come, first-qualified, first-served basis and funding selections are based on eligibility of households served and financial feasibility. Private funds available through local lending institutions may be leveraged by Federal funds. If insufficient applications are received during FY26, funds may be reprogrammed to other housing projects without amending this Action Plan. In addition to FY26 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income. HOME Eligibility Citation(s): 92.206(a)(c)(d) &(f)HOME Objective: Decent Housing HOME Outcome: Availability/Accessibility. All activities funded through this program will fall under one of the above identified National Objectives, Eligibility Citations, Objectives, and Outcomes.
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 15 Household/Housing Unit; Rental Units Rehabilitated: 25 Household/Housing Unit
Location Description	Homeowner housing preservation in the Urban County; Rental housing preservation countywide.

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

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

Target Area	Partner Grantees; Urban County; Greater Ridgecrest Target Area; West Lealman Target Area; Central Lealman Target Area; East Lealman Target Area; High Point Target Area; Tarpon Springs Target Area
Goals Supported	Emergency/Disaster Response
Needs Addressed	Preservation/production of affordable housing; Housing assistance; Mental and behavioral health services; Homeless shelters, facilities, and services; Special needs housing, facilities, and services; Public facilities and improvements; Public services; Code enforcement/blight removal; Economic development
Funding	CDBG: $0; HOME: $0; ESG: $0
Description	Program facilitates disaster response and recovery activities following major disasters and emergencies. Funding may be used to cover a broad range of recovery activities to help the County recover from natural disasters and emergencies. Funding may be used for activities necessary for disaster relief, long-term recovery, restoration of infrastructure and housing, and economic revitalization in impacted and distressed areas. Activities will benefit eligible families with housing needs, agencies providing public services, businesses with economic development or revitalization needs and local planning and infrastructure needs. Uncommitted current or prior year funds or unanticipated program income may be used to fund disaster response activities.
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	Uncommitted current or prior year funds or unanticipated program income may be used to fund disaster response activities (Other: 0 Other).
Location Description	N/A
Planned Activities	Should the County experience a disaster, the County may reallocate funding to address disaster related activities. CDBG, HOME, ESG, or other disaster/emergency funding provided by HUD would be used to address the disaster/emergency through a broad range of disaster recovery activities. Funding may be used for activities to address disaster relief, long-term recovery, restoration of infrastructure and housing, and economic revitalization in impacted and distressed areas. Activities will benefit eligible families with housing needs, nonprofit agencies providing public services with operating assistance or capital improvements, businesses with economic development or revitalization needs and local planning and infrastructure needs.
Sort Order	10
Project Name	Administration
Target Area	Partner Grantees; Urban County; Greater Ridgecrest Target Area; West Lealman Target Area; Central Lealman Target Area; East Lealman Target Area; High Point Target Area; Tarpon Springs Target Area
Goals Supported	Administration
Needs Addressed	Program administration
Funding	CDBG: $474,860.80; HOME: $192,532.48; SHIP: $424,770.10; HTF: $32,500
Description	General planning and administration costs for Federal CDBG and HOME programs, State SHIP programs and Local HTF programs. Due to system limitations, ESG administration is identified under the Homeless and Homelessness Prevention Services Program.
Target Date	9/30/2027

Estimate the number and type of families that will benefit from the proposed activities	N/A (Other: 0 Other)
Location Description	N/A
Planned Activities	General planning and administration costs for Federal CDBG and HOME programs, State SHIP programs, and Local HTF programs. Pinellas County commits to staying within the admin caps for each grant. For CDBG the County commits to staying within the 20% admin cap. The County will use no more than 20% of the annual allocation, plus up to 20% of program income for administrative expenses. For HOME, the County commits to staying within the 10% admin cap. The County will also use no more than 10% of the annual allocation, plus up to 10% of program income for administrative expenses. For ESG, the County commits to staying within the 7.5% admin cap. The County will use no more than 7.5% of the annual allocation for administrative expenses.

Table 9 – Project Summary Information

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

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

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

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

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

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

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

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

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

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

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

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

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

Geographic Distribution

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

Table 10 – Geographic Distribution

Rationale for the priorities for allocating investments geographically

CDBG-funded activities, such as public facilities or infrastructure projects, or neighborhood improvements, serve a defined geographic area. Examples of these types of projects are parks, community centers, or sidewalks. The eligibility of these types of activities is determined by service area, where 51% or more of the service area is low-

and moderate-income. Pinellas County allocates investments geographically within its jurisdiction based on HUD's Local Target Area approach. All target areas are either low- and moderate-income areas, as determined by current HUD Low- and Moderate-Income Summary Data (LMISD), or slum/blight areas designated by local governments. The target area approach does not preclude the possibility that selected projects may operate elsewhere in the County's jurisdiction (i.e., outside a designated target area) if the project meets other eligibility criteria under the CDBG, HOME, or ESG programs.

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

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

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

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

Discussion

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

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

Affordable Housing

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

Introduction

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

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

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

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

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

Discussion

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

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

Approximately $2.5 million in HOME funds will be used for single-family and multi-family residential acquisition, rehabilitation and construction, down-payment assistance, and purchase and rehabilitation for homebuyers. The State of Florida provides local entitlement jurisdictions with funds for housing under the SHIP Program. The

State requires that 65% of the allocation be expended on homeownership activities and 75% be expended on rehabilitation or construction activities. The anticipated SHIP funds available for FY26 are approximately $4.5 million in allocation and program income. These funds will be used for homeowner rehabilitation activities, down payment assistance, rental rehabilitation and new construction, and housing counseling services. An additional $292,500 generated through Local HTF program income will be expended on rental housing acquisition, rehabilitation, and construction activities.

Private funds available through local lending institutions will be leveraged by Federal funds. Down payment assistance programs will leverage private money from individuals and families saving for down payments and closing costs and will also leverage private lender's mortgage financing in the purchase of homes. In new construction projects, investor and private lending institutions' funds will be leveraged by Federal funds. Federal funds will also leverage the use of private homeowner and investor-owned funds to accomplish rehabilitation. Federal housing funds leverage local resources such as donated homes and land, relief from certain impact fees and regulations, as well as encourage private investment from developers and lending institutions.

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

Introduction

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

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

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

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

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

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

Family Self-Sufficiency Program: Each Family Self-Sufficiency Program (FSS) participant signs a Contract of Participation (COP) and creates a maximum five (5) year Individual Training and Service Plan (ITSP) that includes

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

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

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

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

Discussion

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

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

Introduction

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

Through its activities, the HLA promotes the countywide commitment to the goal of ending homelessness

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

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

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

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

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

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

Pinellas County provides $10 million in local funding through its Human Services Department. Local funding supports permanent supportive housing; inebriate receiving facilities; emergency shelters for beds and services for homeless individuals, families, youth, pregnant women, and victims of domestic violence; homeless street

outreach for engagement and case management; healthcare for the homeless; and rapid re-housing and homeless diversion/prevention.

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

Addressing the emergency shelter and transitional housing needs of homeless persons

Pinellas County PY26 goals will support emergency shelter and transitional housing needs by providing a total of $48,707.36 in CDBG and $89,292.64 in ESG funding to three nonprofits for shelter operations. The County will provide $20,000 ($5,707.36 CDBG and $14.292.64 ESG) to Community Actions Stops Abuse (CASA) for shelter operations at CASA's emergency shelter for survivors of domestic violence; $43,000 in ESG funding to Homeless Empowerment Program for emergency shelter operations, and $75,000 in ESG funding to Hope Villages of America for shelter operations at Hope Villages' emergency shelter for survivors of domestic violence.

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

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

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

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

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

The CoC administers HMIS to formally monitor returns to homelessness from emergency, transitional and permanent supportive housing programs (e.g., Rapid Re-Housing, Permanent Supportive Housing (PSH), Permanent Housing (PH)). This process will be the monitoring base of the System Quality Improvement Committee performance outcome monitoring/evaluation system used to set goals and measure performance for the CoC. HMIS staff meet monthly to review performance and identify a baseline for returns to homelessness

from permanent housing. Continual monitoring/tracking of families/individuals who return to homelessness will evaluate the measures taken to reduce the chance of return. Now, the most critical steps for the Continuum to assist families/individuals are enrollment in cash/non-cash mainstream resources prior to exit and ongoing case management/contact with the person/family. These steps are in place for many PH/PSH programs but not for rapid re-housing.

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

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

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

Discussion

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

The Homeless Leadership Network, now a part of the HLA, made up of elected officials and community leaders, drafted Opening Doors of Opportunity: A 10-Year Plan to End Homelessness in Pinellas County, to establish the groundwork for guiding Pinellas County in their efforts to end homelessness. In June of 2015, Opening Doors was amended to reaffirm the strategies that continue to prove effective in preventing and ending homelessness. The 2015 Amendment encompasses much of the original Plan, but with some additions and clarifications that

further strengthen its value as a living blueprint for action. The Consortium supports the HLA, and the Strategic Plan priorities established in the County's 2025-2029 Consolidated Plan match those of the CoC and the 10-Year Plan to End Homelessness.

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

Introduction

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

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

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

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

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

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

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

Discussion

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

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

Introduction

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

Actions planned to address obstacles to meeting underserved needs

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

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

of Pinellas County for administration of the County's Community Housing Program. In June of 2015, the Interlocal Agreement was amended to include acquisition and land assembly.

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

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

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

Actions planned to foster and maintain affordable housing

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

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

Actions planned to reduce lead-based paint hazards

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

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

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

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

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

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

Actions planned to reduce the number of poverty-level families

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

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

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

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

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Actions planned to develop institutional structure

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

organizations contribute to this effort through the provision of financial and organizational resources that are coordinated with the County-administered CDBG, HOME, and ESG programs.

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

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

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

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

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

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

Public Sector

Pinellas County

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

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

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

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

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

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

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

State of Florida

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

Private Sector

The private sector is an important collaborator in delivering the programs identified in the 2026 Action Plan. The private sector brings additional resources and expertise that can be used to supplement existing services or fill gaps in the system. Lenders, affordable housing developers, business and economic development organizations, and private service providers offer a variety of assistance to residents such as healthcare, small business assistance, residential mortgage programs, commercial lending, and assisted housing.

Discussion

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

Program Specific Requirements

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

Introduction

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

   No other forms of investment are anticipated during FY 2026.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Emergency Solutions Grant (ESG)

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

   In FY 2026, Pinellas County will use ESG funding to address the following ESG eligible components: emergency shelter and HMIS. The County will provide funding for emergency shelter operations at CASA's domestic violence shelter, Homeless Empowerment Program's emergency shelter, and Hope Village of America's domestic violence shelter, and HMIS data collection/entry conducted by the County, CoC and HLA. Coordination among emergency shelter providers, essential services providers, homelessness prevention and rapid re-housing assistance providers, and other homeless assistance providers will maximize the use of the ESG funding and ensure that there is a centralized effort to reach families in need. The Written Standards for the Provision of ESG are attached.

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

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

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

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

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

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

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

5. Describe performance standards for evaluating ESG.

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

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

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

Discussion

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

Pinellas County – Attachments

A. Citizen Participation - Comments

B. Pinellas County Resolution

C. 2026/2027 Funding Recommendations Table

D. Local Target Areas

E. Public Notices

F. Written Standards for Provision of ESG

G. SF-424 Forms and Certifications

Attachment A – Citizen Participation

1/21/26 - Summary of public comments - comments attached.

Comment Period - comments attached.

6/16/2026 - Public Hearing - No public comments received. Board Follow-up Agenda for 6/16/26 is attached along with screen captures of the BCC meeting with closed caption comments showing BCC approval. (To be included after BCC meeting with final HUD submission)

Public Hearing Minutes
January 21, 2026
Pinellas County, Florida and the City of Largo
2024-2025 Program Performance
2026-2027 Housing and Community Development Needs

The public meeting, jointly presented by Pinellas County and the City of Largo, was held on Wednesday, January 21, 2026, in the Pinellas County Housing and Community Development Department's Conference Room, 1st Floor, 310 Court Street, Clearwater, FL 33756 and by virtual participation utilizing the Zoom platform.

The meeting began promptly at 6:00 p.m. with the introduction of the facilitators and the attendees.

I. Welcome and Introductions

Attendees:

- Alona Vaughn, Pinellas Opportunity Council
- Amanda Warner, Wade Trim
- Amira Salama, Coptic Orthodox Charities
- Amy Fichter, Directions for Living
- Amy Manning, Seniors in Service of Tampa Bay
- Candace Wiant, Metropolitan Ministries
- Clint Belk- City of Maderia Beach
- Cynthia Kazawitch, Homeless Leadership Alliance of Pinellas
- Denise Sanderson, City of St. Pete Beach
- Haley Robinson, Feeding Tampa Bay
- Imani Smith, Homeless Leadership Alliance of Pinellas
- Jill Flansburg, CASA
- Joe Podolfino, Catholic Charities
- Karis Kaeser, Vincent House
- Katerina Gerdkios- Siren, Homeless Empowerment Program
- Ketty Dolan - CASA
- Laura Canary, City of St. Pete Beach
- Lisa Alchin, Directions for Living
- Lizzy St. Pieree – City of Pinellas Park
- Martin Bimler, Operation Par
- Patsy Stills, Ready for Life
- Paulette Harbert, City of Tarpon Springs
- Richard Mindar, Abilities of Florida
- Rebecca Stephenson, City of Pinellas Park
- Shellie Legarsky, St. Vincent de Paul CARES
- Stephanie Zaragoza – YMCA of the Suncoast
- Steve Blank, WestCare GulfCoast - Florida
- Toneice Evans, Feeding Tampa Bay
- Vicky Oliver, EPIC, Empath Partners In Care

Staff Present:

- Brook Gajan, Compliance Manager, Pinellas County, Facilitator
- Marcella Faucette, Community Development Specialist III, Pinellas County
- Jamie Pizarro, Community Development Specialist II, Pinellas County
- Sheera Greene, Housing Grant Specialist, City of Largo, Facilitator

II. Public Hearing

Objectives of Meeting:

The facilitator, Ms. Brook Gajan, Compliance Manager for the Pinellas County Housing and Community Development Department, informed the attendees that the meeting was being recorded and thanked the participants for their in-person and virtual attendance. She also requested that the virtual attendees put their names, email addresses and organization affiliation in the chat box. Ms. Gajan explained the purpose of requesting such information is to be able to provide citizen input and participation when the County and the City of Largo prepare their Plans. She introduced herself, the staff and in person participants. Ms. Sheera Greene, representing the City of Largo, introduced herself.

Ms. Gajan ensured that the participants had access to the agenda packet via the chat, which included the performance review from 2024-2025 which represents the final and fifth year of the previous 5-Year Plan.

Ms. Gajan explained that the County and the City of Largo do a joint meeting every year to discuss the County and the City of Largo's accomplishments for the closed year; to provide updates on the funding for 2026-2027; to obtain citizen input on the needs in the community; and to start the Action Plan process for funding.

Explanation of Consolidated Planning Process

Ms. Gajan started with an overview of the Consolidated Planning Process. She stated that it is a process that the County and the City of Largo, as entitlement communities, must follow to receive federal funding as required by the Department of Housing and Urban Development (HUD). She explained that the process includes a Consolidated Plan, which is a 5-Year planning document which identifies housing and community development needs and how those needs were determined; goals that need to be created to address the needs; and, how the funding provided will be used to address the needs and complete the goals that were identified in the 5-Year Plan.

Ms. Gajan stated that the current 2025-2026 Action Plan represents the first year (1st) of the Consolidated Plan which goes thru 2029-2030. She added that the information obtained from the citizen participation forums for the Consolidated Plan was used to identify the priority needs in the County: affordable housing; housing assistance; funding for mental and behavioral health services; funding for homeless shelters, facilities and services; funding for special needs housing, facilities and services; public facility improvements; public services; code enforcement and blight removal; and economic development. She further added that for the City of Largo, the identified needs were for housing; neighborhoods; supportive services; supportive services - capital improvements and emergency mitigation, protection and recovery.

Ms. Gajan explained that the next step in the process occurs annually. The County's Annual Action Plan (1-Year Plan) specifies how the funding received will be used to address the identified goals and serves as the application to HUD for Community Development Block Grant (CDBG) funding, HOME Investment Partnership Program (HOME) funding and Emergency Solutions Grant (ESG) funding. She further

elaborated that it identifies the specific projects and anticipated outcomes planned for the year to address the needs identified in the 5-Year Plan.

Program Performance for FY24-25:

Ms. Gajan transitioned to another requirement for receiving Federal funding. She elaborated that both the County and the City of Largo must provide performance on the last fiscal year that was closed out. Ms. Gajan reiterated that the 2024-2025 program year is the last completed year that closed and is the final and fifth year of the previous 5-Year Plan. The current 25-26 program year is the first year of the current 5-Year Plan.

Pinellas County Presentation

Ms. Gajan shared a doughnut/bar-chart depicting the breakdown of Pinellas County's FY24-25 Program Performance (October 1st -September 30th).

During FY24-25 the County had revenues of just over $11.2M available that included entitlement from CDBG, CARES Act (CDBG-CV), HOME, HOME Rescue Plan (HOME-ARP), ESG, and ESG Rapid Unsheltered Survivor Housing (ESG- RUSH). We also identify our state housing dollars SHIP and our local housing trust fund. We include those because those are other funds that are available to address the affordable housing needs that are identified in the 5-Year Plan. Pinellas County's total expenditure was just over $12M with $11.2M being new, uncommitted funds and the additional funds coming from already committed, previously funded projects.

Pinellas County Expenditures (approx. $12M):

- $5.4M (approx.) or 45.0% of the funding went to Affordable Housing which includes both owner and rental housing.
- $1K (approx.) or 0.00% of the funding went to Homeless Assistance (Homelessness Prevention/Emergency Shelter Operations).
- $2.4M (approx.) or 20.6% of the funding went to Homeownership Opportunities and Services which includes the County's down payment assistance program and housing counseling services.
- $185K (approx.) or 1.5% of the funding went to Neighborhood Improvements/Code Enforcement which includes any of the projects that are funded in the County's locally designated Target Areas: Central Lealman, East Lealman, Greater Highpoint, Greater Ridgecrest, and Tarpon Springs. West Lealman has recently been added as a locally designated Target Area for this 5-Year Plan.
- $851K (approx.) or 7.1% of the funding went to Public Services which includes service/operating dollars to agencies that provide services to low – and moderate-income households.
- $1.5M (approx.) or 12.6% of the funding went to the Administration of all the programs of the funding sources.
- $1.5M (approx.) or 13.2% of the funding went to Public Facility Improvements (completed construction or rehabilitation projects). Several projects were delayed and will be completed and reported next year. Funds are provided to facilities that provide services to either special populations, homeless persons with special needs or that provide services to low- and moderate-income households.

Completed Activity Summary (10/1/2024 – 9/30/2025):

This summary lists all the activities that were accomplished with the funding that was received over the last fiscal year.

Ms. Gajan shared pictures of three (3) projects that were completed during FY24-25:

- Boley Founders Point Rental Housing Development
- Lealman Exchange Rehabilitation Public Facility Improvement
- PCHA Heritage Oaks Senior Rental Housing Development

Housing Activities/Loan Portfolio (HOME, CDBG, ESG, SHIP, HTF):

A total of **ninety- five (95)** affordable housing units were produced or preserved in the County's Housing Programs:

- Homeownership Opportunities/ Down Payment Assistance Program - **twenty-four (24)** Down Payment Assistance Loans were provided.
- Housing Preservation (Owner)/ Homeowner Repair Loan Program - **thirty (30)** Homeowner Rehab Loans were provided.
- Housing Production (Owner) / Habitat for Humanity – Single Family Homes - **two (2)** new constructions of single-family homes were completed.
- Housing Preservation (Rental): The ARC Tampa Bay Indian Group Home, George Street Group Home, Lakeview Group Home - **twenty -four (24)** rental units were persevered or rehabilitated.
- Housing Production (Rental): Founders Point- **fifteen (15)** rental units of rental housing were produced or created.

What has been provided are just the units that completed and were reported in the 24-25 fiscal year. There are other projects that are going on and more units are being worked on. They are counted and reported once completed. For those ninety- five (95) of preserving or producing new affordable housing or affordable housing units, the County spent approximately $3.8M and leveraged or brought in $5.2M in additional funding from public and private resources.

Completed CDBG and CDBG-CV Public Facility and Public Services Activities-Completed 10/1/24-9/30/25:

- Public Facility Improvements: Approximately $1.8M expended benefiting approximately 3,200 residents.
- Public Services Program: Approximately just over $580K expended benefiting over 15,600 residents.
- Target Area Improvements: Approximately just under $312K expended benefiting over 34,500 residents.

City of Largo Presentation

Ms. Sheera Greene, Housing Grant Specialist, City of Largo, shared the program performance for the past five (5) years FY21- FY25:

Ms. Greene indicated that for FY24/25, that the City of Largo invested over $3.4M amongst the different funding sources. She shared a pie-chart showing the breakdown of the City's investments. The City's largest investment was in Owner Housing Rehabilitation followed by Affordable Housing Development.

- CDBG Target Area Investment - $3,472,309
- Affordable Housing Units Added – 242
- Housing Units Rehabilitated - 52

- Down Payment Assistance Provided to First Time Home Buyers – 24
- Residents Served through Public Services – 3,402

Ms. Greene stated that the majority of the City's funds (approximately 59.0%) were focused on housing programs, to include rehab, down payment assistance and affordable housing development.

Anticipated funding for FY26/27 and the Application Cycle

Ms. Gajan transitioned into the anticipated funding for FY26/27 and the application cycle.

She stated that Pinellas County, which covers what's called the urban county and the unincorporated parts of Pinellas County. Essentially, all the areas of the County outside of the city limits of St. Petersburg, Clearwater, Largo, Pinellas Park, and the smaller beach communities, Belle Aire Shore and Redington Beach. The County's Federal Housing and Community Development covers all the other areas.

Ms. Gajan informed the attendees that the Notice of Funding Availability (NOFA) was advertised in the newspaper today, on January 21, 2026, and that the email notifications will go out tomorrow, January 22, 2026, and that the application cycle, the funding period would start on , Friday, January 23, 2026, for the 26-27 fiscal year.

Ms. Gajan indicated that the final allocations for FY26/27 funding levels are not yet available from HUD but believes that the funding amounts will be very similar or close to the funding that was received in FY25/26. For planning purposes, the County will move forward using the funding levels received for the current fiscal year, FY25/26.

Ms. Gajan stated that for FY26/27 the County anticipates receiving approximately:

- $2.3M in CDBG from entitlement allocations with an additional $30K in program income
- $1.9M in HOME from entitlement allocations with an additional $825K program income
- Approximately $205K in ESG from entitlement allocations

Ms. Gajan said that a portion of the HOME funding would go to the City of Largo. As a consortium member, HUD would inform the County, based on population and some other factors, what portion of the HOME funding will be for the City of Largo.

The ESG funds are for the urban county and all the rest of the county except for the City of St. Petersburg as it is the only other jurisdiction in the county that receives ESG funding.

Ms. Greene stated that preliminary estimates, including estimated unused carryover funds. Subject to change prior to finalization of Action Plan:

CDBG	$887,919
HOME	$924,108
SHIP	$1,054,474
HTF	$ 6,700
TOTAL:	**$2,873,202**

Ms. Gajan stated that Pinellas County's application cycle would begin on Friday, January 23, 2026, at 7:00 am with a due date of Friday, February 27, 2026, at 5:00 pm. She explained that the applications must be

submitted online through the Neighborly application portal and must be in the system in "application submitted" status by the 5pm deadline to be considered. She added that the link for software would be available on the County's website and information provided in the NOFA which had been emailed. (www.pinellascounty.org/community/nofa/executive.htm).

Explanation of Community Development Grants

Ms. Gajan provided and overview of the Community Development Grants beginning with the CDBG grant. She stated that Both the County and the City of Largo receive CDBG funding. She explained that there were three main objectives that CDBG funding could be used to:

- Serve low- and moderate-income individuals;
- Prevent slum and blight; or
- Address an urgent community need.

She stated that the County typically has about $1.9M in CDBG funding available for awards for activities such as:

- Public facility improvements
- Infrastructure improvements
- Service and Operations
- Housing activities

Seventy percent (70%) of the CDBG funds received must be for projects that benefit or serve low- and moderate-income residents or households in the County. The County uses about 10% of the funding to address slum and blight and 20% is used for the administration of the grant.

Ms. Gajan stated that although CDBG is the most diverse funding source, that there are some additional requirements, for example with public facility improvement projects Section 3, Davis Bacon or The Build America or the Buy America Act (BABA) may apply.

She advised that it is important to consider the additional costs that may be associated with some projects and to factor it in when requesting funding. Davis Bacon, a federal wage law, may apply for projects over $2K and BABA will affect some construction materials for projects over $250K.

Ms. Gajan transitioned into the explanation of the HOME program. She stated that the County gets HOME funding and that the City of Largo is a Consortium member for HOME funding with Pinellas County. In other words, the County shares a portion of the HOME funding with the City of Largo to do affordable housing activities. HOME funding is designated specifically for affordable housing. The funding must produce a unit of affordable housing for the benefit of a low- and moderate-income household.

Annually, the County has approximately $1.7M available for HOME funding. The County uses 10% for the administration of the grant and the rest is used for the creation of housing units through:

- Acquisition
- Construction of new units
- Rehabilitation of existing units
- Down payment assistance for new home ownership
- Temporary rental assistance

The HOME funding for housing funding is not on the annual application cycle. HOME funding for affordable housing development is open all year round and applications can be submitted at any time.

HOME funds are subject to a 25% match requirement by the County and also a 15% Community Housing Development Organization (CHDO) set aside requirement which means that 15% of the allocation that the County receives has to go to projects that are done by CHDOs. There are certain rules about the structure of the organizations that make them a West Florida CHDO.

ESG funding is homeless funding. The County typically has approximately $115K annually to award out in funding for:

- Homelessness prevention activities
- Rapid re-housing
- Emergency Shelter: shelter operations, rehabilitation, acquisition, or construction
- Street outreach
- The collection of data for the different components of ESG which is called the Homeless Management Information System (HMIS)

A minimum of 40% of ESG funding must be used for homeless prevention and rapid re-housing which is approximately $90K.

City of Largo Priorities for FY26/27

Ms. Greene indicated that the City of Largo's 5-Year Plan priorities include:

- Housing: Support projects that preserve or expand the affordable housing stock, foster homeownership, and/or access to rental housing.
- Neighborhoods: Work with residents and community stakeholders to implement projects that support the Housing Division's Vision of empowering people to thrive in vibrant, inclusive neighborhoods.
- Supportive Services: Partner with local agencies to provide housing-, homeless- and special needs-related supportive services to help low- and moderate-income residents physically, mentally, and economically thrive in Largo.
- Supportive Services - Capital Improvements: Add, expand, or improve public facilities that will provide supportive services that will help Largo residents physically, mentally, and economically thrive in Largo. Projects that improve energy efficiency to enable service providers to use their operating funds more effectively toward client services, and/or projects that harden such facilities to improve disaster.
- Emergency Mitigation, Protection & Recovery: Assist the community of Largo prior to, during and after a community emergency and/or disaster event to prepare and/or mitigate loss, protect during an event, and aid with recovery.

Ms. Greene stated the for FY26/27, the City's priorities will focus on 1) Housing (home improvement, downpayment assistance, and development); 2) Supportive Services (emergency shelters with case management); 3) Supportive Services- Capital Improvements (expansion of accessible emergency shelter beds for residents with disabling conditions-retrofits or additional beds and the expansion of family shelter beds with motel stays being ineligible); and, 4) Emergency Mitigation, Protection & Recovery (sewer lift station generator in the CDBG Target Area).

Ms. Greene indicated that the City of Largo will not be doing an application cycle for FY26/27 as they will be utilizing their two-year, one year extension. The applicants that are currently receiving funding, will have their agreements extended for two years. The next application cycle will not be until FY29/30.

Citizens' Views on Housing and Community Development Needs/Questions

The meeting was then opened for input from the attendees. There weren't any Questions on the Performance/Processes/ Annual Action Plan.

Ms. Gajan stated that with CDBG for Public Services, there is a 15% cap on what the County can expend on service and operation activities, so that amount of funding is extremely limited. She continued that the County annually has about $350K-$375K that the County can spend out of its CDBG allocation on public services. We try to ask if there are any improvements in your facility, or capital projects for your facility that the County can fund for you since we can't fund a lot of service and operation projects. It is our hope that by us taking care of some of the facility improvement or capital project costs that it would free up some money that you could use for service and operations. If you have facility improvement or capital project needs, the CDBG applications that starts tomorrow is where you want to apply. When you look in the application portal you will see three (3) applications: Public Facility (facility improvements), Public Services (services and operations) and Public Infrastructure (for cities and redevelopment areas within the County to address slum and blight).

Ms. Gajan thanked the attendees for their participation and for anyone who had questions or comments regarding their specific projects to email her or Ms. Sheera Greene. She stated that she would email out the PowerPoint to all of the attendees and requested that they put their email addresses in the ZOOM Chat.

For County questions: Brook Gajan - cdplanning@pinellas.gov or bgajan@pinellas.gov by phone at 727-464-8232.

For the City of Largo: Sheera Greene - sgreene@largo.com

Meeting adjourned.

Comment Period Comments Received

John H. Degnan
6047 Bahia del Mar Blvd, /Apt 161
St. Petersburg, FL 33715-3334

May 14, 2026

City of Largo Community Development Department
201 Highland Avenue
Largo, FL

Re: Support for the Pinellas County Consortium & Urban County 2026–2027 Annual Action Plan

I am writing to express my strong support for the Pinellas County Consortium and Urban County 2026–2027 Annual Action Plan, including the continued use of Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) funding. These federal programs play a vital role in strengthening our communities and ensuring that essential services reach the people who need them most.

The CDBG and ESG programs provide critical resources that directly support homeless individuals, families, and those at risk of homelessness throughout Pinellas County. These funds help sustain emergency shelters, rapid rehousing programs, homelessness prevention services, and outreach efforts that connect vulnerable residents with safe housing, supportive services, and pathways to long-term stability.

As our region continues to face rising housing costs and increasing demand for supportive services, the programs outlined in the Annual Action Plan are more important than ever. The County's coordinated approach—supported by these grants—helps ensure that limited resources are used efficiently and effectively to address homelessness, improve housing conditions, and strengthen the overall quality of life for residents.

I respectfully urge the City of Largo and all participating jurisdictions to continue supporting and advancing the goals of the 2026–2027 Annual Action Plan. These investments make a meaningful difference in the lives of countless individuals and families across Pinellas County.

Thank you for your commitment to community development and for your continued leadership in addressing the needs of our most vulnerable residents.

Sincerely,

John H. Degnan

Attachment B – Authorizing Resolution

RESOLUTION NO. 26- _____

APPROVAL OF PINELLAS COUNTY'S 2026-2027 ANNUAL ACTION PLAN, FOR COMMUNITY PLANNING AND DEVELOPMENT; AUTHORIZATION TO SUBMIT THE ANNUAL ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD); AUTHORIZATION FOR THE CHAIRMAN, OR DESIGNEE, TO SIGN AND THE CLERK TO ATTEST APPLICATIONS, CERTIFICATIONS, AND HUD GRANT AGREEMENTS; AUTHORIZATION FOR THE CHAIRMAN, OR DESIGNEE, TO SIGN AND THE CLERK TO ATTEST LAND USE RESTRICTION AND SUBRECIPIENT AGREEMENTS, INCLUDING AMENDMENTS; AUTHORIZATION FOR THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE HOUSING PROGRAM SECURITY INSTRUMENTS, AGENCY AGREEMENTS, LAND USE RESTRICTION AGREEMENTS, AND SUBORDINATION AGREEMENTS, INCLUDING AMENDMENTS; AUTHORIZATION FOR THE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR, OR DESIGNEE, TO SERVE AS CERTIFYING OFFICER FOR HUD ENVIRONMENTAL RESPONSIBILITIES; AUTHORIZATION FOR THE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR, OR DESIGNEE, TO SIGN AND FILE NECESSARY FORMS, REPORTS, AND OTHER ADMINISTRATIVE DOCUMENTS RELATED TO THE ADMINISTRATION OF THE ANNUAL ACTION PLAN; AND AUTHORIZATION FOR THE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT TO HOLD A PUBLIC HEARING ON NEEDS AND PERFORMANCE IN THE FIRST QUARTER OF 2027 TO INITIATE THE 2027-2028 ACTION PLAN PROCESS.

WHEREAS, affordable housing and community development activities are an area of need in Pinellas County and are established program objectives of the Pinellas County Board of County Commissioners; and

WHEREAS, Pinellas County's long-term community development goal is to develop livable communities by providing decent housing, a suitable living environment and expanded economic opportunities, principally for persons of low- and moderate-income, and to aid in the prevention and elimination of slum and blight; and

WHEREAS, the Federal Community Development Block Grant (CDBG) Program, Emergency Solutions Grant (ESG) Program, and HOME Investment Partnerships (HOME) Program provide

local governments with flexible financial assistance to meet the needs of low- and moderate-income people, aid in the elimination of slum and blight, and meeting urgent needs; and

WHEREAS, Pinellas County and the City of Largo have formed a partnership (the "Consortium") under the HOME Program to address affordable housing issues for low- and moderate-income households, with Pinellas County as the lead agency for the Consortium; and

WHEREAS, the Pinellas County Consortium's 2025-2029 Consolidated Plan identifies objectives and priorities for housing, community revitalization, economic development and job creation/retention, homeless, and persons with special needs to be addressed during the five years; and

WHEREAS, Pinellas County's 2026-2027 Annual Action Plan is a One-Year Plan specifying how Pinellas County will utilize CDBG and ESG funds and how the Consortium will utilize HOME funds in the second year to address priorities identified in the Five-Year Consolidated Plan; and

WHEREAS, the Annual Action Plan was developed through a process which included input from citizens and agencies through community meetings, public hearings, and a competitive application process; and

WHEREAS, it is necessary for Pinellas County to execute Land Use Restriction and Subrecipient Agreements with grant recipients to carry out community development projects and activities identified for funding in Pinellas County's Annual Action Plan and to specify grant recipient's financial and regulatory obligations; and

WHEREAS, it is necessary, at times, for Pinellas County to amend Land Use Restriction and Subrecipient Agreements resulting from project cost increases, changes in project scopes, project delays, availability of unanticipated funds, and/or other causes; and

WHEREAS, it is necessary for Pinellas County to execute Agency Agreements, Land Use Restriction Agreements, Subordination Agreements and other security instruments consistent with affordable housing program procedures to produce and preserve affordable housing; and

WHEREAS, HUD regulations require that site specific environmental reviews be performed for each project prior to submitting a Request for Release of Funds.

WHEREAS, it is necessary to hold a public hearing in the first quarter of 2027 at the beginning of the FY 2027-2028 Annual Action Plan process for identifying needs and reviewing past performance; and

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, **FLORIDA**, in its regular session duly assembled this 16th day of June, 2026, does hereby approve the Pinellas County Annual Action Plan for FY 2026-2027 in the approximate amount of $5,728,009.05, including the allocation to Pinellas County by HUD, anticipated program income, and carryover prior year funds, and authorizes submittal to the U.S. Department of Housing and Urban Development.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Chairman, or designee, be authorized to sign the Action Plan applications, certifications, grant agreements and the Clerk to attest.

NOW, THEREFORE, BE IT FURTHER RESOLVED that either the Chairman or, pursuant to Section 2-62, Pinellas County Code, the County Administrator, or their designee, be authorized to sign and the Clerk to attest Land Use Restriction and Subrecipient Agreements, and amendments thereto, pursuant to these grants.

NOW, THEREFORE, BE IT FURTHER RESOLVED that notwithstanding Section 2-62, Pinellas County Code, the Chairman or the County Administrator, or their designee, be authorized to sign and the Clerk to attest amendments to Land Use Restriction and Subrecipient Agreements, increasing the amount of the grant award to subrecipients, in an amount not to exceed $100,000.00 or fifty percent (50%) of the grant award, whichever is greater.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the County Administrator, or their designee, be authorized to execute Housing Program Security Instruments, Agency Agreements, Land Use Restriction Agreements, and Subordination Agreements, and amendments thereto, pursuant to these grants.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Housing and Community Development Department Director, or designee, be authorized to carry out the responsibilities of certifying officer as provided in 24 C.F.R. Part 58, its related Federal authorities listed in Sections 58.5 and 58.6, as well as Section 102 of the National Environmental Policy Act (NEPA) and its related provisions in 40 CFR parts 1500 through 1508.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Housing and Community Development Department Director, or designee, be authorized to sign and file necessary reports, forms, and other documents related to the administration and operation of the CDBG, ESG, and HOME Programs, including the Consolidated Annual Performance and Evaluation Report. The Housing and Community Development Department Director, or designee, shall also have authority to authorize actions and execute documentation necessary in administering mortgage and mortgage notes associated with any of the federal grants referenced herein, including but not limited to authorizing and executing mortgage modifications, accelerations, reinstatements, subordinations and assignments.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Housing and Community Development Department be authorized to hold a public hearing in the first quarter of 2027 on behalf of the Board of County Commissioners to review community development and housing program performance and assess community needs.

Commissioner_____offered the foregoing resolution and hereby moved its adoption, which was seconded by Commissioner_____ and upon roll call, the vote was:

AYES:

NAYS:

ABSENT AND NOT VOTING:

Attachment C – 2026/2027 Funding Recommendations

2026-2027 Funding Recommendations

Project funding amounts are preliminary based on initial project review. Amounts may change based on bid results, regulatory requirements, permitting conditions, outside funding contributions, or adjustments to project scope. Alternate projects will only be funded if additional resources become available. Any identified project may also receive uncommitted prior-year funds or unanticipated program income.

PRIORITY: TARGET AREA IMPROVEMENT PROGRAM

Concentrated investment for public facility improvements, physical improvements and comprehensive planning activities in locally designated target areas and/or HUD designated Low/Mod Areas that will impact neighborhood stabilization, revitalization and improve the quality of life and health in order to achieve local objectives and desired outcomes. Some activities may be phased over multiple fiscal years and will be considered continuation projects. In addition to FY26-27 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income.

Activities Recommended for Funding

Project Name / Activity Description	National Objective	Performance Objective/ Outcome	Funding Source	# of Beneficiaries	Type of Beneficiaries	Recommended Funding
City of Tarpon Springs Community Center Rehabilitation Project - Facility improvements including bathroom renovations and replacing lobby front and side doors.	Low/Mod Area	SL-1	CDBG	4,255	People	$93,000.00
Friends of Ridgecrest Parking Lot Construction Rehabilitation - Facility improvements including the construction of a parking lot for the Tasker Beal, Jr. Service Center.	Low/Mod Area	SL-1	CDBG	3,865	People	$150,000.00
Pinellas County Sheriff's Police Athletic League Facility Rehabilitation - Facility improvements including cleaning walls and ceiling and removing and replacing insulation in the boxing gym.	Low/Mod Area	SL-1	CDBG	19,160	People	$38,456.00
Target Area Code Enforcement (Lealman) - Code enforcement activities in designated LMI Areas and Target Areas.	Low/Mod Area	SL-3	CDBG	100	Households	$80,000.00
Target Area Community Enhancement Program - Community activities that enhance community appearance, neighborhood health and safety, address neighborhood deficiencies, promote a social interaction and a greater sense of community, including, but not limited to, community cleanups, community outreach, community events, community services and community facility improvements.	Low/Mod Area	SL-3	CDBG	8,901	People	$50,000.00
Target Area Land Acquisition/Site Development - 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.	Low/Mod Area	SL-3	CDBG	3,865	People	$15,000.00
YMCA Greater Ridgecrest Branch Facility Rehabilitation - Facility improvements including bathroom and locker room renovations, installation of LED lights in the gym, and replacing outdoor scoreboard and installing wireless controller/receiver.	Low/Mod Area	SL-1	CDBG	3,865	People	$81,256.00
Activity Delivery - Staff and overhead costs directly related to carrying out activities under the Target Area Improvement Program.	Low/Mod Area	SL-3	CDBG	N/A	N/A	$2,000.00
Target Area Improvement Program Total:						**$509,712.00**

Alternate Activities

Project Name / Activity Description	National Objective	Performance Objective/ Outcome	Funding Source	# of Beneficiaries	Type of Beneficiaries	Recommended Funding
Florida Dream center Facility Rehabilitation - Facility improvements including restroom renovations with ADA-compliant upgrades, replacing interior lighting fixtures, cabinetry, and water damaged mechanical, electrical and plumbing components and installing new plumbing fixtures, drywall and flooring.	Low/Mod Area	SL-1	CDBG	19,160	People	$240,515.00

PRIORITY: PUBLIC FACILITIES PROGRAM - Funding new or existing facilities that provide services to meet the needs of low- and moderate-income or special needs populations. Some activities may be phased over multiple fiscal years and will be considered continuation projects. In addition to FY26-27 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income.

Activities Recommended for Funding

Project Name / Activity Description	National Objective	Performance Objective/ Outcome	Funding Source	# of Beneficiaries	Type of Beneficiaries	Recommended Funding
Boys & Girls Club Tarpon Springs Facility Rehabilitation - Facility improvements including restroom upgrades, interior painting in program areas, removal of HVAC needed for drywall repair, patching, texturing and painting mechanical room, installation of new flooring and baseboards throughout facility, and removal of existing pavers and installation of new concrete.	Low/Mod Clientele	SL-1	CDBG	48	People	$116,867.00
Directions for Living Facility Rehabilitation - Facility improvements including the replacement of electrical infrastructure, including panels, subpanels, wiring, breakers, switchgears and surge suppression units.	Low/Mod Clientele	SL-1	CDBG	7,226	People	$305,800.00
Eleos Facility Rehabilitation - Facility improvements including the installation of a permanent two-sided digital LED community information sign.	Low/Mod Clientele	SL-1	CDBG	2,500	People	$64,250.00
Lighthouse of Pinellas Facility Rehabilitation - Facility improvements including replacing multiple roof-top HVAC units and split-system air conditioning units, including duct, electrical connections, sealing and condensating drain lines.	Low/Mod Clientele	SL-1	CDBG	425	People	$179,354.00
PARC Bert Muller Facility Rehabilitation - Facility improvements including the design and replacement of the existing fire alarm system with an ADA-compliant addressable fire alarm system.	Low/Mod Clientele	SL-1	CDBG	48	People	$419,000.00
Safety Harbor Neighborhood Family Center Facility Rehabilitation - Acquisition of a parcel of land for the construction of parking for the neighborhood family center, including the demolition of an existing uninhabitable structure, property grading, installing a water drainage system, pavers, striping, connecting apron, and security gates.	Low/Mod Clientele	SL-1	CDBG	22,000	People	$215,000.00
The ARC Tampa Bay Harborside Studios Rehabilitation - Facility improvements including the replacement of flooring.	Low/Mod Clientele	SL-1	CDBG	32	People	$78,625.00
Activity Delivery - Staff and overhead costs directly related to carrying out activities under the Public Facilities Program.	Low/Mod Clientele	SL-1	CDBG	N/A	N/A	$2,500.00
Public Facilities Program Total:						**$1,381,396.00**

Alternate Activities

Project Name / Activity Description	National Objective	Performance Objective/ Outcome	Funding Source	# of Beneficiaries	Type of Beneficiaries	Recommended Funding
CASA Emergency Shelter Rehabilitation - Facility improvements including replacing the upper and lower roofing systems.	Low/Mod Clientele	SL-1	CDBG	15,000	People	$828,554.00
Directions for Living Facility Rehabilitation - Facility improvements including the renovation of interior stairwells upgrading finishes, installing slip-resistant treads and landings, replacing doors with fire-related assemblies, refinishing railings, and adding wayfinding signage.	Low/Mod Clientele	SL-1	CDBG	7,226	People	$72,800.22

PRIORITY: PUBLIC INFRASTRUCTURE PROGRAM - Funding projects that address the prevention and elimination of slum and blight within the urban county or areas countywide where land may be cleared for future development. In addition to FY26-27 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income.

Activities Recommended for Funding

Project Name / Activity Description	National Objective	Performance Objective/ Outcome	Funding Source	# of Beneficiaries	Type of Beneficiaries	Recommended Funding
Demolition and Clearance Program - Demolition of deteriorated structures/improvements or clearance of land.	Slum/Blight Spot/Area Low/Mod Area	SL-3	CDBG	1	Housing Units	$25,000.00
Activity Delivery - Staff and overhead costs directly related to carrying out activities under the Public Infrastructure Program.	Slum/Blight Spot/Area Low/Mod Area	SL-3	CDBG	N/A	N/A	PY Funds
Public Infrastructure Program Total:						**$25,000.00**

PRIORITY: PUBLIC SERVICES PROGRAM - Funds will be provided, with a maximum 15% limitation, to provide salaries and operational services to entities that provide services to meet the needs of low- and moderate-income families. In addition to FY 26-27 funding identified below, any project may receive additional funds available from unanticipated program income, up to the 15% Public Service cap.

Activities Recommended for Funding

Project Name / Activity Description	National Objective	Performance Objective/ Outcome	Funding Source	# of Beneficiaries	Type of Beneficiaries	Recommended Funding
CASA Emergency Shelter Operations - Operating expenses including utilities, supplies, program materials, food, and contract services (joint ESG funding).	Low/Mod Clientele	SL-1	CDBG	500	People	$5,707.36
Homeless Empowerment Program Operations - Operating expenses including salaries and fringe benefits for Housing Navigator and program materials including hygiene items, linens, and sanitation materials.	Low/Mod Clientele	SL-1	CDBG	400	People	$43,000.00
Seniors in Service of Tampa Bay Operations - Operating expenses including program delivery salaries and fringe benefits for the Senior Companion Services Program.	Low/Mod Clientele	SL-1	CDBG	150	People	$36,538.00
Target Area Community Clean-ups - Community clean-up activities in target areas that enhance community appearance, neighborhood health and safety, address neighborhood deficiencies.	Low/Mod Area	SL-3	CDBG	3,865	People	$25,000.00

Project Name / Activity Description	National Objective	Performance Objective/ Outcome	Funding Source	# of Beneficiaries	Type of Beneficiaries	Recommended Funding
YMCA of the Suncoast Omni Center Operations - Operating expenses including utilities, program materials, janitorial supplies and service, aquatic chemicals, salaries and fringe benefits, and administrative costs at the County-owned Omni Center in the Greater Ridgecrest Area.	Low/Mod Area	SL-1	CDBG	3,865	People	$245,000.00
Public Services Program Total:						**$355,245.36**

PRIORITY: HOMELESS AND HOMELESSNESS PREVENTION SERVICES PROGRAM - 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: Street Outreach, Emergency Shelter; Homelessness Prevention; Rapid Re-Housing and Data Collection.

Activities Recommended for Funding

Project Name / Activity Description	National Objective	Performance Objective/ Outcome	Funding Source	# of Beneficiaries	Type of Beneficiaries	Recommended Funding
CASA Shelter Operations - Operating expenses including utilities, supplies, program materials, food, and contract services (joint CDBG funding).	Low/Mod Clientele	SL-1	ESG	500	People	$14,292.64
Emergency Solutions Grant HMIS/Data Collection - Staff costs related to the collection and entry of project-level beneficiary data into the Homeless Management Information System.	Low/Mod Clientele	SL-1	ESG	N/A	N/A	$500.00
Homeless Leadership Alliance Operations - Operating expenses for the Pinellas Homeless Management Information System (PHMIS) including salaries and fringe benefits and administrative costs.	Low/Mod Clientele	SL-1	ESG	20,510	People	$100,404.94
Hope Villages Shelter Operations - Operating expenses including building/grounds/equipment maintenance, security, utilities, food and program materials.	Low/Mod Clientele	SL-1	ESG	200	People	$75,000.00
Homeless and Homelessness Prevention Services Program Total:						**$190,197.58**

PRIORITY: HOUSING PRESERVATION PROGRAM - Program facilitates the preservation of affordable homeowner and rental units through rehabilitation and/or acquisition. Applications are provided on a first-come, first-qualified, first-served basis and funding selections are based on eligibility of households served and financial feasibility. Private funds available through local lending institutions may be leveraged by Federal funds. If insufficient applications are received during FY26-27 funds may be reprogrammed to other projects without amending this Action Plan. In addition to FY26-27 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income.

Activities Recommended for Funding

Project Name / Activity Description	National Objective	Performance Objective/ Outcome	Funding Source	# of Beneficiaries	Type of Beneficiaries	Recommended Funding
City of Largo Housing Preservation Programs - Preservation of homeowner and/or rental housing within the City of Largo.	Low/Mod Housing	DH-1	HOME	1	Households	$75,000.00
Housing Preservation Program (Rental) - Preservation of homeowner and/or rental housing, including permanent supportive housing for special needs populations, through acquisition and/or rehabilitation.	Low/Mod Housing	DH-1	HOME	10	Households	$691,858.72

Project Name / Activity Description	National Objective	Performance Objective/ Outcome	Funding Source	# of Beneficiaries	Type of Beneficiaries	Recommended Funding
Activity Delivery - Staff and overhead costs directly related to carrying out activities under the Housing Preservation Program.	Low/Mod Housing	DH-1	HOME	N/A	N/A	PY Funds
HOME Housing Preservation Program Total						**$766,858.72**

PRIORITY: HOUSING PRODUCTION PROGRAM - Program facilitates the construction of single-family and multifamily affordable housing units. Applications are provided on a first-come, first-qualified, first-serve basis and funding selections are based on eligibility of households served and financial feasibility. Private funds available through local lending institutions may be leveraged by Federal funds. Includes CHDO set-aside funding requirements. If insufficient applications are received during FY26-27, funds may be reprogrammed to other projects without amending this Action Plan. In addition to FY26-27 funding identified below, any project may receive additional funds available from uncommitted prior year funding or unanticipated program income.

Activities Recommended for Funding

Project Name / Activity Description	National Objective	Performance Objective/ Outcome	Funding Source	# of Beneficiaries	Type of Beneficiaries	Recommended Funding
City of Largo Housing Preservation Programs - Production of affordable homeowner and/or rental housing within the City of Largo.	Low/Mod Housing	DH-1	HOME	5	Households	$587,925.98
Housing Production Program (Rental) - Production of new affordable rental housing, including permanent supportive housing for special needs populations, through acquisition and/or new construction.	Low/Mod Housing	DH-1	HOME	6	Households	$691,858.71
Activity Delivery - Staff and overhead costs directly related to carrying out activities under the Housing Production Program.	Low/Mod Housing	DH-1	HOME	N/A	N/A	N/A
HOME Housing Production Program Total						**$1,279,784.69**

PRIORITY: HOMEOWNERSHIP PROMOTION PROGRAM

Program facilitates education of prospective and existing homeowners through counseling services and provides financial assistance to home buyers in the form of down payment and closing costs. If insufficient applications are received during FY26-27, funds may be reprogrammed to other projects without amending this Action Plan.

Activities Recommended for Funding

Project Name / Activity Description	National Objective	Performance Objective/ Outcome	Funding Source	# of Beneficiaries	Type of Beneficiaries	Recommended Funding
City of Largo Down Payment Assistance Program - Provide interest free down payment/closing cost assistance to qualified homebuyers in the City of Largo.	Low/Mod Housing	DH-2	HOME	5	Household	$387,000.00
Down Payment Assistance Program - Provide interest free down payment/closing cost assistance to qualified homebuyers.	Low/Mod Housing	DH-2	HOME	2	Household	$150,000.00
HOME Homeownership Promotion Program Total						**$537,000.00**

PRIORITY: EMERGENCY / DISASTER RESPONSE PROGRAM

Program facilitates disaster response and recovery activities following major disasters and emergencies. Funding may be used to cover a broad range of recovery activities to help the County recover from natural disasters and emergencies. Funding may be used for activities necessary for disaster relief, long-term recovery, restoration of infrastructure and housing, and economic revitalization in impacted and distressed areas. Activities will benefit eligible families with housing needs, agencies providing public services, businesses with economic development or revitalization needs and local planning and infrastructure needs. Uncommitted current or prior year funds or unanticipated program income may be used to fund disaster response activities.

Project Name / Activity Description	National Objective	Performance Objective/ Outcome	Funding Source	# of Beneficiaries	Type of Beneficiaries	Recommended Funding
Emergency/Disaster Response Program - Program facilitates disaster response and recovery activities following major disasters and emergencies. Funding may be used to cover a broad range of recovery activities to help the County recover from natural disasters and emergencies. Funding may be used for activities necessary for disaster relief, long-term recovery, restoration of infrastructure and housing, and economic revitalization in impacted and distressed areas. Activities will benefit eligible families with housing needs, agencies providing public services, businesses with economic development or revitalization needs and local planning and infrastructure needs.	Low/Mod Area Low/Mod Clientele Low/Mod Housing	SL-1 SL-3 DH-1	CDBG HOME ESG	N/A	N/A	N/A

PRIORITY: ADMINISTRATION - General planning and administration costs for Federal CDBG, HOME and ESG programs.

CDBG Administration	$470,860.80
CDBG Administration (from PI)	$4,000.00
HOME Administration	$107,532.48
HOME Administration (from PI)	$85,000.00
ESG Administration	$15,421.42
Administration Total	**$682,814.70**
CDBG Entitlement/Program Income Total	**$2,746,214.16**
HOME Entitlement/Program Income Total	**$2,776,175.89**
ESG Entitlement Total	**$205,619.00**
FY 25/26 CDBG/HOME/ESG Total	**$5,728,009.05**

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

CDBG/ESG Activities Not Recommended for Funding

PUBLIC SERVICE ACTIVITIES

Project Name / Activity Description	Application Score	Funding Request	Comments
St. Petersburg Foundation - Lealman Exchange - Funding for costs associated with street outreach activities and program materials for the expansion of the Needs Navigation Program.	83.40	$30,000.00	Public service cap reached - insufficient funds available based on application score.
Suncoast Center, Inc - Funding for operating expenses including program delivery salaries, fringe benefits and administrative costs.	82.40	$258,731.54	Public service cap reached - insufficient funds available based on application score.
WestCare GulfCoast- Florida - Mustard Seed Inn - Funding for operating expenses including administrative costs, food, program supplies, program delivery salaries and general maintenance client rent.	82.17	$75,000.00	Public service cap reached - insufficient funds available based on application score.
WestCare GulfCoast- Florida - A Turning Point - Funding for operating expenses including administrative costs, food and supplies.	80.67	$75,000.00	Public service cap reached - insufficient funds available based on application score.
WestCare GulfCoast- Florida - Davis Bradley Community Involvement Center - Funding for operating expenses including travel, administrative costs for copier lease and maintenance and cell phone and internet, program supplies and program delivery salaries.	75.50	$270,000.00	Public service cap reached - insufficient funds available based on application score.
SVdP CARES- Bridging Families - Funding for operating expenses including program delivery salaries and fringe benefits, food, shelter operations, administrative costs and program supplies.	72.33	$68,000.00	Public service cap reached - insufficient funds available based on application score.
SVdP CARES - CARE Center - Funding for operating expenses including program delivery salaries, fringe benefits and administrative costs.	71.50	$71,561.00	Public service cap reached - insufficient funds available based on application score.
Legacy Resource Foundation, Inc.(d/b/a Crisis Connect) - Funding for rental assistance and essential services.	66.67	$25,000.00	Public service cap reached - insufficient funds available based on application score.

PUBLIC FACILITY ACTIVITIES

Project Name / Activity Description	Application Score	Funding Request	Comments
City of Tarpon Springs Splash Park Improvements - Funding for construction costs to update and replace equipment at the Tarpon Springs Splash Park.	82.60	$118,768.87	Ineligible - unable to collect beneficiary data from park users. Not located in a low- and moderate-income area.
City of Tarpon Springs Heritage Museum Roof Upgrade - Funding for construction costs to replace roof at the Tarpon Springs Heritage Museum.	77.40	$41,296.25	Ineligible - unable to collect beneficiary data from park users. Not located in a low- and moderate-income area.
James B. Sanderlin Family Service Center/Soft Costs - Funding for architecture and engineering costs for the construction of a new facility.	76.40	$197,200.00	Public facility project is located in the City of St. Petersburg with only 20% identified unincorporated resident usage.

Attachment D – Local Target Areas

Target Area Name	Census Tract(s)	Block Group(s)
Central Lealman Target Area	247.01 247.02 247.03	1, 2, and 3 1 and 2 1, 2, and 3
East Lealman Target Area	246.01 246.03 246.04	1, 2 and portions of 3 and 4 1 and 2 1, 2, and 3
West Lealman Target Area	248.01 248.03 248.04 248.05 250.17 250.18 250.19	1 and 2 1 and 2 1 1 and 2 1, 2 and 3 1 and 2 2
High Point Target Area	245.10 245.14	1 and 2 1, 2, and 3
Greater Ridgecrest Target Area	252.07 253.07	2, 3, and 4 1
Tarpon Springs Target Area	274.04	3, 4, 5 and a portion of 6

Attachment E – Public Notices

- Performance and Needs Public Hearing (1st Public Hearing)
- Notice of Funding Availability
- Notice of Availability for Viewing
- Public Hearing / BCC Approval (2nd Public Hearing)

-

71226

Tampa Bay Times

Published Daily

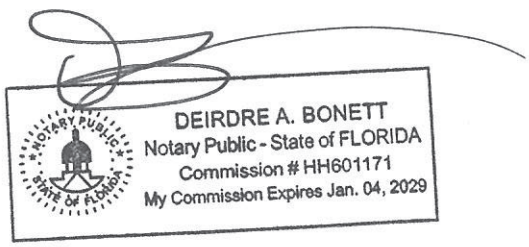
STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter PUBLIC HEARING 1-21-2026 was published in said newspaper by print in the issues of 01/04/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____
Sworn to and subscribed before me this **01/04/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____



NOTICE OF PUBLIC HEARING WITH VIRTUAL PARTICIPATION OPTION PERFORMANCE REVIEW AND NEEDS ASSESSMENT

January 21, 2026

Pinellas County is in the process of developing its Fiscal Year 2026-2027 Annual Action Plan for Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships (HOME) Programs. The City of Largo is developing its 2026-2027 Annual Action Plan for the CDBG Program.

Pinellas County's FY 26-27 Annual Action Plan is a One-Year Plan specifying how Pinellas County will utilize CDBG and ESG funds and how the Consortium, with the City of Largo, will utilize HOME funds. The City of Largo's Action Plan will address how it will utilize its CDBG funding. The Action Plan is developed through a process which includes input from citizens and agencies through community meetings, public hearings, and a competitive application process.

A joint public hearing is being held by Pinellas County and the City of Largo to obtain citizens' views on housing and community development needs, and on review of FY24-25 program performance for the County and the City's CDBG, ESG, and HOME Programs.

The public hearing will be held on **Wednesday, January 21, 2026, at 6:00 PM** with both in-person and online/virtual options available for participation:

- **In Person:** Pinellas County Housing and Community Development Department's Conference Room, 1st Floor, 310 Court Street, Clearwater, FL.
- **Online/Virtual Option:**

Join Zoom Meeting

https://us02web.zoom.us/j/84425972431?pwd=QGKO1XUa7bLSDn7YxSdHEstb9cXpU6.1

Meeting ID: 844 2597 2431

Passcode: 590578

One tap mobile

+13052241968,,84425972431#,,,,*590578# US

+19292056099,,84425972431#,,,,*590578# US (New York)

Dial by your location

+1 305 224 1968 US	+1 507 473 4847 US
+1 929 205 6099 US (New York)	+1 564 217 2000 US
+1 301 715 8592 US (Washington DC)	+1 669 444 9171 US
+1 309 205 3325 US	+1 669 900 6833 US (San Jose)
+1 312 626 6799 US (Chicago)	+1 689 278 1000 US
+1 646 931 3860 US	+1 719 359 4580 US
+1 346 248 7799 US (Houston)	+1 253 205 0468 US
+1 360 209 5623 US	+1 253 215 8782 US (Tacoma)
+1 386 347 5053 US	

Meeting ID: 844 2597 2431
Passcode: 590578

Find your local number: https://us02web.zoom.us/u/kxtl699eC

In the event that this public hearing is rescheduled or moved to virtual digital media only, notice will be posted online at the Community Development Division's website (www.pinellascounty.org/community) and the City of Largo's website (www.largo.com) with the new date and time and/or location of the public hearing. This meeting is open to the public and there will be a public comment period at the meeting.

The County CDBG Program Area includes all unincorporated areas and the municipalities of Belleair, Belleair Beach, Belleair Bluffs, Dunedin, Gulfport, Indian Rocks Beach, Indian Shores, Kenneth City, Madeira Beach, North Redington Beach, Oldsmar, Redington Shores, Safety Harbor, St. Pete Beach, Seminole, South Pasadena, Tarpon Springs and Treasure Island. The HOME Program Area includes the above areas plus the City of Largo. The ESG Program Area is all of Pinellas County except the City of St. Petersburg (which also receives ESG funds). The City of Largo's CDBG Program Area includes areas within the municipal boundaries of the City of Largo.

Persons are advised that if they decide to appeal any decision made at these hearings, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

PINELLAS COUNTY COMPLIES WITH THE AMERICANS WITH DISABILITIES ACT. TO OBTAIN ACCESSIBLE FORMATS OF THIS DOCUMENT OR FOR ANY ACCOMMODATION, PLEASE CALL (727) 464-4062 (V/TDD). IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN A MEETING OR EVENT, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. AT LEAST SEVEN DAYS PRIOR TO THE EVENT, CONTACT THE OFFICE OF HUMAN RIGHTS, 400 S. FORT HARRISON AVE., SUITE 500, CLEARWATER, FL 33756 OR WWW.PINELLAS.GOV/AMERICANS-WITH-DISABILITIES-ACT-PUBLIC-ACCOMMODATIONS/.

Publisher's Affidavit
LA GACETA

State of Florida
County of Pinellas,
Before the undersigned authority personally appeared

Patrick Manteiga

who under oath says he is the Publisher of La Gaceta, a weekly newspaper published in Pinellas County, Florida, that the attached copy of advertisement, being a

Public Notice

in the matter of

Revision De Desempeno Y Evaluacion De Necesidades Fiscal Year 2026-2027

Legal advertisement attached to reverse side

In the Sixth Judicial Circuit Court, was published in said newspaper in print in the issues of 1/2/26

and on its publicly available website. Affiant further says that the newspaper complies will all legal requirements for publication in Chapter 50, Florida Statutes.

Sworn to and subscribed before me
on this 2nd day of, January A.D. 2026
by Patrick Manteiga, who is personally known to me.

TAYLOR A. BROWDER
Commission # HH 624907
Expires January 1, 2029

Community Development Division

Community Development, a division of the Housing and Community Development Department, implements programs that expand affordable housing opportunities, revitalize neighborhoods, and improve community infrastructure, facilities, and services.

Annual Funding Applications

Community Development Grants

Down Payment Assistance Program

Affordable Housing Incentives

Homes for Pinellas

Quick Facts

Hurricane Home Repair Loans

Pinellas County offers up to $30,000 for home repairs not covered by insurance or FEMA for income eligible households.

Affordable Housing Development

Pinellas County partners with area cities and developers to support new homes and apartments that help local people stay in their hometown.

Events

View All Events

January 21, 2026, 6:00 pm | Pinellas County Housing and Community Development

2026-27 Performance Review and Needs Assessment

Pinellas County is in the process of developing its Annual Action Plan for FY 2026-27 Community Development Block Grant (CDBG), Emergency Solutions…

January 28, 2026, 6:00 pm
Lealman CRA Advisory Committee- Canceled
Lealman Exchange Community Center

February 25, 2026, 6:00 pm
Lealman CRA Advisory Committee
Lealman Exchange Community Center

March 25, 2026, 6:00 pm
Lealman CRA Advisory Committee
Lealman Exchange Community Center

April 22, 2026, 6:00 pm
Lealman CRA Advisory Committee
Lealman Exchange Community Center

May 27, 2026, 6:00 pm
Lealman CRA Advisory Committee
Lealman Exchange Community Center

June 24, 2026, 6:00 pm
Lealman CRA Advisory Committee
Lealman Exchange Community Center

Information & Resources

View All



Affordable Housing Directory

Affordable Rental Housing Development Information Statement

Housing Finance Authority – Rental Housing

Single Family Land Trust Properties

Community Development Department Notices

2023-2024 Annual Action Plan Comment Period Notice

Community Development Grants

Rental Assistance Program to launch for homes substantially damaged by Hurricane Idalia

Programs

View All Programs



Down Payment Assistance

Florida State Housing Initiatives Partnership Program

HOME Investment Partnerships Program

Public Notices

- Down Payment Assistance Program – OPEN – December 1, 2025
- Home Repair Program closed – CLOSED
- `cane Home Repair Program – CLOSED
- .e of Finding of No Significant Impact and Notice of Intent to

Request Release of Funds – Independence Place II

- Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds – Dansville Central Landfill Remediation Project

- 2026-2027 Performance Review and Needs Assessment – 1/21/26
  Pinellas County is in the process of developing its Annual Action Plan for FY 2026-27 Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships (HOME) Programs. The City of Largo is developing its FY 2026-27 Annual Action Plan for the CDBG Program. Pinellas County's Annual Action Plan is a One-Year Plan specifying how Pinellas County will utilize CDBG and ESG funds and how the Consortium, with the City of Largo, will utilize HOME funds. The City of Largo's Action Plan will address how it will utilize its CDBG funding. The Action Plan is developed through a process which includes input from citizens and agencies through community meetings, public hearings, and a competitive application process. A joint public hearing is being held with the City of Largo to obtain citizens' views on housing and community development needs for FY 2026-27, and on review of FY 2024-25 program performance for the County and the City's CDBG, ESG, and HOME Programs.

Notice of Public Hearings/Public Meetings

- 1/21/26 – 2026-2027 Performance Review and Needs Assessment

Notice of Funding Availability

Emergency Solutions Grant-Rapid Unsheltered Housing (ESG-RUSH) and Emergency Solutions Grant Programs

Pinellas County will begin accepting applications on **December 8, 2025,** from agencies supporting individuals and families experiencing or at risk of homelessness for ESH-RUSH and ESG programs. See the full NOFA for information on available funds, purpose of funding, and eligible activities.

2025 Local Contribution Match Application

Pinellas County announces the availability of local government support funding for eligible affordable housing development projects to meet the criteria of the Florida Housing Finance Corporation (FHFC) Competitive Application Process RFA #2025-202 Housing Credit Financing. Please see the full notice for additional information.

FY 2025-2026 State Housing Initiatives Partnership Program (SHIP) Funding

Pinellas County expects to receive $3,841,730 in SHIP Program funds for Fiscal Year 2025-2026 (July 1, 2025 – June 30, 2026) to expand the availability of safe and affordable housing. Applications for FY 25-26 funded activities will be accepted between **July 1, 2025, and June 30, 2028**, or until all available funds are spent.

FY 2024 – 2025 State Housing Initiatives Partnership Program (SHIP) Funding

Pinellas County expects to receive $3,835,842 in SHIP Program funds for Fiscal Year 2024-2025 (July 1, 2024 – June 30, 2025) to expand the availability of safe and affordable housing. Applications for FY 2024-2025 funded activities will be accepted between **September 28, 2024, and June 30, 2027**, or until all available funds are spent.

Notice of Availability for Viewing

2024-2025 Consolidated Annual Performance and Evaluation Report (CAPER)

Pinellas County's Consolidated Annual Performance & Evaluation Report (CAPER) for the 2024-2025 Community ...opment Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) ...ns, including CDBG-Coronavirus Response (CDBG-CV), HOME-American Rescue Plan (HOME-ARP), and ESG-...unsheltered Response Housing (ESG-RUSH) funds, is available for viewing and public comment from December

12, 2025, through December 26, 2025. The CAPER is available on the County's website at https://pinellas.gov/department/community-development/ and at the Housing and Community Development office, 310 Court Street, Clearwater, FL 33756. Full CAPER Viewing Notice

State Housing Initiatives Partnership (SHIP) Program 2022-2023 and 2023-2024 Annual Reports

Pinellas County's SHIP Annual Reports for State Fiscal Years 2022-2023 and 2023-2024 are available for public review and comment from December 10, 2025, through December 24, 2025. A draft of the plan is available in paper format or .pdf by request by contacting the Pinellas County Community Development Division at 727-464-8210 or by email at cdplanning@pinellas.gov.

Written comments on the reports may be submitted to Pinellas County Housing and Community Development Department, 310 Court Street, Clearwater, FL 33756 or directly to the Florida Housing Finance Corporation, 227 N. Bronough Street, Suite 5000, Tallahassee, FL 32301. Written public comments shall identify the author by name, address, and interest affected and must be received by December 24, 2025.

Pinellas County Consortium and Urban County 2025-2029 Five-Year Consolidated Plan and 2025-2026 Annual Action Plan

The Pinellas County Consortium has prepared a Five-Year (FY25-FY29) Consolidated Plan that identifies housing and community development needs, priorities, objectives, and strategies. In addition, the one-year Action Plan (FY25-26) has been prepared to address needs identified in the Five-Year Plan. The Five-Year Plan, including the Annual Action Plan was submitted to HUD for approval in September 2025.

Pinellas County 2025 Analysis of Impediments to Fair Housing Choice

Pinellas County, in partnership with the cities of Clearwater, Largo, and St. Petersburg, has prepared an update to the Analysis of Impediments to Fair Housing Choice, assessing the County's laws, ordinances, statutes and administrative policies as well as local conditions that affect the location, availability, and accessibility of housing.

2024-2025 Annual Action Plan

Pinellas County's 2024-2025 Annual Action Plan that identifies housing and community development needs, priorities, objectives, and strategies as well as the FY 2024-2025 proposed projects was approved by the Board of County Commissioners on July 30, 2024. The 2024-25 Action Plan has been submitted to and approved by the U.S. Department of Housing and Urban Development.

2024-2027 SHIP Local Housing Assistance Plan

The final approved SHIP Local Housing Assistance Plan, including technical revisions, is available in paper format or .pdf by request by contacting the Pinellas County Community Development Division at 727-464-8210 or by email at cdplanning@pinellas.gov.

Contact Information

Community Development
440 Court Street
2nd Floor
Clearwater, Florida 33756
(727) 464-8210
Fax: (727) 464-8454
Contact – Map

Planning
310 Court Street
1st Floor
Clearwater, Florida 33756
(727) 464-8200
Fax: (727) 464-8201
Contact – Map

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loor

Nonprofit/Interested Parties

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alott@directionsforliving.org; SGray@DirectionsForLiving.org; mhansen@directionsforliving.org; kschaffer@directionsforliving.org; lalchin@directionsforliving.org; syoung@directionsforliving.org; jalai@directionsforliving.org; afichter@directionsforliving.org; dbrunn@directionsforliving.org; daisy@svdpsp.org; jana@svdpsp.org; michael@svdpsp.org; sheila@svdpsp.org; amanda@svdpsp.org; chelseaw@gulfcoastlegal.org; jodid@gulfcoastlegal.org; francisb@gulfcoastlegal.org; theresap@gulfcoastlegal.org; gabrielleh@gulfcoastlegal.org; karis@vincenthouse.org; jacki@vincenthouse.org

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bgettig@suncoastymca.org; bgettig@suncoastymca.org; tbutton@suncoastymca.org; szaragoza@suncoastymca.org; tackerman@suncoastymca.org; sclark@suncoastymca.org; seftikides@suncoastymca.org; cparks@suncoastymca.org; obell@jwbpinellas.org ; jevoli@jwbpinellas.org; sphillips@jwbpinellas.org; nbenedetto@jwbpinellas.org; ygarcia@jwbpinellas.org; kboggess@jwbpinellas.org; jshelton@ccdosp.org; jwayne@ccdosp.org; mrogers@ccdosp.org; sagramonte@ccdosp.org; jpondolfino@ccdosp.org; fwilliams@bgcsun.org; mburnette@bgcsun.org;

mdetweiler@parc-fl.org; Mewhite@parc-fl.org; dara@friendsofstrays.org; mari@friendsofstrays.org; bepstein@psta.net; preitz@psta.net; bmiller@psta.net; ktomalin@healthystpete.foundation; lbrody@healthystpete.foundation; mbrooks@healthystpete.foundation; Carl@healthystpete.foundation; Jaime@healthystpete.foundation; delquanda@healthystpete.foundation; julie@healthystpete.foundation;; karen@healthystpete.foundation; cameronm@360eats.org; ellenm@360eats.org; vsailer@hlapinellas.org; ckazawitch@hlapinellas.org; lwojahn@hlapinellas.org; astrieder@hlapinellas.org; frank@thebrightway.org; traci@thebrightway.org; renee@thebrightway.org

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wmanning81@gmail.com; rondavis.de@outlook.com; tampabaygrants@gmail.com; citizensallianceforprogress@gmail.com; gwaters0950@aol.com; robertvida@aol.com; doingjusticepinellas@gmail.com; askia.aquil@gmail.com; cdatcenter@gmail.com; inspireequinetherapy@gmail.com; ghogan17@gmail.com; goldengenerations@gmail.com

gracealfiero@gmail.com; jackie62585@gmail.com; jmccawthan@gmail.com; dpasserini@aol.com; kathysanf.highpoint@gmail.com; necoletunsilfoundationofhope@gmail.com; sabinevaulock@gmail.com; agwhite@verizon.net; tagarelli@verizon.net; margoadams@verizon.net; carolinemariebrown@verizon.net; carrodfl@yahoo.com; marshabapc@yahoo.com; disimani_5@hotmail.com; ceomtcarmelcdc@aol.com; igulley@hotmail.com; ariellebernhardtrn@gmail.com

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Government:

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73370

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO, PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jes Bowling who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter NOTICE OF FUNDING AVAILABILITY was published in said newspaper by print in the issues of 01/21/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant Jesaca Bowling
Sworn to and subscribed before me this **01/21/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____

JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

LEGAL NOTICE

PINELLAS COUNTY CONSORTIUM
NOTICE OF FUNDING AVAILABILITY (NOFA)
CONSOLIDATED SUBMISSION FOR 2026-2027 FEDERAL, STATE, AND LOCAL HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS

January 23, 2026
Pinellas County is accepting applications for FY 2026-2027 housing and community development projects. Project funding assistance is available through federal, state and local grant programs as outlined below.

FUNDING OVERVIEW

Estimated FY 2026-2027 available funds are:

Federal Program Resources	Entitlement/ Program Income
Community Development Block Grant (CDBG)	$2,339,516
HOME Investment Partnerships Program (HOME)	$1,924,297
Emergency Solutions Grant (ESG)	$205,566
Additional Federal, State, Local Resources	**Entitlement/ Program Income**
State Housing Initiatives Partnership (SHIP)	$5,080,000w
Housing Trust Fund (HTF)	$325,000
Neighborhood Stabilization Program (NSP)	$250,000

Confirmation of 2026 federal grant funding levels has not yet been received. Funding levels identified above are subject to change.

APPLICATION INFORMATION

Applications will be accepted through the County's online application portal.
- **Open: January 23, 2026 (7:00 a.m.)**
- **Deadline: February 27, 2026 (5:00 p.m.)**
- **Apply Online: https://pinellas.gov/pinellas-county-housing-development-funding/**

Applications must be submitted through the online application portal and in *"Application Submitted"* status, no later then **5:00 p.m.** on **Friday, February 27, 2026.**

PROGRAM DETAILS

Community Development Block Grant Program (CDBG)

The Federal Housing and Community Development Act of 1974, as amended, provides CDBG funds for projects that promote the development of viable, urban communities by providing decent housing, a suitable living environment and expanded economic opportunities, principally for persons of low and moderate-income (LMI).

Eligible Activities falling within identified priority needs:

- Affordable housing development and preservation
- Public facility improvement projects benefitting LMI residents (acquisition, construction, and/or rehabilitation)
- Public infrastructure projects in targeted areas and special districts
- Public service and operation activities benefitting LMI residents, including mental and behavioral health services, homeless shelters and services and special needs services

HOME Investment Partnerships Program (HOME)

Title II of the Cranston-Gonzales National Affordable Housing Act of 1990, as amended, provides HOME funds for affordable housing activities including acquisition, rehabilitation and/or new construction of affordable housing.

Pinellas County is in a consortium with the City of Largo. The City of Largo receives a portion of the HOME funds as part of the Consortium and allocates funds to housing activities.

Emergency Solutions Grant Program (ESG)

The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), amending the McKinney-Vento Homeless Assistance Act, provides ESG funds to address the needs of homeless people in emergency or transitional shelters and assist people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Eligible Activities falling within identified priority needs:

- Homelessness prevention/rapid rehousing
- Shelter operations/renovations
- Street outreach

SELECTION CRITERIA

Activities must align with the County's Consolidated Plan priorities and demonstrate:

- Conceptual soundness and financial feasibility
- Ability to implement funding and maintain compliance with applicable regulations
- Community development value and measurable community impact
- Engagement of residents or businesses meeting Section 3 requirements

JURISDICTION

Program funds must be used to benefits residents located in the following specific locations:

- CDBG: Urban County (all unincorporated and incorporated areas excluding the city limits of St. Petersburg, Clearwater, Largo, Pinellas Park, Belleair Shore, and Redington Beach)
- HOME: Urban County and the City of Largo
- ESG: Urban County (excluding the city limits of St. Petersburg)
- SHIP: Unincorporated and incorporated areas excluding the city limits of St. Petersburg, Clearwater, and Largo
- HTF: Unincorporated and incorporated areas

AFFORDABLE HOUSING PROGRAMS

In addition to Federal housing funds, State Housing Initiatives Partnership Program (SHIP) and local Housing Trust Fund (HTF) funds will be available for affordable housing programs.
Housing programs funded on an ongoing basis:

- Affordable housing development
- Down payment assistance
- Owner-occupied housing rehabilitation
- Housing services such as homebuyer training, and foreclosure prevention counseling

Applications for affordable housing development activities may be submitted at any time during the year. Housing Development activities include the preservation and/or production of affordable rental housing developments, mixed income rental developments and housing development for homebuyers. Information about the County's housing and community development programs is available at: https://pinellas.gov/builders-and-developers/.

01/21/26 jb

Community Development Department Notices

Public Hearings/Public Meetings

- 1/21/26 – 2026-2027 Performance Review and Needs Assessment

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Public Notices

- Down Payment Assistance Program **– OPEN – December 1, 2025**
- Home Repair Program closed **– CLOSED**
- Hurricane Home Repair Program **– CLOSED**
- Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds – Independence Place II
- Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds – Dansville Central Landfill Remediation Project
- 2026-2027 Performance Review and Needs Assessment

Pinellas County is in the process of developing its Annual Action Plan for FY 2026-27 Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships (HOME) Programs. The City of Largo is developing its FY 2026-27 Annual Action Plan for the CDBG Program.

Pinellas County's Annual Action Plan is a One-Year Plan specifying how Pinellas County will utilize CDBG and ESG funds and how the Consortium, with the City of Largo, will utilize HOME funds. The City of Largo's Action Plan will address how it will utilize its CDBG funding. The Action Plan is developed through a process which includes input from citizens and agencies through community meetings, public hearings, and a competitive application process.

A joint public hearing is being held with the City of Largo to obtain citizens' views on housing and community development needs for FY 2026-27, and on review of FY 2024-25 program performance for the County and the City's CDBG, ESG, and HOME Programs.

Notice of Funding Availability

- ?2027 Housing & Community Development Grant Funds

Emergency Solutions Grant-Rapid Unsheltered Housing (ESG-RUSH) and Emergency Solutions Grant Programs

Pinellas County will begin accepting applications on **December 8, 2025,** from agencies supporting individuals and families experiencing or at risk of homelessness for ESH-RUSH and ESG programs. See the full **NOFA** for information on available funds, purpose of funding, and eligible activities.

2025 Local Contribution Match Application

Pinellas County announces the availability of local government support funding for eligible affordable housing development projects to meet the criteria of the Florida Housing Finance Corporation (FHFC) Competitive Application Process RFA #2025-202 Housing Credit Financing. Please see the full notice for additional information.

FY 2025-2026 State Housing Initiatives Partnership Program (SHIP) Funding

Pinellas County expects to receive $3,841,730 in SHIP Program funds for Fiscal Year 2025-2026 (July 1, 2025 – June 30, 2026) to expand the availability of safe and affordable housing. Applications for FY 25-26 funded activities will be accepted between **July 1, 2025, and June 30, 2028**, or until all available funds are spent.

FY 2024 – 2025 State Housing Initiatives Partnership Program (SHIP) Funding

Pinellas County expects to receive $3,835,842 in SHIP Program funds for Fiscal Year 2024-2025 (July 1, 2024 – June 30, 2025) to expand the availability of safe and affordable housing. Applications for FY 2024-2025 funded activities will be accepted between **September 28, 2024, and June 30, 2027**, or until all available funds are spent.

23-24 State Housing Initiatives Partnership (SHIP) Program

Pinellas County expects to receive $5,790,106 in SHIP funds and will accept applications under Homeownership and Rental Strategies for housing production, preservation, and other activities included in its Local Housing Assistance Plan between **August 7, 2023** and **June 30, 2026**, or until all available funds are spent.

Pinellas County Housing Development Funding

The application period for mixed-income rental and owner housing development activities will continue on an ongoing basis until funds are depleted.

Pinellas County Housing Trust Fund – (Active)

Pinellas County Community Housing Trust Fund application is open on an ongoing basis until funds are depleted.

On an ongoing basis, applications are accepted from licensed professional service providers with the capability to administer housing programs available through Pinellas County. New organizations will need to submit the original RFQ document as instructed. Please disregard the due date indicated in the document. Applications on Request for Qualifications to Administer Housing Programs are accepted on an ongoing basis.

Notice of Availability for Viewing

2024-2025 Consolidated Annual Performance and Evaluation Report (CAPER)

Pinellas County's Consolidated Annual Performance & Evaluation Report (CAPER) for the 2024-2025 Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs, including CDBG-Coronavirus Response (CDBG-CV), HOME-American Rescue Plan (HOME-ARP), and ESG-Rapid Unsheltered Response Housing (ESG-RUSH) funds, is available for viewing and public comment from December 12, 2025, through December 26, 2025. The CAPER is available on the County's website at https://pinellas.gov/department/community-development/ and at the Housing and Community Development office, 310 Court Street, Clearwater, FL 33756. Full CAPER Viewing Notice

State Housing Initiatives Partnership (SHIP) Program 2022-2023 and 2023-2024 Annual Reports

Pinellas County's SHIP Annual Reports for State Fiscal Years 2022-2023 and 2023-2024 are available for public review and comment from December 10, 2025, through December 24, 2025. A draft of the plan is available in paper format or by request by contacting the Pinellas County Community Development Division at 727-464-8210 or by email nning@pinellas.gov.

Written comments on the reports may be submitted to Pinellas County Housing and Community Development Department, 310 Court Street, Clearwater, FL 33756 or directly to the Florida Housing Finance Corporation, 227 N. Bronough Street, Suite 5000, Tallahassee, FL 32301. Written public comments shall identify the author by name, address, and interest affected and must be received by December 24, 2025.

Pinellas County Consortium and Urban County 2025-2029 Five-Year Consolidated Plan and 2025-2026 Annual Action Plan

The Pinellas County Consortium has prepared a Five-Year (FY25-FY29) Consolidated Plan that identifies housing and community development needs, priorities, objectives, and strategies. In addition, the one-year Action Plan (FY25-26) has been prepared to address needs identified in the Five-Year Plan. The Five-Year Plan, including the Annual Action Plan, was approved by the Board of County Commissioners on June 17, 2025, and has been submitted to the U.S. Department of Housing and Urban Development for approval in October.

Pinellas County 2025 Analysis of Impediments to Fair Housing Choice

Pinellas County, in partnership with the cities of Clearwater, Largo, and St. Petersburg, has prepared an update to the Analysis of Impediments to Fair Housing Choice, assessing the County's laws, ordinances, statutes and administrative policies as well as local conditions that affect the location, availability, and accessibility of housing.

2024-2025 Annual Action Plan

Pinellas County's 2024-2025 Annual Action Plan that identifies housing and community development needs, priorities, objectives, and strategies as well as the FY 2024-2025 proposed projects was approved by the Board of County Commissioners on July 30, 2024. The 2024-25 Action Plan has been submitted to the U.S. Department of Housing and Urban Development for final approval.

2024-2027 SHIP Local Housing Assistance Plan

The SHIP Local Housing Assistance Plan for 2024-2027 was approved by the Board of County Commissioners on April 9, 2024.

Substantial Amendment to FY2021 Annual Action Plan to submit the HOME-ARP Allocation Plan

Pinellas County's Substantial Amendment to the FY21 Action Plan was approved by the Board of County Commissioners on 1/17/2023. The Pinellas County HOME Consortium anticipates a total HOME-ARP funding allocation of $4,794,571. The Substantial Amendment is being submitted to the U.S. Department of Housing and Urban Development (HUD) for approval.

FY19-20 Action Plan Second Substantial Amendment

Pinellas County prepared a Second Substantial Amendment to the FY19-20 Annual Action Plan to receive $2,401,815 in CDBG-CV3 funding to prepare, prevent and respond to the COVID-19 Pandemic. A copy of the Second Substantial Amendment is available by email request at cdplanning@pinellas.gov or contacting the Community Development Division at 727-464-8210.

Information for Minority and Women's Business Enterprises

The Pinellas County Community Development Department is committed to providing equal opportunity for minority and women business enterprises (MBE/WBE).

Departments

Housing and Community Development Department

Community Development Division

Topics

ɔmunity Planning

ɔmunity Development

NOTICE OF FUNDING AVAILABILITY (NOFA) – CONSOLIDATED SUBMISSION FOR 2026-2027 FEDERAL, STATE, AND LOCAL HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS

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Departments

Housing and Community Development Department
Community Development Division

Topics

Community Planning
Affordable Housing
Community Development
Neighborhood Redevelopment

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Community Development
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(727) 464-8210
Fax: (727) 464-8454
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88773

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO, PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter 2026-2027 ANNUAL ACTION PLAN was published in said newspaper by print in the issues of 05/13/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

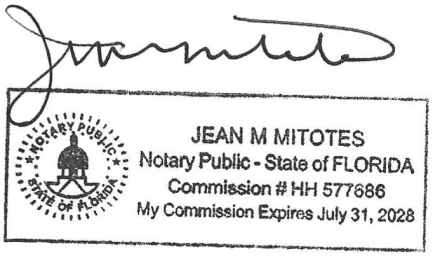
Signature of Affiant _____

Sworn to and subscribed before me this **05/13/2026**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____



PINELLAS COUNTY CONSORTIUM AND URBAN COUNTY

2026-2027 ANNUAL ACTION PLAN Community Development Block Grant, Emergency Solutions Grant, and HOME Investment Partnerships Programs

The Pinellas County Consortium has in place a Five-Year (FY2025-FY2029) Consolidated Plan that identifies housing and community development needs, priorities, objectives, and strategies. In addition, a one-year Action Plan (FY 2026-2027) has been prepared to address needs identified in the Five-Year Plan. This notice provides a summary of proposed FY 2026-2027 projects and funding and locations for reviewing and providing comment on the Five-Year Plan and Action Plan. The Action Plan is subject to final approval by the Pinellas County Board of County Commissioners and the U.S. Department of Housing and Urban Development (HUD).

The Pinellas County Consortium consists of the Urban County and the City of Largo, with Pinellas County serving as administrator of the HOME Investment Partnerships (HOME) program. Currently, the Urban County includes all the unincorporated areas and eighteen cities cooperating in Pinellas County's Community Development Block Grant (CDBG) program. Funding sources of proposed projects are the Pinellas County CDBG and Emergency Solutions Grant (ESG) programs, and the Consortium's HOME program.

Funding expected to be available is as follows (the City of Largo is advertising their CDBG funding and proposed projects separately):

$ 2,726,214.16	CDBG Entitlement and carryover funds
$ 1,926,175.89	HOME Entitlement and carryover funds
$ 205,619.00	ESG Entitlement
$ 20,000.00	CDBG Program Income
$ 850,000.00	HOME Program Income
$ 5,728,009.05	Total

FY 2026-2027 funds are proposed to be allocated as follows:

Target Area, Public Facility and Public Infrastructure Improvement Programs

- Boys & Girls Clubs of Greater Tampa Bay Tarpon Springs Facility Rehabilitation ($116,867.00 - CDBG)
- City of Tarpon Springs Community Center Rehabilitation ($93,000.00 - CDBG)
- Directions for Living Facility Rehabilitation - Electrical Improvements ($305,800.00 - CDBG)
- Eleos Facility Rehabilitation ($64,250.00 - CDBG)
- Friends of Ridgecrest Parking Lot Construction ($150,000.00 - CDBG)
- Lighthouse of Pinellas Facility Rehabilitation ($179,354.00 - CDBG)
- PARC Center for Disabilities Bert Muller Rehabilitation ($419,000.00 - CDBG)
- Pinellas County Sheriff's Police Athletic League Facility Rehabilitation ($38,456.00 - CDBG)
- The ARC Tampa Bay Harborside Studios Rehabilitation ($78,625.00 - CDBG)
- Safety Harbor Neighborhood Family Center Parking Lot ($215,000.00 - CDBG)
- YMCA of the Suncoast Greater Ridgecrest Branch Rehabilitation ($81,256.00 - CDBG)
- Target Area Code Enforcement ($80,000.00 - CDBG)
- Target Area Community Enhancement Program ($50,000.00 - CDBG)
- Target Area Land Acquisition/Site Development ($15,000.00 - CDBG)
- Demolition and Clearance Program ($25,000.00 - CDBG)
- Target Area, Public Facility, Public Infrastructure Programs Activity Delivery ($4,500.00 - CDBG)

Public Services Program

- CASA Emergency Shelter Operations ($5,707.36 - CDBG, joint ESG funding)
- Homeless Empowerment Program Emergency Shelter Operations ($43,000.00 - CDBG)
- Seniors in Service of Tampa Bay Operations ($36,538.00 - CDBG)
- Target Area Community Clean-up ($25,000.00 - CDBG)
- YMCA of the Suncoast Greater Ridgecrest - Omni Center Operations ($245,000.00 - CDBG)

Homeless and Homelessness Prevention Services Program

- CASA Emergency Shelter Operations ($14,292.64 - ESG, joint CDBG funding)
- Homeless Leadership Alliance Homeless Management Information System ($100,404.94 - ESG)
- Hope Villages of America Emergency Shelter Operations ($75,000.00 - ESG)
- ESG Program Component: HMIS/Data Collection ($500.00 - ESG)
- Housing Preservation, Housing Production, Homeownership Promotion Programs
- Affordable Housing Development Programs - County and City of Largo ($2,583,643.41 - HOME)
- Activity Delivery

In addition, an estimated $5M in allocation and program income from the State Housing Initiatives Partnership (SHIP) Program and approximately $325,000 in program income from the local Housing Trust Fund program, less administration will be used towards affordable housing goals.

Administration

- Federal Grants: $474,860.80 CDBG; $192,532.48 HOME; $15,421.42 ESG

Alternates: If additional funding becomes available, alternate projects are proposed based on the amount of additional funds received and readiness of projects to proceed.

- Directions for Living Rehabilitation - Stairwell Project ($72,800.22 - CDBG)
- CASA Emergency Shelter Rehabilitation ($828,554.00 - CDBG)
- Florida Dream Center Rehabilitation ($240,515.00 - CDBG)

Approximately 98.9% of Pinellas County CDBG funds are allocated to activities which principally benefit low- and moderate-income households.

Availability for Viewing

A draft of the 2026-2027 Annual Action Plan is available for viewing and public comment from May 13, 2026, to June 11, 2026. The draft documents will be available on the Community Development website at https://pinellas.gov/department/community-development and at the following locations between May 13, 2026 and June 11, 2026.

- Pinellas County Community Development Division, 310 Court Street, Clearwater, FL 33756
- City of Largo Community Development Department, 201 Highland Avenue, Largo, FL 33779
- Lealman Exchange Community Center, 5175 45th Street N, Lealman, FL 33714

Additionally, drafts of the plans are available in paper format, .pdf, or in formats which are accessible to persons with disabilities, by request by contacting the Pinellas County Community Development Division at 727-464-8210 or by email at cdplanning@pinellas.gov. Public comment on the Plan is invited and should be emailed to cdplanning@pinellas.gov or mailed to the Pinellas County Community Development Division at the address above.

Community development and housing programs are administered in a nondiscriminatory manner, consistent with equal employment opportunities, affirmative action, and fair housing requirements. Questions, concerns, complaints, or requests for information in alternative formats should be directed to Community Development staff at 727-464-8210.

5/13/2026 DB

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Community Development Division

Community Development, a division of the Housing and Community Development Department, implements programs that expand affordable housing opportunities, revitalize neighborhoods, and improve community infrastructure, facilities, and services.

Annual Funding Applications

Community Development Grants

Down Payment Assistance Program

Home Repair & Independent Living Programs

Affordable Housing Incentives

Homes for Pinellas

Quick Facts

Hurricane Home Repair Loans

Pinellas County offers up to $30,000 for home repairs not covered by insurance or FEMA for income eligible households.

Affordable Housing Development

Pinellas County partners with area cities and developers to support new homes and apartments that help local people stay in their hometown.

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View All Events

May 27, 2026, 6:00 pm | Lealman Exchange Community Center

Lealman CRA Advisory Committee

The purpose of the Lealman CRA Advisory Committee is to advise the Community Redevelopment Agency for the Lealman CRA on the community redevelopment plan…

June 3, 2026, 4:00 pm
Affordable Housing Advisory Committee Meeting
Pinellas County Communications – Palm Room

June 24, 2026, 6:00 pm
Lealman CRA Advisory Committee
Lealman Exchange Community Center

July 22, 2026, 6:00 pm
Lealman CRA Advisory Committee
Lealman Exchange Community Center

August 26, 2026, 6:00 pm
Lealman CRA Advisory Committee
Lealman Exchange Community Center

September 2, 2026, 4:00 pm
Affordable Housing Advisory Committee Meeting
Pinellas County Communications – Palm Room

September 23, 2026, 6:00 pm
Lealman CRA Advisory Committee
Lealman Exchange Community Center

Information & Resources

View All

Affordable Housing Directory

Affordable Rental Housing Development Information Statement

Housing Finance Authority – Rental Housing

Single Family Land Trust Properties

Community Development Department Notices

2023-2024 Annual Action Plan Comment Period Notice

Community Development Grants

Programs

View All Programs



Down Payment Assistance

Home Repair & Independent Living Programs

Florida State Housing Initiatives Partnership Program

HOME Investment Partnerships Program

Public Notices

- **Down Payment Assistance Program** – **OPEN**
- **Home Repair and Independent Living Program** – **CLOSING Monday, 5/4/2026 at 5:00 pm**
- **Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds – Betty Lane Apartments**
- **2026-2027 Performance Review and Needs Assessment – 1/21/26**
  Pinellas County is in the process of developing its Annual Action Plan for FY 2026-27 Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships (HOME) Programs. The City of Largo is developing its FY 2026-27 Annual Action Plan for the CDBG Program. Pinellas County's Annual Action Plan is a One-Year Plan specifying how Pinellas County will utilize CDBG and ESG funds and how the Consortium, with the City of Largo, will utilize HOME funds. The City of Largo's Action Plan will address how it will utilize its CDBG funding. The Action Plan is developed through a process which includes input from citizens and agencies through community meetings, public hearings, and a competitive application process. A joint public hearing is being held with the City of Largo to obtain citizens' views on housing and community development needs for FY 2026-27, and on review of FY 2024-25 program performance for the County and the City's CDBG, ESG, and HOME Programs.

Notice of Public Hearings/Public Meetings

- 6/3/26 – Affordable Housing Advisory Committee (Regular Meeting)
- 9/2/26 – Affordable Housing Advisory Committee (Public Hearing)

Notice of Funding Availability

2025 Local Contribution Match Application

Pinellas County announces the availability of local government support funding for eligible affordable housing development projects to meet the criteria of the Florida Housing Finance Corporation (FHFC) Competitive Application Process RFA #2025-202 Housing Credit Financing. Please see the full notice for additional information.

FY 2025-2026 State Housing Initiatives Partnership Program (SHIP) Funding

Pinellas County expects to receive $3,841,730 in SHIP Program funds for Fiscal Year 2025-2026 (July 1, 2025 – June 30, 2026) to expand the availability of safe and affordable housing. Applications for FY 25-26 funded activities will be accepted between **July 1, 2025, and June 30, 2028**, or until all available funds are spent.

FY 2024 – 2025 State Housing Initiatives Partnership Program (SHIP) Funding

Pinellas County expects to receive $3,835,842 in SHIP Program funds for Fiscal Year 2024-2025 (July 1, 2024 – June 30, 2025) to expand the availability of safe and affordable housing. Applications for FY 2024-2025 funded activities will be accepted between **September 28, 2024, and June 30, 2027**, or until all available funds are spent.

Notice of Availability for Viewing

2026-2027 DRAFT Annual Action Plan

Pinellas County has prepared a one-year Action Plan (FY26-27) to address needs identified in the Five-Year Plan. The 2026-2027 Draft Action Plan is available for viewing and public comment from May 13, 2026, through June 11, 2026. Public comment on the Plan is invited and should be emailed to cdplanning@pinellas.gov or mailed to the Pinellas

County Community Development Division For more information see the full Comment Period Notice. Full Viewing Notice

2024-2025 Consolidated Annual Performance and Evaluation Report (CAPER)

Pinellas County's Consolidated Annual Performance & Evaluation Report (CAPER) for the 2024-2025 Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs, including CDBG-Coronavirus Response (CDBG-CV), HOME-American Rescue Plan (HOME-ARP), and ESG-Rapid Unsheltered Response Housing (ESG-RUSH) funds, is available for viewing and public comment from December 12, 2025, through December 26, 2025. The CAPER is available on the County's website at https://pinellas.gov/department/community-development/ and at the Housing and Community Development office, 310 Court Street, Clearwater, FL 33756. Full CAPER Viewing Notice

State Housing Initiatives Partnership (SHIP) Program 2022-2023 and 2023-2024 Annual Reports

Pinellas County's SHIP Annual Reports for State Fiscal Years 2022-2023 and 2023-2024 are available for public review and comment from December 10, 2025, through December 24, 2025. A draft of the plan is available in paper format or .pdf by request by contacting the Pinellas County Community Development Division at 727-464-8210 or by email at cdplanning@pinellas.gov.

Written comments on the reports may be submitted to Pinellas County Housing and Community Development Department, 310 Court Street, Clearwater, FL 33756 or directly to the Florida Housing Finance Corporation, 227 N. Bronough Street, Suite 5000, Tallahassee, FL 32301. Written public comments shall identify the author by name, address, and interest affected and must be received by December 24, 2025.

Pinellas County Consortium and Urban County 2025-2029 Five-Year Consolidated Plan and 2025-2026 Annual Action Plan

The Pinellas County Consortium has prepared a Five-Year (FY25-FY29) Consolidated Plan that identifies housing and community development needs, priorities, objectives, and strategies. In addition, the one-year Action Plan (FY25-26) has been prepared to address needs identified in the Five-Year Plan. The Five-Year Plan, including the Annual Action Plan was submitted to HUD for approval in September 2025.

Pinellas County 2025 Analysis of Impediments to Fair Housing Choice

Pinellas County, in partnership with the cities of Clearwater, Largo, and St. Petersburg, has prepared an update to the Analysis of Impediments to Fair Housing Choice, assessing the County's laws, ordinances, statutes and administrative policies as well as local conditions that affect the location, availability, and accessibility of housing.

2024-2025 Annual Action Plan

Pinellas County's 2024-2025 Annual Action Plan that identifies housing and community development needs, priorities, objectives, and strategies as well as the FY 2024-2025 proposed projects was approved by the Board of County Commissioners on July 30, 2024. The 2024-25 Action Plan has been submitted to and approved by the U.S. Department of Housing and Urban Development.

2024-2027 SHIP Local Housing Assistance Plan

The final approved SHIP Local Housing Assistance Plan, including technical revisions, is available in paper format or .pdf by request by contacting the Pinellas County Community Development Division at 727-464-8210 or by email at cdplanning@pinellas.gov.

Contact Information

Community Development
440 Court Street
2nd Floor
Clearwater, Florida 33756
(727) 464-8210
Fax: (727) 464-8454
Contact – Map

Planning
) Court Street
1st Floor
Clearwater, Florida 33756

NOTICE OF PUBLIC HEARING

COMMUNITY PLANNING AND DEVELOPMENT PROGRAMS

A Public Hearing will be held by the Pinellas County Board of County Commissioners during its regularly-scheduled public meeting on Tuesday, **June 16, 2026**, **at 9:30 A.M.**, or as soon thereafter as may be accommodated by the completion of the rest of the Board agenda, in the **Palm Room, 333 Chestnut Street, Clearwater, Florida 33756**, to obtain citizen views on the Fiscal Year 2026-2027 Annual Action Plan. The Annual Action Plan is Pinellas County's application for federal Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) funds and the Pinellas County Consortium's application for federal HOME Investment Partnerships Program (HOME) funds. The Consortium consists of Pinellas County, acting in its capacity as an Urban County, and the City of Largo.

For FY 2026-2027, the anticipated federal funding for the County's CDBG and ESG programs, and the Consortium's HOME program, is $5,728,009.05, which includes entitlement grant allocations to be received from the U.S. Department of Housing and Urban Development as well as estimated program income and carryover funding.

The County makes its best efforts to ensure that public hearings will be streamed live at https://youtube.com/pcctv1 and https://pinellas.gov/pinellas-county-connection-television-pcc-tv, and broadcast on the Pinellas County cable public access channels:

Spectrum Channel 637 **Frontier Channel 44** **WOW! Channel 18**

To address the County Commission in person, members of the public are encouraged to preregister at https://comment.pinellas.gov. Preregistration is encouraged but not required if individuals plan to attend the meeting at the Palm Room in person. Those who have not preregistered may register in person when they arrive.

Members of the public wishing to address the body virtually via Zoom or by phone are required to preregister by 5:00 P.M. the day before the meeting by visiting https://comment.pinellas.gov. The registration form requires full name, address and telephone number if joining by phone, along with the topic or agenda item to be addressed. Members of the public who cannot access the registration form via the internet may call (727) 464-3000 to request assistance preregistering. Only members of the public who have preregistered by 5:00 P.M. the day before the meeting will be recognized and unmuted to offer comments. If a member of the public does not log in with the same Zoom name or phone number provided in the registration form, they may not be recognized to speak. In person appearances for comment, or advance comments as noted below, are preferred. The County will use its best efforts to facilitate virtual comment, but citizens using technology to comment virtually are cautioned that this mechanism is being offered by the County as a courtesy and the County does not guarantee the proper functioning of technology involved.

Members of the public wishing to provide comments in advance may call the Agenda Comment Line at (727) 464-4400 or complete the online comment form https://www.mypinellasclerk.gov/Home/Finance#127688-bcc-meetings. Comments on any agenda item must be submitted by 5:00 P.M. the day before the meeting.

Persons who are deaf or hard of hearing may provide public input on any agenda item through use of the State of Florida's relay service at 7-1-1 or for more information see https://www.ftri.org/relay/faqs.

All comments on any agenda item received by 5:00 P.M. the day before the meeting will be included as part of the official record for this meeting and will be available to be considered by the County Commission prior to any action taken.

The agenda for this meeting and information about participation options can be found at https://pinellas.legistar.com/Calendar.aspx.

Persons are advised that if they decide to appeal any decision made at the meeting/hearing, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

SPECIAL ACCOMMODATIONS

PERSONS WITH DISABILITIES WHO NEED REASONABLE ACCOMMODATIONS TO EFFECTIVELY PARTICIPATE IN THIS PROCEEDING ARE ASKED TO CONTACT PINELLAS COUNTY'S OFFICE OF HUMAN RIGHTS BY E-MAILING SUCH REQUESTS TO ACCOMODATIONS@PINELLAS.GOV AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE NEED FOR REASONABLE ACCOMMODATION. YOU MAY ALSO CALL (727) 464-4882 (VOICE) OR (727) 464-4062 (TDD). MORE INFORMATION ABOUT THE ADA, AND REASONABLE ACCOMMODATION, MAY BE FOUND AT HTTPS://PINELLAS.GOV/AMERICANS-WITH-DISABILITIES-ACT-PUBLIC-ACCOMMODATIONS/.

KEN BURKE, CLERK TO
THE BOARD OF COUNTY COMMISSIONERS
By: Derelynn Revie, Deputy Clerk

Attachment F – Written Standards for the Provision of ESG

Written Standards for Provision of Emergency Solutions Grant (ESG)

Pinellas County Housing and Community Development Department

440 Court Street, 2nd Floor
Clearwater, Florida 33756

727-464-8210

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

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

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

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

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

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

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

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

- Program participants must meet the criteria under paragraph (1)(i) of the "homeless" definition in 576.2,also identified as "unsheltered homeless people." A homeless certification form will be required. Acceptable evidence includes a

written observation by an outreach worker of the conditions where theindividual or family was living, a written referral by another housing or service provider, or a certificationby the individual or head of household seeking assistance.

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

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

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

- Program participants must meet the criteria under paragraph (1) of the "at risk of homelessness" definition in 576.2 for homeless prevention assistance or meet the criteria in paragraph (2), (3), or (4) of the "homeless" definition in 576.2 for rapid re-housing assistance. A homeless certification form will be required.
- Household income must be less than thirty percent (30%) of median family income (MFI). In accordance with (24 CFR 576.401(c)), when determining annual income of participant, the standard for calculating annual income under 24 CFR 5.609 must be used.
- Program participants must lack sufficient resources and support networks necessary to retain housing without ESG assistance (but for this assistance they would be homeless).

Street Outreach Component

ESG funds may be used for costs of providing essential services necessary to reach out to unsheltered homeless people; connect them with emergency shelter, housing, or critical services; and provide urgent, nonfacility-based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility. Eligible costs and requirements for essential services consist of:

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

- Emergency Health Services - Costs for the direct outpatient treatment of medical conditions provided by licensed medical professionals operating in community-based settings, including streets, parks, and other places where unsheltered people are living. To be eligible, other appropriate health services must be inaccessible or unavailable within the area. Eligible treatment consists of assessing health problems and developing a treatment plan; assisting participant to understand their health needs; providing directly or assisting participant to obtain appropriate emergency medical treatment; and providing medication and follow-up services.
- Emergency Mental Health Services - Costs for the direct outpatient treatment by licensed professionals of mental health conditions operating in community-based settings, including streets, parks, and other places where unsheltered people are living. To be eligible, other appropriate mental health services must be inaccessible or unavailable within the community. Eligible mental health services are the application of therapeutic processes to personal, family, situational, or occupational problems in order to bring about positive resolution of the problem or improved individual or family functioning or circumstances. Eligible treatment consists of crisis interventions, the prescription of psychotropic medications, explanation about the use and management of medications, and combinations of therapeutic approaches to address multiple problems.
- Transportation - Costs of travel by outreach workers, social workers, medical professionals, or other service providers are eligible, provided that this travel takes place during the provision of services eligible under this section. The costs of transporting unsheltered people to emergency shelters or other service facilities are also eligible. Eligible costs include the cost of a participant's travel on public transportation; mileage allowance for service workers using their own vehicles to visit participants; costs of purchasing or leasing a vehicle in which staff transports participants and/or staff serving participants, and the costs of gas, insurance, taxes and maintenance for the vehicle; travel costs for staff to accompany or assist participants to use public transportation.
- Services for Special Populations - Costs of providing services for youth, victim services, and services for people living with HIV/AIDS, so long as the costs of providing these services are eligible essential services under the Street Outreach Component. The term victim services means services that assist participants who are victims of domestic violence, dating violence, sexual assault, or stalking, including services offered by rape crisis centers and domestic violence shelters, and other organizations with a documented history of effective work concerning domestic violence, dating violence, sexual assault, or stalking.

Emergency Shelter Component

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

All ESG funded Emergency Shelter activities must participate in the Pinellas Homeless Management InformationSystem (PHMIS).

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

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

Essential Services

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

- Case Management - Assessing, arranging, coordinating, and monitoring the delivery of individualized services to meet the needs of the program participant.

- Child Care - Child care for program participants children under the age of 13, or disabled children under the age of 18, at a licensed childcare center.
- Educational Services - Improving knowledge and basic educational skills through instruction or training in consumer education, health education, substance abuse prevention, literacy, English as a Second Language, and General Education Development (GED), necessary for the program participant to obtain and maintain housing, the costs of improving knowledge and basic educational skills are eligible.
- Employment Assistance and Job Training - Job training providers and services assisting participants to secure employment.
- Outpatient Health Services - Direct outpatient treatment of medical conditions provided by licensed medical professionals, to the extent that other appropriate health services are unavailable within the community.
- Legal Services - Representation by attorneys licensed and in good standing with the bar association, and by person(s) under the supervision of the licensed attorney, regarding matters that interfere with the program participant's ability to obtain and retain housing, to the extent that other appropriate legal services are unavailable within the community.
- Life Skills Training - Critical life management skills that assist the program participant to function independently in the community.
- Mental Health Services - Direct outpatient treatment of mental health conditions by licensed professionals, to the extent that other appropriate mental health services are unavailable within the community.
- Substance Abuse Treatment Services - Treatment services provided by licensed or certified professions designed to prevent, reduce, eliminate, or deter relapse of substance abuse or addictive behaviors, to the extent that other appropriate substance abuse treatment services are unavailable or inaccessible within the community.
- Transportation - Costs of program participant's travel to and from medical care, employment, child care, or other eligible essential services facilities
- Services for Special Populations - Eligible essential services to provide services for homeless youth, victim services, and services for people living with HIV/AIDS, who are in emergency shelters.

Renovations

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

Eligible emergency shelter renovation costs include the following:

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

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

- Value of the Building - Reasonable monetary value assigned to the building, such as the value assigned by an independent real estate appraiser.
- Beginning Date of Minimum Use Period - Date the building is first occupied by a homeless individual or family after the completed renovation.
- Use Restriction - Recorded Land Use Restriction required for all activities with a 10-Year minimum periodof use.

Minimum Period of Use:

- Major Rehabilitation
  - 3-Year Minimum Use - Rehabilitation costs are less than seventy-five percent (75%) of the valueof the building before rehabilitation.
  - 10-Year Minimum Use - Rehabilitation costs exceeds seventy-five percent (75%) of the value ofthe building before rehabilitation.
- Conversion
  - 3-Year Minimum Use - Rehabilitation costs are less than seventy-five percent (75%) of the valueof the building before rehabilitation.
  - 10-Year Minimum Use - Conversion costs exceeds seventy-five percent (75%) of the value of thebuilding after conversion.
- Renovation other than Major Rehabilitation or Conversion
  - 3-Year Minimum Use - All other cases of renovations.

Shelter Operations

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

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

Where no appropriate emergency shelter is available for a homeless family or individual, eligible costs may also include a hotel or motel voucher for that family or individual.

Minimum standards for emergency shelters:

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

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

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

Homelessness Prevention and Rapid Re-Housing Program Components

Type/Amount/Duration of Assistance:

ESG financial assistance provided under either the Homelessness Prevention or Rapid Re-housing Programs shallbe based on the participant's need for assistance necessary to prevent homelessness and stabilize permanent housing or rapidly re-house and stabilize permanent housing Financial assistance amount will be determined by ESG provider and approved by County. Assistance amount will not exceed maximum program guidelines.

Documentation of financial need shall be retained in participant's file for each month of financial assistance provided. Participants shall not be approved for more financial assistance than can be justified given participant'sincome and expenses. Approval of additional financial assistance, in excess of initial need determination, shall be granted on a monthly basis. ESG provider must re-assess the continuing need for assistance before approval. In no event will assistance exceed specific limits identified below for homelessness prevention or rapid re- housing.

Use with Other Subsidies – Financial assistance shall not be provided to a participant who is receiving the sametype of financial assistance through other public sources or to a participant who has been provided with replacement housing payments under the URA, during the period of time covered by URA payments. Rental assistance will end if and when other subsidy begins, such as Section 8 Housing Choice Voucher, public housing,or project-based rental subsidy.

Rent Assistance:

- Rent payments for a subsidized unit may not exceed the Fair Market Rent for the area, established by HUD.
- Rent for a subsidized unit must meet the required rent reasonableness test (24 CFR 24 CFR 982.507). Factors include location, quality, size, type and age of the assisted unit; and any amenities, housing services, maintenance, and utilities to be provided by landlord in accordance with lease.
- Rent payments shall only be made on units where a Rental Assistance Agreement in place between ESG provider and owner which sets forth the terms under which rental assistance will be provided.
- Late payment penalties incurred by ESG provider for late payment of rents shall be paid by ESG provider from non-ESG funds.

- Rent payment shall only be made when there is a legally binding, written lease for the unit between the participant and the owner; except for payment of rental arrears.
- Rent payment shall only be made for units that have passed an inspection for HUD Housing Quality Standards and Lead-Based Paint.

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

Participant Contribution:

Minimum standards for determining what percentage or amount of rent and utilities costs each programparticipant shall pay while receiving homelessness prevention assistance:

- Participant's income shall be verified prior to approval for initial and additional financial assistance. Documentation of the participant's income and expenses, including how the participant is contributingto housing costs, if at all, shall be maintained in participant's file. The file shall also contain a plan to sustain housing following the assistance, including either a plan to increase income or decrease expenses or both.
- Participants are not required to contribute rent. ESG assistance may pay up to 100 percent of the reasonable rent and security and utility deposits for program participants.
- Participants are required to pay 100 percent of monthly utility costs.

Re-Evaluations:

- Timing
  - Homelessness Prevention – participants shall be re-evaluated not less than once every threemonths
  - Rapid Re-housing – participants shall be re-evaluated not less than once annually.
- Eligibility
  - Participant shall have an annual income that is 30 percent, or less, of median family income forthe area, as determined by HUD; and
  - Participant lacks sufficient resources and support networks necessary to retain housing without ESG assistance.

Consistency:

All intake processes including assessment, screening, and referrals must have been centralized or coordinatedto ensure consistency and accuracy. ESG provider will document and file all written coordinated assessments to comply with HUD requirements for area-wide systems coordination (Section 576.400 - e).

Homelessness Prevention Program

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

Eligible Program Participants:

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

Intake:

ESG Homelessness Prevention providers must utilize the Homelessness Prevention Coordinated Entry Assessment to prioritize assistance. Pinellas County uses a multi-access approach for Homelessness PreventionCoordinated Entry, which includes a centralized phone hotline and geography specific points of access (like shelters).

Each access point employs the same initial pre-screening and referral process. For participants who are determined preliminary eligible for ESG assistance, ESG providers will prioritize participants using the Homelessness Prevention Coordinated Entry Assessment. ESG providers provide prevention program applications to participants who receive an assessment score of 10 or higher at the time of intake. Participantsreceiving a score of 9 or below are placed on a waiting list. County staff maintains waiting list and provides referrals and program admission to ESG providers based on availability of provider space and available resources.

For participants referred to ESG Provider, ESG provider will conduct an intake assessment using an intake evaluation form to make a determination of eligibility. Intake assessment must include all documentation of the evidence relied upon to establish and verify eligibility including verification of income below 30% MFI, lackof sufficient resources and support networks (i.e., public assistance, social security, unemployment, etc.) and verification of at-risk of homelessness status. The order of priority for obtaining evidence of homelessness status is 1) third-party documentation, 2) intake worker observations, and 3) self-certification.

Types of Assistance:

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

Duration of Assistance:

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

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

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

Amount of Assistance:

ESG providers may assist Homelessness Prevention Program participants with up to $25,000 per individual or family, during any 3-year period.

For households receiving medium-term rental assistance, participant's eligibility for assistance must be re- evaluated not less than once every 3 months. Reevaluation will include ensuring participant's annual income is below 30% of median family income and participant lacks sufficient resources and support networks necessary to retain housing without the additional assistance.

If it is determined, upon re-evaluation, that a participant who exits the program prior to receiving the maximumduration of assistance, is eligible for additional assistance, the total of all assistance, during any 3-year period, may not exceed the $25,000 per individual or family maximum.

Rapid Re-Housing Program:

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

Eligible Program Participants:

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

Intake:

ESG Rapid Re-Housing providers must utilize the CoC's Coordinated Entry System to prioritize assistance.Pinellas County uses a multi-access approach for Coordinated Entry, which includes a centralized phone hotline, geography specific points of access (like shelters), and coordinated outreach to street locations.

Each access point employs the same assessment and referral process using the local HMIS. Access staff assessfor diversion first, then screen for consumer needs including prevention services. Access staff conduct data entry, provide referrals, and program admission (if applicable and appropriate). Outreach teams and access staff use the Vulnerability Index and Service Prioritization Decision Assistance Tool (VI-SPDAT) to determine the most appropriate housing path. The VI-SPDAT assessment is entered directly from the field into HMIS eliminating the use of paper and to prevent data entry errors. The VI-SPDAT score populates to a Housing Priority List that is managed by the CoC lead who makes referrals to rapid re-housing agencies. Guidelines forVI-SPDAT are as follows:

- VI-SPDAT v2.0 Grand Total is equal to or greater than 8, the individual is recommended for aPermanent Supportive Housing/Housing First Assessment.
- VI-SPDAT v2.0 Grand Total is 4 - 7, the individual is recommended for a Rapid Re-Housing Assessment.
- VI-SPDAT v2.0 Grand Total is 0 - 3, the individual is not recommended for a Housing and SupportAssessment at this time. Please provide them referrals to services.

For participants referred to ESG Provider, ESG provider will conduct an intake assessment using an intake evaluation form to make a determination of eligibility. Intake assessment must include all documentation of the evidence relied upon to establish and verify eligibility including verification of income below 30% MFI, lackof sufficient resources and support networks (i.e.,

public assistance, social security, unemployment, etc.) and verification of homeless status. The order of priority for obtaining evidence of homelessness status is 1) third-party documentation, 2) intake worker observations, and 3) self-certification.

Types of Assistance:

- Rental Application Fees - Housing application fee charged by the rental property owner to all applicants.
- Security Deposit - Security deposit equal to no more than 2 months' rent.
- Last Month's Rent - If necessary to obtain housing for a program participant and paid with the security deposit and the first month's rent. Last month's rent must not exceed one month's rent and must be included in calculating the program participant's total rental assistance.
- Utility Deposits - Standard utility deposits required by the utility company for all customers for the following eligible utilities: gas, electric, water, and sewage. Past due balances required to reconnect service shall be considered part of the utility deposit.
- Utility Payments - Utility payments, including up to 6 months of utility arrears, per service for the following eligible utilities: gas, electric, water and sewage.
- Moving Costs - Moving costs, such as truck rental or hiring a moving company, including payment of temporary storage fees for up to 3 months.
- Short-Term Rental Assistance - Rent payments for an eligible housing unit located within Pinellas County, excluding the City of St. Petersburg.
- Medium-Term Rental Assistance - Rent payments for an eligible housing unit located within Pinellas County, excluding the City of St. Petersburg.
- Case Management - Assessment, arrangement, coordination and monitoring of participants individualized services to facilitate housing stability while residing in permanent housing or assist in overcoming immediate barriers to obtaining housing.

Duration of Assistance:

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

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

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

ESG Providers shall not use ESG funding to help someone remain or move into housing if the housing does notmeet the following minimum habitability standards. HQS Checklist met be included in file documentation.

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

Amount of Assistance:

ESG providers may assist Rapid Re-Housing Program participants up to $25,000 per individual/family, during any3-year period.

In order to be eligible for additional assistance, participant must be re-evaluated to ensure the participant's annual income is below 30% of median family income and participant lacks sufficient resources and support networks necessary to retain housing without the additional assistance.

If it is determined upon re-evaluation, that a participant who exits the program prior to receiving the maximumduration of assistance, is eligible for additional assistance, the total of all assistance, during any 3-year period, may not exceed the $25,000 per individual or family maximum.

Housing Relocation and Stabilization Services

ESG funds may be used to fund qualifying homeless service provider agencies to provide housing relocation and stabilization services to eligible households. ESG funds may be used to pay for costs related to housing search and placement, housing stability case management, landlord-tenant mediation, tenant legal services, and credit repair services, as necessary to help homeless individuals, or those at-risk of homelessness to move quickly into or remain in permanent housing and achieve stability.

Types of Assistance:

Financial Assistance Costs - ESG funds may be used to pay housing owners, utility companies, and other third parties for the following costs:

- Rental Application Fees - Housing application fee charged by the rental property owner to all applicants.
- Security Deposit - Security deposit equal to no more than 2 months' rent.
- Last Month's Rent - If necessary to obtain housing for a participant and paid with the security deposit and the first month's rent. Last month's rent must not exceed one month's rent and must be included in calculating the participant's total rental assistance.
- Utility Deposits - Standard utility deposits required by the utility company for all customers for the following eligible utilities: gas, electric, water, and sewage. Past due balances required to reconnect service shall be considered part of the utility deposit.
- Utility Payments - Utility payments, including up to 6 months of utility arrears, per service for the following eligible utilities: gas, electric, water and sewage.
- Moving Costs – Moving costs, such as truck rental or hiring a moving company, including payment of temporary storage fees for up to 3 months.

Service Costs - ESG funds may be used to pay the costs of providing the following services:

- Housing Search and Placement - Services or activities necessary to assist in locating, obtaining, and retaining suitable permanent housing, include the following:
  - Assessment of housing barriers, needs, and preferences;
  - Development of an action plan for locating housing;
  - Housing search;
  - Outreach to and negotiation with owners;
  - Assistance with submitting rental applications and understanding leases;
  - Assessment of housing for compliance with Emergency Solutions Grant (ESG) requirements for habitability, lead-based paint, and rent reasonableness;
  - Assistance with obtaining utilities and making moving arrangements; and
  - Tenant counseling.
- Housing Stability Case Management. ESG funds may be used to pay cost of assessing, arranging, coordinating, and monitoring the delivery of individualized services to facilitate housing stability for a participant who resides in permanent housing or to assist a participant in overcoming immediate barriers to obtaining housing. This assistance cannot exceed 30 days during the period the participant is seeking permanent housing and cannot exceed 24 months during the period the participant is living in permanent housing. Component services and activities consist of:
  - Using the centralized or coordinated assessment system to evaluate individuals and families applying for or receiving homelessness prevention or rapid re-housing assistance;
  - Conducting the initial evaluation required under §576.401(a), including verifying and documenting eligibility, for individuals and families applying for homelessness prevention or rapid re-housing assistance;
  - Counseling;
  - Developing, securing, and coordinating services and obtaining Federal, State, and local benefits;
  - Monitoring and evaluating participant progress;
  - Providing information and referrals to other providers;

- Developing an individualized housing and service plan, including planning a path to permanent housing stability; and
- Conducting re-evaluations required under §576.401(b).

- Mediation - ESG funds may pay for mediation between the participant and the owner or person(s) with whom the participant is living, provided that the mediation is necessary to prevent the participant from losing permanent housing in which the participant currently resides.
- Legal Services - ESG funds may pay for legal services, as set forth in §576.102(a)(1)(vi), except that the eligible subject matters also include landlord/tenant matters, and the services must be necessary to resolve a legal problem that prohibits the participant from obtaining permanent housing or will likely result in the participant losing the permanent housing in which the participant currently resides.
- Credit Repair - ESG funds may pay for credit counseling and other services necessary to assist participants with critical skills related to household budgeting, managing money, accessing a free personal credit report, and resolving personal credit problems. This assistance does not include the payment or modification of a debt.

Eligible Households:

Eligible Homelessness Prevention and Rapid Re-Housing Program participants, including individuals and families who qualify as homeless under paragraph (1) of the "homeless" definition found at 24 CFR 576.2 or who qualify as homeless under paragraph (4) of the "homeless" definition found and 24CFR 576.2 AND live in an emergency shelter or other place described in paragraph (1) of the "homeless" definition. Individuals and families who qualify as at risk of homelessness, based on the "at risk of homelessness" definition or who qualify as homeless based on paragraphs (2), (3), or (4) of the "homeless" definition found at 24 CFR AND who have an annual household income at or below thirty percent (30%) MFI, as determined by HUD.

Verification of eligibility for housing relocation and stabilization services must be verified by subrecipients.

Standards for Providing Rapid-Housing Stabilization Services:

While providing housing stabilization and relocation services, the sub-recipient must meet with the participant not less than once per month and develop a plan for housing stability with the participant. The plan for housing stability must be updated every 90 days during the time that the participant is receiving services. Participants may not receive more than 12 months of housing relocation and stabilization services after placement in permanent housing. Sub-recipients are exempt from service and stability plan requirements if the Violence Against Women Act of 1994 (42 U.S.C. 13701 et seq.) or the Family Violence Prevention and Services Act (42 U.S.C. 10401 et seq.) prohibits that recipient or sub-recipient from making its shelter or housing conditional on the participant's acceptance of services.

GENERAL STANDARDS

Coordinated Entry System

ESG funded recipients, with the exception of victim service providers, shall use the coordinated entry system established by the Continuum of Care. Victim service providers may choose not to use the coordinated entry system; however, victim service providers are required to use a centralized or coordinated assessment system that meets HUD's minimum requirements.

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

The VI-SPDAT is required to be conducted upon intake into: Emergency Shelter, Transitional Housing, Rapid Rehousing and Permanent Supportive Housing. Outreach workers shall conduct a VI-SPDAT on homeless persons

engaged. Providers conducting the VI-SPDAT assessment are required to enter that information into HMIS. Ongoing training and support will be provided to all CoC and ESG funded providers in the assessment,prioritization and placement process.

The County is currently working with the CoC to finalize a Homelessness Prevention Coordinated Assessment process to be used as a standardized assessment tool for homelessness prevention programs in Pinellas County.County ESG providers of Homelessness Prevention assistance must use Homelessness Prevention Coordinated Assessment for the prioritization of individuals and families for homelessness prevention assistance.

Program Coordination:

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

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

d. Continuum of Care (CoC) Networks:
   - Local Continuum of Care (CoC) meetings;
   - The Pinellas County Homeless Leadership Board Provider's Council meetings;
   - The Pinellas County Homeless Leadership Board Data and System Performance Committee;
   - Veterans Leadership Team; and
   - Various other committees, task forces and workgroups.

Homeless Management Information System:

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

Income Determination:

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

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

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

Individuals and families assisted under ESG are required to have annual incomes at or below thirty percent (30%)MFI. In verifying income, ESG providers are required to document income eligibility as follows:

- Documentation for determining income shall be prioritized as follows:
  1) Third Party Verification
  2) Source Documentation

  Third party verification should be used whenever possible. Source documentation is to be accepted onlywhen all efforts have been made to obtain third party verification have not produced results. Documentation of attempts at third party verification should be retained in participant file.
- Documentation for determining assets shall be prioritized as follows:
  1) Source Documentation
  2) Self-Certification

  Source documentation should be used whenever possible. Self-certification is to be accepted only whensource documentation is unavailable.

Connection to Other Resources:

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

Appropriate support services including:

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

Termination of Assistance:

Minimum standards for termination of assistance are:

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

Lead-Based Paint:

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

Conflicts of Interest:

Organizational conflicts of interest:

- ESG assistance will not be contingent on the individual's or family's acceptance or occupancy of emergency shelter or housing owned by the provider or a provider's subsidiary or parent.

- No provider, with respect to individuals or families occupying housing owned by the provider or a provider's subsidiary or parent, will carry out the initial evaluation under 24 CFR 576.401 or administer homelessness prevention assistance under 24 CFR 576.103.

Individual conflicts of interest:

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

All transactions/activities:

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

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

Homeless Participation:

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

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

Faith-Based Activities:

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

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

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

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

Prohibition against Involuntary Family Separation:

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

Nondiscrimination/Equal Opportunity/Affirmative Outreach:

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

Program Income:

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

Recovered Materials:

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

Displacement:

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

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

- Real property acquisition requirements – The acquisition of real property for an ESG - funded project is subject to the URA and Federal government wide regulations.
- Appeals - A person who disagrees with the recipient's determination concerning whether the person qualifies as a displaced person, or the amount of relocation assistance may file a written appeal. A low-income person who disagrees with the recipient's determination may submit a written request for review of that determination by HUD.

Records and Recordkeeping:

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

- Program participant records shall include written:
  - Determination and verification/certification that the program participant met the criteria for being Homeless or At Risk of Homelessness and that an effort was made to obtain written third-party verification, when possible and applicable.
  - Determination and verification/certification that the program participant was eligible or ineligible for the particular services and/or financial assistance.
  - Determination and verification/certification that the program participant lacked sufficient resources and support networks to provide the assistance.
  - Determination and verification/certification that the program participant met income requirements and that an effort was made to obtain written third- party verification, when possible and applicable. This includes annual documentation of income for each program participant who receives housing assistance where rent or an occupancy charge is paid by the program participant.
  - Identification of the specific services and financial assistance amounts that were provided to the program participant.
  - When applicable, verification that the services were terminated in compliance with 576.402 and/or 578.91.
  - A copy of the CoC-approved coordinated assessment (VI-SPDAT/SPDAT) of the program participant.
  - Copies of written leases and rental agreements, documentation of payments made, including dates of occupancy, and compliance with fair market rent, rent reasonableness and utility allowance requirements.
  - Determination and verification that the housing unit met HUD's habitability and lead-based paint standards.
  - Copy of individualized housing stability plan.
  - Notes verifying case management services were offered at least monthly, and, if services were refused, proof that client eligibility for service was not impacted, in accordance with Housing First practices.
  - Notes verifying program participant eligibility was re-evaluated at least every 3 months for homelessness prevention services or at least annually for rapid rehousing services.
  - Notes verifying program participant was assisted to obtain necessary mainstream and other resources.
- Program policies and procedures shall indicate:
  - Services are coordinated with Continuum of Care, other homeless assistance/prevention programs and mainstream service and assistance programs.
  - Compliance with HUD's ESG (24 CFR 576 and 578) requirements for:
    - Shelter and housing standards
    - Conflict of interest
    - Homeless participation
    - Faith-based activity

- Nondiscrimination, equal opportunity and affirmative outreach
- Uniform administrative rules (24 CFR part 84)
- Environmental review
- Lobbying and disclosure (24 CFR part 87)
- Displacement, relocation and acquisition
- Procurement (24 CFR 84.40-84.48)

  - Program participant records are kept secure and confidential
  - Participation in HMIS or comparable databases

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

Definitions

At risk of homelessness means:

(1) An individual or family who:

(i) Has an annual income below thirty percent (30%) MFI for the area, as determined by HUD;

(ii) Does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place described in paragraph (1) of the "homeless" definition in this section; and

(iii) Meets one of the following conditions:

(A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;

(B) Is living in the home of another because of economic hardship;

(C) Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;

(D) Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by Federal, State, or local government programs for low-income individuals;

(E) Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 persons reside per room, as defined by the U.S. Census Bureau;

(F) Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or

(G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan;

(2) A child or youth who does not qualify as "homeless" under this section, but qualifies as "homeless"under section 387(3) of the Runaway and Homeless Youth Act (42 U.S.C. 5732a(3)), section 637(11)of the Head Start Act (42 U.S.C.

9832(11)), section 41403(6) of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2(6)), section 330(h)(5)(A) of the Public Health Service Act (42 U.S.C. 254b(h)(5)(A)), section 3(m) of the Food and Nutrition Act of 2008 (7

U.S.C. 2012(m)), or section 17(b)(15) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)(15)); or

(3) A child or youth who does not qualify as "homeless" under this section, but qualifies as"homeless" under section 725(2) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a(2)), and the parent(s) or guardian(s) of that child or youth if living with her or him.

Homeless means:

(1) An individual or family who will imminently lose their primary nighttime residence, providedthat:

(i) The primary nighttime residence will be lost within 14 days of the date of application forhomeless assistance;

(ii) No subsequent residence has been identified; and

(iii) The individual or family lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, needed to obtain other permanent housing;

(2) An individual or family who will imminently lose their primary nighttime residence, provided that:

(i) The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;

(ii) No subsequent residence has been identified; and

(iii) The individual or family lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, needed to obtain other permanent housing;

(3) Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:

(i) Are defined as homeless under section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), section 637 of the Head Start Act (42 U.S.C. 9832), section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), section 17(b) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)) or section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a);

(ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;

(iii) Have experienced persistent instability as measured by two moves or more during the 60- day period immediately preceding the date of applying for homeless assistance; and

(iv) Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment; or

(4) Any individual or family who:

(i) Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;

(ii) Has no other residence; and

(iii) Lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, to obtain other permanent housing.

Continuum of Care:

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

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

The Continuum of Care Strategic Planning objectives include:

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

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

WAIVERS:

The Written Standards for Provision of ESG will be updated as needed to allow for ESG Program waivers provided by HUD. Policy updates related to HUD issued Waivers will be incorporated in these Written Standards by addendum.

ADDENDUM #1

ESG-CV Written Standards

Effective Date: October 1, 2020

A. Waivers and Limitations Under ESG-CV Regulations

As part of the ESG-CV Notice released on September 1, 2020, U.S. Housing and Urban Development (HUD) is allowing jurisdictions to incorporate waivers into the operation of eligible activities funded by ESG-CV resources, as well as standard FY 2020 ESG funds dedicated to COVID-19. As part of the development of the ESG-CV Written Standards, this addendum cites and incorporates each waiver and alternative requirements that apply to the Pinellas County ESG-CV Program.

1. ***Eligibility for Homelessness Prevention Assistance*** - The requirements at 24 CFR 576.103 provide that individuals or families who meet the criteria in paragraph (2), (3), or (4) of the "homeless" definition in 24 CFR 576.2 and have an annual income below 30 percent of median family income for the area, as determined by HUD, are eligible for homelessness prevention assistance is waived; an alternative requirement is established where individuals and families who meet the criteria in paragraph (2), (3), or (4) of the "homeless" definition and have an annual income that does not exceed the Very Low Income Limit for the area as established by HUD for HUD's Section 8 and Public Housing Programs at Income Limits |HUD USER, **(50%)**, are eligible for homelessness prevention assistance. This alternative requirement will ease administrative burden for recipients and subrecipients by establishing a single income limit for households qualifying for homelessness prevention assistance and assist more households to maintain housing and prevent homelessness which is necessary to prevent the spread of coronavirus.
   - Start Date – October 1, 2020
   - End Date – September 30, 2022
2. ***Emergency Shelters*** – This addendum specifically refers to funds used for the costs of providing emergency shelter during the period the subrecipient began preventing, preparing for, and responding to coronavirus and has been extended to end on January 31, 2022. This requirement has been lifted by CPD Notice 21-08. This alternative requirement will ensure that ESG-CV funds are used efficiently to provide more individuals and families with assistance needed to prevent, prepare for, and respond to coronavirus.
   - Start Date – October 1, 2020
   - End Date – September 30, 2022
3. ***Short-Term and Medium-Term Rental Assistance*** – Medium-rent previously defined as "for more than 3 months but not more than 24 months of rent" is waived and an alternative requirement established defining medium-term as more than 3 months but not more than 24 months. This alternative requirement allows more households to receive rapid re- housing and homelessness prevention assistance, which is necessary to prevent, prepare for, and respond to coronavirus.
   - Start Date – October 1, 2020
   - End Date – September 30, 2022
4. ***Fair Market Rents (FMR*** - The requirement prohibiting rental assistance where the rent for the unit exceeds the Fair Market Rent established by HUD, is waived; so long as the rent complies with HUD's standards of rent reasonableness, as established under 24 CFR 982.507. Waiving this requirement allows recipients to help program participants move quickly into housing or retain their existing housing, which is especially critical at reducing the spread of coronavirus and responding to coronavirus.
   - Start Date – October 1, 2020
   - End Date – September 30, 2022
5. ***Minimum Standards for Permanent Housing*** - Recipients or subrecipients cannot use ESG funds to help program participants remain in or move into housing that does not meet minimum habitability standards provided at 24 CFR 576.403(c). For recipients who choose to serve individuals and families made eligible for Rapid Rehousing (RRH) assistance, the requirements at 24 CFR 576.403(c) are waived and the ESG-CV recipient or subrecipient can provide rental assistance and housing relocation and stabilization services without first inspecting the unit so long as:
   a. The recipient or subrecipient maintains documentation showing the prior rental assistance provider determined that the housing meets:

i. The habitability standards established at 24 CFR 576.403(c); or

ii. Housing Quality Standards (HQS) established at 24 CFR 982.401; or

b. The recipient or subrecipient provides no more than 90 days of RRH assistance to the program participant or

c. The recipient or subrecipient conducts an inspection within the first 90 days and determines the housing meets the habitability standards established at 24 CFR 576.403(c) or the HQS established at 24 CFR 982.401.

- Start Date – October 1, 2020
- End Date – September 30, 2022

6. ***Housing Stability Case Management*** - HUD is waiving the 30-day limit established in 24 CFR 576.105(b)(2) to the extent necessary to allow recipients or subrecipients to provide up to 60 days of housing stability case management while the program participant is seeking housing.
   - Start Date – October 1, 2020
   - End Date – September 30, 2022
7. ***Administrative Costs*** - As permitted by the CARES Act, the Pinellas County will use up to 10 percent of its total ESG-CV grant for administrative costs.
   - Start Date – October 1, 2020
   - End Date – September 30, 2022
8. ***No Cap for Emergency Shelter and Street Outreach*** - Funds will be used for emergency shelter and street outreach activities without regard to the spending cap established by section 415(b) of the McKinney-Vento Act and 24 CFR Part 576.100(b). The same flexibility applies to using ESG-CV funds to establish and operate temporary emergency shelters.
9. ***Hotel/Motel Costs*** – Funds will continue to be utilized to provide hotel or motel vouchers for homeless individuals and families where no appropriate emergency shelter is available. However, the limitations on eligible activities provided in section 415(a) of the McKinney-Vento Act and 24 CFR part 576, subpart B are waived and ESG-CV funds may be used for the following hotel or motel costs for individuals and families experiencing homelessness who are –
   a. Receiving rapid re-housing assistance under the Homeless Leadership Alliance of Pinellas or ESG programs
   b. Residing in permanent supportive housing

   Pinellas County will permit ESG-CV funds to be used to pay for a hotel or motel rooms. Payments are to be made directly to the hotel/motel.
   - Start Date – October 1, 2020
   - End Date – September 30, 2022
10. ***Helping current ESG program participants maintain housing*** - The requirement at 24 CFR 576.105(c) limiting the total period of time for which any program participant may receive the services under paragraph (b) to 24 months during any 3-year period is waived. Likewise, the requirement at 24 CFR 576.106(a) limiting the total number of months a program participant can receive rental assistance to 24 months in a 3-year period is waived. Both exceptions will be made solely for those program participants who reach their 24-month maximum assistance.
    - Start Date – October 1, 2020
    - End Date – September 30, 2022
11. ***Legal Services*** – ESG-CV funds may be used to provide legal services but are limited to those services necessary to help program participants obtain housing or keep a program participant from losing housing where they currently reside.
    - Start Date – October 1, 2020
    - End Date – September 30, 2022

ADDENDUM #2

ESG Written Standards

Effective Date: July 25, 2022

A. ESG Regulatory Waiver – Fair Market Rent

1. ***Fair Market Rents (FMR)*** - The requirement prohibiting rental assistance where the rent for the unit exceeds the Fair Market Rent established by HUD, as provided under 24 CFR Part 888, is waived; so long as the rent complies with HUD's standards of rent reasonableness, as established under 24 CFR 982.507. Waiving this requirement allows recipients to help program participants move quickly into housing or retain their existing housing, which is especially critical at reducing the spread of coronavirus and responding to coronavirus.

   - Start Date – July 25, 2022
   - End Date – March 31, 2023

   a. **Eligible Funding:** FY 2021/2022 ESG (E-21-UC-12-0005)

   FY 2022/2023 ESG (E-22-UC-12-0005)

   b. **Eligible ESG Components:** Rapid Re-housing

   Homelessness Prevention

   c. **Eligible Subrecipients**: Homeless Emergency Project, Inc.

   d. **Eligible Zip Codes:**

   33701, 33702, 33703, 33704, 33705, 33706, 33707, 33708, 33709, 33710, 33711, 33712, 33713, 33714, 33715, 33716, 33728, 33729, 33730, 33731, 33732, 33733, 33734, 33736, 33737, 33738, 33740, 33741, 33742, 33743, 33744, 33747, 33755, 33756, 33757, 33758, 33759, 33760, 33761, 33762, 33763, 33764, 33765, 33766, 33767, 33769, 33770, 33771, 33772, 33773, 33774, 33775, 33776, 33777, 33778, 33779, 33780, 33781, 33782, 33784, 33785, 33786, 34660, 34677, 34681, 34682, 34683, 34684, 34685, 34688, 34689, 34695, 34697, 34698

ADDENDUM #3

ESG Written Standards

Effective Date: January 1, 2025

The U.S. Housing and Urban Development (HUD) is allowing jurisdictions to incorporate waivers into the operation of eligible ESG activities. This amendment to the ESG Written Standards cites and incorporates each waiver and alternative requirement that applies to the Pinellas County ESG Program through HUD's approved MEGA Waivers date December 20, 2024, for hurricanes Helene and Milton.

1. ESG-Term Limits on Rental Assistance and Housing Relocation and Stabilization Services

The 24-month limits on rental assistance and housing relocation and stabilization services are waived for individuals and families who meet both of the following criteria:

a. The individual or family lives in a declared-disaster area or was displaced from a declared-disaster area as a result of the disaster; and
b. The individual or family is currently receiving rental assistance or housing relocation stabilization services or begins receiving rental assistance or housing relocation and stabilization services within two years, beginning January 1, 2025.

For these individuals and families, ESG funds may be used to provide up to 36 consecutive months of rental assistance and housing relocation and stabilization services, in addition to the 30 days of housing stability case management that may be provided before the move into permanent housing under 24 CFR 576.105(b)(2).

This waiver may be used for program participants affected by the disaster, even if they are residing outside the disaster area.

- Start Date – January 1, 2025
- End Date – December 31, 2026

2. ESG - Restriction of Rental Assistance to Units with Rent at or Below Fair Market Rent (FMR)

The FMR restriction is waived for any rent amount that takes effect during the two-year period beginning January 1, 2025. Units in which ESG assistance is provided must still meet the rent reasonableness standard.

This waiver may be used for program participants affected by the disaster, even if they are residing outside the disaster area.

- Start Date – January 1, 2025
- End Date – December 31, 2026

3. ESG - Housing Standards

ESG housing standards at 24 CFR 576.403(c) are waived for units in the declared disaster area that are or will be occupied by individuals or families eligible for ESG Rapid Rehousing or Homelessness Prevention assistance provided that:

a. Each unit must still meet applicable state and local standards;
b. Each unit must be free of life-threatening conditions as defined in Notice PIH 2017-20 (HA); and
c. All units in which program participants are assisted must meet the ESG housing standards within 60 days of January 1, 2025.

- Start Date – January 1, 2025
- End Date – March 1, 2025

4. ESG- Shelter Standards

ESG shelter standards at 24 CFR 576.403(b) are waived for shelters in the declared disaster area that are or will be occupied by individuals or families eligible for ESG emergency shelter assistance provided that:

a. Each shelter must meet applicable state and local standards;
b. Each shelter must be free of life-threatening conditions as defined in Notice PIH 2017-20 (HA); and
c. All shelters in which program participants are assisted must meet the ESG shelter standards within 60 days of January 1, 2025.

- Start Date – January 1, 2025
- End Date – March 1, 2025

ADDENDUM #4

ESG-RUSH Written Standards
Effective Date: January 28, 2025

A. Waivers and Limitations Under ESG RUSH Regulations

As part of the ESG-RUSH Notice released on July 18, 2024, U.S. Housing and Urban Development (HUD) is allowing jurisdictions to incorporate waivers into the operation of eligible activities funded by ESG-RUSH resources. As part of the development of the ESG-RUSH Written Standards, this addendum cites and incorporates each waiver and alternative requirements that apply to the Pinellas County ESG-RUSH Program.

1. ***Program Participant Eligibility for ESG-RUSH*** – To be eligible for assistance provided with RUSH funds, an individual or family must:

   (1) be "homeless" or "at-risk of homelessness" as those terms are defined at 24 CFR 576.2 or meet the new criteria in section 103(b) of the McKinney-Vento Homeless Assistance Act;
   (2) have been residing in a declared disaster area; and
   (3) have needs that will not be served or fully met by the TSA Program (42 U.S.C. 5170b), NCS, or and other existing Federal disaster relief programs.

   A household will not be required to requalify as homeless or at risk of homelessness for purposes of RUSH funds if the household was already determined to meet the definition of homeless or at risk of homelessness and was receiving ESG assistance when the disaster occurred.

   RUSH grants are not subject to the requirements for "serving youth who lack 3rd party documentation or live in unsafe situations" that HUD typically includes in its grant agreements for annual ESG grants, because those requirements apply only to grants made under the "homeless assistance grants" heading of the annual appropriations act for HUD.

2. ***Suspension of Requirements*** – Consultation, Citizen Participation, and Matching requirements:

   CoC consultation requirements in section 413(b) of the McKinney-Vento Act and 24 CFR 576.400(a):

   (1) Initial allocation of RUSH funds: Suspended provided that County publishes how it will use its allocation, at a minimum, on the County's website or through electronic media.
   (2) Second allocation of RUSH funds: Required.

   Consultation and citizen participations requirements under sections 105(e) and 107 of the Cranston-Gonzalez National Affordable Housing Act and 24 CFR 91.110, and 91.115:

   (1) Initial allocation of RUSH funds: Suspended, provided that the County publishes how it will use its allocation, at a minimum, on the County's website or through electronic media.
   (2) Second allocation of RUSH funds: In person or remote consultation is required; citizen participation is required with a 5-day public comment period, reduced from the otherwise applicable 30-day public comment period. The public hearing may be in person or remote.

ESG Match requirements in section 416(a) of the McKinney-Vento Act and 24 CFR 576.201:

(1) Initial allocation of RUSH funds: Suspended.
(2) Second allocation of RUSH funds: Suspended.

Attachment G – SF-424(s) and Certifications

OMB Number: 4040-0004
Expiration Date: 03/31/2029

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: Completed by Grants.gov upon submission.

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier: B-26-UC-12-0005

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Pinellas County

* b. Employer/Taxpayer Identification Number (EIN/TIN): 59-6000800

* c. UEI: R37RMC63XKG1

d. Address:

* Street1: 315 Court Street
Street2:
* City: Clearwater
County/Parish:
* State: FL: Florida
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 33756-5139

e. Organizational Unit:

Department Name: Housing & Community Development

Division Name: Community Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.
* First Name: Bruce
Middle Name:
* Last Name: Bussey
Suffix:

Title: Community Development Manager

Organizational Affiliation:

* Telephone Number: 727-464-8257
Fax Number: 727-464-8254

* Email: bbussey@pinellas.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Assistance Listing Number:

14.218

Assistance Listing Title:

Community Development Block Grants/Entitlement Grants

*** 12. Funding Opportunity Number:**

N/A

* Title:

General Section

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

CDBG: acquistion, public facilities and improvements, demolition and clearance, code enforcement, housing rehabilitation, homeownership assistance, and public services.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: FL0910 * b. Program/Project: FL0910

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2026 * b. End Date: 09/30/2027

18. Estimated Funding ($):

* a. Federal	$2,354,304,.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	$371,910.16
* f. Program Income	$20,000.00
* g. TOTAL	$2,746,214.16

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:	Mr.
* First Name:	Dave
Middle Name:	
* Last Name:	Eggers
Suffix:	
* Title:	Chair, Board of County Commissioners
* Telephone Number:	727-464-3276
Fax Number:	727-464-3022
* Email:	deggers@pinellas.gov
* Signature of Authorized Representative:	Dave Eggers
* Date Signed:	June 16, 2026

ATTEST: KEN BURKE, CLERK
By:

SEAL

OMB Number: 4040-0004
Expiration Date: 03/31/2029

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:
Completed by Grants.gov upon submission.	

5a. Federal Entity Identifier:	5b. Federal Award Identifier:
	M-26-DC-12-0217

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:	Pinellas County
* b. Employer/Taxpayer Identification Number (EIN/TIN):	59-6000800
* c. UEI:	R37RMC63XKG1

d. Address:

* Street1:	315 Court Street
Street2:	
* City:	Clearwater
County/Parish:	
* State:	FL: Florida
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	33756-5139

e. Organizational Unit:

Department Name:	Division Name:
Housing and Community Development	Community Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:	Mr.	* First Name:	Bruce
Middle Name:			
* Last Name:	Bussey		
Suffix:			

Title:	Community Development Manager
Organizational Affiliation:	
* Telephone Number:	727-464-8257
Fax Number:	727-464-8254
* Email:	bbussey@pinellas.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Assistance Listing Number:

14.239

Assistance Listing Title:

HOME Investment Partnerships Program

*** 12. Funding Opportunity Number:**

N/A

* Title:

General Section

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

HOME: housing rehabilitation and construction, acquisition, and direct homeownership assistance.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: FL0910 * b. Program/Project: FL0910

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2026 * b. End Date: 09/30/2027

18. Estimated Funding ($):

* a. Federal	$1,075,324.85
* b. Applicant	
* c. State	
* d. Local	
* e. Other	$850,851.04
* f. Program Income	$850,000.00
* g. TOTAL	$2,776,175.89

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:	Mr.
* First Name:	Dave
Middle Name:	
* Last Name:	Eggers
Suffix:	
* Title:	Chair, Board of County Commissioners
* Telephone Number:	727-464-3276
Fax Number:	727-464-3022
* Email:	deggers@pinellas.gov
* Signature of Authorized Representative:	Dave Eggers
* Date Signed:	June 16, 2026.

BOARD OF COUNTY COMMISSIONERS SEAL PINELLAS COUNTY, FLORIDA

ATTEST: KEN BURKE, CLERK

By:

OMB Number: 4040-0004
Expiration Date: 03/31/2029

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: Completed by Grants.gov upon submission.

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier: E-26-UC-12-0005

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Pinellas County

* b. Employer/Taxpayer Identification Number (EIN/TIN): 59-6000800

* c. UEI: R37RMC63XKG1

d. Address:

* Street1: 315 Court Street
Street2:
* City: Clearwater
County/Parish:
* State: FL: Florida
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 33756-5139

e. Organizational Unit:

Department Name: Housing & Community Development

Division Name: Community Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.
* First Name: Bruce
Middle Name:
* Last Name: Bussey
Suffix:

Title: Community Development Manager

Organizational Affiliation:

* Telephone Number: 727-464-8257
Fax Number: 727-464-8254

* Email: bbussey@pinellas.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Assistance Listing Number:

14.231

Assistance Listing Title:

Emergency Solutions Grant

*** 12. Funding Opportunity Number:**

N/A

* Title:

General Section

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

ESG: homelessness prevention, rapid re-housing, street outreach, emergency shelter, and data collection (HMIS).

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: FL0910 * b. Program/Project: FL0910

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2026 * b. End Date: 09/30/2027

18. Estimated Funding ($):

* a. Federal	$205,619.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	$205,619.00
* g. TOTAL	

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:	Mr.
* First Name:	Dave
Middle Name:	
* Last Name:	Eggers
Suffix:	
* Title:	Chair, Board of County Commissioners
* Telephone Number:	727-464-3276
Fax Number:	727-464-3022
* Email:	deggers@pinellas.gov
* Signature of Authorized Representative:	Dave Eggers
* Date Signed:	June 16, 2026.

ATTEST: KEN BURKE, CLERK
By: Evelyn Heire

SEAL

APPROVED AS TO FORM
By: Jason C. Ester
Office of the County Attorney

Applicant and Recipient Assurances and Certifications

U.S. Department of Housing and Urban Development

OMB Number: 2501-0044
Expiration Date: 2/28/2027

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name: **Dave Eggers**

*Title: **Chair, Board of County Commissioners**

*Applicant/Recipient Organization:

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

* Signature: Dave Eggers

* Date: (mm/dd/yyyy): 06/24/2026.

SEAL

ATTEST: KEN BURKE, CLERK
By:

APPROVED AS TO FORM
By: Maria C. White, Esq.
Office of the County Attorney

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

Dave Eggers
Signature of Authorized Official

6/16/2026.
Date

BOARD OF COUNTY COMMISSIONERS SEAL PINELLAS COUNTY, FLORIDA

Chair, Pinellas County Board of County Commissioners
Title

ATTEST: KEN BURKE, CLERK
By: Evelyn Reese

APPROVED AS TO FORM
By: *Jason C. Ester*
Office of the County Attorney

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) _____[a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

Dave Eggers
Signature of Authorized Official

06/16/2026.
Date

BOARD OF COUNTY COMMISSIONERS SEAL PINELLAS COUNTY, FLORIDA

Chair, Pinellas County Board of County Commissioners
Title

ATTEST: KEN BURKE, CLERK
By:

APPROVED AS TO FORM
By: *Jason C. Ester*
Office of the County Attorney

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Dave Eggers
Signature of Authorized Official

06/16/2026.
Date

BOARD OF COUNTY COMMISSIONERS SEAL PINELLAS COUNTY, FLORIDA

Chair, Pinellas County Board of County Commissioners
Title

APPROVED AS TO FORM
By: *Jason C. Ester*
Office of the County Attorney

ATTEST: KEN BURKE, CLERK
By:

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Dave Eggers
Signature of Authorized Official

06/16/2026.
Date

BOARD OF COUNTY COMMISSIONERS SEAL PINELLAS COUNTY, FLORIDA

Chair, Pinellas County Board of County Commissioners
Title

ATTEST: KEN BURKE, CLERK
By:

APPROVED AS TO FORM
By: *Jason C. Ester*
Office of the County Attorney

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.