2025-2029
Five-Year Consolidated Plan

2025-2026
Annual Action Plan

Pinellas County Consortium

MAY 16, 2025

Pinellas County
City of Largo

EQUAL HOUSING OPPORTUNITY

Table of Contents

Executive Summary 4
ES-05 Executive Summary - 91.200(c), 91.220(b) 4
The Process 10
PR-05 Lead & Responsible Agencies - 91.200(b) 10
PR-10 Consultation - 91.100, 91.200(b), 91.215(l) 12
PR-15 Citizen Participation - 91.401, 91.105, 91.200(c) 25
Needs Assessment 39
NA-05 Overview 39
NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c) 42
NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2) 57
NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2) 63
NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2) 69
NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2) 71
NA-35 Public Housing - 91.405, 91.205 (b) 74
NA-40 Homeless Needs Assessment - 91.405, 91.205 (c) 82
NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d) 89
NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f) 94
Housing Market Analysis 96
MA-05 Overview 96
MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2) 98
MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a) 102
MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a) 107
MA-25 Public and Assisted Housing - 91.410, 91.210(b) 113
MA-30 Homeless Facilities and Services - 91.410, 91.210(c) 119
MA-35 Special Needs Facilities and Services - 91.410, 91.210(d) 124
MA-40 Barriers to Affordable Housing - 91.410, 91.210(e) 127
MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f) 128
MA-50 Needs and Market Analysis Discussion 139
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2) 143
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3) 145
Strategic Plan 147
SP-05 Overview 147
SP-10 Geographic Priorities - 91.415, 91.215(a)(1) 148
SP-25 Priority Needs - 91.415, 91.215(a)(2) 168
SP-30 Influence of Market Conditions - 91.415, 91.215(b) 172
SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2) 173
SP-40 Institutional Delivery Structure - 91.415, 91.215(k) 178

SP-45 Goals - 91.415, 91.215(a)(4) 183
SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c) 188
SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h) 190
SP-60 Homelessness Strategy - 91.415, 91.215(d) 193
SP-65 Lead-based Paint Hazards - 91.415, 91.215(i) 197
SP-70 Anti-Poverty Strategy - 91.415, 91.215(j) 199
SP-80 Monitoring - 91.230 201
Action Plan 202
AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2) 202
AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e) 208
AP-35 Projects - 91.420, 91.220(d) 212
AP-38 Project Summary 214
AP-50 Geographic Distribution - 91.420, 91.220(f) 227
AP-55 Affordable Housing - 91.420, 91.220(g) 230
AP-60 Public Housing - 91.420, 91.220(h) 232
AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i) 234
AP-75 Barriers to affordable housing -91.420, 91.220(j) 238
AP-85 Other Actions - 91.420, 91.220(k) 240
AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4) 246
Appendix 1
Pinellas County – Attachments 1

Executive Summary

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

Amended June 16, 2026, to add ESG-RUSH funding to the FY2025-2026 Action Plan.

1. Introduction

This First Substantial Amendment to the approved Program Year 2025-2026 (PY2025) Annual Action Plan (First Amendment) was completed on June 16, 2026, in response to the second special allocation of "Rapid Unsheltered Survivor Housing" (RUSH) funding under the Emergency Solutions Grant (ESG) Program to address the needs of people who were unhoused or at risk of homelessness prior to the impacts of Hurricane Helene and Hurricane Milton.

On April 16, 2026, the U.S. Department of Housing and Urban Development's (HUD) Office of Special Needs Assistance Programs (SNAPS) notified Pinellas County of a $1,608,589 award in a special allocation of ESG funding to address the needs of homeless individuals or families or individuals or families at risk of homelessness in areas affected by a major disaster declared pursuant to the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5121 et seq.). The ESG funds shall benefit people whose needs are not otherwise served or fully met by existing Federal disaster relief programs, including the Transitional Sheltering Assistance (TSA) program under such Act (42 U.S.C. 5170b).

The allocation of RUSH funding under the ESG Program is in response to the President's major disaster declarations dated September 28, 2024, DR-4828-FL, for Hurricane Helene, October 11, 2024, DR-4834-FL, for Hurricane Milton, and Federal Emergency Management Agency's (FEMA) determination that these disasters were severe enough to activate its TSA program.

This first amendment was completed utilizing RUSH Notice waivers related to consultation and citizen participation, as allowed by HUD.

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) 2025-2026, or Federal Fiscal Year (FY) 2025, 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. These goals are:

1. **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: 125,000 Persons Assisted; Homeless Person Overnight Shelter: 10,000 Persons Assisted*
2. **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: 37,500 Persons Assisted; Homeless Person Overnight Shelter: 1,000 Persons Assisted*
3. **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: Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25,000 Persons Assisted; Buildings Demolished: 5 Buildings*
4. **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: 500 Households/Housing Units*
5. **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: 75,000 Persons Assisted*
6. **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: 75 Households/Housing Units; Rental Units Rehabilitated: 125 Households/Housing Units*
7. **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: 25 Households/Housing Units; Rental Units Constructed: 125 Households/Housing Units*
8. **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: 150 Households Assisted; Public Service Activities for Low/Moderate Income Housing Benefit: 150 Households Assisted*
9. **Rental assistance** – Provide funding for rental assistance and security/utility deposits for income-eligible individuals/households or rapid rehousing for individuals/households at-risk of

or already experiencing homelessness. *Outcomes: Tenant-Based Rental Assistance/Rapid Re-Housing: 50 Households Assisted; Homelessness Prevention: 125 Persons Assisted*

10. **Shelter and housing for the homeless** – Provide funding for the acquisition, construction, and/or rehabilitation of shelter facilities and housing for the homeless. *Outcomes: Overnight/Emergency Shelter/Transitional Housing Beds Added: 10 Beds; Housing for Homeless Added: 10 Households/Housing Units*
11. **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*
12. **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 years, Pinellas County continued to work on meeting the goals identified in the 2020-2024 Consolidated Plan. Five-year program performance (2020-2024) is summarized below by project name. Of these accomplishments, the contribution of FY 2024 projects is estimated pending year-end reporting.

Program Name	# Served	Unit of Measure
Target Area Improvement Program (SL-3)	111,960	persons
Public Facilities Program (SL-1)	111,973	persons
Public Infrastructure Program (SL-3)	5	household/housing units
Public Services Program (SL-1)	221,498	persons
Homeless & Homelessness Prevention (ESG)	143	household/housing units
Housing Preservation Program (DH-1)	139	household/housing units
Housing Production Program (DH-1)	216	household/housing units
Homeownership Promotion Program (DH-2)	155	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

The County held a meeting with the Pinellas Continuum of Care to identify the needs and priorities to address the homeless and at-risk of homeless affected by the hurricanes on May 13, 2026. All information received was considered in the ESG-RUSH budget.

An in-person/virtual public hearing was held on May 26, 2026, to receive input on the needs of homeless individuals or families and/or individuals or families at risk of homelessness in areas affected by hurricanes Helene and Milton.

A public comment period was held from June 1, 2026, to June 5, 2026, soliciting input on the Amendment to the Annual Action Plan. Public notice of the comment period was advertised in the newspaper on May 31, 2026, and posted on the website.

The First Amendment went to the Board of County Commissioners for approval on June 16, 2026. Notice of the meeting was posted on the County’s website.

During the planning process, Pinellas County held three (3) Needs Assessment meetings, three (3) Fair Housing meetings, and one (1) Homeless Funders/Providers (i.e., Continuum of Care or CoC) focus group to determine the needs and priorities of the community. These meetings were held at the Tarpon Spring Public Library, Largo Public Library, Lealman Exchange, and City of Largo Emergency Operations Center (EOC), to provide opportunities for public input in north, mid, and south Pinellas County. The public meetings and focus group provided an opportunity for citizens and interested parties to become knowledgeable about Pinellas County housing and community development programs and eligibility requirements. Participants were asked to provide input on how funds should be allocated to programs and projects related to housing, homelessness, special needs, and community development.

Pinellas County also conducted a Needs Assessment Survey and Fair Housing Survey. The survey process was overseen by the County and implemented through the internet. Hard copies of the surveys were also made available at the three (3) Needs Assessment meetings and three (3) Fair Housing meetings.

These hard-copy surveys were then entered into the online system for inclusion in the results. In total, the County received 386 responses to the Needs Assessment Survey and 176 responses to the Fair Housing Survey. Participating cities, partner agencies, and community organizations were encouraged to engage and collect feedback from individuals receiving services during the Needs Assessment and Fair Housing campaign. The results of the surveys, compiled with public input received during the public meetings and focus group, identified the priority housing and community development needs for the next five years.

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

No public comments on the First Substantial Amendment to the 2025-2026 Annual Action Plan for ESG-RUSH funding were received during the public hearing and 5-day comment period.

As part of the planning process, Pinellas County conducted three (3) Needs Assessment meetings, three (3) Fair Housing meetings, one (1) Homeless Funders/Providers (i.e., CoC) focus group, and an online survey to assess housing and community development needs. The "Top 4" needs identified during the planning process were affordable housing; homeless shelters, facilities, and services; mental and behavioral health services; and public facilities and improvements (e.g., stormwater/drainage systems). From this outreach and the data herein, Pinellas County identified the following 10 priority needs for the 2025-2029 planning period:

1. Preservation/production of affordable housing
2. Housing assistance
3. Mental and behavioral health services
4. Homeless shelters, facilities, and services
5. Special needs housing, facilities, and services
6. Public facilities and improvements
7. Public Services
8. Code enforcement/blight removal
9. Economic development
10. Program Administration

These 10 priority needs will be addressed through the 12 goals and specific target outcomes identified in the Consolidated 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.

The Process

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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 carryout 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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PR-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 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 pinellas.gov/department/community-development, and on the Pinellas County Government Calendar website at pinellas.gov/events. Three (3) Needs Assessment meetings, three (3) Fair Housing meetings, one (1) Homeless Funders/Providers (i.e., CoC) focus group, and an online (and hard copy) survey were conducted to determine community needs and priorities. These efforts provided opportunities 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, online surveys, public meetings, public hearings, and focus groups. Advisory emails and invitations were sent to all participating jurisdictions and public service providers to advertise public meetings and request comments on the Consolidated 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.

The County held a meeting with the Pinellas Continuum of Care to identify the needs and priorities to address the homeless and at-risk of homeless affected by the hurricanes on May 13, 2026. All comments and information received were considered in the ESG-RUSH budget and First Amendment.

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 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 program.

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) and the Housing Inventory Chart (a report on the availability of homeless dedicated housing beds and units).

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

All ESG participant data is entered in PHMIS, and the reports are used to track/report on ESG performance. Member agency staffs are part of the System Quality Improvement Committee working to set performance outcome goals and overseeing measurement and reports. The County can build upon the success of PHMIS to develop performance metrics and advanced reports that 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	Other (Low- and Moderate-Income Residents of Pinellas County and Participating Cities)
Agency/Group/Organization Type	Other (Citizens)
What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Homeless Needs (Chronically Homeless, Families with Children, Veterans, Unaccompanied Youth); Non-Homeless Special Needs; Other (Community Development Needs)
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Public Notices, Needs Assessment Survey, Public Meetings, Public Hearings, Public Comment Period; Outcome: Identification of Need
Sort Order	2
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	3
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, Development of Goals and Strategies
Sort Order	4
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, Needs Assessment Survey, 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, Development of Goals and Strategies
Sort Order	5
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, Development of Goals and Strategies
Sort Order	6
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, Development of Goals and Strategies
Sort Order	7
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; Outcomes: Identification of Need, Development of Goals and Strategies
Sort Order	8
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: PHA participated in the October thru November 2024 public meetings and was invited to participate in the online Needs Assessment and Fair Housing surveys; Outcome: Identification of Need
Sort Order	9
Agency/Group/Organization	Lealman Exchange (St. Petersburg Foundation)

Agency/Group/Organization Type	Publicly Funded; Foundation
What section of the Plan was addressed by Consultation?	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: Foundation participated in the October thru November 2024 public meetings and was invited to participate in the online Needs Assessment and Fair Housing surveys; Outcome: Identification of Need
Sort Order	10
Agency/Group/Organization	Family Resources
Agency/Group/Organization Type	Services-Children
What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy; Other (Non-Housing Community Development 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 Continuum of Care Focus Group (HLA Providers/Funders Councils); Outcome: Identification of Need
Sort Order	11
Agency/Group/Organization	Juvenile Welfare Board of Pinellas County (JWB)/North County Community Council (NCCC)
Agency/Group/Organization Type	Services-Children; Child Welfare Agency
What section of the Plan was addressed by Consultation?	Homeless Needs (Families with Children, Unaccompanied Youth), Homelessness Strategy; 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: JWB participated in the October thru November 2024 public meetings and was invited to participate in the online Needs Assessment Survey; Outcome: Identification of Need
Sort Order	12
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: YMCA participated in the January 2025 public hearing; Outcome: Identification of Need
Sort Order	13
Agency/Group/Organization	Pinellas County Office of Human Rights
Agency/Group/Organization Type	Service-Fair Housing; Grantee Department
What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Market Analysis

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, Development of Goals and Strategies
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, Development of Goals and Strategies
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 2025 public hearing; Outcome: Identification of Need
Sort Order	17
Agency/Group/Organization	City of St. Petersburg
Agency/Group/Organization Type	Other government-Local

What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Homeless Needs (Chronically Homeless, Families with Children, Veterans); Homelessness Strategy; 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: City of St. Petersburg participated in the Continuum of Care Focus Group (HLA Providers/Funders Councils); 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 2025 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 2025 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 2025 public hearing; Outcome: Identification of Need
Sort Order	21
Agency/Group/Organization	Habitat for Humanity of Tampa Bay Gulfside
Agency/Group/Organization Type	Housing
What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Market Analysis

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Housing provider participated in the October thru November 2024 public meetings and January 2025 public hearing, and was invited to participate in the online Needs Assessment and Fair Housing surveys; Outcome: Identification of Need
Sort Order	22
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 2025 public hearing; Outcome: Identification of Need
Sort Order	23
Agency/Group/Organization	Boley Centers
Agency/Group/Organization Type	Services-Persons with Disabilities; Services-Homeless
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: Service provider participated in the Continuum of Care Focus Group (HLA Providers/Funders Councils); Outcome: Identification of Need
Sort Order	24
Agency/Group/Organization	Pinellas County Sheriff's Office
Agency/Group/Organization Type	Other government-Local; Grantee Department
What section of the Plan was addressed by Consultation?	Homelessness Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Law enforcement participated in the October thru November 2024 public meetings, and was invited to participate in the online Needs Assessment and Fair Housing surveys; Outcome: Identification of Need
Sort Order	25
Agency/Group/Organization	PCSB HEAT Team
Agency/Group/Organization Type	Services-Education; Other (School Board)
What section of the Plan was addressed by Consultation?	Homeless Needs-Families with Children; Homelessness Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation: Pinellas County School Board HEAT Team participated in the Continuum of Care Focus Group (HLA Providers/Funders Councils); Outcome: Identification of Need
Sort Order	26

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
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 2025 public hearing; Outcome: Identification of Need
Sort Order	27
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, Development of Goals and Strategies
Sort Order	28
Agency/Group/Organization	Tampa Bay Healthcare Collaborative
Agency/Group/Organization Type	Other (Health and Human Services Organization)
What section of the Plan was addressed by Consultation?	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: Non-profit organization that holds regular committee/quarterly meetings, published resources related to patient advocacy and health equity, networking among health providers; Outcome: Identification of Need, Development of Goals and Strategies
Sort Order	29
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	30
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

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Pinellas County is currently coordinating with the cities of Clearwater, Largo and St. Petersburg in the preparation of a joint Analysis of Impediments to Fair Housing Choice (AI). During the development of the Consolidated Plan, the County partnered with the cities of Clearwater, Largo and St. Petersburg to conduct public outreach and Fair Housing public meetings to obtain input on the priority housing needs within Pinellas County for incorporation into the Consolidated Plan. Representatives from each of the 18 municipalities located within the County, who also cooperate with the County in the CDBG program, were invited to participate in the public meetings and to provide input on the housing needs within each of their communities. Additionally, links to online Needs Assessment and Fair Housing surveys were sent to these representatives, allowing interested parties to provide input even if they were not able to attend a public meeting.

The cities of Clearwater, Largo, Pinellas Park, and St. Petersburg are entitlement jurisdictions located within Pinellas County. When funding requests are made to the County for projects physically located within the geographic limits of these entitlement jurisdictions, the County coordinates closely with the respective jurisdiction to jointly fund projects that serve both City and County residents.

Pinellas County also reviews and approves plans of the local housing authorities for consistency with the County's Consolidated Plan.

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, focus groups, and surveys were held over the planning period to identify priority needs in the community and to determine the goals for the next five-year period.

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.

PR-15 Citizen 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 Consolidated 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 conducted a Needs Assessment Survey and Fair Housing Survey from October 1, 2024, thru December 6, 2024. The survey process was overseen by the County and implemented through the internet. Hard copies of the surveys were also made available at three (3) Needs Assessment meetings and three (3) Fair Housing meetings. These hard-copy surveys were then entered into the online system for inclusion in the results. In total, the County received 386 responses to the Needs Assessment Survey and 176 responses to the Fair Housing Survey. Participating

cities, partner agencies, and community organizations were encouraged to engage and collect feedback from individuals receiving services during the Needs Assessment and Fair Housing campaign.

The results of the surveys, compiled with public input received during the public meetings and focus group, identified the priority housing and community development needs for the next five years.

Citizen Participation Outreach

See **Table 4** as follows for a summary of citizen participation outreach.

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; Non-English Speaking (Spanish language)	Online Needs Assessment and Fair Housing surveys were conducted to receive input on priority housing, homeless, special populations, and community development needs. The survey was made available to the public for two consecutive months (October thru November 2024). Survey links were posted to the Community Development Division webpage and emailed to participating cities, partner agencies, and community organizations. In total, 386 Needs Assessment surveys, and 176 Fair Housing surveys, were completed and submitted online.	The survey was made available in English and Spanish languages. The survey questions and results are included in the Consolidated Plan Appendix.	All comments were considered during development of the Consolidated Plan.	pinellas.gov/department/community-development/

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)
2	Internet Outreach	Non-targeted/ Broad Community	Public meeting notices were posted on the Community Development Division webpage, and to the Pinellas County Government Online Calendar, between October 10, 2024, and October 13, 2024, for the meetings held in October thru November 2024.	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).	pinellas.gov/events/
3	Newspaper Ad	Non-targeted/ Broad Community	Public meeting notices for the meetings held in October thru November 2024. Published in Tampa Bay Times (general circulation) on October 13, 2024. Published in La Gaceta (Spanish language newspaper) on October 11, 2024. Published in Tre Florida (Vietnamese language newspaper) on October 11, 2024.	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)
4	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 Consolidated Plan and AI process, availability of the online Needs Assessment Survey, and the public meetings held in October thru November 2024. Officials of participating cities, representatives of public service providers, and affordable housing providers were noticed by email.	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 meetings, and it is assumed that some recipients completed the online surveys.	Not applicable (no comments received on the advisory emails 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)
5	Public Meeting	Non-targeted/ Broad Community	A North County Needs Assessment public meeting was held on October 29, 2024, at the Tarpon Springs Library. Four (4) persons attended.	Affordable housing with access to transportation (potentially through infill development or adaptive reuse); legal services/eviction prevention; a walkable grocery or food co-op to address food deserts; public swimming pool and child safety swim classes; mental and behavioral health programs for children and youth; support for nontraditional families (e.g., grandparents raising grandchildren); and community centers that reduce social isolation and improve intergenerational connection (e.g., volunteer service programs).	All comments were considered during development of the Consolidated Plan.	

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)
6	Public Meeting	Non-targeted/ Broad Community	A Mid County Needs Assessment public meeting was held on November 6, 2024, at the Largo Library. Five (5) persons attended.	Down payment assistance for homeowner affordable housing; infrastructure improvements for resiliency (e.g., flood/hurricane); programs for victims of domestic violence such as rapid rehousing and longer-term shelters; and family services programs. Pedestrian improvements and transit-related development, housing rehabilitation, and education and employment opportunities are also needed.	All comments were considered during development of the Consolidated Plan.	

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)
7	Public Meeting	Non-targeted/ Broad Community	A South County Needs Assessment public meeting was held on November 13, 2024, at the Lealman Exchange. Three (3) persons attended.	Affordable housing through infill development (e.g., accessory dwelling units) and adaptive reuse; larger units for multi-generational families; coordination with the CoC for homeless street outreach and health services navigation; public services for special needs, such as neurodivergent populations; food assistance; affordable childcare; and capital improvements for public facilities.	All comments were considered during development of the Consolidated Plan.	
8	Public Meeting	Non-targeted/ Broad Community	Three (3) Fair Housing public meetings were held in October thru November 2024 (Tarpon Springs, Largo, and Lealman). In total, approximately eight (8) persons attended these meetings.	Disability status as barrier, affordable housing crisis, need to benchmark best practices across region (St. Petersburg, etc.), explore adaptive reuse and accessory dwelling units (ADUs) as affordable housing solutions, provide Fair Housing training as part of permitting process (e.g., ADUs).	All comments were considered during development of the Consolidated Plan.	

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	Other (Focus Group)	Other (Homeless Funders and Providers Councils)	A Focus Group with the Homeless Leadership Alliance (HLA) Funders and Providers Councils (i.e., Continuum of Care or CoC) was held on January 24, 2025, at the City of Largo EOC. Thirty-three (33) persons attended.	Lack of available ESG funding to address homeless needs, human services, including but not limited to mental and behavioral health services and substance abuse treatment, homeless prevention through emergency payments, up-front move-in assistance (e.g., rental deposits for 2-3 months), affordable housing for the "working poor" in low-paying jobs, affordable housing with supportive services (e.g., permanent supportive housing), and hurricane hardening of housing and homeless facilities, including energy efficiency improvements.	All comments were considered during development of the Consolidated Plan.	
10	Internet Outreach	Non-targeted/ Broad Community	Notice was posted on the Community Development Division webpage for the Joint Performance Review and Needs Assessment Public Hearing held by the City of Largo and Pinellas County on January 13, 2025.	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).	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)
11	Newspaper Ad	Non-targeted/ Broad Community	Newspaper ad was published in the Tampa Bay Times (general circulation) on December 29, 2024, and in the La Gaceta (Spanish language newspaper) and TreMagazine (Vietnamese language newspaper) on December 27, 2024, for the Joint Performance Review and Needs Assessment Public Hearing held by the City of Largo and Pinellas County on January 13, 2025.	Not applicable (no comments received on the newspaper ad specifically). Notice to general public, participating cities, partner agencies, and community organizations.	Not applicable (no comments received on the newspaper ad 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)
12	Public Hearing	Non-targeted/ Broad Community	A Joint Performance Review and Needs Assessment Public Hearing was held by the City of Largo and Pinellas County on January 13, 2025, at the Pinellas County Housing and Community Development Department's Conference Room, 1st Floor, 310 Court Street, Clearwater, FL 33756. Fourteen (14) persons attended.	Public Hearing presented a review of program performance over the previous PY 2023/2024, introduced the NOFA for the 2025/2026 Action Plan, and solicited citizen's views regarding housing and community development needs for the 2025-2029 Consolidated Plan.	All comments were considered during development of the Consolidated Plan.	
13	Internet Outreach	Non-targeted/ Broad Community	Comment period notice was placed on the Community Development Division webpage on April 4, 2025, in English, Spanish, and Vietnamese languages.	Not applicable (no comments received on the web notice specifically). Notice to general public, participating cities, partner agencies, and community organizations.	Not applicable (no comments received on the web notice specifically).	pinellas.gov/department/community-development/

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)
14	Newspaper Ad	Non-targeted/ Broad Community	Notice of comment period newspaper ad was published in the Tampa Bay Times (general circulation) on April 6, 2025, and in La Gaceta (Spanish language newspaper) and TreMagazine (Vietnamese language newspaper) on April 4, 2025.	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 notice specifically).	
15	Other (Comment Period)	Non-targeted/broad community	30-day public comment period held April 7, 2025, thru May 6, 2025.	No comments received during 30-day comment period.	Not applicable (no comments received during 30-day comment period).	
16	Newspaper Ad	Non-targeted/broad community	Notice of June 17, 2025, public hearing newspaper ad was published in the Tampa Bay Times (general circulation) on June 1, 2025, and in La Gaceta (Spanish language newspaper) and TreMagazine (Vietnamese language newspaper) on May 30, 2025.	TBD.	TBD.	

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)
17	Public Hearing	Non-targeted/broad community	Public Hearing by the Pinellas County Board of County Commissioners on June 17, 2025, to receive comments prior to approval of the 2025-2029 Five-Year Consolidated Plan and 2025/2026 Annual Action Plan.	TBD. The meeting agenda/minutes will be included in the appendix attachments.	TBD.	
18	Newspaper Ad	Non-targeted/broad community	Notice of May 26, 2026, public hearing newspaper ad was published in the Tampa Bay Times (general circulation) on May 17, 2026.	Not applicable (no comments received on the newspaper ads specifically).	Not applicable (no comments received on the newspaper ads specifically).	
19	Internet Outreach	Non-targeted/ Broad Community	Notice was posted on the Community Development Division webpage for the Public Hearing by Pinellas on Nay 26, 2026.	Not applicable (no comments received on the webpage notices specifically)..	Not applicable (no comments received on the webpage notices specifically).	pinellas.gov/department/community-development/
20	Public Hearing	Non-targeted/broad community	Public Hearing by Pinellas on May 26, 2026, to receive to input on the needs of the homeless and/or at-risk of homelessness.	All comments received were considered in preparation of the First Amendment.	All comments received were considered in preparation of the First Amendment.	

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)
21	Newspaper Ad	Non-targeted/ Broad Community	Notice of comment period newspaper ad was published in the Tampa Bay Times (general circulation) on May 31, 2026.	Not applicable (no comments received on the newspaper ads specifically). r	Not applicable (no comments received on the newspaper notice specifically).	
22	Other (Comment Period)	Non-targeted/broad community	5-day public comment period held June 1, 2026, thru June 5, 2026.	No comments received during 5-day comment period.	No comments received during 5-day comment period).	
23	Internet Outreach	Non-targeted/ Broad Community	Comment period notice was placed on the Community Development Division webpage on May 31, 2026.	Not applicable (no comments received on the web notice specifically).	Not applicable (no comments received on the web notice specifically).	pinellas.gov/department/community-development/
24	Public Meeting	Non- targeted/ broad community Partners and organizations in the community	First Amendment approved at 6/16/2026 BCC Meeting. A notice announcing the meeting was posted on the County's website.	TBD. The meeting agenda/minutes will be included in the appendix attachments	TBD	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment section of the Five-Year Consolidated Plan identifies Pinellas County's housing and community development needs. Data from the Comprehensive Housing Affordability Strategy (CHAS) database and the U.S. Census Bureau's American Community Survey (ACS) database are referenced in this section. Additionally, this section is supported with data from the local public housing authorities and other documentation from Pinellas County and its partners.

The data herein (unless otherwise noted) corresponds to the Urban County and the City of Largo (Pinellas County Consortium) and excludes data for the cities of Clearwater, St. Petersburg, and Pinellas Park, which are separate entitlement communities.

The Needs Assessment section evaluates the demand for housing and community development assistance by the following income groups based on Area Median Income (AMI):

- Extremely Low Income (0-30% AMI)
- Very Low Income (30%-50% AMI)
- Low Income (50%-80% AMI)

AMI is based on the FY 2024 HUD Income Limits Documentation System, which is outlined in **Table 5 (Supplemental Table 1)**. Pinellas County is located within the Tampa-St. Petersburg-Clearwater, FL MSA where the AMI is $92,000. For a family of four (4) persons, extremely low income is $31,200, very low income is $47,750, and low income is $76,400. For Emergency Solutions Grants (ESG), extremely low income is $28,650.

Income Limit Category	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
ESG/CoC Extremely Low (30%)	$20,100	$22,950	$25,800	$28,650	$30,950	$33,250	$35,550	$37,850
Section 8 Extremely Low*	$20,100	$22,950	$25,820	$31,200	$36,580	$41,960	$47,340	$52,720
Very Low (50%)	$33,450	$38,200	$43,000	$47,750	$51,600	$55,400	$59,250	$63,050
Low (80%)	$53,500	$61,150	$68,800	$76,400	$82,550	$88,650	$94,750	$100,850

Data Source: HUD Income Limits Documentation System (2024); *Calculated as 30/50ths (60%) of the Section 8 Very Low-Income Limits

Table 5 – FY 2024 HUD Income Limits (Tampa-St. Petersburg-Clearwater, FL MSA) (Supplemental Table 1)

The Urban County has a low- and moderate-income threshold of 51% (same as for the City of Largo) for CDBG eligibility. **Map 1** shows the Census Block Groups where 51% or more of the population is within the low- or moderate-income limit categories based on 2016-2020 ACS Low- and Moderate-Income Summary Data (LMISD) published by HUD. According to HUD FY 2024 LMISD, there are approximately 236,080 persons of low- or moderate income within the Urban County, which represents 39.55% of the Urban County's population for which LMISD status is calculated.

Map 1 also shows the Census Block Groups for the City of Largo. The Urban County, like the City of Largo, is not an exception grantee; therefore, the low- and moderate-income threshold is 51% within that geography. According to HUD FY 2024 LMISD, there are approximately 62,065 persons of low- or moderate income within the City of Largo, which represents 48.88% of the City's population for which LMISD status is calculated.

As part of the planning process, Pinellas County conducted public meetings, hearings, and an online survey to assess housing and community development needs. The "Top 4" needs identified during the planning process were affordable housing; homeless shelters, facilities, and services; mental and behavioral health services; and public facilities and improvements (e.g., stormwater/drainage systems). From this outreach and the data herein, Pinellas County identified the following priority needs:

<u>Affordable Housing</u>

- Preservation/production of affordable housing (rental and owner)
- Housing assistance (rental and owner)

<u>Homeless and Non-Homeless Special Needs</u>

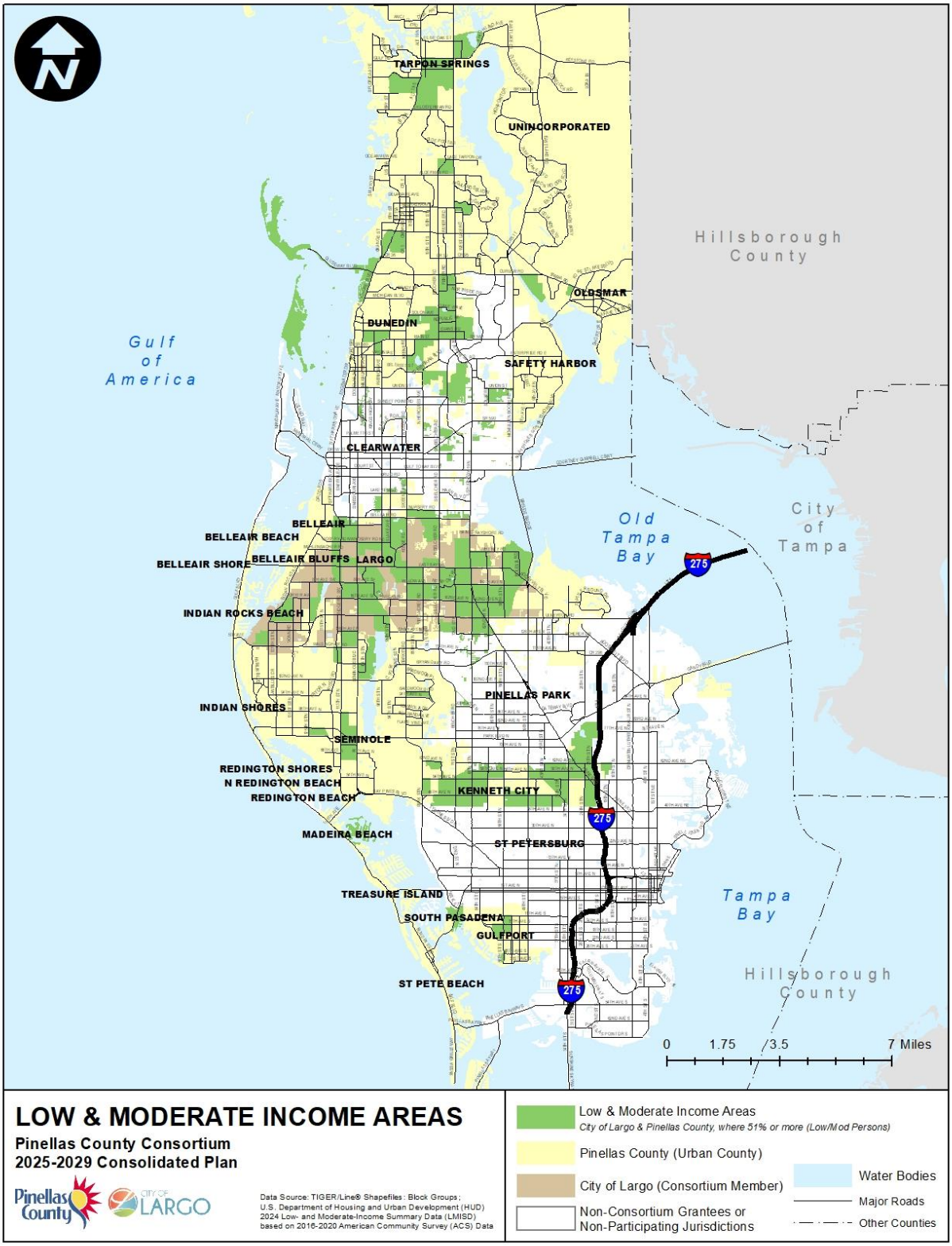
- Homeless shelters, facilities, and services (including homeless prevention)
- Special needs housing, facilities, and services (especially for the elderly)

<u>Non-Housing Community Development</u>

- Public facilities and improvements (including accessibility, resiliency)
- Public services (mental and behavioral health, healthcare, food assistance, childcare/youth services, and transportation)
- Code enforcement/blight removal
- Economic development (employment opportunities, job training, small business assistance)

Over the next five years, the County will use Federal, State, and local resources to address these priority needs. Additionally, each year during the Annual Action Plan process, the County will hold public hearings to assess emerging needs.

Map 1 – Low- and Moderate-Income Areas



NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The data in the Housing Needs Assessment subsection describes the characteristics of Pinellas County's households and housing stock. This subsection provides the estimated number and type of households in need of housing assistance by income level, tenure type (owner or renter), household type, and housing problem (cost burdened, severely cost burdened, substandard housing, overcrowding, or geographic concentration of racial/ethnic groups). This section also integrates the needs identified during consultation and public outreach.

The Housing Needs Assessment includes the following contents:

1. Summary of Housing Needs
2. Demographics
3. Number of Households
4. Housing Problems 1
5. Housing Problems 2
6. Cost Burden > 30%
7. Cost Burden > 50%
8. Crowding Table (More than One Person Per Room)
9. Additional Housing Needs Narrative

In summary, low- and moderate-income populations in Pinellas County continue to experience higher rates of housing problems, such as housing cost burden and overcrowding. As a result, these populations have an increased risk of homelessness. The data herein demonstrates the need for preservation and production of affordable housing for both renters and owners, housing assistance, and continued economic development to increase the median income of low- and moderate-income households countywide.

Demographics	Base Year: 2014	Most Recent Year: 2023	% Change
Population	517,517	529,421	2%
Households	509,187	519,168	2%
Median Income	$45,574	$70,293	54%

Data Source: 2010-2014 ACS (Base Year), 2019-2023 ACS (Most Recent Year), Population and Households data for Urban County and City of Largo; Median Income data for Pinellas County (All)

Table 6 - Housing Needs Assessment Demographics

Demographics

Table 6 displays the population, number of households, and median income for the base year, the most recent year, and the percentage of change over time. This data is limited to the Urban County and the City of Largo, except for median income which is calculated over the entire county. This data set shows an overall population increase of only 2% between the years 2014 and 2023. During this time, the number of households increased 2%. These numbers show little growth within the Urban County and

City of Largo. In contrast, the countywide median income increased 54% over the last decade, indicating that economic growth has outpaced population growth.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	26,890	28,695	42,120	23,550	111,015
Small Family Households	4,058	5,712	10,473	7,115	46,355
Large Family Households	425	640	1,444	718	4,877
Household contains at least one person 62-74 years of age	9,322	9,039	13,418	7,659	32,973
Household contains at least one person age 75 or older	7,721	9,181	11,206	4,435	15,958
Households with one or more children 6 years old or younger	1,687	1,846	3,271	2,131	5,841

Data Source: 2016-2020 CHAS

Table 7 - Total Households Table

Households and Types

Table 7 shows the number and type of households by HUD Adjusted Median Family Income (HAMFI). The default data source is the 2016-2020 CHAS database, developed by HUD.

The highest number of total households is in the greater than 100% HAMFI group with 111,015 households. The second highest is the >50-80% HAMFI group (42,120). Nearly 27,000 households (26,890) or approximately 12% of all households in Pinellas County earn below 30% of HAMFI.

Small family households are households that have a family with two to four members. The highest number of small family households is within the >100% HAMFI group (46,355). The second-highest number of small family households is within the >50-80% HAMFI group (10,473). Less than 5,000 households (4,058) or approximately 6% of small family households in Pinellas County earn below 30% of HAMFI.

Large family households are households that have a family of five or more members. Again, the highest number of large family households is within the >100% HAMFI group (4,877). The second-highest number of large family households is within the >50-80% HAMFI group (1,444). Less than 500 households (425) or approximately 5% of large family households in Pinellas County earn below 30% of HAMFI.

Table 7 also provides data on households that contain at least one person considered to be elderly. The data suggest that among income groups, the largest number of households with a person 62-74 years of age is within the >100% HAMFI income group (32,973). The largest number of households with a person 75 years or older is also within the >100% HAMFI income group (15,958). Approximately 121,000 households (120,912) have a person 62 years or older. Of these, 17,043 households (14%) earn below 30% of HAMFI.

Finally, data provided in **Table 7** show the number of households with one or more children 6 years old or younger. Among the household income groups identified, the highest number of households with children 6 years or younger is within the >100% HAMFI income group (5,841). The second highest number of households with children 6 years old or younger is within the >50-80% HAMFI group (3,271). Approximately 11% (1,687) of households with young children earn below 30% HAMFI in Pinellas County.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

Number of Households	Renter, 0-30% AMI	Renter, >30-50% AMI	Renter, >50-80% AMI	Renter, >80-100% AMI	Renter, Total	Owner, 0-30% AMI	Owner, >30-50% AMI	Owner, >50-80% AMI	Owner, >80-100% AMI	Owner, Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	429	423	369	175	1,396	93	89	114	109	405
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	140	225	155	70	590	14	30	135	65	244
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	95	269	494	75	933	4	115	130	205	454
Housing cost burden greater than 50% of income (and none of the above problems)	7,377	5,191	1,416	247	14,231	9,060	4,235	3,433	868	17,596
Housing cost burden greater than 30% of income (and none of the above problems)	525	3,718	6,735	1,671	12,649	2,573	5,130	6,110	2,862	16,675
Zero/negative Income (and none of the above problems)	1,122	0	0	0	1,122	2,152	0	0	0	2,152

Data Source: 2016-2020 CHAS

Table 8 – Housing Problems Table

Table 8 displays the number of households with housing problems by tenure and HUD Adjusted Median Family Income (HAMFI) according to the default 2016-2020 CHAS data developed by HUD.

As defined by HUD, housing problems include:

- Substandard housing lacking complete plumbing facilities
- Substandard housing lacking complete kitchen facilities
- Overcrowded households with 1.01 to 1.5 people per room, excluding bathrooms, porches, foyers, halls, or half-rooms
- Households with housing cost burden greater than 30% of income

As shown in **Table 8**, among the "housing problem" categories, households within Pinellas County are most commonly impacted by severe housing cost burden (greater than 50% of income) and housing cost burden (greater than 30% of income).

The first housing problem, substandard housing, is defined as a household without hot and cold piped water, a flush toilet and a bathtub or shower, and kitchen facilities that lack a sink with piped water, a range or stove, or a refrigerator. **Table 8** identifies 1,396 renter households and 405 owner households that live in substandard housing.

The second housing problem identified is households living in overcrowded conditions. There are two forms of overcrowding defined by HUD and identified in **Table 8**:

1. Severely overcrowded is defined as a household having complete kitchens and bathrooms but housing more than 1.51 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
2. Overcrowded is defined as a household having complete kitchens and bathrooms but housing more than 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.

As shown in **Table 8**, 1,523 renter households are experiencing some form of overcrowding while 698 owner occupied households are experiencing some form of overcrowding.

The final housing problem identified is cost burden. Cost burden is a fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities.

For owners, housing costs include mortgage payment, taxes, insurance, and utilities. Cost burden is broken into two categories based on severity:

- Severe housing cost burden greater than 50% of income
- Housing cost burden greater than 30% of income

As shown in **Table 8**, 12,649 renters have a cost burden greater than 30% of income and 14,231 renters have a cost burden greater than 50% of income. Approximately 17,000 (16,675) owners have a cost burden greater than 30% of income and 17,596 owners have a cost burden greater than 50% of income.

Overall, 29,324 households in Pinellas County are experiencing a cost burden greater than 30% of income and 31,827 households are experiencing a cost burden greater than 50% of income. Owners appear to be affected slightly more than renters by the cost of housing within Pinellas County. Of the 61,151 households experiencing a cost burden of some kind, 34,271 (56%) are owners.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

Number of Households	Renter, 0-30% AMI	Renter, >30-50% AMI	Renter, >50-80% AMI	Renter, >80-100% AMI	Renter, Total	Owner, 0-30% AMI	Owner, >30-50% AMI	Owner, >50-80% AMI	Owner, >80-100% AMI	Owner, Total
Having 1 or more of four housing problems	8,047	6,125	2,425	573	17,170	9,180	4,460	3,818	1,252	18,710
Having none of four housing problems	2,828	4,832	11,563	6,161	25,384	6,823	13,275	24,300	15,600	59,998
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Data Source: 2016-2020 CHAS

Table 9 – Housing Problems 2

Table 9 displays the number of households with no housing problems, one or more housing problems, and negative income by tenure and HUD AMI. The Default Data Source is the 2016-2020 CHAS data developed by HUD.

As the data reveals in **Table 9**, both renters and owners in the 0-30% AMI group experience the highest occurrence of one or more of the four housing problems when compared to other income groups. A total of 17,227 households below 30% AMI experience some form of housing problem. More owner households than renter households (9,180 and 8,047, respectively) in the 0-30% AMI group have one or more of the four housing problems. Overall, owner households experience the highest occurrence of one or more of the four housing problems, although housing problems affect renter households similarly (18,710 owner households versus 17,170 owner households).

Additionally, the CHAS data is not reporting any renter households or owner households within the 0-30% AMI group to have negative income but none of the other four identified housing problems.

3. Cost Burden > 30%

Number of Households	Renter, 0-30% AMI	Renter, >30-50% AMI	Renter, >50-80% AMI	Renter, Total	Owner, 0-30% AMI	Owner, >30-50% AMI	Owner, >50-80% AMI	Owner, Total
Small Related	2,059	2,940	2,883	7,882	1,090	1,411	2,121	4,622
Large Related	249	319	240	808	114	215	366	695
Elderly	3,840	3,565	2,708	10,113	8,503	6,774	5,753	21,030
Other	2,298	2,955	2,600	7,853	2,009	1,097	1,425	4,531
Total need by income	8,446	9,779	8,431	26,656	11,716	9,497	9,665	30,878

Data Source: 2016-2020 CHAS

Table 10 – Cost Burden > 30%

Table 10 and **Table 11** display the number of households with housing cost burdens greater than 30% of income and greater than 50% of income, respectively, by household type, tenure, and household income (expressed as a percentage of AMI). The Default Data Source is the 2016-2020 CHAS data developed by HUD.

Households are broken into four categories:

1. Small related – Family households with two to four related members
2. Large related – Family households with five or more related members
3. Elderly – A household whose head, spouse, or sole member is a person who is at least 62 years of age
4. Other – All other households

A total of 12,504 “Small Related” households have a cost burden greater than 30% of income, of which approximately 63% are renters and 37% are owners.

A total of 1,503 “Large Related” households have a cost burden greater than 30% of income, of which approximately 54% are renters and 46% are owners.

As shown in **Table 10**, “Elderly” households overall are experiencing the highest degree of housing cost burden greater than 30% of income. A total of 31,143 “Elderly” households have a cost burden greater than 30% of income, of which approximately 32% are renters and 68% are owners. Cost burden greater than 30% of income disproportionally affects elderly homeowners. Elderly homeowner households are affected by cost burden at twice the rate of elderly renters.

Additionally, 12,384 “Other” (non-related and non-elderly) households have a cost burden greater than 30% of income of which approximately 63% are renters and 37% are owners.

Comparatively, “Large Related” households overall are experiencing the lowest degree of cost burden greater than 30% of income, whereas “Elderly” households overall are experiencing the highest degree of housing cost burden greater than 30% of income.

Owner-occupied households experience the highest degree of cost burden greater than 30% of income, although cost burden affects renter households similarly (30,878 owner households versus 26,656 renter households).

For renter households, the >30-50% AMI Income group has the most households (9,779) with a cost burden greater than 30% of income. For owner households, the 0-30% AMI group has the most households (11,716) with a cost burden greater than 30% of income.

4. Cost Burden > 50%

Number of Households	Renter, 0-30% AMI	Renter, >30-50% AMI	Renter, >50-80% AMI	Renter, Total	Owner, 0-30% AMI	Owner, >30-50% AMI	Owner, >50-80% AMI	Owner, Total
Small Related	0	0	1,370	1,370	892	961	0	1,853
Large Related	0	0	194	194	104	85	108	297
Elderly	3,475	2,133	735	6,343	6,421	2,607	2,049	11,077
Other	0	2,173	1,962	4,135	1,721	0	0	1,721
Total need by income	3,475	4,306	4,261	12,042	9,138	3,653	2,157	14,948

Data Source: 2016-2020 CHAS

Table 11 – Cost Burden > 50%

A total of 3,223 “Small Related” households have a cost burden greater than 50% of income, of which approximately 43% are renters and 57% are owners.

A total of 491 “Large Related” households have a cost burden greater than 50% of income, of which approximately 40% are renters and 60% are owners.

As shown in **Table 11**, “Elderly” households overall are experiencing the highest degree of housing cost burden greater than 50% of income. A total of 17,420 “Elderly” households have a cost burden greater than 50% of income, of which approximately 36% are renters and 64% are owners. Cost burden greater than 50% of income disproportionally affects elderly homeowners. Elderly homeowner households are affected by cost burden at nearly twice the rate of elderly renters.

Additionally, 5,856 “Other” (non-related and non-elderly) households have a cost burden greater than 50% of income of which approximately 71% are renters and 29% are owners.

Comparatively, “Large Related” households overall are experiencing the lowest degree of cost burden greater than 50% of income, whereas “Elderly” households overall are experiencing the highest degree of housing cost burden greater than 50% of income.

Owner-occupied households experience the highest degree of cost burden greater than 50% of income, although cost burden affects renter households similarly (14,948 owner households versus 12,042 renter households).

For renter households, the >30-50% AMI Income group has the most households (4,306) with a cost burden greater than 50% of income. For owner households, the 0-30% AMI group has the most households (9,138) with a cost burden greater than 50% of income.

5. Crowding (More than one person per room)

Number of Households	Renter, 0-30% AMI	Renter, >30-50% AMI	Renter, >50-80% AMI	Renter, >80-100% AMI	Renter, Total	Owner, 0-30% AMI	Owner, >30-50% AMI	Owner, >50-80% AMI	Owner, >80-100% AMI	Owner, Total
Single family households	210	400	564	85	1,259	4	135	225	214	578
Multiple, unrelated family households	10	18	65	10	103	4	0	45	70	119
Other, non-family households	30	75	10	50	165	10	10	4	10	34
Total need by income	250	493	639	145	1,527	18	145	274	294	731

Data Source: 2016-2020 CHAS

Table 12 – Crowding Information – 1/2

Table 12 displays the number of households that are overcrowded, defined as households with more than one person per room, excluding bathrooms, porches, foyers, halls, or half-rooms. The data is displayed by household type, tenure, and household income (expressed as a percentage of AMI). The Default Data Source is 2016-2020 CHAS data developed by HUD.

Renter-occupied households experience the highest degree of crowding (1,527 renter households versus 731 owner households). As shown in **Table 12**, overcrowding is most prevalent in single family renter households. Approximately 1,300 (1,259) single family renter households experience overcrowding, with most in the 50-80% AMI group. Among owner-occupied households, single family households experience the most crowding (578), with most in the >50-80% AMI group.

When accounting for income, renter households in the >50-80% AMI group experience the highest number of crowded households (639). Among owner-occupied households, the highest number of crowded households (294) is in the >80-100% AMI group when compared to other income groups. In terms of households with children present, crowding is most prevalent in renter households overall, and specifically renter households earning >50-80% AMI (see **Table 13**).

Number of Households	Renter, 0-30% AMI	Renter, >30-50% AMI	Renter, >50-80% AMI	Renter, Total	Owner, 0-30% AMI	Owner, >30-50% AMI	Owner, >50-80% AMI	Owner, Total
Households with Children Present	55	108	141	304	3	23	44	70

Data Source: 2016-2020 CHAS (Crowding Information 1/2), 2019-2023 ACS; estimates are based on the percentage of occupied housing units with children under 18 years for renters (22%) and owners (16%) applied to the Crowding Information 1/2 table.

Table 13 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

Non-homeless small-related households have a significant cost burden when compared to other household types, with 12,504 small-related households having a cost burden greater than 30% of income and 3,223 small-related households having a cost burden greater than 50% of income. Additionally, elderly households (62 years or older) in Pinellas County may be comprised of single persons. According to the 2016-2020 CHAS, 31,143 elderly households have a cost burden greater than 30% of income and 17,420 elderly households have a cost burden greater than 50% of income. Comparatively, elderly homeowners experience housing cost burden at nearly twice the rate of elderly renters.

A significant housing cost burden is associated with an increased risk of homelessness. According to the most recent homeless census or annual point-in-time (PIT) survey for the St. Petersburg, Clearwater, Largo/Pinellas County CoC conducted on January 24, 2024, there are 1,572 homeless households without children (i.e., non-family) in Pinellas County that need housing assistance. Of these, 958 households were in emergency shelter or transitional housing, and 614 households remained unsheltered. These homeless households without children are assumed to need housing assistance to attain more permanent housing.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the 2019-2023 ACS 5-Year Estimates, approximately 86,396 people (17% of the civilian noninstitutionalized population) in the Urban County and City of Largo (Pinellas County Consortium) reported having a disability. While a substantial number (33,925 or 39%) of disabled persons are between 18 and 64 years of age, over half (47,572 or 55%) of disabled persons are 65 years and over. Persons with disabilities may face housing challenges related to accessibility or Fair Housing, as frequently documented by the Pinellas County Office of Human Rights. Moreover, elderly persons with disabilities are likely to live on reduced income and therefore experience housing cost burden. Based on the CHAS data provided in this section, more elderly homeowner households are cost burdened than elderly renter households, as homeowner housing becomes more difficult to afford, maintain, and insure.

According to the 2020 Florida Department of Law Enforcement Uniform Crime Reports (UCR), there were 6,111 reported domestic violence offenses and 3,776 domestic violence arrests in Pinellas County overall in 2020. The majority of these were assaults. Based on the UCR data, there was a 13% decrease in the amount of reported domestic violence offenses between 2010 and 2020 (7,065 and 6,111, respectively), and a 14% decrease in the number of domestic violence arrests between 2010 and 2020 (4,382 and 3776, respectively). Although the incidence of domestic violence is decreasing in Pinellas County, there are likely several thousand victims annually that may need emergency or transitional housing assistance due to domestic violence.

What are the most common housing problems?

By far, the most common housing problem in Pinellas County is cost burden, for both renter and owner households. Combined, the total number of households with a cost burden greater than 30%, whether renter or owner, is 57,534. In Pinellas County, substandard housing (lacking complete plumbing or kitchen facilities) is more of a problem for renter households. Overcrowded housing (1.01-1.5 people per room) and severely overcrowded housing (more than 1.5 people per room) is also more of a problem for renter households. In contrast, housing cost burdens >50% and >30% are more problematic for owner households.

Are any populations/household types more affected than others by these problems?

Substandard and overcrowded housing is most common among renters. Single family renter households are more affected by crowding than multiple, unrelated family or other non-family renter households. Single family owner households are more affected by crowding than multiple, unrelated family or other non-family owner households.

When cost burden is more than 30% of income, renter households earning >30-50% AMI and owner households earning 0-30% are most affected. When cost burden is more than 50% of income, renter households earning >30-50% AMI and owner households earning 0-30% AMI are most affected.

Comparisons of cost burden by household type show that while large related renter and owner households are less affected by cost burden, small related, elderly and other household types are more affected. “Elderly” owner and renter households are disproportionately cost burdened compared to other household types.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

According to The Eviction Lab at Princeton University, the eviction rate in Pinellas County is 3.9% (2017). In the Lealman neighborhood, within the County’s low- and moderate-income Target Areas, the eviction rate rages from 7.3% to 8.2%. Most of these evictions were the result of individuals and families being unable to afford their housing costs such as rent and utilities. Those at imminent risk of eviction include low-income women, especially women of color, domestic violence victims, and families with children in poverty. Eviction leads to homelessness, legal problems, loss of employment, and health and mental health issues.

Those at imminent risk of homelessness or nearing termination of assistance need additional resources similar to those of already homeless individuals, including other housing assistance and referrals from County departments, local agencies, or housing authorities, self-sufficiency training and case management, access to healthcare and mental health counseling, job training, and legal guidance.

The results of the online survey conducted from October 1, 2024, through December 6, 2024, indicate that among the highest priorities for the Pinellas County Consortium are affordable housing and homeless shelters, facilities, and services. Beyond affordable housing, low-income individuals and families need stable employment and access to public transportation or other transportation means to maintain that employment. For example, according to the 2019-2023 ACS, 7% of occupied housing units in Pinellas County do not have access to a vehicle. This percentage is even higher in lower income areas such as Lealman. After interim housing assistance, such as emergency shelter, transitional, or rapid rehousing programs are exhausted, it is critical that low-income individuals and families have access to reliable transportation and employment opportunities (including job training and placement) so that they can access more permanent affordable housing.

According to the Housing + Transportation Index (H+T), while cost burden begins at 30% of household income, when housing and transportation costs are added, the threshold is closer to 45%. Pinellas County's housing and transportation costs add up to 50% of income for a typical household, which is well above the threshold of 45%. High transportation costs exacerbate any imminent risk of homelessness for Pinellas County's low- and moderate-income population.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

HUD estimates that renter households in the 0-30% AMI group paying over 50% of their income for rent are the most at-risk for becoming homeless. According to 2016-2020 CHAS data, an estimated 31,827 households are severely cost-burdened and spending over 50% of their income on housing. This represents 14% of all households in the Pinellas County Consortium. Furthermore, unemployed persons or persons with only part-time employment, elderly persons on limited or fixed incomes, and persons with other special needs are at a greater risk of homelessness.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

Many factors, including limited supply of affordable housing, substandard and crowded housing, lack of employment opportunities, and substance abuse and/or mental or behavioral health issues are linked to an increased risk of homelessness.

The most recent homeless census for Pinellas County, or annual point-in-time (PIT) survey, was conducted on January 24, 2024. The total number of homeless people counted during the annual PIT survey was 2,110. Of the 2,110 homeless persons counted, 515 were persons in households with adults and children and 1,577 were persons in households with only adults. There were also 18 persons in households with only children reported. Of the 2,110 homeless persons counted, 576 were chronically homeless individuals. Additionally, 231 homeless veterans and 25 persons with HIV need assistance.

Because of the transient nature of homelessness, it is often difficult to locate homeless persons or to follow-up with much needed services and support. Approximately 27% (576) of those surveyed in 2024

were chronically homeless, having been homeless at least four times in the past 3 years. Another 11% (231) were victims of domestic violence, and 36% (769) were mentally ill or struggled with substance abuse. Given these numbers, there is a significant need for mental and behavioral health services in conjunction with homeless prevention and outreach in Pinellas County.

Discussion

The population and number of households living in the Urban County and City of Largo has increased over the last decade, as has the median income. Although the median income increased by 54% over the past decade, nearly half (97,705 or 42%) of the Consortium's households still earn less than 80% HAMFI and approximately 12% of the Consortium's households earn less than 30% HAMFI (based on 2016-2020 CHAS data).

Low- and moderate-income populations continue to experience higher rates of housing problems, such as housing cost burden and overcrowding, which can lead to instability and homelessness. Housing cost burden is more prevalent among owner households, whereas substandard and crowded housing is more prevalent among renter households. As a result of these conditions, low- and moderate-income populations have an increased risk of homelessness. The data herein demonstrates the need for preservation and production of affordable housing for both renters and owners, housing assistance particularly for elderly households, and continued economic development to increase the median income of low- and moderate-income households countywide.

Affordable, quality, and conveniently located housing can improve health equity by reducing exposure to contaminants (e.g., lead), decreasing housing cost burden stress and chronic disease rates, and improving access to food and transportation. The housing needs described above are also integral to the health of low- and moderate-income persons living in Pinellas County.

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need exists when the members of a racial or ethnic group at a certain income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the jurisdiction as a whole (i.e., Pinellas County Consortium) that can be useful in describing overall need.

Again, as defined by HUD, housing problems include:

- Substandard housing lacking complete plumbing facilities
- Substandard housing lacking complete kitchen facilities
- Overcrowded households with 1.01 to 1.5 people per room, excluding bathrooms, porches, foyers, halls, or half-rooms
- Households with housing cost burden greater than 30% of income

The Disproportionately Greater Needs: Housing Problems section covers the following:

1. Introduction
2. Disproportionately Greater Need—Housing Problems 0-30% Area Median Income (AMI)
3. Disproportionately Greater Need—Housing Problems 30-50% AMI
4. Disproportionately Greater Need—Housing Problems 50-80% AMI
5. Disproportionately Greater Need—Housing Problems 80-100% AMI
6. Discussion

This section has four tables that capture the number of housing problems by income, race, and ethnicity. Each table provides data for a different income level (0–30%, 30–50%, 50–80%, and 80–100% AMI). The default data source is the 2016-2020 CHAS data developed by HUD.

0%-30% of Area Median Income

Housing Problems*	Has one or more of four housing problems, #	Has one or more of four housing problems, %	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total
Jurisdiction as a whole	20,313	76%	6,541	0	26,854
White	16,424	75%	5,587	0	22,011
Black / African American	1,296	81%	298	0	1,594
Asian	327	71%	131	0	458
American Indian, Alaska Native	40	44%	50	0	90
Pacific Islander	0	0%	0	0	0
Hispanic	1,769	81%	413	0	2,182

Data Source: 2016-2020 CHAS

Table 14 - Disproportionally Greater Need 0 - 30% AMI

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Of all income levels, the 0-30% AMI category has the highest percentage of households with one or more of four housing problems. An estimated 76% of all households in the 0-30% AMI category has at least one housing problem.

As shown in **Table 14**, no households earning 0-30% AMI have disproportionate needs for assistance.

When considering race and the 0-30% AMI income category, 81% of Black/African American households have at least one housing problem, which is slightly higher than the consortium overall. Comparatively, 75% of White households and 71% of Asian households have at least one housing problem, which are slightly lower than the consortium overall. When considering ethnicity, 81% of Hispanic households earning 0-30% AMI have at least one housing problem, which is slightly higher than the consortium overall.

No Pacific Islander households in the 0-30% AMI income category have housing problems.

30%-50% of Area Median Income

Housing Problems*	Has one or more of four housing problems, #	Has one or more of four housing problems, %	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total
Jurisdiction as a whole	19,404	68%	9,279	0	28,683
White	15,679	65%	8,410	0	24,089
Black / African American	1,515	94%	104	0	1,619
Asian	328	57%	247	0	575
American Indian, Alaska Native	45	64%	25	0	70
Pacific Islander	0	0%	10	0	10
Hispanic	1,505	78%	424	0	1,929

Data Source: 2016-2020 CHAS

Table 15 - Disproportionally Greater Need 30 - 50% AMI

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room, and
4. Cost Burden greater than 30%.

Of all income levels, the 30-50% AMI category has the second-highest percentage of households with one or more of four housing problems. An estimated 68% of all households in the 30-50% AMI category has at least one housing problem.

As shown in **Table 15**, Black/African American (94%) households and Hispanic Households (78%) earning 30-50% AMI have a disproportionate need for assistance, with a significantly higher percentage of households having at least one housing problem.

When considering race and the 30-50% AMI income category, 65% of White households, 64% American Indian, Alaska Native households, and 57% of Asian households have at least one housing problem.

No Pacific Islander households in the 0-30% AMI income category have housing problems.

50%-80% of Area Median Income

Housing Problems*	Has one or more of four housing problems, #	Has one or more of four housing problems, %	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total
Jurisdiction as a whole	19,039	45%	22,990	0	42,029
White	15,674	44%	19,964	0	35,638
Black / African American	1,068	67%	529	0	1,597
Asian	469	47%	534	0	1,003
American Indian, Alaska Native	30	29%	74	0	104
Pacific Islander	8	9%	80	0	88
Hispanic	1,496	47%	1,668	0	3,164

Data Source: 2016-2020 CHAS

Table 16 - Disproportionally Greater Need 50 - 80% AMI

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Of all income levels, the 50-80% AMI category has the third-highest percentage of households with one or more of four housing problems. An estimated 45% of all households in the 50-80% AMI category has at least one housing problem.

As shown in **Table 16**, Black/African American (67%) households earning 50-80% AMI have disproportionate needs for assistance, with a significantly higher percentage of households having at least one housing problem.

In contrast, 44% of White households, 29% of American Indian, Alaska Native, and 9% of Pacific Islander households in the 50-80% AMI income category have at least one housing problem, which is slightly lower than the consortium overall. Comparatively, 47% of Asian households in the 50-80% AMI income category have at least one housing problem, which is slightly higher than the consortium overall. When considering ethnicity, 47% of Hispanic households earning 50-80% AMI have at least one housing problem, which is slightly higher than the consortium overall.

80%-100% of Area Median Income

Housing Problems*	Has one or more of four housing problems, #	Has one or more of four housing problems, %	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total
Jurisdiction as a whole	6,346	27%	17,212	0	23,558
White	5,600	28%	14,367	0	19,967
Black / African American	120	10%	1,060	0	1,180
Asian	128	41%	187	0	315
American Indian, Alaska Native	0	0%	64	0	64
Pacific Islander	20	40%	30	0	50
Hispanic	390	23%	1,336	0	1,726

Data Source: 2016-2020 CHAS

Table 17 - Disproportionally Greater Need 80 - 100% AMI

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Of all income levels, the 80-100% AMI category has the lowest percentage of households with one or more of four housing problems. An estimated 27% of all households in the 80-100% AMI category has at least one housing problem.

As shown in **Table 17**, Asian (41%) households and Pacific Islander (40%) households earning 80-100% AMI have a disproportionate need for assistance when compared to the consortium overall.

When considering race and the 80-100% AMI income category, 28% of White households and 10% of Black/African American households have at least one housing problem. None of the American Indian, Alaska Native households earning 80-100% AMI have housing problems. When considering ethnicity, 23% of Hispanic households earning 80-100% AMI have at least one housing problem.

Discussion

Of all households in the 0-30% AMI group, 76% have one or more of four housing problems. In terms of disproportionate need, the data set shows no households earning 0-30% AMI disproportionally experience one or more of four housing problems.

Of all households in the 30-50% AMI group, 68% have one or more of four housing problems. The data set shows Black/African American households (94%) and Hispanic households (78%) earning 30-50% AMI disproportionally experience one or more of four housing problems.

Of all households in the 50-80% AMI group, 45% have one or more of four housing problems. In terms of disproportionate need, the data set shows that Black/African American households (67%) earning 50-80% AMI disproportionally experience one or more of four housing problems.

Of all households in the 80-100% AMI group, 27% have one or more of four housing problems. In terms of disproportionate need, the data set shows that Asian households (41%) and Pacific Islander households (40%) earning 80-100% AMI disproportionally experience one or more of four housing problems.

In summary, within the Pinellas County Consortium, there is a disproportionate need for quality and affordable housing units to address substandard, moderately crowded (1.01-1.5 people per room), or cost-burdened (>30%) living conditions, particularly for racial minority and ethnic households earning more than 30% AMI.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As noted in the previous section, a disproportionately greater need exists when the members of a racial or ethnic group at a certain income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified.

Severe housing problems include:

- Severely overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms
- Households with severe cost burden of more than 50 percent of income

This section includes:

1. Introduction
2. Disproportionately Greater Need—Severe Housing Problems 0-30% AMI
3. Disproportionately Greater Need—Severe Housing Problems 30-50% AMI
4. Disproportionately Greater Need—Severe Housing Problems 50-80% AMI
5. Disproportionately Greater Need—Severe Housing Problems 80-100% AMI
6. Discussion

This section has four tables that capture the number of severe housing problems by income, race, and ethnicity. Each table provides data for a different income level (0–30%, 30–50%, 50–80%, and 80–100% AMI). The Default Data Source is the 2016-2020 CHAS data developed by HUD.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems, #	Has one or more of four housing problems, %	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total
Jurisdiction as a whole	17,208	64%	9,641	0	26,849
White	13,859	63%	8,117	0	21,976
Black / African American	1,161	73%	432	0	1,593
Asian	282	61%	177	0	459
American Indian, Alaska Native	20	22%	70	0	90
Pacific Islander	0	0%	0	0	0
Hispanic	1,463	67%	717	0	2,180

Data Source: 2016-2020 CHAS

Table 18 – Severe Housing Problems 0 - 30% AMI

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Of all income levels, the 0-30% AMI category has the highest percentage of households with severe housing problems. An estimated 64% of all households in the 0-30% AMI category has severe housing problems.

As shown in **Table 18**, no households earning 0-30% AMI all have disproportionate needs for assistance, with a significantly higher percentage of households with severe housing problems. However, 73% of Black/African American households in the 0-30% AMI income category have at least one severe housing problem, which is just slightly under the threshold for a disproportionate need for assistance.

When considering race and the 0-30% AMI income category, 63% of White households, 61% of Asian households, and 22% of American Indian, Alaska Native households in the 0-30% AMI income category have at least one severe housing problem, which is lower than the consortium overall. When considering ethnicity, 67% of Hispanic households earning 0-30% AMI have at least one severe housing problem, which is slightly higher than the consortium overall.

No Pacific Islander households in the 0-30% AMI income category have severe housing problems.

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems, #	Has one or more of four housing problems, %	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total
Jurisdiction as a whole	10,571	37%	18,082	0	28,653
White	8,530	35%	15,557	0	24,087
Black / African American	860	53%	770	0	1,630
Asian	239	41%	346	0	585
American Indian, Alaska Native	0	0%	70	0	70
Pacific Islander	0	0%	10	0	10
Hispanic	698	36%	1,233	0	1,931

Data Source: 2016-2020 CHAS

Table 19 – Severe Housing Problems 30 - 50% AMI

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Of all income levels, the 30-50% AMI category has the second-highest percentage of households with severe housing problems. An estimated 37% of all households in the 30-50% AMI category has severe housing problems.

As shown in **Table 19**, Black / African American (53%) households earning 30-50% AMI have a disproportionate need for assistance, with a significantly higher percentage of households with severe housing problems.

When considering race and the 30-50% AMI income category, 35% of White households have at least one severe housing problem, which is slightly lower than the consortium overall. Comparatively, 41% of Asian households in the 30-50% AMI income category have at least one severe housing problem, which is slightly higher than the consortium overall. When considering ethnicity, 36% of Hispanic households earning 30-50% AMI have at least one severe housing problem, which is also slightly lower than the consortium overall.

No American Indian, Alaska Native households or Pacific Islander households in the 30-50% AMI income category have severe housing problems.

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems, #	Has one or more of four housing problems, %	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total
Jurisdiction as a whole	6,208	15%	35,814	0	42,022
White	5,066	14%	30,554	0	35,620
Black / African American	239	15%	1,357	0	1,596
Asian	69	7%	925	0	994
American Indian, Alaska Native	30	29%	74	0	104
Pacific Islander	4	5%	84	0	88
Hispanic	707	22%	2,448	0	3,155

Data Source: 2016-2020 CHAS

Table 20 – Severe Housing Problems 50 - 80% AMI

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Of all income levels, the 50-80% AMI category has the third-highest percentage of households with severe housing problems. An estimated 15% of all households in the 50-80% AMI category has severe housing problems.

As shown in **Table 20**, American Indian, Alaska Native (29%) households earning 50-80% AMI have disproportionate needs for assistance, with a significantly higher percentage of households with severe housing problems.

When considering race and the 50-80% AMI income category, 15% of Black/African American households, 14% of White households, 7% of Asian households, and 5% of Pacific Islander households have at least one severe housing problem. When considering ethnicity, 22% of Hispanic households earning 50-80% AMI have at least one severe housing problem.

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems, #	Has one or more of four housing problems, %	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total
Jurisdiction as a whole	1,825	8%	21,726	0	23,551
White	1,450	7%	18,521	0	19,971
Black / African American	35	3%	1,150	0	1,185
Asian	29	9%	287	0	316
American Indian, Alaska Native	0	0%	64	0	64
Pacific Islander	20	40%	30	0	50
Hispanic	265	15%	1,461	0	1,726

Data Source: 2016-2020 CHAS

Table 21 – Severe Housing Problems 80 - 100% AMI

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Of all income levels, the 80-100% AMI category has the lowest percentage of households with severe housing problems. An estimated 8% of all households in the 80-100% AMI category has severe housing problems.

As shown in **Table 21**, Pacific Islander (40%) households earning 80-100% AMI have a disproportionate need for assistance, with a significantly higher percentage of households with severe housing problems.

When considering race and the 80-100% AMI income category, 9% of Asian households, 7% of White households, and 3% of Black/African American households have at least one severe housing problem. None of the American Indian, Alaska Native households earning 80-100% AMI have severe housing problems. When considering ethnicity, 15% of Hispanic households earning 80-100% AMI have at least one severe housing problem, which is higher than the consortium overall.

Discussion

Of all households in the 0-30% AMI group, 64% have severe housing problems. In terms of disproportionate need, the data set shows no households earning 0-30% AMI are disproportionally affected by severe housing problems.

Of all households in the 30-50% AMI group, 37% have severe housing problems. In terms of disproportionate need, the data set shows that Black / African American households (53%) earning 30-50% AMI are disproportionally affected by severe housing problems.

Of all households in the 50-80% AMI group, 15% have severe housing problems. In terms of disproportionate need, the data set shows that American Indian, Alaska Native households (29%) earning 50-80% AMI are disproportionally affected by severe housing problems.

Of all households in the 80-100% AMI group, 8% have severe housing problems. In terms of disproportionate need, the data set shows that Pacific Islander households (40%) earning 80-100% AMI are disproportionally affected by severe housing problems.

In summary, within the Pinellas County Consortium, there is a disproportionate need for quality and affordable housing units to address severely overcrowded (>1.5 people per room) or cost burdened (>50%) living conditions, particularly for racial minority households earning more than 30% AMI.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Again, a disproportionately greater need exists when the members of a racial or ethnic group at a certain income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Per the regulations at 91.205(b)(2) and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. This section includes:

1. Introduction
2. Disproportionately Greater Need—Housing Cost Burden
3. Discussion

Table 22 displays cost burden information for the Pinellas County Consortium and each racial and ethnic group, including no cost burden (less than 30%), cost burden (30-50%), severe cost burden (more than 50%), and no/negative income. The default data source for this data is the 2016-2020 CHAS data developed by HUD.

Housing Cost Burden

Housing Cost Burden	<=30%, #	<=30%, %	30-50%, #	30-50%, %	>50%, #	>50%, %	No / neg. income (not comp.), #	No / neg. income (not comp.), %	Total, #
Jurisdiction as a whole	155,986	67%	37,863	16%	34,466	15%	3,374	1%	231,689
White	137,265	68%	31,765	16%	28,620	14%	2,812	1%	200,462
Black / African American	3,746	46%	1,998	25%	2,071	26%	250	3%	8,065
Asian	3,133	68%	863	19%	527	11%	94	2%	4,617
American Indian, Alaska Native	401	72%	73	13%	50	9%	35	6%	559
Pacific Islander	243	97%	4	2%	4	2%	0	0%	251
Hispanic	9,391	64%	2,447	17%	2,584	18%	167	1%	14,589

Data Source: 2016-2020 CHAS

Table 22 – Greater Need: Housing Cost Burdens AMI

As the data in **Table 22** suggests, a large number of households are cost burdened within their current housing situation. An estimated 16% of all households experience a cost burden of 30-50% of income, and an estimated 15% of all households experience a cost burden of >50% of income. No households are disproportionally affected by cost burden equivalent to 30-50% of income; however, Black African American (25%) households have a higher percentage of cost burden equivalent to 30-50% of income. Likewise, Black/African American (26%) households are disproportionally affected by cost burden more than 50% of income (i.e., severe cost burden). This underscores the Pinellas County Consortium's need for affordable housing options and increased economic opportunity for persons with low- and moderate-income.

Discussion

Within the Pinellas County Consortium, 67% of households are not cost burdened, while 16% are cost burdened equivalent to 30-50% of income and 15% are severely cost burdened equivalent to 50% of income. Only 1% of households has no/negative income.

Overall, 31% of households are either cost burdened or severely cost burdened (i.e., >30% of income). Black/African American (25%) households, though not disproportionally affected by cost burden, have a higher percentage of cost burden equivalent to 30-50% of income when compared to the consortium overall. Black/African American households (26%) are disproportionally affected by severe cost burden (i.e., >50% of income).

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

As indicated in the previous sections, several racial or ethnic groups are disproportionally affected by housing problems and therefore have a disproportionately greater housing need in comparison to the consortium overall. As detailed below, these include the following racial and ethnic groups: Black/African American, Asian, American Indian/Alaska Native, Pacific Islander, and Hispanic.

The Black/African American group experiences a disproportionately greater housing need in terms of the following:

- Housing problems in the 30-50% AMI group (94% versus 68% as a whole)
- Housing problems in the 50-80% AMI group (67% versus 45% as a whole)
- Severe housing problems in the 30-50% AMI group (53% versus 37% as a whole)
- Severe cost burden >50% of household income (26% versus 15% as a whole)

The Asian group experiences a disproportionately greater housing need in terms of the following:

- Housing problems in the 80-100% AMI group (41% versus 27% as a whole)

The American Indian/Alaska Native group experiences a disproportionally greater housing need in terms of the following:

- Severe housing problems in the 50-80% AMI group (29% versus 15% as a whole)

The Pacific Islander group experiences a disproportionally greater housing need in terms of the following:

- Housing problems in the 80-100% AMI group (40% versus 27% as a whole)
- Severe housing problems in the 80-100% AMI group (40% versus 8% as a whole)

The Hispanic group experiences a disproportionally greater housing need in terms of the following:

- Housing problems in the 30-50% AMI group (78% versus 68% as a whole)

If they have needs not identified above, what are those needs?

Based on data herein and input received through the citizen participation process, there is a need for quality and affordable housing units for low- and moderate-income households, including but not limited to households of minority racial and ethnic groups earning less than 80% AMI that are disproportionately affected by severe housing problems or cost burden (e.g., Black-African American, American Indian/Alaska Native, and Pacific Islander households).

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The Urban County has a low- and moderate-income threshold of 51% (same as for the City of Largo) for CDBG eligibility. Approximately a quarter (119 or 27%) of the Urban County's 440 block groups has a low- and moderate-income percentage of 51% or more, and nearly half (41 or 46%) of the City of Largo's 90 block groups has a low- and moderate-income percentage of 51% or more. This signifies that approximately a third (30%) of the Consortium's combined neighborhoods are CDBG-eligible. These eligible block groups are mainly concentrated mid-county near Largo, Kenneth City, and Seminole, with additional concentrations in north county near Dunedin, Safety Harbor, and Tarpon Springs, and in south county between Gulfport and South Pasadena. The highest concentrations of low- and moderate-income populations (75% or more) are near Seminole, Kenneth City and Lealman, Highpoint, Largo, and Tarpon Springs.

The Pinellas County Consortium includes the Urban County and the City of Largo, excluding the cities of Clearwater, St. Petersburg, and Pinellas Park. The estimated total population in the consortium is 529,421. The most populous racial or ethnic minority groups are Black/African American, Asian, and Hispanic, according to 2016-2020 CHAS and 2019-2023 ACS data. Areas of minority concentration are defined by HUD where the percentage of persons or households in a particular racial or ethnic minority group is at least 20 points higher than the jurisdiction as a whole. The following also uses 10 percentage points like the preceding disproportionate needs analysis.

The Pinellas County Consortium has a Black/African American population of approximately 27,343 (5%). There are four (4) Census Tracts within the Pinellas County Consortium geography where the percentage of Black/African American population is 25% or higher, with the highest being 28%. These Census Tracts are in the City of Largo and in or adjacent to the unincorporated Urban County Target Areas of Greater Ridgecrest, High Point, Central Lealman, and East Lealman.

The Pinellas County Consortium has an Asian population of approximately 15,966 (3%). There are no Census Tracts within the Pinellas County Consortium geography where the percentage of Asian population is 23% or higher. The highest percentage is 14%. This Census Tract is located along the southern boundary of the City of Largo and is partially incorporated.

The Pinellas County Consortium has an American Indian, Alaska Native population of approximately 1,003 (<1%). There are no Census Tracts within the Pinellas County Consortium geography where the percentage of American Indian, Alaska Native population is 20% or higher or 10% or higher. Therefore, there are no disproportionate concentrations of this population.

The Pinellas County Consortium has a Pacific Islander population of approximately 543 (<1%). There are no Census Tracts within the Pinellas County Consortium geography where the percentage of Pacific Islander population is 20% or higher or 10% or higher. Therefore, there are no disproportionate concentrations of this population.

The Pinellas County Consortium has a Hispanic or Latino population of approximately 53,064 (10%). There is one (1) Census Tract within the Pinellas County Consortium geography where the percentage of Hispanic or Latino population is 30% or higher, at 36%. Another 13 Census Tracts have a percentage that

is 20% or higher. These Census Tracts are located primarily in or adjacent to the cities of Largo and Clearwater, and in the unincorporated Urban County Target Area of East Lealman.

Discussion

While racial and ethnic minority populations are located throughout the County, concentrations exist mid-county, in the unincorporated areas between Pinellas Park and St. Petersburg, as well as near the cities of Clearwater, Largo, Gulfport, and Tarpon Springs. Some areas with high concentrations of minority populations also have high percentages of low- and moderate-income households. Due to income levels, priority needs in these areas include housing assistance and accessible affordable housing, which may be supported by the County's CDBG and HOME programs.

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

The Consolidated Plan must provide a concise summary of the needs of public housing residents. Information is collected through consultations with the public housing agency or agencies serving the jurisdiction. The Public Housing portion of this report contains the following sections:

- Introduction
- Totals in Use
- Characteristics of Residents
- Race of Residents
- Ethnicity of Residents
- Additional Narrative

There are five (5) public housing authorities within Pinellas County: Pinellas County Housing Authority, Clearwater Housing Authority, Dunedin Housing Authority, Tarpon Springs Housing Authority, and St. Petersburg Housing Authority. Of these, only three (3) housing authorities fall within the entitlement jurisdiction of Pinellas County: Pinellas County Housing Authority, Dunedin Housing Authority, and Tarpon Springs Housing Authority. Therefore, the Pinellas County, Dunedin, and Tarpon Springs housing authorities are part of the Pinellas County Consortium and comprise the housing authority data and needs assessments reported in this Consolidated Plan.

There are two types of assisted housing programs offered by these housing authorities: public housing units and vouchers. Housing Choice Voucher (HCV), or tenant-based rental assistance, and Veterans Affairs Supportive Housing (VASH) are the most common voucher types.

The Pinellas County Housing Authority (PCHA) is the largest housing authority in Pinellas County and serves unincorporated and incorporated areas of Pinellas County that are not served by other housing authorities. According to the PCHA website, the PCHA owns or manages 495 units of public housing (165 units in two properties), 1,487 units of affordable housing, and 723 Section 8 Project-Based units. In total, the PCHA administers approximately 3,833 vouchers to income-qualifying families, the elderly, and the disabled.

PCHA assisted housing developments include ten (10) properties:

- Crystal Lakes Manor – 236 units, 1-2 bedrooms (age 55+)
- Lakeside Terrace – 110 units, 1 bedroom (families, elderly, disabled)
- Landings at Cross Bayou – 184 units, waiting list closed (families)
- Magnolia Gardens Assisted Living Community – 100 units, studio (age 62+)
- Norton Apartments – 48 units, 1-4 bedrooms (families) – *Section 8 assisted, contract expires 2032*
- Palm Lake Village – 475 units, 1-2 bedrooms (age 55+)
- Palms of Pinellas – 92 unites, 1-3 bedrooms (pets)
- Pinellas Heights – 153 units, waiting list closed (elderly, families)
- Rainbow Village – 200 units, 1-5 bedrooms (families)
- Valor Preserve at Lake Seminole – Coming Soon - 64 bedrooms (veteran preference anticipated)

PCHA reported 213 public housing units and 3,787 HCVs as of 2023. The last HA performance assessment occurred on October 7, 2019, and yielded an assessment score of 95 (high performer) for the PCHA.

The Dunedin Housing Authority has no public housing developments (low rent) and no active public housing units and does not administer vouchers. The Dunedin Housing Authority currently operates within other housing authorities. The last HA performance assessment occurred on January 1, 2015, and yielded an assessment score of 98 (Small PHA Deregulation) for the Dunedin Housing Authority.

The Tarpon Springs Housing Authority (TSHA) owns, manages, and operates 56 scattered units and public housing units but does not administer vouchers. TSHA is set to receive 21 more Public Housing units in 2028. These units are currently operated and managed by a third-party partner but owned by TSHA. TSHA reported 56 public housing units as of 2025. According to the TSHA website, these include Eagle Ridge Apartments, Oak Ridge Estates, The Villages at Tarpon, and scattered sites within the city limits. The last HA performance assessment occurred on March 16, 2023, and yielded an assessment score of 92 (high performer) for the TSHA.

The data provided in this chapter cover several program types and types of vouchers in use. These program types and vouchers are defined below:

- Certificate: The total number of Section 8 certificates administered by the Public Housing Authority (PHA).
- Mod-Rehab: The total number of units in developments that were funded under the moderate rehabilitation program administered locally by PHAs.
- Public Housing: The total number of units in developments operated by the PHAs within the jurisdiction.
- Total: The total number of Section 8 vouchers administered by the PHA (project based plus tenant based)
- Project Based: The total number of project-based Section 8 vouchers administered by the PHA.
- Tenant Based: The total number of tenant-based Section 8 vouchers administered by the PHA.
- Special Purpose Veterans Affairs Supportive Housing: The HUD–Veterans Affairs Supportive Housing program combines Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the U.S. Department of Veterans Affairs (VA).
- Special Purpose Family Unification Program: Family Unification Program funding is allocated through a competitive process; therefore, not all PHAs administer the program.
- Special Purpose Disabled: In this context, disabled includes non-elderly disabled, mainstream 1-year, mainstream 5-year, and nursing home transition.

Program Type / Units	Certificate	Mod-Rehab	Public Housing	Vouchers, Total	Vouchers, Project - based	Vouchers, Tenant - based	Special Purpose Vouchers, Veterans Affairs Supportive Housing	Special Purpose Vouchers, Family Unification Program	Special Purpose Vouchers, Disabled*
# of units / vouchers in use	0	0	697	2,794	0	2,733	44	0	0

Data Source: PIC (PIH Information Center) *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 23- Public Housing by Program Type

Totals in Use

Table 23 displays the number of vouchers and units by public housing program type. According to the PIH Information Center (PIC) data from IDIS Online, there are 2,794 vouchers in use in Pinellas County. Additionally, there are 697 public housing units. Tenant-based vouchers are by

far the most used program, with 2,733 vouchers currently in use. Additionally, there are 44 Veterans Affairs Supportive Housing vouchers in use.**Characteristics of Residents**

Program Type / Characteristics	Certificate	Mod-Rehab	Public Housing	Vouchers, Total	Vouchers, Project - based	Vouchers, Tenant - based	Special Purpose Vouchers, Veterans Affairs Supportive Housing	Special Purpose Vouchers, Family Unification Program
# Homeless at admission	0	0	24	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	141	660	0	652	5	0
# of Disabled Families	0	0	177	810	0	782	22	0
# of Families requesting accessibility features	0	0	697	2,794	0	2,733	44	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

Table 24 – Characteristics of Public Housing Residents by Program Type

Table 24 displays the characteristics of public housing residents by public housing program type. When analyzing the data there are several characteristics that correlate with a corresponding program type. Approximately 20% of public housing program participants are elderly (more than 62 years old) and 25% of families living in public housing are disabled. These percentages are only slightly higher for voucher programs. Nearly a quarter (24%) of voucher program participants are elderly (more than 62 years old) and 29% of families using vouchers are disabled. All families assisted (either in public housing or with voucher) are requesting accessibility features, as the number of families requesting accessibility features is equivalent to the total number of public housing units and vouchers in use. The data set shows that most residents or families using vouchers are also disabled or in need of housing accessibility features. No HIV/AIDS participants or victims of domestic violence were counted by the PHI Information Center (PIC).

Race of Residents

Program Type / Race	Certificate	Mod-Rehab	Public Housing	Vouchers, Total	Vouchers, Project - based	Vouchers, Tenant - based	Special Purpose Vouchers, Veterans Affairs Supportive Housing	Special Purpose Vouchers, Family Unification Program	Special Purpose Vouchers, Disabled*
White	0	0	338	1,632	0	1,593	25	0	0
Black/African American	0	0	339	1,117	0	1,097	17	0	0
Asian	0	0	9	23	0	22	1	0	0
American Indian/Alaska Native	0	0	9	14	0	13	1	0	0
Pacific Islander	0	0	2	8	0	8	0	0	0
Other	0	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center) *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Race of Public Housing Residents by Program Type

Table 25 displays the racial composition of residents for each public housing program. Residents in public housing are predominately White residents (338) and Black/African American (339), with nearly equal numbers of residents in these racial groups. In contrast, voucher programs are utilized by slightly more White residents (1,632 or 58%) than Black/African American residents (1,117 or 40%). Less than 2% of vouchers are used by Asian, American Indian/Alaska Native, Pacific Islander, or another racial group. The majority of Asian, American Indian/Alaska Native, and Pacific Islander residents assisted by these programs are using tenant-based vouchers.

Ethnicity of Residents

Program Type / Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers, Total	Vouchers, Project - based	Vouchers, Tenant - based	Special Purpose Vouchers, Veterans Affairs Supportive Housing	Special Purpose Vouchers, Family Unification Program	Special Purpose Vouchers, Disabled*
Hispanic	0	0	106	341	0	339	1	0	0
Not Hispanic	0	0	591	2,453	0	2,394	43	0	0

Data Source: PIC (PIH Information Center) *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 26 – Ethnicity of Public Housing Residents by Program Type

Table 26 displays the ethnic composition of residents for each assisted housing program. The ethnic group "Not Hispanic" uses the majority (87%) of all public housing units or vouchers available. Residents reporting as "Hispanic" utilize only 13% of all units or vouchers available. Of public housing units only, 15% are occupied by Hispanic residents. Of vouchers only, 12% are used by Hispanic residents. Among Hispanic residents, there are more Hispanic residents using vouchers, specifically tenant-based vouchers, than living in public housing units. Only one (1) Hispanic resident is using a Veterans Affairs Supportive Housing voucher.

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units.

Families identified as "Families with Disabilities" have an immediate need for public housing and tenant-based housing with improved accessibility. The number of disabled families assisted totals 987. In addition, 3,491 families (all of those assisted) are requesting accessibility features. The IDIS default data set shows that most families in need of housing assistance are also disabled or in need of accessibility features. Additionally, 801 program participants are elderly (>62 years) and thus likely to need accessible units.

According to the housing authorities, the needs of residents on the waiting list for accessible units include single-story units, walk-out showers, and wider entryways and internal pathways to accommodate mobility needs. The request of single-story units is challenging for the TSHA as only four (4) of their units are single-story units.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance?

The PCHA Housing Choice Voucher (Section 8) waiting list is currently closed and the PCHA is not accepting new applications for the waiting list. The PCHA public housing waiting lists for Rainbow Village and Pinellas Heights developments are also closed.

The current number of applicants on the PCHA Public Housing waiting list is 735 families, with the majority requesting one- or two-bedroom units. The average wait for public housing is 1,168 days, with the longest wait for one- or two-bedroom units and the shortest wait for four- or five-bedroom units. The waiting list breakout by requested bedroom size is as follows:

Bedroom Size	Applicants Waiting	Average Wait Days
1	303	4 Years (1460 Days)
2	170	4 Years (1460 Days)
3	9	3 Years (1095 Days)
4	27	2 Years (730 Days)
5	6	3 Years (1095 Days)

The current number of applicants on the PCHA Housing Choice Voucher wait list is 2,712 families. The average wait for HCV is several years. The average wait for project-based vouchers is about two years (730 days), with the priority need for two-bedroom units.

The TSHA waiting list is also closed. Families already on the TSHA's waiting list include 24 applicants for one-bedroom units, 129 applicants for two-bedroom units, and 102 applicants for three-bedroom units. The most-requested unit size on the TSHA waiting list is two or three bedrooms. The waiting list breakout by requested bedroom size is as follows:

Bedroom Size	Applicants Waiting	Average Wait Days
1	24	2,374
2	129	1,289
3	102	1,273

Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The PCHA has identified the need for more quality housing units. They have a challenging time moving people off the wait list due to low inventory of housing units. Additionally, PCHA has identified the need to continue to provide supportive services programs to public housing residents.

TSHA has identified the need for programs to assist with resident housekeeping. Providing housekeeping for our elderly and disabled residents would ensure that they have a safe, clean, and comfortable living environment. This service would reduce the burden on individuals who may struggle with daily cleaning tasks. Additionally, they identified the need for programs to assist with Childcare. Providing childcare support for families would significantly ease the burden on parents, enabling them to focus on work or other responsibilities with confidence, knowing their children are in a safe and nurturing environment. TSHA currently does that at their Youth Center Cops n' Kids but additional funding would allow them to serve more families. They are serving 75 children at the present time. Lastly, TSHA has identified the need for an accessible food pantry. Establishing a food pantry accessible to all residents, regardless of financial circumstances, would serve as a vital community resource. It would help ensure that everyone has access to essential necessities, particularly individuals who face challenges in securing food independently. The need for such a resource became especially evident during the difficulties encountered in providing for residents following the 2024 hurricane season.

How do these needs compare to the housing needs of the population at large?

A resident's race, income and disability status are strong indicators for needing housing assistance through these various public housing programs. The average income for all public housing programs is very low and below poverty level. Tenants and voucher holders, as well as applicants on waiting lists, are typically cost burdened and many are elderly and/or disabled. Due to their limited income, their housing needs include affordability, availability of assistance, accessibility improvements for the elderly and/or disabled, and Fair Housing options.

Discussion

The Pinellas County Consortium will continue to coordinate with the Pinellas County Housing Authority, Dunedin Housing Authority, and Tarpon Springs Housing Authority to preserve existing assisted housing units and to identify housing opportunities for low- and moderate-income persons, the elderly, persons with disabilities, and other special needs populations.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction

Meeting homelessness challenges in Pinellas County is a collaborative effort comprising numerous individuals, agencies, and organizations. The Pinellas County Consortium, including the City of Largo, is within the FL-502 St. Petersburg, Clearwater, Largo/Pinellas County Continuum of Care (CoC). The lead agency for collecting homeless data, conducting homeless needs assessments, and developing community supported homelessness strategies is the Homeless Leadership Alliance (HLA) of Pinellas. The HLA supports the communities within Pinellas County and is the lead agency for the CoC. Most of the data utilized in this section of the Plan was gathered from the HLA or HUD Exchange. The data includes the Point-in-Time (PIT) count, Housing Inventory County (HIC), Annual Homeless Assessment Report (AHAR), and the CoC Performance Profile Report.

As part of the Consolidated Plan process, Pinellas County coordinated with the HLA to obtain data related to the homeless population in the area. The HLA regularly conducts a homeless census, or Point-in-Time (PIT) count, to identify the number of homeless persons and characteristics of this population. It should be noted that any homeless census is an undercount, because it is impossible to locate every homeless person within a geography as broad as Pinellas County.

HUD defines “homeless” as a person living in a place not meant for human habitation, in a safe haven, or in an emergency shelter. There are four federally defined categories under which individuals and families may qualify as homeless:

1. Literally homeless;
2. Imminent risk of homelessness;
3. Homeless under other Federal statues (e.g., unaccompanied youth or families with persistent housing instability); or
4. Fleeing/attempting to flee domestic violence.

In conjunction with HLA, the lead agency for the CoC, several organizations serve the homeless population within Pinellas County. These include, but are not limited to, 2-1-1 Tampa Bay Cares, Inc., Homeless Empowerment Program, Inc. (HEP), Hope Villages of America, Catholic Charities, St. Vincent de Paul South, Directions for Living, Inc., Family Resources, Inc., Salvation Army, Boley Centers, Inc., Florida Resurrection House, Inc., Florida Dream Center, Operation PAR, Inc., Clearwater Free Clinic, Pinellas County Community Development Division, Pinellas County Human Services Department, Pinellas County Housing Authority, Pinellas County Schools (via Homeless Education Assistance Team), Pinellas County Sheriff’s Office, and the Department of Veterans Affairs (VA), among others.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night, Sheltered	Estimate the # of persons experiencing homelessness on a given night, Unsheltered	Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
Persons in Households with Adult(s) and Child(ren)	410	105	2,975	1,000	900	180
Persons in Households with Only Children	16	2	65	40	25	120
Persons in Households with Only Adults	963	614	8,250	3,500	975	150
Chronically Homeless Individuals	217	330	850	400	195	300
Chronically Homeless Families	15	14	2	1	1	300
Veterans	179	52	2,000	310	240	210
Unaccompanied Child	3	2	65	40	25	120
Persons with HIV	16	9	N/A	N/A	N/A	N/A

Data Source: HUD Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations, FL-502, St. Petersburg, Clearwater, Largo/Pinellas CoC, Point-in-Time Count Date: 1/24/2024; Homeless Leadership Alliance HMIS Reporting (2025)

Table 27 – Homeless Needs Assessment

The most recent homeless census, or annual Point-in-Time (PIT) count, was conducted on January 24, 2024. The results of this survey are summarized in **Table 27**. The total number of homeless persons counted during the homeless census was 2,110. Of these, 1,389 were sheltered and 721 were unsheltered. Of the sheltered homeless population, 76% were in emergency shelter and 24% were in transitional housing. The majority of homeless persons (either sheltered or unsheltered) were in households with only adults (i.e., no children). Of the 2,110 homeless persons counted, 1,577 (75%) were in households with only adults and 515 (24%) were in households with adults and children. Additionally, 18 unaccompanied children were counted (1%).

Because of the transient nature of homelessness, it is often difficult to locate homeless persons or to follow-up with needed services and support. Approximately 576 (27%) of those counted were chronically homeless, having been homeless at least four times in the past 3 years. Of subpopulations of homeless, 769 (36%) were mentally ill or struggled with substance abuse, 231 (11%) were veterans, and 231 (11%) were fleeing domestic violence. It is important to note that just over a third of homeless persons counted were mentally ill or struggled with substance abuse.

Based on Pinellas County Point-in-Time (PIT) Data from 2020-2024, the total number of homeless persons counted during the annual PIT has continued to decline since 2020, with one spike in 2023. However, persons “couch surfing” or homeless individuals living with other non-homeless households are likely undercounted, particularly among unaccompanied youth.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The HLA provided information regarding the number of persons becoming and exiting homelessness each year, and the number of days that persons experience homelessness, for the period between January 1, 2023, and December 31, 2023. During that time, an estimated 1,000 persons in family households (with adults and children) became homeless, while 900 persons in family households exited homelessness. The estimated time that persons in family households were homeless was 180 days (six months). In contrast, an estimated 3,500 persons in adult-only households became homeless, while 975 persons in adult-only households exited homelessness. The estimated time that persons in adult-only households were homeless was 150 days (around five months). By far, the greatest number of persons experiencing homelessness each year are in adult-only households (8,250 persons in 2023).

If the number of persons exiting homelessness is compared to the number of persons becoming homeless for each population shown in **Table 27**, homeless families and unaccompanied children are more likely to exit homelessness each year, whereas individual adults are less likely to exit homelessness each year. The number of days homeless is longest for chronically homeless individuals and families, which spent approximately 300 days homeless during 2023. These data set shows that assistance may be more available to homeless families and unaccompanied children. Chronically homeless individuals, persons in adult-only households, and veterans may require more targeted intervention strategies and case management to exit homelessness and reduce the duration of homelessness.

The information below provides more detail regarding specific homeless populations and their needs, including chronically homeless, families with children, veterans, and unaccompanied youth.

Chronically Homeless

According to HUD, a person is considered chronically homeless if they have been continuously homeless for at least 12 months, or on at least four (4) separate occasions (at least 15 days each) in the last three (3) years. In Pinellas County, chronically homeless persons comprise nearly a third (576 or 27%) of the overall homeless population counted. Of the chronically homeless population, 232 (40%) were sheltered and 344 (60%) were unsheltered. In "ALL IN: The Federal Strategic Plan to Prevent and End Homelessness" (2022), the U.S. Interagency Council on Homelessness notes needs unique to this population are case management for mental/behavioral health, healthcare, and substance abuse treatment services. A Housing First approach, including permanent supportive housing that combines housing and case management, is a priority need for the chronically homeless population.

Families with Children

Of the homeless population counted, 515 (24%) were in families with children. In total there were 147 households with children experiencing homelessness. In "ALL IN: The Federal Strategic Plan to Prevent and End Homelessness" (2022), the U.S. Interagency Council on Homelessness notes that many families experiencing homelessness are households with young children. Challenges faced by homeless families with children include poverty, domestic violence, loss/instability of family and social networks, school disruption, and other health and social problems. The priority needs of this population include rapid re-housing and housing assistance, access to employment, mental health, health care, and domestic violence services, as well as nutrition and school/daycare programs.

Veterans

The full extent of the homeless veteran population is unknown; however, many veterans in Pinellas County are struggling with disabilities that put them at risk of homelessness, including related mental health and substance abuse challenges. Of the homeless persons counted, 231 (11%) were veterans. Of those, 179 (77%) were sheltered and 52 (23%) were unsheltered. In "ALL IN: The Federal Strategic Plan to Prevent and End Homelessness" (2022), the U.S. Interagency Council on Homelessness notes that homelessness among veterans has complex causes including but not limited to physical disability or health issues and post-traumatic stress and/or brain injury. These factors may contribute to higher rates of mental illness and substance abuse challenges among veterans. The needs of veterans are currently met by programs that provide specific services to this population, including but not limited to housing assistance, affordable housing, access to employment, and healthcare and mental/behavioral health counseling. These include HUD-VASH housing assistance and medical services offered by the VA.

Unaccompanied Youth

Unaccompanied youth (children and young adults) accounted for approximately 53 or 3% of the 2,110 homeless persons counted. Of these 5 (9%) were under the age of 18, and 48 (91%) were between the ages of 18 and 24. By far, the majority of unaccompanied youth in Pinellas County are young adults. Unaccompanied homeless youth are often fleeing instability, abuse, neglect, or violence and/or struggle with mental/behavioral health or substance abuse challenges. This population also includes youth leaving or "aging out" of foster or institutional care. In "ALL IN: The Federal Strategic Plan to Prevent and End Homelessness" (2022), the U.S. Interagency Council on Homelessness notes that between 31% and 46% of youth exiting foster care experience homelessness. In fact, during the citizen participation process and online survey held by the Pinellas County Consortium in October and November 2024, it was reported that youth aging out of foster care is an underserved population in Pinellas County that is at risk of homelessness. Priority needs for this population include case management, employment opportunities, and access to affordable housing in order to bridge the gap between foster care and adult life.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Of the homeless population counted, 515 (24%) were in families with children. In total there were 147 households with children experiencing homelessness. There were 32 unsheltered homeless households with children counted on January 24, 2014. The remaining 115 households were sheltered, with the majority (88) in emergency shelter. Additionally, 231 (11%) of the homeless population counted were veterans. There were 52 unsheltered veterans counted. While many homeless families and veterans were sheltered, most families were in emergency shelter rather than transitional housing or some other program. During the citizen participation process and online survey held by the Pinellas County Consortium in October and November of 2024, there was a reported need for more shelters, transitional housing, and homeless services targeted to families with children.

Nature and Extent of Homelessness: (Optional)

Race or Ethnicity	Sheltered	Unsheltered (optional)
White	635	408
Black or African American	574	227
Asian	9	2
American Indian or Alaska Native	7	15
Pacific Islander	3	5
Multiple Races	117	13
Hispanic	11	27
Not Hispanic	33	24

Data Source: HUD Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations, FL-502, St. Petersburg, Clearwater, Largo/Pinellas CoC, Point-in-Time Count Date: 1/24/2024

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Homelessness is not unique to a particular gender, race, or ethnicity. The table above provides demographic data regarding the homeless population in Pinellas County. Approximately 36% of those surveyed during the Point-in-Time count were women. The majority (63%) of those surveyed were men.

According to the 2024 Point-in-Time count, the most reported races were Black/African American (38%) and White (49%). Persons of Multiple Races represented 6% of those counted. Approximately 1% reported as Asian or American Indian or Alaska Native. Less than 1% reported as Native Hawaiian or Other Pacific Islander. In terms of ethnicity, 98% of the homeless interviewed were not Hispanic or were Hispanic and one or more races, while 2% were Hispanic only.

Based on Pinellas County Point-in-Time (PIT) Data from 2020-2024, the percentage of Black/African American persons increased from 32% in 2020 to 39% in 2023. This trend reversed in 2024 with lower relative percentages of Black/African American persons reported particularly in the sheltered data. The percentage of Hispanic persons remained consistent at 8% to 7% from 2020 to 2023, except for a decrease to 2% reported in 2024. Of note, 2021 numbers for unsheltered persons were not determined due to COVID-19 risk of transmission with conducting an in-person survey.

Based on Pinellas County Point-in-Time (PIT) Data from 2020-2024, the percentage of Black/African American persons in emergency shelters increased each year from 2020 to 2023, declining in 2024. The percentage of White the population in emergency shelters increased each year from 2020 to 2022, declining in 2023 and 2024. The percent of the Hispanic population in emergency shelters increased from 2020 to 2023, declining in 2024.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The total number of homeless persons counted in Pinellas County during the annual Point-in-Time count was 2,110. Of the 2,110 homeless persons counted, 1,389 (66%) were sheltered and 721 (34%) were unsheltered. Of the sheltered, 1,060 (76%) were in emergency shelter rather than transitional housing (329 or 24%). There were 344 unsheltered chronically homeless persons reported.

Based on this information, sheltered persons comprise a significant percentage of the overall homeless population counted; however, there is a need for other shelter and housing options beyond emergency shelter and transitional housing. Such needs include permanent supportive housing or other programs specifically targeted to homeless subpopulations such as persons with mental illness/substance abuse challenges, veterans, and persons fleeing domestic violence or aging out of foster care.

Discussion

Generally, the needs of homeless persons include permanent supportive housing that combines case management with housing options, rapid re-housing, mental/behavioral health and substance abuse treatment services, and prevention activities including but not limited to access to employment opportunities, housing assistance/affordable housing, and social and health services geared toward specific subpopulations of homeless persons (e.g., chronically homeless, families with children, veterans, and unaccompanied youth).

Based on the input received during the public meetings held in October and November 2024, and the survey made available from October 1, 2024, thru December 6, 2024, showed similar priority needs. The input shows the priority needs of the homeless population in Pinellas County are mental/behavioral health resources, shelters and transitional housing (particularly for families with children), better access to affordable housing (e.g., rental assistance, HCV, etc.), and resources for survivors of domestic violence. Youth aging out of foster care was also noted as an underserved population needing case management, employment opportunities, and access to affordable housing to bridge the gap between foster care and adult life.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

Non-Homeless Special Needs is a broad category that applies to any population that is presumed to have low to moderate income and need public services. This category covers a large population, including the elderly, victims of domestic violence, persons with physical or developmental disabilities, persons with mental illness or substance abuse challenges, or persons living with HIV/AIDS. Although not considered a special needs population, the needs of youth and young adults are also discussed herein.

These needs are often addressed by non-profit agencies and partners, usually in coordination with Pinellas County or the City of Largo. Understanding the characteristics of the special needs population will help the Pinellas County Consortium to better evaluate public facilities and services directed toward such needs. The characteristics and needs of the special needs population are discussed herein. The data herein represents the countywide special needs population in Pinellas County, which includes the Urban County and City of Largo, as well as other incorporated areas within Pinellas County.

Describe the characteristics of special needs populations in your community.

Elderly & Frail Elderly

HUD defines “elderly” as individuals over 62 and “frail elderly” as individuals over 75. Frail elderly may need assistance due to age and disabilities. According to the 2019-2023 ACS, 31% of the 240,074 individuals aged 65 and over in Pinellas County have a disability. Additionally, 43% of the 107,203 individuals over 75 in Pinellas County have a disability.

At-Risk Youth & Youth Aging-Out of Foster Care

According to the 2019-2023 ACS, 15.7% of Pinellas County’s population is less than 18 years of age, meaning that approximately 150,459 children live in Pinellas County. Approximately 13.9% or 20,437 children are living in poverty. Approximately 100,970 or 43% of the 234,152 family households in Pinellas County have related children. Female-headed family households with related children comprise 22,134 or 9% of family households living within the County, and 5,081 or 23% of female-headed family households with related children are below poverty level.

According to the Florida Department of Children and Families (DCF) Office of Child and Family Well-Being Dashboard, in October 2023, of the estimated 1,095 children (under 18 years of age) in out-of-home care within Pinellas County (Region), 504 live in licensed foster care. If youth are considered (including young adults), the number in out-of-home care increases to 1,142. Approximately 16 youth, aged 17 years, exited out-of-home care (February 2025).

Physically & Developmentally Disabled

According to the 2019-2023 ACS, disabilities are categorized into six types: hearing, vision, cognitive, ambulatory, self-care, and independent living difficulties. In Pinellas County, 145,905 or 15% of people

reported having a disability. The most common types are ambulatory and cognitive difficulties. While a significant number of disabled persons (48,991) are between 35 and 64 years of age, a high percentage (46,585 or 44%) of persons 75 years and over are disabled.

Mental Illness & Substance Abuse

HUD defines severe mental illness as a persistent mental or emotional impairment that significantly limits a person's ability to live independently. According to SAMHSA (Substance Abuse and Mental Health Services Administration) (2023), approximately 5.7% of the adult population meets the definition of seriously mentally ill. Pinellas County has an estimated adult population of 810,106 persons, or 84% of the total population. Of this population, 5.7% is 46,178 persons.

According to the 2023 Community Health Assessments (CHA) published by the Florida Department of Health (FDOH), 32% of adults in Pinellas County reported being diagnosed with depression or anxiety. In 2019, 12.7% of Pinellas County adults reported poor mental health compared to 13.8% of Florida adults, according to the Florida Department of Health (FDOH) Florida Behavioral Risk Factor Surveillance System. Additionally, 27.5% of middle and high school students in Pinellas County felt sad or hopeless for two or more weeks in a row in the past year (FDOH, 2024 Florida Youth Tobacco Survey).

Based on data from the Substance Abuse and Mental Health Services Administration (SAMHSA), 274 persons per 100,000 population of adult age are in treatment for either an alcohol or drug abuse problem. Since Pinellas County is estimated to have an adult population (age 18 or older) of 810,106 persons, an estimated 2,220 individuals may have a substance abuse problem. The age-adjusted hospitalization rate for mental disorders in Pinellas County is 1,224.9 per 100,000 population, compared to 980.9 per 100,000 in Florida (FDOH, FL Health Charts).

According to the 2023 CHA published by FDOH, Age-Adjusted Drug and Opioid-Involved Overdose Death Rate in Pinellas County is 35.7 deaths per 100,000 population. Since Pinellas County is estimated to have an adult population (age 18 or older) of 810,106 persons, an estimated 289 individuals die of an opioid overdose in Pinellas. Just over 24% of adults in Pinellas County drink excessively and 17% binge drink.

Victims of Domestic Violence, Dating Violence, Sexual Assault & Stalking

According to the 2020 Florida Department of Law Enforcement Uniform Crime Reports (UCR), there were 6,111 reported domestic violence offenses and 3,776 domestic violence arrests in Pinellas County. The majority were assaults. Based on UCR data, there was a 13% decrease in reported domestic violence offenses and a 14% decrease in domestic violence arrests between 2010 and 2020.

What are the housing and supportive service needs of these populations and how are these needs determined?

The housing and supportive service needs of these populations were identified during the citizen participation process. Pinellas County held three (3) Needs Assessment meetings to gather input on priority needs. The first meeting was at the Tarpon Springs Public Library on October 29, 2024, at 6:00

p.m. The second meeting was at the Largo Public Library on November 6, 2024, at 4:00 p.m. The third meeting was at the Lealman Exchange on November 13, 2024, at 6:00 p.m.

These needs were also determined based on a Needs Assessment survey conducted by the Pinellas County Consortium. The survey was available from October 1, 2024, to December 6, 2024, on the County's website and at the public meetings.

Elderly and Frail Elderly

The elderly and frail elderly need assistance with housing rehabilitation and home maintenance. A priority need is housing for seniors/elderly (Ages 62+) and special needs housing for frail elderly. Additionally, the elderly need day facilities and programming, such as those provided at senior centers.

Elderly persons are susceptible to financial difficulties and health problems, including those caused by poor nutrition. Agencies serving the elderly in Pinellas County include the Area Agency on Aging, Neighborly Care Network, Tarpon Springs Shepherd Center, Tabitha Project, Gulf Coast Jewish Family and Community Services (JFCS), and Pinellas Opportunity Council (Chore Services Program). These organizations are critical in determining and meeting the needs of elderly and frail elderly persons.

At-Risk Youth & Youth Aging Out of Foster Care

Youths aging out of foster care need case management, employment opportunities, and affordable housing to transition to adult life. Agencies in Pinellas County, like YMCA of the Suncoast and Ready for Life Pinellas, provide programs for low- and moderate-income children, including workforce development. Supportive service needs are determined by these providers.

Physically and Developmentally Disabled

Accessibility improvements and supportive services, such as employment assistance, are essential for this population. Residents identified accessible housing and services for persons with disabilities as priority needs. Several agencies in Pinellas County provide these services, including the Disability Achievement Center, PARC, Sunrise Community, ServiceSource, Suncoast Epilepsy Association, The Arc Tampa Bay, Abilities, Inc. of Florida, Lighthouse of Pinellas County, and Goodwill Industries Suncoast. Specific needs are determined by these providers.

Mental Illness and Substance Abuse

Mental/behavioral health services and substance abuse treatment are the priority needs of this population. Several agencies and programs in Pinellas County offer services to persons with mental illness or substance abuse challenges. These include WestCare; Personal Enrichment through Mental Health Services (PEMHS); Vincent House; Camelot Care; Boley Centers; Suncoast Center; Gulf Coast Jewish Family and Community Services (JFCS); A New Direction for Women and Men; Directions for Living; Faith House; and Operation PAR. Supportive service needs for this population are determined by such providers.

Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking

Persons fleeing domestic violence in Pinellas County need safe places, shelter facilities, and counseling services. Family safety and advocacy for both adults and children are also typical needs. Services for victims include rapid rehousing and appropriate shelters. Several organizations in Pinellas County, such as Community Action Stops Abuse (CASA), The Haven of Hope Villages of America, Crisis Center of Tampa Bay, and Brookwood Florida, offer services to victims of domestic violence, dating violence, sexual assault, and stalking. Supportive service needs are determined by such providers.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area

The U.S. Center for Disease Control and Prevention (CDC) estimates that over one million adults and adolescents are living with HIV in the U.S., including those not yet diagnosed and those who have already progressed to AIDS.

According to the Florida Department of Health FLHealthCHARTS, Pinellas County is one of seven counties in Florida with significant populations of persons living with HIV/AIDS. According to the Florida Department of Health FLHealthCHARTS, in 2023 Pinellas County had approximately 5,270 persons living with HIV in 2018, which represents a rate of 537.8 persons per 100,000 residents; therefore, there may be an estimated 2,847 persons living with HIV within the Pinellas County Consortium (Urban County and City of Largo). Additionally, 164 persons in Pinellas County received a new HIV diagnosis and 93 persons received a new AIDS diagnosis in 2023. Of which, 130 males and 34 females received a new HIV diagnosis and 77 males, and 16 females received a new AIDS diagnosis. Since 2014, the rate of diagnosis for HIV in Pinellas County has decreased by 5% and the rate of diagnosis for AIDS in Pinellas County has decreased by 20%. This population continues to need medical services and ongoing care related to HIV/AIDS.

Agencies serving the population with HIV/AIDS and their families in Pinellas County include, but are not limited to Di's Imani, Metro Wellness and Community Centers, and Operation HOPE of Pinellas. Additionally, the Pinellas County Health Department, overseen by the Florida Department of Health serves this population.

Discussion

Non-Homeless Special Needs is a broad category that applies to any population that is presumed to have low to moderate income and need public services. This category covers a large population, including the elderly, victims of domestic violence, persons with physical or developmental disabilities, persons with mental illness or substance abuse challenges, or persons living with HIV/AIDS. Although not considered a special needs population, youth and young adults are also discussed herein.

These needs are often addressed by non-profit agencies and partners, usually in coordination with Pinellas County or the City of Largo; however, many of these agencies are overburdened and continue to need funding for service delivery.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities

During the public meetings held within Pinellas County the following needs for public facilities were determined: Public facilities to improve social connections (e.g., community centers, parks/open spaces) and public swimming pools (particularly in Tarpon Springs).

Based on the survey results, the following needs for public facilities were determined: Parks and recreation facilities, mental health facilities, and community centers/libraries. Healthcare and childcare facilities were also highly ranked.

How were these needs determined?

These needs were determined during the citizen participation process. Pinellas County held three (3) Needs Assessment public meetings to gather public input on the priority needs in Pinellas County. The first meeting was held at the Tarpon Springs Public Library on October 29, 2024, at 6:00 p.m. The second meeting was held at the Largo Public Library on November 6, 2024, at 4:00 p.m. The third meeting was held at the Lealman Exchange on November 13, 2024, at 6:00 p.m.

These needs were also determined based on the results of a Needs Assessment survey conducted by the Pinellas County Consortium. This survey was advertised and made available from October 1, 2024, to December 6, 2024, on the County's website and at the public meetings held during that same time.

Describe the jurisdiction's need for Public Improvements

During the public meetings held within Pinellas County, the following needs for public improvements were determined: Infrastructure improvements (generally) and resiliency improvements to prevent flooding (e.g., storm mitigation).

Based on the survey results, the following needs for public improvements were determined: stormwater/drainage improvements, sanitary sewer system improvements, and potable/drinking water system improvements. Street improvements (e.g., pavement, lighting, etc.) and accessibility improvements were also highly ranked.

How were these needs determined?

These needs were determined during the citizen participation process. Pinellas County held three (3) Needs Assessment public meetings to gather public input on the priority needs in Pinellas County. The first meeting was held at the Tarpon Springs Public Library on October 29, 2024, at 6:00 p.m. The second meeting was held at the Largo Public Library on November 6, 2024, at 4:00 p.m. The third meeting was held at the Lealman Exchange on November 13, 2024, at 6:00 p.m.

These needs were also determined based on the results of a Needs Assessment survey conducted by the Pinellas County Consortium. This survey was advertised and made available from October 1, 2024, to December 6, 2024, on the County's website and at the public meetings held during that same time.

Describe the jurisdiction's need for Public Services

During the public meetings held within Pinellas County, the following needs for public services were determined: programs fostering intergenerational engagement, food assistance to combat food deserts (e.g., accessible grocery stores), and mental health initiatives addressing social isolation among youths. Additional needs include transportation services, support for victims of domestic violence, family self-sufficiency programs, support for neurodivergent persons, basic needs assistance, coordinated healthcare, and childcare tailored to diverse family structures.

Based on the survey results, the following needs for public services were determined: mental health services, healthcare services, and healthy food and nutrition programs. Youth and transportation services were also highly ranked.

How were these needs determined?

These needs were determined during the citizen participation process. Pinellas County held three (3) Needs Assessment public meetings to gather public input on the priority needs in Pinellas County. The first meeting was held at the Tarpon Springs Public Library on October 29, 2024, at 6:00 p.m. The second meeting was held at the Largo Public Library on November 6, 2024, at 4:00 p.m. The third meeting was held at the Lealman Exchange on November 13, 2024, at 6:00 p.m.

These needs were also determined based on the results of a Needs Assessment survey conducted by the Pinellas County Consortium. This survey was advertised and made available from October 1, 2024, to December 6, 2024, on the County's website and at the public meetings held during that same time.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview

The purpose of the Market Analysis is to provide a clear picture of the environment in which the Pinellas County Consortium (Urban County and City of Largo) must administer its programs over the course of the Consolidated Plan. In conjunction with the Needs Assessment, the Market Analysis will provide the basis for the Strategic Plan, and the programs and projects to be administered. Most of the data tables in this section are populated with default data based on the most recent data available. Additional data has been obtained from various sources, including more current ACS estimates and local data from Pinellas County and City of Largo. This section covers the following broad topics:

Market Analysis Broad Topics

- General Characteristics of the Housing Market: The general characteristics of the County's housing market, including supply, demand, and condition and cost of housing, are described in the following sections: Number of Housing Units (MA-10); Cost of Housing (MA-15); and Condition of Housing (MA-20).
- Lead-based Paint Hazards: The Condition of Housing (MA-10) section provides an estimate of the number of housing units within the Pinellas County Consortium that are occupied by low- income families or moderate-income families and that may contain lead-based paint hazards.
- Public and Assisted Housing: A description and identification of the public housing developments and public housing units in the Pinellas County Consortium is provided in the Public and Assisted Housing (MA-25) section. These narrative details the physical condition of such units, the restoration and revitalization needs, Section 504 needs, and the public housing agency's strategy for improving the management and operation of public housing and the living conditions of low- and moderate-income families in public housing.
- Assisted Housing: The information collected in the Number of Housing Units (MA-10) section describes the number and targeting (income level and type of family served) of units currently assisted by local, state, or Federally funded programs and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, such as expiration of Section 8 contracts.
- Facilities, Housing, and Services for Homeless Persons: A brief inventory of facilities, housing, and services that meet the needs of homeless persons in Pinellas County is provided in the Homeless Facilities and Services (MA-30) section. Emphasis is given to chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The inventory includes services directly targeted to homeless persons, as well as mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

- Special Need Facilities and Services: The Special Needs Facilities and Services (MA-35) section describes the housing stock available to serve persons with disabilities and other low-income persons with special needs, including persons with HIV/AIDS and their families. The section further describes the facilities and services that assist persons who are not homeless, but who require supportive housing and programs for ensuring that persons returning from mental and physical heath institutions receive appropriate supportive housing.
- Barriers to Affordable Housing: This section (MA-40) provides an assessment of the regulatory barriers to affordable housing that exist within Pinellas County and the City of Largo. These regulatory barriers may include tax policies affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
- Broadband Needs: This section (MA-60) describes the need for broadband wiring and connections, as well as increased competition between broadband providers, to better serve low- and moderate-income households.
- Hazard Mitigation: This section (MA-65) describes the natural hazard risks associated with climate change and vulnerability to these risks of housing occupied by low- and moderate- income households.

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

The total number of housing units in the Pinellas County Consortium (Urban County and City of Largo) is just under 300,000. Today's Consortium (excluding the cities of Clearwater, St. Petersburg, and Pinellas Park) had a total of 278,310 housing units at the time of the 2000 U.S. Census, 291,619 housing units at the time of the 2010 U.S. Census, and 293,793 housing units at the time of the 2020 U.S. Census. Between 2000 and 2010, the total number of housing units in the Consortium grew by 5%. That growth decreased to 0.75% from 2010 to 2020. According to data sourced from the 2019-2023 ACS, there is an estimated total of 294,671 housing units currently located within the Consortium, which represents little growth (0.30%) since 2020. This may be due, in part, to the built-out condition of Pinellas County overall.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	137,019	46%
1-unit attached structure	22,662	8%
2-4 units	16,055	5%
5-19 units	35,154	12%
20 or more units	49,394	17%
Mobile Home, boat, RV, van, etc.	34,387	12%
Total	**294,671**	**100%**

Data Source: 2019-2023 ACS (B25024)

Table 28 – Residential Properties by Unit Number

Residential Properties by Unit Number

As shown in **Table 28**, data from the 2019-2023 ACS show that 159,681 or 54% of all residential properties within the Consortium are single units. Single-unit properties are either detached structures (137,019 or 46%) or attached structures (22,662 or 8%). Residential properties are further categorized into properties with 2–4-unit structures (16,055 or 5%), properties with 5–19-unit structures (35,154 or 12%), and properties with 20 or more-unit structures (49,394 or 17%). These categories comprise 88% of the Consortium's housing stock. The remaining 12% of residential properties in the Consortium are classified as mobile home, boat, RV, van, etc. (34,387).

Unit Size by Tenure

	Owner, Number	Owner, %	Renter, Number	Renter, %
No bedroom	1,453	1%	3,316	6%
1 bedroom	9,444	5%	17,220	29%
2 bedrooms	70,044	40%	26,256	44%
3 or more bedrooms	94,787	54%	12,236	21%
Total	**175,728**	**100%**	**59,028**	**100%**

Data Source: 2019-2023 ACS (B25042)

Table 29 – Unit Size by Tenure

Unit Size by Tenure

As shown in **Table 29**, there are an estimated 234,756 total occupied housing units within the Consortium. Of this total, 175,728 or 75% are owner-occupied and 59,028 or 25% are renter-occupied. Of all owner-occupied units, most contain 3 or more bedrooms (94,787 or 54%). Only a small number of owner-occupied units have 1 bedroom (9,444 or 5%) or no bedroom (1,453 or 1%). Of all renter-occupied units, most contain 2 or more bedrooms (38,492 or 65%). Nearly half of all renter- occupied units have 2 bedrooms (26,256 or 44%). In comparison to owner-occupied units, more renter- occupied units have 1 bedroom (17,220 or 29%) or no bedroom (3,316 or 6%). Based on this data, smaller unit sizes are more available to renters, whereas larger unit sizes are more available to owners.

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

As was noted earlier in Section NA-35, the Pinellas County Housing Authority (PCHA) and Tarpon Springs Housing Authority (TSHA) are charged with the responsibility of the administration of housing programs for low-income persons. The operations of the PCHA and TSHA are funded through annual appropriations provided by HUD.

According to the Office of Public and Indian Housing (PIH) Public Information Center (PIC), the following number and type of voucher units are available within the Pinellas County Consortium (see also Section MA-25):

- 716 total public housing units available per default data (or 219 total according to 2023 PIC data).
- 2,982 total housing vouchers available per default data, 759 of which are Special Purpose Vouchers (Veterans Affairs Supportive Housing) (or 3,787 total according to 2023 PIC data).

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Some units assisted with Federal, state or local programs may be lost from the inventory during the planning period; however, because the Consortium does not directly administer public housing or

vouchers, the Consortium is unaware of any expiring contracts. PCHA and TSHA monitor contract expirations and/or unit losses. PHCA's Norton Apartments Section 8 contract is expected to expire in 2032, and the TSHA recently converted its Eagle Ridge Apartments (formally Mango Circle) public housing development into project-based rental assistance units.

Does the availability of housing units meet the needs of the population?

A shortage of affordable housing exists for very low- and low-income households in the Pinellas County Consortium. This affordable housing deficiency is more fully documented in the next section (MA-15). While affordability is a concern for any tenure, renter-occupied units tend to be smaller and more affordable to very low- and low-income households in comparison to larger owner-occupied units. In contrast, moderate-income households are more likely to afford larger owner-occupied units. These trends may be due, in part, to the lack of housing-type diversity within Pinellas County (see below).

According to the 2019-2023 ACS, in Pinellas County, the average household size of owner-occupied units and renter-occupied units respectively, is 2.26 persons and 2.12 persons. In the City of Largo, the average household size is similar at 2.13 persons and 2.24 persons, respectively. This indicates that both renters and homeowners in Pinellas County need a housing unit with approximately 2 bedrooms. While renter-occupied units are more diverse in terms of unit size, owner-occupied units are predominately larger, with over half (54%) having 3 or more bedrooms. If all occupied units are considered, regardless of tenure, nearly half (46%) have 3 or more bedrooms, which points to affordability concerns as unit size increases.

Describe the need for specific types of housing

Generally, the Consortium is lacking a diverse distribution of housing types. Nearly half of all housing units in the Consortium are detached single-unit structures (46%). This indicates a predominance of single-family homes. Over a quarter (29%) of all housing units are structures having 5 or more units, indicating that apartment buildings are also well-represented in Pinellas County. Apartment buildings are generally considered more affordable housing types for low- and moderate-income residents who may not be able to afford a single-family home. In contrast only 13% of all housing units are within attached single-unit structures or 2–4-unit structures, indicating a lack of townhome, duplex, triplex, and quadplex types (i.e., the "missing middle" housing type, ref: Opticos Design, Inc. and Congress for the New Urbanism). Surprisingly, 12% of housing units in the Consortium consist of mobile homes, boats, RVs, vans, etc. While detached single-family homes and multi-unit apartment buildings are common in the Consortium, "missing middle" housing types are lacking. This distribution does not provide a diverse selection of housing for low- and moderate-income residents who are unable to afford a single-family home but require multiple bedrooms.

In terms of housing unit size, the predominant unit size for both owners and renters are 2 or more bedrooms (87% of all occupied units), with few smaller units available. It is important to note that in the Consortium, according to the 2019-2023 ACS, more larger units (3 or more bedrooms) are occupied by owners while more smaller units (one bedrooms and two bedrooms) are occupied by renters. These trends indicate that there is a limited supply of large rental units and small owner units.

Discussion

The number of housing units in the Consortium has increased dramatically over the long term. However, a shortage of affordable housing exists for very low- and low-income households in Pinellas County. Given the Consortium's housing stock profile, there is a lack of diversity of housing types within the Consortium. Most housing units within the Consortium are single-family homes or multi-unit apartment buildings. Few units are within other attached housing types (e.g., townhome, duplex, quadplex, etc.) considered to be the "missing middle". The average household size in the Consortium is approximately 2 persons regardless of tenure; however, units with 3 or more bedrooms comprise nearly half (46%) of all occupied units. The PCHA and TSHA, among other housing providers, administer public housing and voucher programs in the Consortium and monitors contract expirations and/or unit losses.

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

This section provides an overall picture of housing costs within the Pinellas County Consortium (Urban County and City of Largo). Specifically, the section describes housing cost trends, rent trends, fair market rents, and affordability.

Cost of Housing

	Base Year: 2014	Most Recent Year: 2023	% Change
Median Home Value ($)	146,500	319,000	118%
Median Contract Rent ($)	795	1,336	68%

Data Source: 2010-2014 ACS (Base Year), 2019-2023 ACS (Most Recent Year) for Pinellas County, FL (i.e., Countywide) B25077, B25058

Table 30 – Cost of Housing

Cost of Housing

The costs of housing trends in Pinellas County (countywide, overall) are displayed in **Table 30**. According to the 2019-2023 ACS, the median home value in Pinellas County is estimated to be $319,000. This figure represents a substantial increase (118%) from the 2010-2014 ACS median home value of $146,500. Over the last five years, the median home value increased by 59% (from $201,200 in 2019 to $319,000 in 2023). Between 2014 and 2023, the estimated median contract rent in Pinellas County increased by 68%, from $795 to $1,336. Over the last five years, the median contract rent increased by 41% (from $945 in 2019 to $1,336 in 2023).

Rent Paid	Number	%
Less than $500	1,278	2%
$500-999	7,291	13%
$1,000-1,499	19,260	34%
$1,500-1,999	15,060	27%
$2,000 or more	13,246	24%
Total	**56,135**	**100%**

Data Source: 2019-2023 ACS (DP04)

Table 31 - Rent Paid

Rent Paid

The distribution of estimated rents paid in the Consortium is detailed in **Table 31**, according to 2019-2023 ACS data. Approximately half (47%) of rental units in the Consortium have a rent payment between $500 and $1,499, with relatively few units having a rent payment less than $500. More than half (51%) of rental units in the consortium have rent payment of more than $1,500, which represent a change from previous years when this group represented a much smaller portion of rental units. Of the 56,135 rental units in the Consortium, 49% have a rent payment less than $1,000. Another 34% of the

rental units have a rent payment between $1,000 and $1,499. Just over 27% of rental units have a rent payment between $1,500 and $1,999. An estimated 24% of the Consortium's rental units have a rent payment that exceeds $2,000.

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,754	No Data
50% HAMFI	7,736	16,133
80% HAMFI	30,353	42,591
100% HAMFI	No Data	61,176
Total	39,843	119,900

Data Source: 2016-2020 CHAS

Table 32 – Housing Affordability

Housing Affordability

The overall housing affordability within the Consortium is detailed in **Table 32**. According to HUD, a unit is considered affordable if gross rent, including utilities, is no more than 30% of the household income. The table, based on 2016-2020 CHAS data, first divides households into four income ranges: less than or equal to 30% HUD Adjusted Median Family Income (HAMFI), less than or equal to 50% HAMFI, less than or equal to 80% HAMFI, and less than or equal to 100% HAMFI. The table also separates housing units into either rental units or owner units.

For households with incomes less than or equal to 30% HAMFI, a total of 1,754 available rental units are considered affordable, while no data is available for owner units. For households with incomes less than or equal to 50% HAMFI, a total of 7,736 affordable rental units are available, while 16,133 affordable owner units are available. For households with incomes less than or equal to 80% HAMFI, a total of 30,353 affordable rental units are available, while 42,591 affordable owner units are available. Finally, for households with incomes less than or equal to 100% HAMFI, a total of 61,176 affordable owner units are available, while no data is provided for affordable rental units. When renter and owner units are compared, the availability of affordable owner units exceeds that of renter units.

As noted previously, an estimated 59,028 renter-occupied housing units are located within the Consortium (2019-2023 ACS). Of this total, only 3% of renter-occupied housing units are affordable to the lowest income households (less or equal to 30% HAMFI) and 13% are affordable to households earning less than or equal to 50% HAMFI. A majority (51%) of renter-occupied housing units are affordable to households earning less than or equal to 80% HAMFI. In general, 68% of renter-occupied units are affordable.

An estimated 175,728 owner-occupied housing units are located within the Consortium. Of this total, 9% are affordable to households earning less than or equal to 50% HAMFI, 24% are affordable to

households earning less than or equal to 80% HAMFI, and 35% are affordable to households earning less than or equal to 100% HAMFI. In general, 68% of owner-occupied housing units are affordable.

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,449	1,562	1,851	2,367	2,888
High HOME Rent	1,068	1,145	1,376	1,581	1,744
Low HOME Rent	836	895	1,075	1,241	1,385

Data Source: FY 2024 HUD FMR and HOME Rents; Tampa-St. Petersburg-Clearwater, FL MSA

Table 33 – Monthly Rent

Monthly Rent

Table 33 shows HUD Fair Market Rents and HUD HOME Rent Limits within the Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area (MSA). Fair Market Rents (FMRs) are gross rent estimates that include rent plus the cost of all tenant-paid utilities. FMRs are set to the dollar amount at which 40% of the standard-quality rental housing units are rented, excluding non-market rental housing (e.g., public housing). High HOME Rents are equal to the FMR or 30% of the adjusted income of a family whose income equals 65% AMI, whichever is lower. Low HOME Rents are equal to 30% of the adjusted income of a family whose income equals 50% AMI.

The Fair Market Rent in the MSA ranges from $1,449 for an efficiency unit (no bedroom) to $2,888 for a 4- bedroom unit. In contrast, the High HOME Rent ranges from $1,068 for an efficiency unit to $1,744 for a
4-bedroom unit. The Low HOME Rent ranges from $836 for an efficiency unit to $1,385 for a 4-bedroom unit. For smaller units, the average difference between the HUD HOME Rents and Fair Market Rent for smaller units is averaged at approximately $320; however, the average difference between these rents for larger units is as much as $1,100. This may point to affordability concerns for families needing larger unit sizes.

Is there sufficient housing for households at all income levels?

A comparison of the total number of households at the various income levels (see NA-10) and the total number of affordable housing units available for the various income levels (see MA-15) can reveal surpluses or shortages of affordable housing.

There are 26,890 very low-income households earning 0-30% HAMFI in the Consortium. Because only 1,754 affordable rental units are identified in the CHAS database, and an undetermined number of owner units are available, a significant shortage of affordable units (25,136) likely exists within the Consortium for very low-income households. Similarly, there appears to be a shortage of affordable housing for low-income households. A total of 28,695 households in the Consortium earn 30-50% HAMFI. According to the CHAS database, 7,736 rental-units and 16,133 owner-units (a total of 23,869 units) are available and affordable to low-income households.

This represents a deficit of approximately 5,000 units affordable to low-income households. In contrast, there is a surplus of affordable housing for moderate-income households. A total of 42,120 households in the Consortium earn 50-80% HAMFI. There are approximately 30,353 affordable rental units and 42,591 affordable owner units (a total of 72,944 units) available and affordable to moderate-income households, according to the CHAS database.

Based on this information, there is insufficient housing available and affordable to very low- and low-income households (earning less than 50% HAMFI) in the Consortium; however, there is sufficient housing available and affordable to moderate-income households (earning 50%-80% HAMFI).

How is affordability of housing likely to change considering changes to home values and/or rents?

According to ACS 5-year estimates, the estimated median home value in Pinellas County (countywide, overall) increased substantially from $146,500 in 2014 to $319,000 in 2024, representing an 118% increase. Over this same period, the Consortium's median contract rent increased by 68% from $795 to $1,336. However, when interim 2018 ACS data is considered, the median home value increased by 25% between 2014 and 2018 to $183,000, but then increased by 74% between 2018 and 2023 to $319,000. During those same time intervals, median contract rent increased at a slower rate by 34% and 26%, respectively. In Pinellas County, both the median home value and median contract rent have steadily and substantially increased.

The median household income increased by 13% between the 2010-2014 ACS and the 2019-2023 ACS, from $45,574 to $70,293 countywide, representing an increase of 54%; while median home values and contract rent also increased significantly (118% and 68%, respectively) over that same period. While median household income and median contract rent increased at similar rates (though median rent still outpaced income growth), median home value has outpaced median household income over the last five years. The modest growth in incomes combined with the dramatic increase in home values means that the cost of housing is likely unaffordable for most. This disparity, combined with the Consortium's lack of diverse housing types, could undermine affordability.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The Consortium's current median contract rent is estimated to be $1,336 (according to the 2019-2023 ACS). This median contract rent is lower than the Fair Market Rent for an efficiency unit ($1,449) and is lower than the Fair Market Rent for all other unit sizes. In terms of High HOME Rent, the trend is similar as median contract rent is higher than the high HOME rent for an efficiency unit ($1,068) and 1-bedroom unit ($1,145) but is lower than the High HOME Rent for all other unit sizes. In contrast, the Consortium's median contract rent is significantly higher than the Low HOME Rent for all unit sizes except for 4-bedroom ($1,385).

Even small units may be unaffordable to families with incomes less than or equal to 50% AMI. Moreover, considering the default 2016-2020 CHAS data, few rental units (15%) and owner units (10%) are affordable to households earning less than or equal to 50% AMI. Default 2016-2020 CHAS data show the total number of owner-occupied units at 169,228 and the total number of renter-occupied units at 63,080. This indicates a lack of affordable housing units in the Consortium, as 89% of units in the consortium may be unaffordable to very low- and low-income households.

Discussion

Within Pinellas County, there is a potential shortage of units affordable to very low- and low-income households. There also appears to be a lack of diversity in the affordability, number, and types of housing units available to very low- and low-income households. When renter and owner units are compared, the availability of affordable owner units exceeds that of renter units (2016-2020 CHAS). Although 2016-2020 CHAS data set shows a greater supply of affordable owner units than affordable renter units, overall, there is an insufficient supply of both affordable owner and affordable renter units. While median household income increased by 13% since 2014, that increase has been outpaced by a 68% increase in median contract rent and a 118% increase in median home value (2019-2023 ACS).

Housing cost and affordability are priority concerns of the Pinellas County Consortium. The Consortium's ongoing and persistent efforts to improve the supply of affordable housing units for very low- and low-income households will not be enough to address the widening gap between median home values and median household income, which are beyond the Consortium's control. Balancing the supply of affordable housing units, particularly for small family households (2-3 persons), will be a challenge for Pinellas County and participating jurisdictions over the next five-year planning period.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

This section describes the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing. Additionally, it provides a summary of the housing stock available to serve persons with disabilities and persons with HIV/AIDS and their families.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation

The following definitions pertain to this section:

- "Standard condition" – A housing unit that meets HUD Housing Quality Standards (HQS) and all applicable state and local codes.
- "Substandard condition but suitable for rehabilitation" – A housing unit that contains one or more housing condition (defined below), contains a lead-based paint hazard, and/or is condemned as unfit for human habitation but is both structurally and financially feasible to rehabilitate.
- "Substandard condition not suitable for rehabilitation" – A housing unit that contains one or more housing condition (defined below), contains a lead-based paint hazard, and/or is condemned as unfit for human habitation and is not structurally or financially feasible to rehabilitate.

Additionally, the term "abandoned vacant unit" is defined by HUD as:

- A housing unit that has been foreclosed upon and vacant for at least 90 days.
- A housing unit where no mortgage or tax payments have been made by the property owner for at least 90 days.
- A housing unit where a code enforcement inspection has determined that the property is not habitable, and the owner has taken no corrective actions within 90 days of the notification of the deficiencies.

Condition of Units

Condition of Units	Owner-Occupied, Number	Owner-Occupied, %	Renter-Occupied, Number	Renter-Occupied, %
With one selected Condition	45,600	26%	31,089	53%
With two selected Conditions	720	0%	1,464	2%
With three selected Conditions	51	0%	38	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	129,357	74%	26,437	45%
Total	**175,728**	**100%**	**59,028**	**100%**

Data Source: 2019-2023 ACS (B25123)

Table 34 - Condition of Units

Condition of Units

Table 34 shows the condition of occupied housing units within the Consortium, with a breakdown of owner-occupied units and renter-occupied units. As defined by HUD, a housing "condition" includes the following:

- A housing unit that lacks complete plumbing facilities.
- A housing unit that lacks complete kitchen facilities.
- A housing unit with more than one person per room.
- A housing unit with a cost burden greater than 30% of the occupant's household income.

According to 2019-2023 ACS data, the majority (129,357 or 74%) of owner-occupied housing units have no housing conditions. Just over a quarter of owner-occupied units have one housing condition (45,600 or 26%). Only 771 owner-occupied units (less than 1%) have two or three housing conditions. No owner-occupied housing units have four housing conditions.

Of the estimated 59,028 renter-occupied housing units in the Consortium, more than half (31,089 or 53%) have one housing condition. Nearly half (26,437 or 45%) of renter-occupied units have no housing conditions. Just over 1,500 (1,502 or 2%) renter-occupied units have two or three housing conditions. No renter- occupied housing units have four housing conditions.

In comparison by tenure, rental units are disproportionately affected by housing problems, with 55% of all renter-occupied housing units having some type of housing condition (e.g., lacking plumbing or kitchen, overcrowded, or cost-burdened). In contrast, only 26% of owner-occupied housing units have some type of housing condition.

Year Unit Built

Year Unit Built	Owner-Occupied, Number	Owner-Occupied, %	Renter-Occupied, Number	Renter-Occupied, %
2000 or later	16,645	9%	7,981	14%
1980-1999	64,430	37%	20,773	35%
1950-1979	90,003	51%	28,452	48%
Before 1950	4,650	3%	1,822	3%
Total	**175,728**	**100%**	**59,028**	**100%**

Data Source: 2019-2023 ACS (B25036)

Table 35 – Year Unit Built

Year Unit Built

The age of housing within the Consortium is detailed in **Table 35**, as sourced from the 2019-2023 ACS. Of the estimated 175,728 owner-occupied housing units, 154,433 or 88% were constructed during the second half of the 20th century, between 1950 and 1999. More than half were built between 1950 and 1979 (90,003 or 51%). Fewer owner-occupied units were built in the year 2000 or later (16,645 or 9%). An even smaller amount (4,650 or 3%) of owner-occupied units were built before 1950.

Of the estimated 59,028 renter-occupied housing units, the majority (83%) were constructed during the second half of the 20th century, between 1950 and 1999. An estimated 28,452 or 48% of renter-occupied units were built between 1950 and 1979. Fewer renter-occupied units were built in the year 2000 or later (7,981 or 14%). This represents a considerable uptick since the last update of the Consolidated Plan, in which renter-occupied units built in 2000 or later accounted for 9%. Approximately 1,822 or 4% of owner-occupied units were built before 1950.

In comparison, owner-occupied and renter-occupied units in the Consortium are similarly aged, in that the majority were built more than 20 years ago, prior to the year 2000. A significant portion of these units are more than 45 years old, having been constructed prior to the year 1980. This points to the need for rehabilitation and redevelopment of older units in the Consortium, as relatively few units have been constructed since the year 2000.

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied, Number	Owner-Occupied, %	Renter-Occupied, Number	Renter-Occupied, %
Total Number of Units Built Before 1980	94,653	54%	30,274	51%
Housing Units build before 1980 with children present	9,292	5%	5,568	9%

Data Source: 2019-2023 ACS (Before 1980); 2016-2020 CHAS (Before 1980 with children present) B25036

Table 36 – Risk of Lead-Based Paint

Risk of Lead-Based Paint

The risk of lead-based paint hazards within the Consortium is estimated in **Table 36**. Because the actual number of housing units in the Consortium with lead-based paint is not available, an assumption must be made. For the purposes of this plan, a housing unit built before 1980 is presumed to have a higher risk of lead-based paint. Therefore, the table shows the total number of owner-occupied and renter-occupied units that were built before 1980, as well as those built before 1980 with children present. The data for this table is from the 2016-2020 CHAS (default) and 2019-2023 ACS.

As shown in **Table 36**, 94,653 or 54% of owner-occupied housing units in the Consortium were built prior to 1980 and 30,274 or 51% of renter-occupied housing units were built prior to 1980. Although there is a high percentage of housing units built before 1980, signifying a higher risk of lead-based paint in general; given the default 2016-2020 CHAS default data, there may be a lower percentage of older housing units with children present. The percentage of older housing units with children present is slightly greater for renter-occupied units when compared to owner-occupied units.

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	29,727	26,362	56,089
Abandoned Vacant Units	N/A	N/A	N/A
REO Properties	2	2	4
Abandoned REO Properties	N/A	N/A	N/A

Data Source: 2019-2023 ACS (B25002)

Table 37 - Vacant Units

Vacant Units

According to 2019-2023 ACS data, there are 290,845 housing units within the Consortium for which vacancy status is determined, which differs from the estimated 294,671 total number of units. Of these 290,845 units, 56,089 or 19% are vacant. As defined in the ACS, a housing unit is vacant if no one is living in it at the time of interview. Units occupied at the time of interview entirely by persons who are staying two months or less and who have a more permanent residence elsewhere are considered temporarily occupied and classified as “vacant.” Based on 2019-2023 ACS data and considering that approximately 53% of all housing units in the Consortium were built before 1980; an estimated 29,727 vacant housing units may be suitable for rehabilitation. There is no data available for abandoned units.

RealtyTrac.com estimates the median list price of homes in Pinellas County is currently $403,800 with 3,763 properties listed for sale in November 2024. In contrast, the Pinellas Realtor Organization (pinellasrealtor.org) reported 5,906 active listings (all types) in October 2024. According to Zillow Research, the average (seasonally adjusted) median sales price of homes (all types) in Pinellas County was $391,169 in 2024, which is 3% lower than the list price cited by RealtyTrac.com.

Pinellas Realtor Organization (pinellasrealtor.org) shows an average median sales price of $460,000 for

single-family homes and $282,500 for townhouse/condo units in October 2024. The Pinellas Realtor Organization cites a 91.8% capture on original list prices, meaning that most sales are near the list price.

According to the foreclosure database maintained by RealtyTrac.com as accessed in November 2024, approximately 9% of all properties in Pinellas County (3,763 total properties) were Foreclosures (339), approximately 8.3% of all properties in Pinellas County were pre-foreclosures (312), approximately .11% of all properties in Pinellas County were REO properties (4), and approximately .56% of all properties in Pinellas County were auctioneered properties (21). Assuming that 53% percent of all housing units in the Consortium were built before 1980, an estimated 2 REO properties may be suitable for rehabilitation.

The Pinellas Realtor Organization inventoried 1 single-family home and 1 townhouse/condo (a total of 2) foreclosure/REO sales in October 2024, with a median foreclosure sales price of $650,000 and $85,490 respectively.

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

In terms of housing tenure and quality, 26% of owner-occupied housing units in the Consortium have at least one housing condition, while 55% of renter-occupied housing units have at least one housing condition (see **Table 34**). Generally, these data point toward the need for the Consortium to facilitate the rehabilitation of older units and expand housing affordability. Although the exact number of homes with lead-based paint is not known, it is assumed that housing units in the Consortium built before 1980 have a higher risk of lead-based paint hazards. Relative to the age of housing, an estimated 94,653 owner-occupied units were built prior to 1980, while an estimated 30,274 renter-occupied units were built prior to 1980 (see **Table 35**). Units built prior to 1980 comprise 54% of all owner-occupied housing units in the Consortium.

Estimate the number of housing units within the jurisdiction that are occupied by low- or moderate-income families that contain lead-based paint hazards. 91.205(e), 91.405

Table 35 notes that, in the Consortium, 54% (94,653) of owner-occupied housing units were built prior to 1980 and 51% (30,274) of renter-occupied housing units were built prior to 1980. These units are assumed to have a higher risk of lead-based paint hazards.

As of the 2019-2023 ACS, there are an estimated 234,756 occupied housing units within the Consortium. Approximately 124,421 or 53% of occupied housing units are assumed to have a higher risk of lead-based paint hazards. According to 2016-2020 CHAS data, approximately 97,705 low- or moderate-income households (earning less than or equal to 80% HAMFI) reside in the Consortium. Therefore, approximately 51,784 housing units occupied by low- and moderate-income families may have a higher risk of lead-based paint hazards.

Discussion

In terms of housing conditions, more renter-occupied units (55%) have housing conditions than owner-occupied units (26%). Approximately 124,421 or 53% of occupied housing units are nearly 45 years old

(i.e., built before 1980) and may have a higher risk of lead-based paint hazards among other physical problems. Due to the combination of housing conditions and unit age, there is a need for the Consortium to facilitate owner-occupied and rental-unit rehabilitations to expand housing affordability.

MA-25 Public and Assisted Housing - 91.410, 91.210(b)

Introduction

As was noted earlier in Section NA-35, the Pinellas County Housing Authority (PCHA), Tarpon Springs Housing Authority, and Dunedin Housing Authority (DHA) administer housing assistance for low- and very-low-income persons in the Pinellas County Consortium (Urban County and City of Largo). The operations of these housing authorities are funded through annual appropriations provided by HUD.

Totals Number of Units

Program Type	Certificate	Mod-Rehab	Public Housing	Vouchers, Total	Vouchers, Project - based	Vouchers, Tenant - based	Special Purpose Vouchers, Veterans Affairs Supportive Housing	Special Purpose Vouchers, Family Unification Program	Special Purpose Vouchers, Disabled*
# of units/ vouchers available	0	0	716	2,982	0	0	759	0	0
# of accessible units	0	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center) *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 38 – Total Number of Units by Program Type

Describe the supply of public housing developments

The PCHA, TSHA, and DHA administer programs that deliver housing assistance to low- and very low-income persons in Pinellas County. **Table 38** shows the total number of units assisted by local, state or federally funded programs based on default data sourced from the Public and Indian Housing (PIH) Information Center (PIC). The HUD IDIS default data set shows a total Consortium-wide supply of 3,698 publicly assisted housing units in the Consortium, comprised of 716 public housing units and 2,982 tenant- based vouchers (Housing Choice Vouchers or HCVs) including 759 special purpose vouchers (Veterans Affairs Supportive Housing (VASH)).

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan

The Pinellas County Housing Authority (PCHA) is the largest housing authority in Pinellas County and serves unincorporated and incorporated areas of Pinellas County that are not served by other housing authorities. According to the PCHA website, the PCHA owns and manages 165 units of public housing, 1,487 units of affordable housing, and 3,833 section 8 Project-Based units. Additionally, the PCHA administers approximately 2,900 vouchers to income-qualifying families, the elderly, and the disabled.

The last PHA performance assessment occurred in June 2024 and yielded an assessment score of 95

(high performer) for the PCHA.

PCHA assisted housing developments include the following properties:

- Crystal Lakes Manor – 236 units, 1-2 bedrooms (age 55+)
- Lakeside Terrace – 110 units, 1 bedroom (families, elderly, disabled, pets)
- Landings at Cross Bayou – 184 units, waiting list closed (families)
- Magnolia Gardens Assisted Living Community – 100 units, studio (age 62+)
- Norton Apartments – 48 units, 1-4 bedrooms (families) – Section 8 assisted, contract expires 2032
- Palm Lake Village – 475 units, 1-2 bedrooms (age 55+)
- Palms of Pinellas – 92 units, 1-3 bedrooms (Pets)
- Pinellas Heights – 153 units, waiting list closed (elderly)
- Rainbow Village – 200 units, 1-5 bedrooms (families)
- Valor Preserve at Lake Seminole – Coming Soon (64 bedrooms, veteran preference anticipated)

The Tarpon Springs Housing Authority (TSHA) owns, manages, and operates 56 scattered units and public housing units but does not administer vouchers. TSHA is set to receive 21 more Public Housing units in 2028. These units are currently operated and managed by a third-party partner but owned by TSHA. According to the TSHA website, these include Eagle Ridge Apartments, Oak Ridge Estates, The Villages at Tarpon, and scattered sites within the city limits. The last PHA performance assessment occurred in June 2024 and yielded an assessment score of 92 (high performer) for the TSHA.

Currently the DHA has no active public housing units and does not administer vouchers. However, The Dunedin Housing Authority owns one (1) public housing development with 10 units (individuals and families) that are not subsidized. The Dunedin Housing Authority currently operates within other housing authorities. The DHA is identified as a Small PHA Deregulation and yielded an assessment score of 98 in June 2024.

Public Housing Condition

Public Housing Development	Average Inspection Score
PCHA – Rainbow Village, Washington Dr. (11/3/2022)	71
PCHA – Pinellas Heights, Ulmerton Rd. (10/31/2022)	95
TSHA – Oak Ridge Estates, Gross Ave. (3/24/2022)	89
TSHA – Ring and Scattered Sites, Eagle Ridge Apartments (1/31/2022)	87

Data Source: Public Housing Physical Inspection Scores (Florida), HUD Real Estate Assessment Center

Table 39 - Public Housing Condition

Public Housing Condition

Table 39 shows the condition of public housing and assisted developments in the Pinellas County Consortium based on average inspection scores published as of February 2025. Of the properties for which scores were available, public housing and assisted developments received an average inspection score ranging from 71 to 95. Rainbow Village, a public housing development managed by the PCHA received the lowest score (71) in 2022. Pinellas Heights, an assisted development managed by the PCHA, received the highest score (95). Compared to previous years, most scores went up except for PCHA's Rainbow Village, which declined by fifteen (15) points. For other properties, scores decreased by one (1) to 45 points since the previous round of inspections in 2019, with the greatest increase at the TSHA's Ring and Scattered Sites development which was redeveloped as Eagle Ridge Apartments (i.e., Eagle Ridge Apartments, formally Mango Circle).

Describe the restoration and revitalization needs of public housing units in the jurisdiction

The PCHA, TSHA, and DHA along with other non-profit and private housing providers in the county continuously seek to rehabilitate and expand the supply of housing affordable to low- and very-low-income persons. The current physical condition of public housing units in the Consortium is good based on improved inspection scores (since 2019); however, the continued maintenance of such units is an ongoing need. In consultation with the PCHA, the housing authority's priority needs are redevelopment of Rainbow Village, Cystal Lakes Manor, Landings at Cross Bayou and the East Lake Club, affordable housing, and general cosmetic and ADA upgrades.

PCHA's Rainbow Village public housing community currently consists of 200 annual contract family units. The community is aging and in severe need for redevelopment. Rainbow Village is comprised of 24 one-bedroom, 62 two-bedroom, 64 three-bedroom, 36 four-bedrooms, and 14 five-bedroom units. The buildings reflect a 1960's style, which is not preferred by tenants. There are limited common area buildings with no onsite amenities. The PCHA began the first of three redevelopment phases at the Rainbow Village complex in 2024. Phase 1 consisted of Heritage Oaks, an 80-unit affordable housing development with modern amenities that will replace 48 units.

Additionally, the following restoration/revitalization needs are site specific upgrades specifically identified by the PCHA:

- East Lake Club: including Community Center rebuild, stucco remediation, window replacement and stairwell repairs.
- Crystal Lakes Manor: Including Community center upgrades, Walking path and active fitness equipment, Mail kiosks, and a wellness center.
- Lakeside Terrace: Mail Kiosks
- Landings at Cross Bayou: Including parking lot resurface, exterior paint, new basketball court, breezeway repairs, new playground, and a wellness center.

- Rainbow Village: Including the community center buildout, acquisition and upgrade of fire station.

  The PCHA additionally listed general Assisted Living Facility upgrades, including rehabilitation, furnishings, kitchen infrastructure, resident activities, library services, exterior site work and the addition of wellness centers as revitalization needs.

The TSHA listed two specific needs for TSHA properties, public housing residents, and voucher holders that could be addressed through coordination with Pinellas County. These improvements are needed in all former public housing units now receiving Project-Based or Tenant-Based Vouchers and the remaining 21 public housing units located at Oak Ridge apartments. The TSHA identified several needed improvements for coordination with Pinellas County:

- New Windows: Many of the existing windows are original to the buildings, dating back to 1969 and subsequent years. The installation of energy-efficient windows in all former public housing units would significantly lower utility costs for residents. Coordination with Pinellas County would benefit the TSHA in accessing state and federal energy efficiency programs that provide funding or subsidies for such upgrades. This partnership would help ensure that public housing units are properly insulated and protected against the elements, reducing residents' energy bills and contributing to a more sustainable living environment. This project will also improve the safety of residents and reduce the risk of break-ins and enhance overall neighborhood security. In addition, in Florida, storm protection is a critical concern. Pinellas County could assist in ensuring that the windows installed in TSHA properties meet the highest standards for hurricane and storm protection. This includes providing funding or resources for the installation of impact-resistant windows and storm shutters.

- New Fencing: Many TSHA properties lack proper perimeter fencing. New or upgraded fencing around the perimeter of the properties provides increased security for public housing residents and voucher holders. Pinellas County could support the funding for installation of secure fencing as part of a larger neighborhood revitalization and beautification.

The TSHA’s is in continual need of general capital improvements for its remaining public housing units such as, new paving, sidewalks, windows, doors, bathroom and kitchen renovations, and landscaping and irrigation systems.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing

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

The PCHA identified numerous strategies for improving living conditions at their properties. Upgrades to housing quality and safety through proactive maintenance programs, remediation of lead, mold, and ventilation issues, and energy efficiency improvements like weatherization, solar panel initiatives, and energy-efficient appliances. Enhanced security measures include installing better lighting, security cameras, and implementing community policing programs. In terms of community infrastructure, the PCHA identifies the creation of green spaces, parks, playgrounds, and community gardens, improving public transportation access, providing subsidized high-speed internet and public computer centers, and implementing waste management and clean-up programs.

The economic and workforce development efforts involve job training and employment programs in partnership with local businesses and educational institutions, as well as support for small businesses through resources and micro-loans. Homeownership pathways are offered through financial literacy and down payment assistance programs. Educational initiatives include supporting early childhood education, after-school programs, and providing scholarships (with regional institutions such as SPC and USF) for higher education and vocational training. Health and wellness services include on-site healthcare clinics, mental health and counseling services, and nutrition and food access programs. For resident engagement, the PCHA highlights forming tenant councils, organizing community-building events, and offering financial literacy workshops. Finally, under policy and funding advocacy, the PCHA encourages the expansion of Section 8 housing voucher access and providing tax incentives for landlords who accept vouchers.

The TSHA continues to work towards providing better living conditions and new construction or renovated housing opportunities as seen in its developments: Oak Ridge Estates, The Villages at Tarpon, and the renovated Eagle Ridge Apartments (formerly known as Mango Circle). The management and operations of housing have been significantly improved through the Streamline Conversion process implemented by the TSHA in collaboration with Tampa Housing. In 2024, 56 of the 77 former Public Housing units underwent this conversion from traditional Public Housing to a mix of Project-Based and Tenant-Based Vouchers. This strategic move has led to several positive outcomes. One of the key improvements has been the substantial increase in funding resulting from the conversion. With this enhanced funding, TSHA has been able to reinvest in their properties.

TSHA is making a significant commitment to the future by investing in the development and implementation of a comprehensive Strategic Plan. This initiative involves active participation from all levels of the organization, including Board members and staff, ensuring a collaborative approach to defining the agency’s direction. By engaging key stakeholders throughout the process, TSHA aims to

align its goals with the needs of the community, enhance operational efficiency, and build a sustainable framework for growth. This inclusive process not only fosters a shared vision but also encourages diverse perspectives that will drive meaningful impact and support the agency's long-term success. TSHA will be responding to Capital RFP through local entities such as Pinellas County CDBG small and large grants, Pinellas Community Foundation Capital grants and the JWB capital grants. The TSHA is in possession of numerous lots that could be used for future developments, but no plans have been announced as of February 2025.

Discussion

Pinellas County works cooperatively with the PHCA, TSHA, and DHA, as well as private entities, to connect residents with public and subsidized housing in the Urban County and City of Largo. The Pinellas County Housing Authority (PCHA) and Tarpon Springs Housing Authority (TSHA) are high performing public housing authorities. The PCHA and TSHA are High Performing and received high inspection scores according to the June 2024 HUD Public Housing Assessment System (PHAS) report. These scores reflect excellent management in all areas of the Public Housing Program, which includes administration of self-sufficiency programs. Of its portfolio of properties, the PCHA has prioritized redevelopment of wellness centers and general cosmetic/safety improvements at numerous properties. The TSHA received high scores for its Oak Ridge Estates property and the Eagle Ridge Apartments. Both active housing authorities need physical improvements to their sites and buildings for aesthetics, functionality, and safety.

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

Critical to the success of homeless services is the capacity to coordinate systems of care beyond sheltering, healthcare, mental health counseling, employment, etc. and the ability to follow a case through a myriad of providers to ensure that an individual or family is transitioned out of homelessness.

Meeting homelessness challenges in the Pinellas County Consortium is a collaborative effort comprising numerous individuals, agencies and organizations. The Continuum of Care (CoC) Lead Agency for collecting homeless data, conducting homeless needs assessments, and developing community supported homelessness strategies is the Homeless Leadership Alliance (HLA) of Pinellas, a nonprofit 501(c)(3). The HLA assists Pinellas County and its municipalities and supports a cross-jurisdictional CoC that convenes service providers, community leaders, law enforcement, government, and homeless individuals to collaborate and coordinate services for the homeless.

The HLA works collaboratively with Pinellas County and the City of Largo and other municipalities on regional issues. The HLA is responsible for advancing countywide efforts and conducting the Annual Point-In-Time (PIT) survey, which involves various partnering agencies. Most of the data utilized in this section of the Consolidated Plan was gathered from the HLA, including the County's 10-Year Plan to End Chronic Homelessness.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds, Year-Round Beds (Current & New)	Emergency Shelter Beds, Voucher / Seasonal / Overflow Beds	Transitional Housing Beds, Current & New	Permanent Supportive Housing Beds, Current & New	Permanent Supportive Housing Beds, Under Development
Households with Adult(s) and Child(ren)	412	0	92	368	N/A
Households with Only Adults	1,056	0	244	1,281	N/A
Chronically Homeless Households	N/A	N/A	N/A	552	N/A
Veterans	23	0	83	935	N/A
Unaccompanied Youth	12	0	31	0	N/A

Data Source: HUD 2024 Continuum of Care Homeless Assistance Programs: Housing Inventory Count Report for CoC Number: FL-502, St. Petersburg, Clearwater, Largo/Pinellas County.

Table 40 - Facilities Targeted to Homeless Persons

Facilities and Housing Targeted to Homeless Households

HUD and the State of Florida publish CoC and statewide PIT findings annually. Pinellas County and the City of Largo is within HUD CoC Number FL-502 (St. Petersburg, Clearwater, Largo/Pinellas County CoC) for reporting purposes. Data related to facilities and housing targeted to homeless households are shown in **Table 40**.

In Pinellas County, by comparison of all beds available, the largest share of emergency shelter beds is in facilities targeted to households with only adults, whereas the largest share of permanent supportive housing beds is in facilities targeted to either households with only adults or veteran households. Beds for families, chronically homeless, or unaccompanied youth are more limited in availability.

In review of data presented in Section NA-40, there may be sufficient beds for the estimated homeless population on a given night; however, the typical number of days a person experiences homelessness in Pinellas County (e.g., 120 days for unaccompanied children to 300 days for chronically homeless individuals or families) limits the number of available beds for persons newly becoming homeless.

*While limited beds are specifically allocated to veterans, several organizations list veterans as a secondary target population.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Several mainstream providers offer services to the homeless population as well as low- and moderate-income populations in Pinellas County and its municipalities. These services are described as follows:

Medical/Healthcare Resources

The Healthcare for the Homeless (HCH) program offers medical and preventative healthcare services to the homeless population in Pinellas County. The program is an ongoing partnership between Pinellas County Human Services and is staffed of the Florida Department of Health in Pinellas County. Initial facility costs were funded by the U.S. Department of Health and Human Services, and Health and Resources Services Administration (HRSA). The program is delivered through the Bayside Health Clinic location, a Mobile Medical Unit and a Street Medicine unit to reach underserved areas. The HCH program also offers a telehealth option. The clinic is located mid-county at 14808 49th St. N. in Clearwater.

Additionally, the Clearwater Free Clinic & St. Petersburg Free Clinic provide primary healthcare to low-income uninsured residents of Pinellas County, including office visits, medications, diagnostics, and referrals. The Free Clinics work closely with the Homeless Empowerment Program (HEP).

Another medical/healthcare provider to the homeless is Community Health Centers of Pinellas (CHCP), which provides affordable, primary health care services targeted to underserved, low-income, uninsured residents.

Mental Health Resources

Some mental health resources in Pinellas County also address the needs of homeless persons. Homeless Empowerment Program (HEP) provides mental health assessments for homeless persons in partnership with Morton Plant Mease Outreach and BayCare Health Systems. The Crisis Center of Tampa Bay's 2-1-1 hotline provides counseling and assistance for at-risk populations, including but not limited to victims of domestic violence and veterans. Other programs provide mental health counseling, psychiatric care, trauma services, substance abuse treatment, or life skills/coaching. These include Boley Centers that provides specific mental and behavioral health resources targeted to homeless persons; Vincent House and Eleos (formally Personal Enrichment through Mental Health Services (PEMHS)) that offer mental health counseling and treatment for mental illness; Camelot Care and Suncoast Center that provide trauma services and child advocacy; and WestCare Gulfcoast-Florida that provides substance abuse treatment.

Employment Resources

The primary employment resource in Pinellas County is CareerSource Pinellas, which offers job matching, training, education, and employee development. CareerSource Pinellas also provides these services to all persons, including the unemployed, veterans, persons with disabilities, and youth.

Two service providers, ServiceSource and Goodwill Industries-Suncoast, both offer employment opportunities to persons with disabilities. In addition, Mt. Zion Human Services provides workforce development and preparation programs.

Pinellas Ex-Offender Re-entry Coalition (PERC) and its Continental Housing Program (CHP) and One Unique Transition (OUT) housing program provide a supportive environment to individuals returning to society from incarceration. PERC's programming offers residents an opportunity to become stable, employed citizens that contribute to the Urban County. Services include, but are not limited to, substance abuse treatment, mental health treatment, education, social skills training, housing, transportation, family reunification, and employment.

Additionally, the Pinellas County Jobs Corps Center offers a free education and job skill training program administered by the U.S. Department of Labor that helps youth gain access to employment. The Pinellas Education Foundation also provides similar skill-based training programs locally.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Several non-profit providers and faith-based organizations offer services and facilities to the homeless population, which include emergency shelter, transitional housing, and permanent supportive housing. These are listed and described as follows:

Chronically Homeless

The needs of chronically homeless persons in Pinellas County are met through programs that combine housing with supportive services. In Pinellas County, Boley Centers, Catholic Charities, Homeless Emergency Project (HEP), and the housing authorities of Pinellas County and St. Petersburg all offer permanent supportive housing to chronically homeless persons. In total, these permanent supportive housing providers supply 552 beds to chronically homeless persons in Pinellas County. These providers also offer beds for chronically homeless veterans.

Families with Children

Several organizations in Pinellas County provide services and facilities for homeless families with children. Emergency shelter for homeless families with children is provided by CASA, HEP, Hope Villages of America, The Salvation Army, and Society of St. Vincent de Paul. In total, these providers supply 412 family beds in emergency shelters. Additionally, Alpha House of Pinellas County, CASA, and The Salvation Army offer transitional housing with a total supply of 92 family beds. Permanent supportive housing for homeless families with children is provided by Boley Centers and HEP, with a total supply of 368 family beds. Rapid Re-Housing is provided by CASA, Pinellas County Human Services, and Society of St. Vincent de Paul with a total of 420 family beds. Several of these are specialized service providers,

including CASA and Hope Villages of America (domestic abuse) and Alpha House (pregnancy).

Veterans

Emergency shelter for veterans is provided by the Pinellas County Sheriff's Office (Pinellas Safe Harbor), The Salvation Army (VA Medical Respite), and Society of St. Vincent de Paul (VA Emergency Shelter). In total, these providers supply 23 veteran beds in emergency shelters. Boley Centers and the Society of St. Vincent de Paul also supply 60 veteran beds in Safe Havens. Additionally, Boley Centers, HEP, and the Society of St. Vincent de Paul offer transitional housing with a total supply of 83 veteran beds. Permanent supportive housing for homeless veterans is provided by Boley Centers, Catholic Charities, HEP, and the housing authorities Pinellas County and St. Petersburg), with a total supply of 935 veteran beds. Rapid Re-Housing is provided by the Society of St. Vincent de Paul, with a total of 217 veteran beds.

Unaccompanied Youth

Several organizations in Pinellas County provide services and facilities for unaccompanied youth. Family Resources/SafePlace 2B provides youth homeless shelters for ages 10 to 17, along with counseling and life skills. Alpha House Florida provides shelter and supportive services to homeless pregnant women, teens, and infants. Brookwood Florida provides shelter, counseling, and life skills to at-risk girls ages 13 to 21.

Emergency shelter for unaccompanied youth is provided by Family Resources/SafePlace2B, with 12 youth beds. Additionally, Alpha House Florida and Brookwood Florida (Central) offer transitional housing with a total supply of 31 youth beds.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

This section describes facilities and services that assist persons who are not homeless but require supportive housing and programs. These populations may include elderly and frail elderly, persons with disabilities, persons with alcohol or drug addictions, persons with HIV/AIDS, or other groups. Such facilities and services include units that are barrier-free and physically accessible, units with on-site supportive services such as case management, counseling and healthcare, and units that are affordable to persons on a fixed or limited income.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly & Frail Elderly

According to 2019-2023 ACS estimates, 34% of the population in the Consortium (Urban County and City of Largo) is age 62 and over, and 14% is age 75 and over. The elderly population with housing needs is a focus in Pinellas County. The frail elderly require supportive housing, including barrier-free units, on-site services, and affordable options for those on fixed incomes. The CDBG program assists with home maintenance to help the elderly remain in their homes. Rising costs of fuel, utilities, and food particularly impact those with fixed incomes.

The Pinellas Opportunity Council's Chore Services program helps frail elderly persons maintain an independent living environment with basic cleaning and home maintenance. Other organizations, such as Neighborly Care Network and Area Agency on Aging, offer food and transportation assistance. Faith-based organizations like the Tarpon Springs Shepherd Center and Gulf Coast Jewish Family and Community Services (JFCS) also provide services. Despite these programs, resources and funds are limited to address the growing needs of the Consortium’s aging population.

Persons with Disabilities (Mental, Physical, Developmental)

Disabled persons need affordable, barrier-free housing. Accessibility retrofits are costly, and homes with such features are often more expensive. Disabled individuals typically have lower incomes, raising affordability concerns. While new multi-family units must be accessible, older units often lack these features. Additionally, those with mental or developmental disabilities may need supportive housing with on-site services. Several organizations in Pinellas County serve this population, including Disability Achievement Center, The Arc Tampa Bay, Abilities, Inc. of Florida (for veterans), PARC, Lighthouse of Pinellas, and Suncoast Epilepsy Association. ServiceSource and Goodwill Industries-Suncoast also offer employment opportunities for persons with disabilities.

Persons with Alcohol or Drug Addictions

Persons with addictions may need temporary housing and treatment, including beds for extended stay and counseling rooms. In Florida, the Substance Abuse and Mental Health (SAMH) program in the Department of Children and Families (DCF) coordinates these services. In Pinellas County, organizations like Operation PAR, Boley Centers, WestCare Gulfcoast-Florida, A New Direction for Women and Men, and Directions for Living provide substance abuse counseling and treatment.

Persons with HIV/AIDS

Persons living with HIV/AIDS need supportive housing due to challenges from physical disability, loss of employment, and lack of income. Pinellas County does not receive Housing Opportunities for People with AIDS (HOPWA) funds directly, but organizations like Metro Wellness and Community Centers and FDOH in Pinellas County serve this population.

Other Groups

People leaving violent domestic situations often become homeless. Emergency and transitional housing are crucial to prevent returning to abusive situations. Primary needs are shelter and counseling. In Pinellas County, Hope Villages of America and CASA provide emergency shelter and transitional housing for those fleeing domestic violence. Unaccompanied youth need similar services, which are offered by Brookwood Florida, Family Resources/SafePlace2B, and Starting Right Now, Inc. (Pinellas youth accepted, but services based in Tampa).

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Households with mental or physical health issues face barriers to safe, decent and affordable housing. Often, persons with mental or physical health issues are discharged from institutions but are then unable to find independent housing that they can afford or reasonably maintain. Many homeless people are discharged from institutions with no other housing options.

The Consortium will work with the HLA, as the designated CoC lead agency, and other homeless service providers to implement a cohesive, community-wide discharge coordination policy that can be successfully implemented to ensure that persons being discharged from publicly funded agencies and institutions do not become homeless upon release.
Providers supplying permanent supportive housing or transitional services include Boley Centers, Catholic Charities, Homeless Empowerment Program (HEP), Society of St. Vincent de Paul, and the Pinellas County Housing Authority (PCHA).

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

According to 2019-2023 ACS estimates, 34% of the population in the Consortium (Urban County and City of Largo) is age 62 and over and 14% of the population is age 75 and over. While the Consortium seeks

to assist low- and moderate-income households with their housing and community development needs, the following FY 2025/2026 activities also support persons with special needs such as the elderly or persons with disabilities. These activities include:

- Public services for the elderly, including programs that assist with basic cleaning and home maintenance.
- Improvements to facilities that serve persons with specials needs, including persons with disabilities and persons with drug or alcohol addictions.
- Housing preservation, rehabilitation, and production for income eligible homeowners, which may include accessibility retrofits for the elderly or persons with disabilities.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See response, above (previous question and response).

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment.

This section requires Pinellas County to explain whether the ability to access, produce, or preserve affordable housing is negatively affected by public policies, particularly those of local government. Such policies may include land use controls, zoning ordinances, building codes, or other factors that directly or indirectly affect the affordable housing supply.

Generally, within Pinellas County overall, median home value and median contract rent have outpaced median household income. According to ACS 5-Year Estimates, between 2014 and 2023, median home value and median contract rent increased 118% and 68% respectively, whereas median household income increased only 54%. For housing to be affordable to persons earning less than 80% AMI in Pinellas County (based on 2024 HUD Income Limits), units need to cost less than $240,000. However, the median home value in Pinellas County is much higher at $319,000 (2019-2023 ACS).

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 2024 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.

See SP-55 for more information regarding SHIP strategies resulting from the 2024 AHAC deliberation.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

The Consolidated Plan provides a concise summary of the Consortium's priority non-housing community development needs that are eligible for assistance. The following section describes the economic development needs of the Consortium.

This section also provides data regarding the local economic condition of the jurisdiction and compares the ability of the local workforce to satisfy the needs of local businesses. Much of this data can be used to describe the level of housing demand in the local market.

This section discusses the following topics:

- Business by Sector
- Labor Force
- Occupations by Sector
- Travel Time to Work
- Educational Attainment
- Median Earnings in the Past 12 Months
- Additional Narrative

Economic Development Market Analysis Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	753	191	0%	0%	0%
Arts, Entertainment, Accommodations	24,072	30,059	6%	13%	7%
Construction	15,403	14,473	7%	6%	-1%
Education and Health Care Services	54,448	56,821	22%	24%	2%
Finance, Insurance, and Real Estate	24,205	14,655	10%	6%	-4%
Information	4,750	2,635	2%	1%	-1%
Manufacturing	17,111	17,405	7%	7%	0%
Other Services	12,330	7,640	5%	3%	-2%
Professional, Scientific, Management Services	35,888	41,833	15%	18%	3%
Public Administration	9,587	7,939	4%	3%	-1%
Retail Trade	30,473	26,355	12%	11%	-1%
Transportation, Warehousing and Utilities	10,288	5,821	4%	2%	-2%
Wholesale Trade	5,919	10,159	2%	4%	2%
Total	**245,267**	**235,986**	**100%**	**100%**	

Data Source: 2019-2023 ACS (Workers), 2022 Longitudinal Employer-Household Dynamics (Jobs) S2407

Table 41 - Business Activity

Business Activity

Information provided in **Table 41** identifies workers and jobs within the Consortium, by sector. This information is divided into 13 sectors by number of workers, number of jobs and then calculations of the ratio of workers to jobs by business sector. According to the 2019-2023 ACS, there are 245,267 workers in the Consortium within all business sectors identified. The number of jobs within all sectors is estimated to be 235,986 according to Longitudinal Employer-Household Dynamics data (2022, most recent available) published by the U.S. Census Bureau.

The largest share of workers is within the Education and Health Care Services sector (22%). Workers in the Professional, Scientific, and Management Services sector and Retail Trade sector comprise 15% and 12% shares respectively. Workers in the Agriculture, Mining, Oil and Gas Extraction sector comprise the smallest percentage or workers (less than 1%).

Regarding the share of jobs, the largest share of jobs is also within the Education and Health Care Services sector (24%). Jobs in the Professional, Scientific, and Management Services (18%) and Arts, Entertainment, Accommodations (13%) sectors are also well-represented. The Agriculture, Mining, Oil and Gas Extraction and Information sectors account for the smallest percentages of jobs (less than 1% and 1%, respectively).

By comparing the share of workers to share of jobs, it can be determined within which sectors there are deficiencies to be addressed. The calculation of "jobs less workers" is the percentage of jobs less the percentage of workers. A negative number reflects an oversupply of labor for the sector. As **Table 41** shows, within the Consortium there are fewer jobs than workers within eight (8) business sectors: Construction, Finance, Insurance, and Real Estate; Information; Other Services; Public Administration; Retail Trade; Transportation, Warehousing and Utilities; and Agriculture, Mining and Oil and Gas Extraction. This means that workers in these business sectors may have more difficulty finding a job that matches their skillset. In contrast, there may be more jobs than workers in five (5) business sectors: Arts, Entertainment, Accommodations; Education and Health Care Services; Professional, Scientific, Management Services; Manufacturing; and Wholesale Trade. This means that there may not be enough workers within the Consortium to fulfill jobs in these sectors and that workers from outside the Consortium may be meeting the job market needs/demand for these sectors.

Labor Force

Labor Force	Number of People
Total Population in the Civilian Labor Force	256,194
Civilian Employed Population 16 years and over	245,267
Unemployment Rate	4.3%
Unemployment Rate for Ages 16-24	8.2%
Unemployment Rate for Ages 25-65	3.9%

Data Source: 2019-2023 ACS (Civilian population 16 years and over) (DP03, B23025, C23001)

Table 42 - Labor Force

Labor Force

Table 42 portrays the labor force within the Consortium. According to the 2019-2023 ACS, the total population within the Consortium in the civilian labor force is 256,194. This number includes the number of civilian workers plus those actively seeking employment and does not include those who are not actively seeking employment.

The number of the civilian population 16 years and over who are employed totals 245,267. According to 2019-2023 ACS estimates, the Consortium's unemployment rate is approximately 4.3% (10,927 unemployed). More recent Local Area Unemployment Statistics (LAUS) data sourced from the Florida Department of Economic Opportunity show that the current unemployment rate in Pinellas County overall may be as low as 3.2% as of December 2024. According to 2019-2023 ACS estimates, the unemployment rate for ages 16-24 is estimated to be higher than that of the Consortium as a whole. The estimated unemployment rate for ages 16-24 is 8.2% while the unemployment rate for ages 25-65 is 3.9%.

Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	49,867
Farming, fisheries and forestry occupations	606
Service	39,732
Sales and office	60,575
Construction, extraction, maintenance and repair	8,289
Production, transportation and material moving	21,077

Data Source: 2019-2023 ACS (Civilian employed population 16 years and over) (S2401)

Table 43 – Occupations by Sector

Occupations by Sector

Table 43 displays occupations by Sector within the Consortium according to the 2019-2023 ACS. Although not all sectors are shown, sales and office occupations account for a large number of workers with 60,575 people (25%). The management, business, and financial sector (49,867 people or 20%) and service sector (39,732 people or 16%) are also well-represented. The least represented sector in the Consortium is farming, fisheries and forestry (606 people or less than 1%). Of these occupations for Pinellas County, median earnings are highest in the management, business, and financial occupations ($78,130), whereas median earnings are lowest in the service sector occupations ($27,519).

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	128,975	65%
30-59 Minutes	57,785	29%
60 or More Minutes	13,178	7%
Total	**199,938**	**100%**

Data Source: 2019-2023 ACS (Workers 16 years and over who did not work at home) (B08303)

Table 44 - Travel Time

Travel Time

As shown in **Table 44**, two-thirds (65%) of Consortium residents commute less than 30 minutes to work. Nearly a third (29%) travel 30-59 minutes, with a small percentage (7%) commuting more than one hour. Seventy percent (70%) of all Pinellas County's workers drive to work alone and 7% carpool. Only 1% take public transportation. For the City of Largo, these shares are relatively similar: 78%, 7%, and 1%, respectively, with a slightly larger share of workers driving alone to work. According to 2019-2023 ACS estimates, for those who commute to work in Pinellas County, the average travel time is 25.3 minutes (less than 30 minutes) one-way, compared to 24.0 minutes in the City of Largo.

Education

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force, Civilian Employed	In Labor Force, Unemployed	Not in Labor Force
Less than high school graduate	9,578	823	6,706
High school graduate (includes equivalency)	44,480	2,380	18,489
Some college or Associate's degree	64,193	2,500	17,978
Bachelor's degree or higher	79,354	2,395	15,421

Data Source: 2019-2023 ACS (Population 25 to 64 years) (B23006)

Table 45 - Educational Attainment by Employment Status

Educational Attainment by Employment Status

Table 45 displays educational attainment by employment status for the population 25 to 64 years of age within the Consortium (Pinellas County and the City of Largo), the highest numbers of employed are those with a Bachelor's degree or higher (79,354 or 30%). Approximately 54% of the civilian employed population in the labor force has an education beyond high school (i.e., some college or Associate's degree, Bachelor's degree, or higher). In contrast, only 4% of the civilian employed population in the labor force never graduated from high school.

The highest numbers of unemployed are those that have some college or an Associate's degree (2,500 or 31%). Similar numbers of unemployed are high school graduates (2,380 or 29%) or have a Bachelor's degree or higher (2,395 or 30%). Only 10% of the civilian unemployed population in the labor force never graduated from high school.

Educational Attainment by Age

	Age, 18–24 yrs	Age, 25–34 yrs	Age, 35–44 yrs	Age, 45–65 yrs	Age, 65+ yrs
Less than 9th grade	444	823	1,414	2,575	4,313
9th to 12th grade, no diploma	2,959	2,529	2,191	7,575	7,888
High school graduate, GED, or alternative	10,942	13,087	12,626	39,674	46,359
Some college, no degree	8,517	10,102	10,578	33,090	33,920
Associate's degree	3,361	6,473	6,043	18525	12,988
Bachelor's degree	3,809	14,893	14,189	35,326	29,051
Graduate or professional degree	390	4,917	8,270	19,762	20,779

Data Source: 2019-2023 ACS (Population 18 years and over) B15001

Table 46 - Educational Attainment by Age

Educational Attainment by Age

Table 46 shows educational attainment by age. Nearly 35,000 people over the age of 18 (32,711 or 7%) in the Consortium did not graduate from high school. Nearly half of adults (218,895 or 49%) graduated from high school or have some college education but no college degree. Combined, over half (251,606 or 56%) of the estimated population 18 years or older (450,382) do not have a college degree. An estimated 198,776 or 44% of adults have an associate, bachelors, graduate or professional degree.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months ($)
Less than high school graduate	30,319
High school graduate (includes equivalency)	36,388
Some college or Associate's degree	43,925
Bachelor's degree	62,096
Graduate or professional degree	76,933

Data Source: 2019-2023 ACS (Population 25 years and over with earnings) (B20004)

Table 47 – Median Earnings in the Past 12 Months

Median Earnings in the Past 12 Months

Table 47 identifies income over a 12-month period as it relates to educational attainment in Pinellas County (i.e., countywide). The data set shown is sourced from 2019-2023 ACS estimates. Greater educational attainment strongly correlates with increased income. In Pinellas County, persons having a graduate or professional degree have an estimated median income of $76,933 and persons having a Bachelor's degree have a median income of $62,096. In contrast, persons with some college or an Associate's degree have a median income of $43,925. Persons with a high school diploma or equivalency have a median income of $36,388. Similarly, those without a high school diploma or equivalency have a median income of $30,319. The greatest gains in median earnings are made for persons with a Bachelor's degree (41% increase in median earnings compared to having only some college or an Associate's degree) and Graduate or professional degree holders (24% increase in median earnings compared to having a Bachelor's degree).

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors in the Consortium are Education and Healthcare Services; Professional, Scientific, and Management; Arts, Entertainment, Accommodations; Retail Trade; Construction; and Manufacturing. Combined, these five employment sectors represent 69% of all available jobs in the Consortium.

Describe the workforce and infrastructure needs of the business community

The data set shows that there may be more jobs than workers in five (5) business sectors: Arts, Entertainment, Accommodations; Education and Health Care Services; Professional, Scientific, Management Services; Manufacturing; and Wholesale Trade. This means that there may not be enough workers within the Consortium to fulfill jobs in these sectors and that workers from outside the Consortium may be meeting the job market needs/demand for these sectors.

Of the civilian unemployed labor force in Pinellas County, 70% lack a college education (i.e., Bachelor's degree or higher). Of the total population age 18 and older, 56% lack a college education. While this indicates a substantially decrease since the last Consolidated Plan, over half of the County's population

still lacks a college education. This may indicate a remaining demand for adult basic education, workforce training and other education opportunities to better match the needs of employers with employees skilled in areas such as arts/entertainment, hospitality, education, healthcare, scientific research, professional and management services, and wholesale trade. While some jobs in education, healthcare, scientific research, and professional and management services may require a Bachelor's degree or higher; many jobs in hospitality, arts/entertainment, and wholesale trade sectors only require a high school diploma or equivalency, some college, or an Associate's degree.

While there are a number of private and public educational institutions, as well as workforce training initiatives, available in Pinellas County to address this need for the adult population; such initiatives are lacking for the youth population, as signified by the higher unemployment rate among youth and young adults. There is a need for workforce training initiatives for youth in Pinellas County to support economic opportunity after high school.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Pinellas County and the City of Largo compete for business and jobs within the greater Tampa Bay area, which includes the cities of Tampa, St. Petersburg, and Clearwater, and Hillsborough and Pasco counties. Thus, the County and City must position themselves to facilitate economic development. To this end, several economic development organizations, initiatives, and incentives exist within Pinellas County.

The Pinellas County Economic Development (PCED) Council is appointed by the Board of County Commissioners to coordinate with participating jurisdictions, area chambers of commerce, and business development boards on efforts to expand existing businesses and attract new companies. The PCED identifies the following target industries for Pinellas County, many of which offer higher-wage jobs for skilled workers: advanced manufacturing, aviation and aerospace, business and financial services, defense and homeland security, information technology, and life sciences and medical technologies. These industries are incentivized by programs offered at the state and county levels, and area colleges and vocational/technical institutions are shifting focus toward "STEM" education to develop the workforce.

It is important to note that Pinellas County's opportunities for growth and reinvestment also occur in the form of infill/redevelopment and related infrastructure incentives to retain and attract local business. The following planning initiatives and funding sources support job creation in Pinellas County:

- Pinellas by Design: An Economic Development and Redevelopment Plan (e.g., activity centers)
- Penny for Pinellas (e.g., tax that supports long-term capital infrastructure projects)
- Pinellas County Comprehensive Plan, Economic Development Element (e.g., policies)
- Pinellas County Land Development Code, Quality Communities Code Project (e.g., zoning)
- Pinellas County Metropolitan Planning Organization (MPO), Long-Range Transportation Plan

(LRTP) (Forward Pinellas) (e.g., transportation)
- Tampa Bay Regional Transportation Authority (TBARTA), Regional Transportation Master Plan (e.g., transit)

Additionally, a number of Community Redevelopment Agencies (CRAs) exist within the Consortium that provide opportunities for collaborative planning and leveraging of funding sources, including those in Tarpon Springs, Dunedin, Oldsmar, Safety Harbor, Lealman, Clearwater-Largo Road (Largo), West Bay Drive (Largo), and Gulfport.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

There are more skilled workers than jobs in eight (8) business sectors: Construction; Finance, Insurance, and Real Estate; Information; Other Services; Agriculture, Mining and Oil and Gas Extraction; Public Administration; Retail Trade; and Transportation, Warehousing and Utilities. Workers in these sectors may have more difficulty finding a job in the Consortium that matches their skillset due to either competition or there being no jobs in these sectors.

The greatest employment opportunities in the jurisdiction are within five (5) sectors: Arts, Entertainment, Accommodations; Education and Health Care Services; Professional, Scientific, Management Services; Manufacturing; and Wholesale Trade. Just under half (44%) of the Consortium's adult population has a college education. While some jobs in the education, healthcare, and professional or scientific sectors may require a Bachelor's degree or higher; many jobs in the retail and hospitality sectors only require a high school diploma or equivalency, some college, or an Associate's degree.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Consortium continues to coordinate with Pinellas County Economic Development (PCED) on economic development activities to attract and retain businesses while developing the County's resident workforce. One of the strategic goals of the Pinellas County Consortium 2025-2029 Five-Year Consolidated Plan is access to public services, which may include workforce training initiatives. Additionally, the following workforce training initiatives are available to residents of Pinellas County and the City of Largo through other organizations:

- CareerSource Pinellas
- Colleges and Vocational/Technical Institutions (i.e., University of South Florida, St. Petersburg College, Eckerd College, Pinellas Technical College, etc.)
- Pinellas County Jobs Corps Center
- Pinellas Education Foundation
- Mt. Zion Human Services
- ServiceSource (employment opportunities for persons with disabilities)

- Goodwill Industries-Suncoast, Inc.

These local and countywide initiatives, among others, support the development of a skilled workforce to meet the employment demands of the market.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Yes, through the Tampa Bay Regional Planning Council (TBRPC)'s 2023-2027 Tampa Bay Comprehensive Economic Development Strategy (CEDS) planning document that includes Pinellas County and its jurisdictions, as well a Citrus, Hernando, Hillsborough, Manatee, and Pasco counties.

The Tampa Bay economy is one of the largest economies in Florida and is strongly driven by research (e.g., new patents), healthcare, and financial sectors, as shown in the occupational data presented in preceding sections. However, although Pinellas County has some of the highest average wages in the region, income growth has been slow and income inequality is a concern. Moreover, a large share of the workforce (e.g., the "baby boom" generation) is aging and nearing retirement. Also notable are the region's seasonal tourism and hospitality industries, which have significant exposure to natural disasters/environmental risks.

The Tampa Bay CEDS has 14 distinct goals for economic development of the region through the year 2027. These include expanding the quantity and quality of jobs (e.g., STEM education); supporting international trade; improving the capacity of small and disadvantaged businesses; promoting intergovernmental, public-private, and interagency partnerships to address economic challenges; preparing a skilled workforce; investing in superior public infrastructure; supporting regional data collection and information sharing; promoting a high quality of life; promoting sustainable use of natural resources; emphasizing local agricultural products; educating government and businesses on continuity and recovery plans in the event of natural or man-made disasters; promoting a regional multi-modal transportation system; enhancing resiliency in the face of natural disasters/environmental risks; and to encourage public investment in Tampa Bay via public-private partnerships.

A number of these goals may be supported by the CDBG programs of Pinellas County and the City of Largo, including education and workforce training programs, small and disadvantaged business assistance, and disaster mitigation activities. Examples of initiatives that may be coordinated with the goals of the CEDS include active workforce programs, in partnership with the University of South Florida (USF), St. Petersburg College (SPC), and other colleges to develop the workforce; incubator initiatives and small business programs; ongoing investment in infrastructure and utilities; coordination with active economic development organizations; and infill/redevelopment projects and parks and recreation improvements.

Discussion

According to the 2019-2023 ACS, the Consortium's civilian labor force is comprised of approximately 256,194 people, of which approximately 95.7% are employed and 4.3% are unemployed. The largest employment (i.e., jobs) sectors in the Consortium are Education and Healthcare Services; Professional, Scientific, and Management; Arts, Entertainment, Accommodations; Retail Trade; Construction; and Manufacturing. Approximately 69% of jobs are in these sectors.

Like in most communities, higher median earnings generally correlate with higher education. The highest median earnings in Pinellas County are in occupations such as management, business, and financial or sciences, education, and healthcare, while the lowest median earnings are in service occupations.

Approximately 65% of the Consortium's adult population has more than a high school education, but only 34% of the population has a Bachelor's, graduate or professional degree. While there are several workforce training initiatives in Pinellas County for adults seeking employment, there is still a need for workforce training for youth in the County, particularly in targeted industries such as advanced manufacturing, aviation and aerospace, business and financial services, defense and homeland security, information technology, and life sciences and medical technologies.

Approximately 65% of Pinellas County's workforce drives less than 30 minutes to get to work, with approximately 94% of the workforce driving less than one hour to get to work. This means that most employees live within Pinellas County or the Tampa Bay region.

Several organizations in Pinellas County promote economic opportunity, including Pinellas County Economic Development (PCED) Council, Community Redevelopment Agencies (CRAs), CareerSource Pinellas, and local colleges and vocational/technical institutions that provide workforce skills/training. Planning initiatives such as Pinellas by Design and dedicated funding sources such as Penny for Pinellas also further economic development. Pinellas County and the City of Largo continue to coordinate with local and regional partners on ways to leverage funding sources for economic development.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

In the past five years, the Consortium focused the majority of its CDBG-funded activities in eligible block groups (i.e., areas of low- and moderate-income concentration). Generally, these same areas are also disproportionately affected by housing problems, such as overcrowding, substandard conditions, or significant cost burden.

Given that less than half of the Consortium's housing stock was built after 1980, housing problems are limited to units built prior to 1980 that are more than 45 years old. According to the 2019-2023 ACS, an estimated 32.7% (76,689) of the Consortium's occupied housing units have one housing problem. In contrast, less than 1% (2,273) of occupied housing units have multiple (i.e., two or more) housing problems. The majority (66.4% or 155,794) of occupied housing units have no housing problems.

Table 48 (Supplemental Table 2) shows the Census Tracts with concentrations of multiple housing problems (i.e., two or more problems) that align with CDBG-eligible areas in the Consortium. For this analysis, "concentration" is defined where the percentage of occupied housing units with multiple housing problems is two percent higher than that of the Consortium as a whole. Concentrations of multiple housing problems overlap with several of the Urban County's target areas, specifically Greater Ridgecrest, West Lealman, and East Lealman. In comparison, occupied units with at least one housing problem are distributed throughout the Consortium and within every Census Tract, with the tract-level percentage of affected units ranging from 13% to 67%.

Eligible Census Tract Number	Occupied Units with Multiple Housing Problems (i.e., two or more problems), Number	Occupied Units with Multiple Housing Problems (i.e., two or more problems), Percentage	Geographic Area
Consortium (Base, All)	*2,273*	*0.97%*	*N/A*
273.32	37	3.14%	East Lake, Brooker Creek
256.03	34	3.25%	Downtown Largo
273.33	61	3.50%	East Lake
252.07	110	3.82%	Greater Ridgecrest (Target Area)
248.03	31	4.06%	West Lealman (Target Area)
252.09	79	4.15%	North Walsingham
273.14	66	4.57%	Boot Ranch, West of McMullen Booth Rd.
254.11	34	4.97%	Central Largo
271.08	83	6.92%	Downtown Dunedin
273.09	60	6.93%	Unincorporated Northeast, Cypress Run
256.02	97	7.01%	Largo, North of East Bay Dr.
246.03	101	8.63%	East Lealman (Target Area)

Eligible Census Tract Number	Occupied Units with Multiple Housing Problems (i.e., two or more problems), Number	Occupied Units with Multiple Housing Problems (i.e., two or more problems), Percentage	Geographic Area
281.04	210	10.62%	South Pasadena
268.13	232	15.49%	Lake Chautauqua, Clearwater

Data Source: 2019-2023 ACS

Table 48 – Concentrations of Households with Multiple Housing Problems (Supplemental Table 2)

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The Urban County has a low- and moderate-income threshold of 51% (same as for the City of Largo) for CDBG eligibility. Approximately a quarter (119 or 27%) of the Urban County's 440 block groups has a low- and moderate-income percentage of 51% or more, and nearly half (41 or 46%) of the City of Largo's 90 block groups has a low- and moderate-income percentage of 51% or more. This signifies that approximately a third (30%) of the Consortium's combined neighborhoods are CDBG-eligible.

These CDBG-eligible block groups are primarily concentrated mid-county near the cities of Largo, Kenneth City (Lealman), and Seminole. Some low- and moderate-income block groups are located in the north county near the cities of Dunedin, Tarpon Springs, Clearwater as well as unincorporated areas generally known as the greater East Lake area. Other low- and moderate-income block groups are also located in the south county, including areas in and around High Point and South Pasadena. The highest concentrations of low- and moderate-income population are near Kenneth City/Lealman, Largo/Ridgecrest, east Dunedin and Tarpon Springs.

An area of concentration is defined as an area where a certain group (racial, ethnic, or income) comprises a percentage of the population that is higher than the jurisdiction as a whole. There are no Census Tracts within the Pinellas County Consortium where racial minority groups are concentrated at 20 percentage points higher than the consortium overall; therefore 10 percentage points is used in the following analysis, similar to the discussion in Section NA-30.

The most populous racial or ethnic minority groups in the Pinellas County Consortium are Black/African American, Asian, and Hispanic according to 2016-2020 CHAS data and more recent 2019-2023 ACS data.

The Pinellas County Consortium has a Black/African American population of approximately 27,343 (5.2%). Concentrations of Black/African American population and low- and moderate-income families overlap in the following Census Tracts: 246.04, 252.07, 247.01, 245.08, 252.09, 246.03, 253.07, 245.07, 245.10, 255.05 and 256.02. These Census Tracts are in Largo, east Lealman, High Point, and greater Ridgecrest (if the CDP extent is considered).

The Pinellas County Consortium has an Asian population of approximately 15,966 (3%). Concentrations of Asian population and low- and moderate-income families overlap in the following Census Tracts: 250.21. This Census Tract is in Largo.

The Pinellas County Consortium has a Hispanic or Latino population of approximately 53,064 (10%). Concentrations of Hispanic or Latino population and low- and moderate-income families overlap in the following Census Tracts: 267.04, 267.03, 246.03, 253.07, 255.10, 245.10, 273.17, 273.27, 255.05, 245.14, 253.10, 268.13, 254.19 and 254.11. These Census Tracts are in Hight Point, Clearwater near US-19, and Ridgecrest/Largo Mall/Ulmerton Rd. areas, Lealman area, Lake St. George and the Largo area.

Census Tracts with greater concentrations of racial and ethnic minorities generally correspond to Block Groups where at least 50% of the population is low- and moderate-income. Although these concentrations exist, the data provided in the Market Analysis show that all residents of low- and moderate-income, regardless of race or ethnicity, may have significant housing needs related to cost burden and affordability.

What are the characteristics of the market in these areas/neighborhoods?

The lowest income areas of the Consortium are most affected by housing problems and in need of community investment. These areas also overlap with concentrations of racial and ethnic minorities, particularly in the greater Ridgecrest, High Point, and Lealman. These areas are predominately residential with single-family homes of which many are rentals and in substandard condition. Some areas such as High Point, Ridgecrest, Downtown Largo and Lealman also have neighborhood-level commercial retail and/or light industrial development. Such non- residential development includes warehouses, convenience stores, restaurants, banks and retail stores, car repair/sales/services, and other “strip commercial” businesses, primarily along major roads within these areas.

Are there any community assets in these areas/neighborhoods?

Of the Census Tracts where low income, housing problems, and concentration of racial and ethnic minorities overlap, many have community assets other than housing, including access to neighborhood-level commercial/retail, public schools, and community centers or parks. Several of these areas, such as the greater Ridgecrest and Lealman neighborhoods, also have very active community organizations and partner agencies that strive to support residents and improve livability. Like in many neighborhoods, the residents themselves are a strong asset for economic development. Organization at the neighborhood-level combined with other means, including CDBG assistance, is a key asset for positive change in the Consortium’s low- and moderate-income neighborhoods.

Are there other strategic opportunities in any of these areas?

Given the built-out character and predominance of residential uses in these areas, strategic financial support of housing repair and rehabilitation will benefit low- and moderate-income persons with multiple housing problems, including seniors and the elderly who may not have the resources to maintain homes that were constructed 40+ years ago. Additionally, several of these areas are near to, or correspond with, Community Redevelopment Agencies (CRAs) that allow opportunities for leveraged funding for public facility and infrastructure improvements. Pinellas County has consistently identified Tarpon Springs, Greater Ridgecrest (including Dansville), High Point, and Lealman as designated Target Areas for federal-funding and investment through the Consortium’s CDBG, HOME, and ESG programs.

These areas have higher concentrations of poverty than the County as a whole and were first identified as “At-Risk Zones” in 2012 by the Board of County Commissioners through the County’s Economic Impact of Poverty Report and Healthy Communities Initiatives. Contemporary data continue to identify the need for investment in these areas; therefore, Pinellas County will continue to support strategic housing and community development projects in these areas during the next five-year planning period.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to the National Broadband Availability Map (NBAM) created by the National Telecommunication and Information Administration (NTIA) of the Department of Commerce, as well as the NTIA's BroadbandUSA initiative, broadband internet access is critical in supporting economic opportunity among low- and moderate-income households. Access to the internet supports a household's connection to employment, education, and healthcare, as well as government services and social networks. For example, in today's society, simply applying for a job, completing a homework assignment, or even making a doctor appointment is dependent on internet access. Therefore, all low- and moderate-income neighborhoods need access to broadband wiring and connections for residents to participate equitably in society. Although most neighborhoods in Pinellas County already have broadband wiring and connections in-place, according to the NTIA, the primary reasons why lower income households do not utilize broadband service are two-fold: (1) there is no working computer in the household and/or (2) internet service subscriptions are unaffordable. Because sufficient service provider coverage already exists in Pinellas County (see below), the main barriers to digital inclusion and thus equitable participation in society include limited access to working computers and the high cost of internet service subscriptions.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to the Federal Communications Commission (FCC) Fixed Broadband Deployment Map (https://broadbandmap.fcc.gov), as an Urban County, Pinellas County is already well-served by broadband providers. The broadband technology available in Pinellas County includes ADSL, cable, fiber, fixed wireless, satellite, and other mediums. As defined by the FCC, broadband capability requires consumers to have access to actual download speeds of at least 25 Mbps and actual upload speeds of at least 3 Mbps (i.e., 25/3 Mbps).

The entire county (100% of units) is served by three or more fixed residential broadband providers at speeds of up to 25/3 Mbps (downstream/upstream, November 2024). This is equal to the statewide percentage of 100%-unit coverage. For speeds greater than 25/3 Mbps (e.g., 100/10 or 250/25), service is equal or slightly less available and more area dependent. For example, 100% of the county population is served by providers offering speeds of 100/10 Mbps. In contrast, only 94.17% of Pinellas County units are covered by providers offering speeds of 250/25 Mbps. However, for typical speeds, Pinellas County already has sufficient competition between broadband service providers. For CDBG-eligible areas of interest, 100% of the population in the Ridgecrest CDP and 100% of the population of the City of Largo is already served by three or more providers. The broadband service providers in these areas include Space Explorations Technologies Group, Frontier Communications Corporation (ADSL, Fiber), WideOpenWest Finance, LLC (Cable, Fiber), Charter Communications (Cable), T-Mobile USA, and Hughes

Network Systems, LLC (Satellite).

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Tampa Bay Regional Planning Council (TBRPC)'s 2023-2027 Tampa Bay Comprehensive Economic Development Strategy (CEDS) planning document (including Pinellas County and its jurisdictions), identifies resiliency as one of its primary goals. The Tampa Bay region, with its coastal development and tourism industries, has significant exposure to natural disasters/environmental risks due to its geographic location directly on the Gulf of Mexico and Tampa Bay. These risks include flooding of public infrastructure and private property, including impacts to drinking water and wastewater systems.

Based upon the most recent data from the TBRPC, which includes the National Oceanic and Atmospheric Administration (NOAA) "High" sea level rise projection from the "Recommended Projection of Sea Level Rise in the Tampa Bay Region" (2019) developed by the Tampa Bay Climate Science Advisory Panel (CSAP), the TBRPC developed maps depicting a 2.95-foot rise in sea level by 2060. This report noted that many coastal areas in Pinellas County, Manatee County, and Hillsborough counties will be inundated, but inundation will not threaten inland areas.

Based on the 2.95-foot rise in sea level by 2060, the TBRPC projects that the composite effects of sea-level rise in Pinellas County by 2060 may result in a reduction of 33,000 jobs, 58,000 population, 31,000 labor force participants, $5 billion in gross regional product, and $5 billion in personal income. Cumulatively, between the years 2020 and 2060 (40 years), reductions may be as high as $89 billion in gross regional product and $81 billion in personal income within Pinellas County alone.

In September and October of 2024, Pinellas County was severely impacted by both Hurricane Helene and Hurricane Milton. Hurricane Helene brought unseen coastal flooding to much of Pinellas County as it traveled along the Pinellas Coast. Hurricane Milton brought severe winds, coastal flooding and flash flooding as it made landfall south of Pinellas County as a Category 3 hurricane. President Joe Biden declared a federal state of emergency for Pinellas County on September 23, 2024, for Hurricane Helene, and October 5, 2024, for Hurricane Milton. Governor Ron DeSantis declared a state of emergency on the same days. In Pinellas County, the estimated damage from the 2024 hurricane season was over $2 billion.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Comparing the locations of CDBG-eligible low- and moderate-income block groups within the Pinellas County Consortium (Urban County and City of Largo) to potential inundation from 3-foot sea level rise as mapped by NOAA's Office for Coastal Management (http://coast.noaa.gov/slr), the most vulnerable households live coastally near South Pasadena, Gulfport, Madeira Beach, Curlew Landings/north Dunedin, Ozona, Cross Bayou at South Highpoint, western Oldsmar, and Tarpon Springs. Fortunately, the majority of the Consortium's low- and moderate-income block groups are located inland and may be unaffected by sea level rise.

According to the TBRPC, the risks resulting from coastal inundation may include transportation disruptions during storm events, increased costs of homeowner insurance, physical damage to critical infrastructure (including drinking water and wastewater systems), exacerbated nuisance flooding, and increased threats from polluted stormwater run-off into Tampa Bay and the Gulf of Mexico. As land becomes increasingly inundated and unusable, the loss of jobs and increasing housing costs (including property taxes, insurance, and maintenance) will make living in these areas increasingly unaffordable to many, putting some households at risk of homelessness if they cannot afford to relocate.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Consolidated Plan process requires the Pinellas County Consortium to identify priority needs and a Strategic Plan to meet those needs over the next five years. For every priority, there are goals and outcomes established to measure progress, as well as strategies to address them. There are essentially four (4) major categories in this Consolidated Plan that capture the priority needs identified during the citizen participation process: affordable housing, homelessness, non-homeless special needs, and non-housing community development.

Priority needs identified during the citizen participation process, consultation with stakeholders, and input from Consortium staff/departments include 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; and program administration.

To address these topics, Pinellas County has developed 12 goals that will guide funding decisions through the course of the Consolidated Plan five-year term. These goals include public facility improvements, public services, elimination of slum and blight, code enforcement, neighborhood improvements, preservation of housing, production of housing, homeownership opportunities, rental assistance, shelter and housing for the homeless, emergency/disaster response, and administration of the County's federally funded programs.

For each goal, the County has established strategies to address the goal and specific target outcomes to measure progress. 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 and poverty-level households than other areas of Pinellas County. Several of these areas also have above-average risk factors for Fair Housing issues.

Through the identification 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.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 49 - Geographic Priority Areas

Sort Order	**1**
Area Name:	**Partner Grantees**
Area Type:	Other
Other Target Area Description:	Other
HUD Approval Date:	N/A
% of Low/Mod:	N/A
Revital Type:	N/A
Other Revital Description:	N/A
Identify the neighborhood boundaries for this target area.	Pinellas County consists of unincorporated Pinellas County, as well as 24 municipalities (cities and towns). Of these, four municipalities are separate entitlement jurisdictions: Clearwater, St. Petersburg, Pinellas Park, and Largo. The Partner Grantees Target Area includes the boundaries of these separate entitlement jurisdictions, when projects benefit the Urban County but are physically located within the boundaries of partner grantees.
Include specific housing and commercial characteristics of this target area.	Pinellas County is a peninsula with limited land available for growth. Due to its built-out character, the housing stock is older and competition for housing is significant. Therefore, both the quality and affordability of housing is a concern. Although highly urbanized with many economic assets, Pinellas County has a limited supply of housing that is affordable to low- and moderate-income residents. Pinellas County has commercial and industrial areas located throughout the County; however, the stock of commercial and industrial structures is also aging or substandard and many do not meet building code, which contributes to areas of blight throughout the County.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The citizen participation process included multiple public meetings, including three (3) Needs Assessment meetings, three (3) Fair Housing meetings, and one (1) Homeless Funders/Providers focus group. These public meetings were advertised to the community. Online and hard copy surveys were provided to determine the community's priority needs. Additionally, Pinellas County engaged the public housing authorities, CoC, health and human services organizations and other stakeholders in the process. Needs identified herein were determined to be mutually shared with partner grantees based on the input received.
Identify the needs in this target area.	The needs of Pinellas County's low- and moderate-income, special needs, and homeless populations include 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, and economic development. There are numerous low- and moderate-income areas that are eligible for activities such as those listed above. These needs are also universal to low- and moderate-income residents of Pinellas County on a client-basis.
What are the opportunities for improvement in this target area?	Opportunities for improvement include neighborhood and public facility improvements, public services, code enforcement/bight elimination, preservation and production of affordable housing, and homeownership and rental assistance.
Are there barriers to improvement in this target area?	Barriers to improvement include limited resources and funding given the broad extent of low- and moderate-income areas and residents countywide, limited land availability, widening gaps between income levels and market-rate housing costs, unemployment and other economic challenges, unforeseen natural and human-made disasters. The 2020 COVID-19 outbreak, and 2024 hurricane season (Hurricanes Debby, Helene, and Milton), exacerbated existing economic challenges in these areas.
Sort Order	**2**
Area Name:	**Urban County**
Area Type:	Other
Other Target Area Description:	Other
HUD Approval Date:	N/A
% of Low/Mod:	N/A

Revital Type:	N/A
Other Revital Description:	N/A
Identify the neighborhood boundaries for this target area.	The Urban County area is comprised of low- and moderate-income areas within unincorporated Pinellas County and 18 cooperating cities and towns: 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.
Include specific housing and commercial characteristics of this target area.	Pinellas County is a peninsula with limited land available for growth. Due to its built-out character, the housing stock is older and competition for housing is significant. Therefore, both the quality and affordability of housing is a concern. Although highly urbanized with many economic assets, Pinellas County has a limited supply of housing that is affordable to low- and moderate-income residents. Pinellas County has commercial and industrial areas located throughout the County; however, the stock of commercial and industrial structures is also aging or substandard and many do not meet building code, which contributes to areas of blight throughout the County.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The citizen participation process included multiple public meetings, including three (3) Needs Assessment meetings, three (3) Fair Housing meetings, and one (1) Homeless Funders/Providers focus group. These public meetings were advertised to the community. Online and hard copy surveys were provided to determine the community's priority needs. Additionally, Pinellas County engaged the public housing authorities, CoC, health and human services organizations and other stakeholders in the process. Needs identified herein were determined to be countywide based on the input received.
Identify the needs in this target area.	The needs of Pinellas County's low- and moderate-income, special needs, and homeless populations include 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, and economic development. Within the Urban County and cooperating cities and towns, there are numerous low- and moderate-income areas that are eligible for activities such as those listed above. These needs are also universal to low- and moderate-income residents of Pinellas County on a client-basis.

What are the opportunities for improvement in this target area?	Opportunities for improvement include neighborhood and public facility improvements, public services, code enforcement/bight elimination, preservation and production of affordable housing, and homeownership and rental assistance.
Are there barriers to improvement in this target area?	Barriers to improvement include limited resources and funding given the broad extent of low- and moderate-income areas and residents in the Urban County and cooperating cities and towns, limited land availability, widening gaps between income levels and market-rate housing costs, unemployment and other economic challenges, and unforeseen natural and human-made disasters. The 2020 COVID-19 outbreak, and 2024 hurricane season (Hurricanes Debby, Helene, and Milton), exacerbated existing economic challenges in these areas.
Sort Order	**3**
Area Name:	**Tarpon Springs Target Area**
Area Type:	Local Target Area
Other Target Area Description:	N/A
HUD Approval Date:	N/A
% of Low/Mod:	72.93%
Revital Type:	Comprehensive
Other Revital Description:	N/A
Identify the neighborhood boundaries for this target area.	The Tarpon Springs Target Area is in the City of Tarpon Springs and includes the unincorporated areas bounded on the north by East Tarpon Avenue, on the east by U.S. Highway 19 N., on the west by Pinellas Avenue and South Safford Avenue, and on the south by East Harrison Street, Mango Street, and Woodhill Drive. The Tarpon Springs Target Area corresponds to Block Groups 3, 4, and 5, and a portion of Block Group 6 within Census Tract 274.04 (2016-2020 ACS).

Include specific housing and commercial characteristics of this target area.	The Tarpon Springs Target Area has a predominately low- and moderate-income population (72.93%). The Tarpon Springs Target Area continues to be one of the highest-risk communities in Pinellas County due to its concentration of residents living below poverty level. 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. Housing quality and conditions continue to be a concern for this area, and a large percentage of housing units are aging and poorly maintained. Commercial structures are also generally older and inadequate to serve the needs of new businesses. Infrastructure improvements are ongoing and continue be needed due to a lack of sidewalks and stormwater retention. Many residents are transportation disadvantaged, and public services are not proximate to the neighborhood. The separation between housing and services also contributes to economic challenges, including unemployment. Due to education and income disparities, paired with a lack of economic opportunities, there is a higher incidence of crime.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The citizen participation process included multiple public meetings, including three (3) Needs Assessment meetings, three (3) Fair Housing meetings, and one (1) Homeless Funders/Providers focus group. Specifically, Needs Assessment and Fair Housing meetings were held in Tarpon Springs on October 29, 2024. Online and hard copy surveys were provided to determine the community's priority needs. Additionally, Pinellas County engaged the public housing authorities, CoC, health and human services organizations and other stakeholders in the process, including the JWB of Pinellas County. The Tarpon Springs Housing Authority (TSHA) and Clearwater Housing Authority (CHA) were directly consulted by invitation to community meetings and email correspondence regarding relevant data and needs.

Identify the needs in this target area.	The TSHA identified the need for continued improvements to its public housing properties as well as unit upgrades and site improvements. Specific improvements include window and fencing upgrades and general capital improvements such as new paving, bathroom and kitchen renovations, sidewalks, landscaping, and irrigation systems. Programs are needed for TSHA residents, including education (reading and writing), budgeting/finance, and life skills. Based on input received at the Needs Assessment and Fair Housing public meetings held in Tarpon Springs, the needs of this Target Area include more affordable housing with access to transportation (potentially through infill development or adaptive reuse); legal services/eviction prevention; a walkable grocery or food co-op to address food deserts; public swimming pool and child safety swim classes; mental and behavioral health programs for children and youth; support for nontraditional families (e.g., grandparents raising grandchildren); and community centers that reduce social isolation and improve intergenerational connection (e.g., volunteer service programs).
What are the opportunities for improvement in this target area?	Opportunities for improvement include neighborhood and public facility improvements, public services, code enforcement/bight elimination, preservation and production of affordable housing, and homeownership and rental assistance. Specifically, public housing improvements, youth programs, and transportation services are needed in Tarpon Springs. The TSHA coordinates with several community partner organizations, including Home Share Pinellas and Cops 'n Kids Youth Center (JWB/Florida Department of Juvenile Justice), to help address affordable housing and youth program needs in the community.
Are there barriers to improvement in this target area?	Barriers to improvement include limited resources and funding given the broad extent of low- and moderate-income areas and residents in Tarpon Spring, limited land availability, widening gaps between income levels and market-rate housing costs, unemployment and other economic challenges, and unforeseen natural and human-made disasters. The 2020 COVID-19 outbreak, and 2024 hurricane season (Hurricanes Debby, Helene, and Milton), exacerbated existing economic challenges in these areas.
Sort Order	**4**
Area Name:	**High Point Target Area**
Area Type:	Local Target Area
Other Target Area Description:	N/A

HUD Approval Date:	N/A
% of Low/Mod:	59.47%
Revital Type:	Comprehensive
Other Revital Description:	N/A
Identify the neighborhood boundaries for this target area.	The High Point Target Area includes the unincorporated area bounded on the north by Roosevelt Boulevard, on the east by the Cross Bayou Canal, on the south by Ulmerton Road, and on the west by U. S. Highway 19. Portions of High Point have been annexed by the City of Largo, but the remaining unincorporated area is included in the Target Area. The High Point Target Area corresponds to Block Groups 1 and 2 within Census Tract 245.10 and Block Groups 1, 2, and 3 within Census Tract 245.14 (2016-2020 ACS).
Include specific housing and commercial characteristics of this target area.	The High Point Target Area has a low- and moderate-income population of 59.47%. 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. Housing quality and conditions continue to be a concern for this area, and a large percentage of housing units are aging and poorly maintained. The 2019-2023 ACS estimates that approximately 45% (nearly half) of occupied housing units in High Point have at least one housing problem. Most of the housing units in High Point are apartments, duplex, or triplex structures that are rental properties. With the large inventory of rental properties, issues with landlords and property management are common. Pinellas County has been continuously investing in the High Point area since 1998 with a focus on housing, infrastructure, public facilities, and public services projects. These efforts have included rehabilitation of rental units, targeted facility improvements (e.g., YMCA and JWB/High Point Neighborhood Family Center). The High Point Target Area is a commercially active area of the county, with many commercial, industrial, and institutional properties, quality infrastructure, and major roadways surrounding the neighborhood. However, due to these major roadways, pedestrian safety and accessibility are a concern. The area functions somewhat as an “island” with limited, walkable access to neighborhood-level stores and public services such as community resource and employment centers, healthcare facilities, and grocery stores that exist just outside of the neighborhood.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The citizen participation process included multiple public meetings, including three (3) Needs Assessment meetings, three (3) Fair Housing meetings, and one (1) Homeless Funders/Providers focus group. Specifically, Needs Assessment and Fair Housing meetings were held in Largo, near High Point, on November 6, 2024. Online and hard copy surveys were provided to determine the community's priority needs. Additionally, Pinellas County engaged the public housing authorities, CoC, health and human services organizations and other stakeholders in the process, including the City of Largo, JWB of Pinellas County, and Habitat for Humanity. Many of these stakeholders also serve the residents of High Point.
Identify the needs in this target area.	The High Point Target Area is eligible for activities such as 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, and economic development. Some of these needs are also universal to low- and moderate-income residents of High Point on a client-basis. Based on input received at the Needs Assessment and Fair Housing public meetings held at the Largo Public Library, the needs of this Target Area include down payment assistance for homeowner affordable housing; infrastructure improvements for resiliency (e.g., flood/hurricane); programs for victims of domestic violence such as rapid rehousing and longer-term shelters; and family services programs. Pedestrian improvements and transit-related development, housing rehabilitation, and education and employment opportunities are also needed in High Point. There is also a need to "balance" the rental character of the neighborhood with homeownership opportunities.
What are the opportunities for improvement in this target area?	Opportunities for improvement include neighborhood and public facility improvements, public services, code enforcement/bight elimination, preservation and production of affordable housing, and homeownership and rental assistance. The High Point area has several resources within its boundaries, including a St. Petersburg College campus, small technical schools and light industrial businesses, and the Pinellas Safe Harbor Homeless Shelter. The County continues to coordinate with stakeholders serving the area, including the JWB/Highpoint Neighborhood Family Center, YMCA, and affordable housing developers to improve the quality of life for residents. Due to its proximity to the City of Largo, there may be opportunities for coordinated planning, particularly related to pedestrian and transit-related development, as well as acquisition and infill for affordable homeowner housing.

Are there barriers to improvement in this target area?	Barriers to improvement include limited resources and funding given the broad extent of low- and moderate-income areas and residents in High Point, limited land availability, widening gaps between income levels and market-rate housing costs, unemployment and other economic challenges, and unforeseen natural and human-made disasters. The 2020 COVID-19 outbreak, and 2024 hurricane season (Hurricanes Debby, Helene, and Milton), exacerbated existing economic challenges in these areas.
Sort Order	**5**
Area Name:	**Greater Ridgecrest Target Area**
Area Type:	Local Target Area
Other Target Area Description:	N/A
HUD Approval Date:	N/A
% of Low/Mod:	59.40%
Revital Type:	Comprehensive
Other Revital Description:	N/A
Identify the neighborhood boundaries for this target area.	The Greater Ridgecrest Target Area corresponds to the Ridgecrest Census Designated Place (CDP), which is bounded by 128th Street/Pine Street to the west, 19th Avenue SW and 16th Avenue SW to the north, Pinellas Trail to the east, and Walsingham Road and 126th Avenue N to the south. The CDP encompasses a large portion of unincorporated Pinellas County adjacent to the City of Largo, which abuts to the north, east and west. The CDP boundary includes portions of two Census Tracts: 252.07 (Block Groups 2, 3, and 4) and 253.07 (Block Group 1) (2016-2020 ACS).

Include specific housing and commercial characteristics of this target area.	The Greater Ridgecrest Target Area has a low- and moderate-income population of 59.40%, as calculated based on the CDP boundary. The CDP is largely suburban in character and includes the Rainbow Village and portions of Dansville. Dansville was previously a standalone Neighborhood Revitalization Strategy Area (NRSA); however, the underlying Census block groups corresponding to Dansville no longer meet the qualifying threshold of 51% low- and moderate-income population. The Ridgecrest CDP includes the former Dansville area. 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. The Ridgecrest CDP is predominately residential with few commercial properties remaining. Most of the residential housing stock is aging and poorly maintained; however, the County has been using CDBG funds to rehabilitate housing units and demolish substandard structures when possible. The 2019-2023 ACS estimates that approximately 43% of occupied housing units in the CDP have at least one housing problem. Infrastructure improvements have also been funded with CDBG dollars, although pedestrian access and walkability continues to be a concern as most residents are transportation disadvantaged.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The citizen participation process included multiple public meetings, including three (3) Needs Assessment meetings, three (3) Fair Housing meetings, and one (1) Homeless Funders/Providers focus group. These public meetings were advertised to the community. Online and hard copy surveys were provided to determine the community's priority needs. Additionally, Pinellas County engaged the public housing authorities, CoC, health and human services organizations and other stakeholders in the process, including the City of Largo and Pinellas County Housing Authority. Many of these stakeholders also serve the residents of Greater Ridgecrest.

Identify the needs in this target area.	The PCHA has identified the need for continued improvements to its public housing properties, specifically at Rainbow Village, as well as unit upgrades and site improvements generally. A master plan for redevelopment of the Rainbow Village site was developed in partnership with Pinellas County and is currently under construction. Moreover, supportive services and youth programs are needed for public housing residents. Affordable housing is also a priority need. The Greater Ridgecrest Target Area is eligible for activities such as 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, and economic development. Some of these needs are also universal to low- and moderate-income residents of Greater Ridgecrest on a client-basis. More specifically, homeownership opportunities, quality affordable housing through rehabilitation and infill development, public facility improvements such as road conditions and drainage control, and expanded social services are needed.
What are the opportunities for improvement in this target area?	The Ridgecrest CDP has several community resources within or near its boundaries, including places of worship, health and social services, and parks and recreation facilities. The Largo Health Department has a building just to the south of Wilcox Road, and Ridgecrest Park and Ridgecrest Elementary School are located within the CDP. The Greater Ridgecrest YMCA and Whitesell Softball Fields are nearby. Service providers such as Head Start, Boys and Girls Club, Creative Pinellas, and Neighborly Care Network are also proximate. Opportunities exist for continued coordination with these community resources. The Pinellas Housing Authority's Rainbow Village Apartments complex is within the CDP. The County previously completed a master plan in partnership with the PCHA that provides redevelopment direction for the Rainbow Village site and surrounding Ridgecrest area, and construction has started.
Are there barriers to improvement in this target area?	Barriers to improvement include limited resources and funding given the broad extent of low- and moderate-income areas and residents in Greater Ridgecrest, limited land availability, widening gaps between income levels and market-rate housing costs, unemployment and other economic challenges, and unforeseen natural and human-made disasters. The 2020 COVID-19 outbreak, and 2024 hurricane season (Hurricanes Debby, Helene, and Milton), exacerbated existing economic challenges in these areas.
Sort Order	**6**

Area Name:	**Central Lealman Target Area**
Area Type:	Local Target Area
Other Target Area Description:	N/A
HUD Approval Date:	N/A
% of Low/Mod:	66.36%
Revital Type:	Comprehensive
Other Revital Description:	N/A
Identify the neighborhood boundaries for this target area.	The Central Lealman Target Area is bounded on the north by the City of Pinellas Park, on the south by the City of St. Petersburg, on the east by the boundary of the East Lealman Target Area and on the west by an unincorporated area known as West Lealman. The Central Lealman Target Area corresponds to Block Groups 1, 2, and 3 within Census Tract 247.01; Block Groups 1 and 2 within Census Tract 247.02; and Block Groups 1, 2, and 3 within Census Tract 247.03 (2016-2020 ACS).

Include specific housing and commercial characteristics of this target area.	The Central Lealman Target Area has a low- and moderate-income population of 66.36%. The Lealman area continues to be one of the highest-risk communities in Pinellas County due to its concentration of residents living below poverty level. The poverty rate in the Central Lealman Target Area is 13% of individuals and 16% of households. The 2017 eviction filing rate in Central Lealman, based on Census Tract data from the Eviction Lab at Princeton University, was 0.33 evictions per day, or 7.3% of renter-occupied households, which was higher than that of Pinellas County overall (3.9%). 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. Housing quality and conditions continue to be a concern for this area, and a large percentage of housing units are rental properties that are aging and poorly maintained. The 2019-2023 ACS estimates that approximately 38% of occupied housing units in Central Lealman have at least one housing problem. The area is also characterized by smaller single-family homes and older mobile home parks that are blighted. Commercial structures are also generally older and inadequate to serve the needs of new businesses. Infrastructure improvements are ongoing and continue to be needed due to a lack of sidewalks and stormwater retention. Many residents are transportation disadvantaged and public facilities and services, including food/grocery stores, are not proximate to the neighborhood. The separation between housing and services also contributes to economic challenges, including unemployment. Due to education and income disparities, paired with a lack of economic opportunities, there is a higher incidence of crime.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The citizen participation process included multiple public meetings, including three (3) Needs Assessment meetings, three (3) Fair Housing meetings, and one (1) Homeless Funders/Providers focus group. Specifically, Needs Assessment and Fair Housing meetings were held at the Lealman Exchange on November 13, 2024. Online and hard copy surveys were provided to determine the community's priority needs. Additionally, Pinellas County engaged the public housing authorities, CoC, health and human services organizations and other stakeholders in the process, including the Lealman Exchange (Foundation) and JWB of Pinellas County. Many of these stakeholders also serve the residents of the Lealman community.

Identify the needs in this target area.	The Central Lealman Target Area is eligible for activities such as 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, and economic development. Some of these needs are also universal to low- and moderate-income residents of Lealman on a client-basis. Based on input received at the Needs Assessment and Fair Housing public meetings held at the Lealman Exchange, the needs of this Target Area include affordable housing through infill development (e.g., accessory dwelling units) and adaptive reuse; larger units for multi-generational families; coordination with the CoC for homeless street outreach and health services navigation; public services for special needs, such as neurodivergent populations; food assistance; affordable childcare; and capital improvements for public facilities.
What are the opportunities for improvement in this target area?	Pinellas County established a Community Redevelopment Agency (CRA) and Tax Increment Finance District, which includes this Target Area, and has invested in public facility improvements including contributions toward development of the Lealman Exchange that functions as a community center for the greater Lealman area. Opportunities exist for coordination with the CRA, rehabilitation of homeowner and rental housing, redevelopment of aging mobile home parks, and public infrastructure improvements for walkability and drainage control. Public services, though not geographically dependent, are identified as priority needs in the greater Lealman community and several organizations/stakeholders have relationships with this community.
Are there barriers to improvement in this target area?	Barriers to improvement include limited resources and funding given the broad extent of low- and moderate-income areas and residents in Central Lealman, limited land availability, widening gaps between income levels and market-rate housing costs, unemployment and other economic challenges, and unforeseen natural and human-made disasters. The 2020 COVID-19 outbreak, and 2024 hurricane season (Hurricanes Debby, Helene, and Milton), exacerbated existing economic challenges in these areas.
Sort Order	**7**
Area Name:	**East Lealman Target Area**
Area Type:	Local Target Area
Other Target Area Description:	N/A

HUD Approval Date:	N/A
% of Low/Mod:	68.27%
Revital Type:	Comprehensive
Other Revital Description:	N/A
Identify the neighborhood boundaries for this target area.	The East Lealman Target Area is bounded on the north by the City of Pinellas Park, on the south and east by the City of St. Petersburg, and on the west by the boundary of the Central Lealman Target Area. The East Lealman Target Area corresponds to Block Groups 1 and 2 within Census Tract 246.01, Block Groups 1 and 2 within Census Tract 246.03, Block Groups 1, 2, and 3 within Census Tract 246.04, and portions of Block Groups 3 and 4 within Census Tract 246.01 (2016-2020 ACS).
Include specific housing and commercial characteristics of this target area.	The East Lealman Target Area has a low- and moderate-income population of 68.27%. The Lealman area continues to be one of the highest-risk communities in Pinellas County due to its concentration of residents living below poverty level. The poverty rate in the East Lealman Target Area is 18% of individuals and 22% of households. The 2017 eviction filing rate in East Lealman, based on Census Tract data from the Eviction Lab at Princeton University, was 0.14 evictions per day, or 8.2% of renter-occupied households, which was higher than that of Pinellas County overall (3.9%). 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. Housing quality and conditions continue to be a concern for this area, and a large percentage of housing units are rental properties that are aging and poorly maintained. The 2019-2023 ACS estimates that approximately 36% of occupied housing units in East Lealman have at least one housing problem. The area is also characterized by smaller single-family homes and older mobile home parks that are blighted. Commercial structures are also generally older and inadequate to serve the needs of new businesses. Infrastructure improvements are ongoing and continue be needed due to a lack of sidewalks and stormwater retention. Many residents are transportation disadvantaged and public facilities and services, including food/grocery stores, are not proximate to the neighborhood. The separation between housing and services also contributes to economic challenges, including unemployment. Due to education and income disparities, paired with a lack of economic opportunities, there is a higher incidence of crime.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The citizen participation process included multiple public meetings, including three (3) Needs Assessment meetings, three (3) Fair Housing meetings, and one (1) Homeless Funders/Providers focus group. Specifically, Needs Assessment and Fair Housing meetings were held at the Lealman Exchange on November 13, 2024. Online and hard copy surveys were provided to determine the community's priority needs. Additionally, Pinellas County engaged the public housing authorities, CoC, health and human services organizations and other stakeholders in the process, including the Lealman Exchange (Foundation) and JWB of Pinellas County. Many of these stakeholders also serve the residents of the Lealman community.
Identify the needs in this target area.	The East Lealman Target Area is eligible for activities such as 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, and economic development. Some of these needs are also universal to low- and moderate-income residents of Lealman on a client-basis. Based on input received at the Needs Assessment and Fair Housing public meetings held at the Lealman Exchange, the needs of this Target Area include affordable housing through infill development (e.g., accessory dwelling units) and adaptive reuse; larger units for multi-generational families; coordination with the CoC for homeless street outreach and health services navigation; public services for special needs, such as neurodivergent populations; food assistance; affordable childcare; and capital improvements for public facilities.
What are the opportunities for improvement in this target area?	Pinellas County established a Community Redevelopment Agency (CRA) and Tax Increment Finance District, which includes this Target Area, and has invested in public facility improvements including contributions toward development of the Lealman Exchange that functions as a community center for the greater Lealman area. Opportunities exist for coordination with the CRA, rehabilitation of homeowner and rental housing, redevelopment of aging mobile home parks, and public infrastructure improvements for walkability and drainage control. Public services, though not geographically dependent, are identified as priority needs in the greater Lealman community and several organizations/stakeholders have relationships with this community.

Are there barriers to improvement in this target area?	Barriers to improvement include limited resources and funding given the broad extent of low- and moderate-income areas and residents in East Lealman, limited land availability, widening gaps between income levels and market-rate housing costs, unemployment and other economic challenges, and unforeseen natural and human-made disasters. The 2020 COVID-19 outbreak, and 2024 hurricane season (Hurricanes Debby, Helene, and Milton), exacerbated existing economic challenges in these areas.
Sort Order	**8**
Area Name:	**West Lealman Target Area**
Area Type:	Local Target Area
Other Target Area Description:	N/A
HUD Approval Date:	N/A
% of Low/Mod:	54.42%
Revital Type:	Comprehensive
Other Revital Description:	N/A
Identify the neighborhood boundaries for this target area.	The West Lealman Target Area includes Kenneth City and is bounded on the west by Park Street N; on the north by 54th Avenue N, 62nd Avenue N, and the City of Pinellas Park; on the east by 49th Street N (boundary of the Central Lealman Target Area); and on the south by 46th Avenue N and 40th Avenue N. The West Lealman Target Area corresponds to Block Groups 1 and 2 within Census Tract 248.01, Block Groups 1 and 2 within Census Tract 248.03, Block Group 1 within Census Tract 248.04, Block Groups 1 and 2 within Census Tract 248.05, Block Groups 1, 2, and 3 within Census Tract 250.17, Block Groups 1 and 2 within Census Tract 250.18, and Block Group 2 within Census Tract 250.19.

Include specific housing and commercial characteristics of this target area.	The West Lealman Target Area has a low- and moderate-income population of 54.42%. The area is quite large, with an estimated population of approximately 18,900. The Lealman area continues to be one of the highest-risk communities in Pinellas County due to its concentration of residents living below poverty level. The poverty rate in the West Lealman Target Area is 16% of individuals and 16% of households. The 2017 eviction filing rate in West Lealman, based on Census Tract data from the Eviction Lab at Princeton University, was 0.55 evictions per day, or 7.9% of renter-occupied households, which was higher than that of Pinellas County overall (3.9%). 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. Housing quality and conditions continue to be a concern for this area, and a large percentage of housing units are rental properties that are aging and poorly maintained. The 2019-2023 ACS estimates that approximately 31% of occupied housing units in West Lealman have at least one housing problem. The area is also characterized by smaller single-family homes and older mobile home parks that are blighted. Commercial structures are also generally older and inadequate to serve the needs of new businesses. Infrastructure improvements are ongoing and continue be needed due to a lack of sidewalks and stormwater retention. Many residents are transportation disadvantaged and public facilities and services, including food/grocery stores, are not proximate to the neighborhood. The separation between housing and services also contributes to economic challenges, including unemployment. Due to education and income disparities, paired with a lack of economic opportunities, there is a higher incidence of crime.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The citizen participation process included multiple public meetings, including three (3) Needs Assessment meetings, three (3) Fair Housing meetings, and one (1) Homeless Funders/Providers focus group. Specifically, Needs Assessment and Fair Housing meetings were held at the Lealman Exchange on November 13, 2024. Online and hard copy surveys were provided to determine the community's priority needs. Additionally, Pinellas County engaged the public housing authorities, CoC, health and human services organizations and other stakeholders in the process, including the Lealman Exchange (Foundation) and JWB of Pinellas County.

Identify the needs in this target area.	The West Lealman Target Area is eligible for activities such as 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, and economic development. Some of these needs are also universal to low- and moderate-income residents of Lealman on a client-basis. Based on input received at the Needs Assessment and Fair Housing public meetings held at the Lealman Exchange, the needs of this Target Area include affordable housing through infill development (e.g., accessory dwelling units) and adaptive reuse; larger units for multi-generational families; coordination with the CoC for homeless street outreach and health services navigation; public services for special needs, such as neurodivergent populations; food assistance; affordable childcare; and capital improvements for public facilities.
What are the opportunities for improvement in this target area?	Pinellas County established a Community Redevelopment Agency (CRA) and Tax Increment Finance District, which covers a portion of this Target Area, and has invested in public facility improvements including contributions toward development of the Lealman Exchange, which functions as a community center for the greater Lealman area. Opportunities exist for coordination with the CRA, rehabilitation of homeowner and rental housing, redevelopment of aging mobile home parks, and public infrastructure improvements for walkability and drainage control. Public services, though not geographically dependent, are identified as priority needs in the greater Lealman community and several organizations/stakeholders have relationships with this community.
Are there barriers to improvement in this target area?	Barriers to improvement include limited resources and funding given the broad extent of low- and moderate-income areas and residents in West Lealman, limited land availability, widening gaps between income levels and market-rate housing costs, unemployment and other economic challenges, and unforeseen natural and human-made disasters. The 2020 COVID-19 outbreak, and 2024 hurricane season (Hurricanes Debby, Helene, and Milton), exacerbated existing economic challenges in these areas.

General Allocation Priorities

Describe the basis for allocating investments geographically within the state.

Pinellas County allocates investments geographically within its jurisdiction based on specific target areas. Housing and community development funding continues to be directed to the County's target areas and provides support for redevelopment and revitalization activities in cooperating cities. All target areas are either predominately low- and moderate-income as identified by HUD LMISD or slum/blighted areas as designated by the local governments. The identification of target areas does not preclude the possibility that there will be projects selected for implementation countywide, or within the boundaries of the Urban County, or otherwise outside of the identified local target areas. For example, housing programs are available throughout the Urban County, with a focus on areas with higher concentrations of aging/older housing, in addition to specific targeted areas identified herein.

It is important to note that the Ridgecrest Census Designated Place (CDP) is a larger geography that covers portions of the former Dansville and Greater Ridgecrest target areas but still retains a low- and moderate-income population of 59.40%. As such, the Ridgecrest CDP is used as the geography for the current Greater Ridgecrest Target Area identified herein, which will allow Pinellas County to continue focused efforts over the next five years.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 50 – Priority Needs Summary

Sort Order	**1**
Priority Need Name	**Preservation/production of affordable housing**
Priority Level	High
Population	Extremely Low; Low; Moderate; Middle; Large Families; Families with Children; Elderly; Public Housing Residents
Geographic Areas Affected	Countywide; Urban County; Tarpon Springs Target Area; Greater Ridgecrest Target Area; High Point Target Area; West Lealman Target Area, Central Lealman Target Area; East Lealman Target Area
Associated Goals	Preservation of Housing; Production of Housing; Emergency/Disaster Response
Description	Preservation/production of affordable housing (rental and owner)
Basis for Relative Priority	Relative priority is based on input from the citizen participation process, consultation with stakeholders, and/or input from Consortium staff/departments.
Sort Order	**2**
Priority Need Name	**Housing assistance**
Priority Level	High
Population	Extremely Low; Low; Moderate
Geographic Areas Affected	Countywide; Urban County; Tarpon Springs Target Area; Greater Ridgecrest Target Area; High Point Target Area; West Lealman Target Area, Central Lealman Target Area; East Lealman Target Area
Associated Goals	Homeownership Opportunities; Rental Assistance; Emergency/Disaster Response
Description	Housing assistance (rental and owner)
Basis for Relative Priority	Relative priority is based on input from the citizen participation process, consultation with stakeholders, and/or input from Consortium staff/departments.
Sort Order	**3**
Priority Need Name	**Mental and behavioral health services**
Priority Level	High
Population	Extremely Low; Low; Moderate; Persons with Alcohol or Other Addictions; Victims of Domestic Violence
Geographic Areas Affected	Countywide; Urban County; Tarpon Springs Target Area; Greater Ridgecrest Target Area; High Point Target Area; West Lealman Target Area; Central Lealman Target Area; East Lealman Target Area
Associated Goals	Public Services; Emergency/Disaster Response
Description	Mental and behavioral health services, including but not limited to substance abuse counseling/treatment
Basis for Relative Priority	Relative priority is based on input from the citizen participation process, consultation with stakeholders, and/or input from Consortium staff/departments.
Sort Order	**4**
Priority Need Name	**Homeless shelters, facilities, and services**
Priority Level	High

Population	Chronic Homelessness; Individuals; Families with Children; Mentally Ill; Chronic Substance Abuse; Veterans; Persons with HIV/AIDS; Victims of Domestic Violence; Unaccompanied Youth
Geographic Areas Affected	Countywide; Urban County; Tarpon Springs Target Area; Greater Ridgecrest Target Area; High Point Target Area; West Lealman Target Area; Central Lealman Target Area; East Lealman Target Area
Associated Goals	Shelter and Housing for the Homeless; Public Services; Public Facility Improvements; Rental Assistance; Emergency/Disaster Response
Description	Shelters, facilities, and services for homeless persons, including but not limited to homeless prevention activities
Basis for Relative Priority	Relative priority is based on input from the citizen participation process, consultation with stakeholders, and/or input from Consortium staff/departments.
Sort Order	**5**
Priority Need Name	**Special needs housing, facilities, and services**
Priority Level	Low
Population	Elderly; Frail Elderly; Persons with Mental Disabilities; Persons with Physical Disabilities; Persons with Development Disabilities; Persons with Alcohol or Other Addictions; Persons with HIV/AIDS and their Families; Victims of Domestic Violence
Geographic Areas Affected	Countywide; Urban County; Tarpon Springs Target Area; Greater Ridgecrest Target Area; High Point Target Area; West Lealman Target Area; Central Lealman Target Area; East Lealman Target Area
Associated Goals	Preservation of Housing; Production of Housing; Homeownership Opportunities; Rental Assistance; Public Facility Improvements; Public Services; Emergency/Disaster Response
Description	Housing, public facilities, and services for persons with special needs (all populations, especially elderly)
Basis for Relative Priority	Relative priority is based on input from the citizen participation process, consultation with stakeholders, and/or input from Consortium staff/departments.
Sort Order	**6**
Priority Need Name	**Public facilities and improvements**
Priority Level	High
Population	Non-Housing Community Development
Geographic Areas Affected	Countywide; Tarpon Springs Target Area; Greater Ridgecrest Target Area; High Point Target Area; West Lealman Target Area; Central Lealman Target Area; East Lealman Target Area
Associated Goals	Public Facility Improvements; Neighborhood Improvements; Emergency/Disaster Response
Description	Public facilities and improvements benefitting low- and moderate-income residents
Basis for Relative Priority	Relative priority is based on input from the citizen participation process, consultation with stakeholders, and/or input from Consortium staff/departments.
Sort Order	**7**
Priority Need Name	**Public Services**
Priority Level	High
Population	Extremely Low; Low; Moderate; Families with Children; Elderly

Geographic Areas Affected	Countywide; Urban County; Tarpon Springs Target Area; Greater Ridgecrest Target Area; High Point Target Area; West Lealman Target Area; Central Lealman Target Area; East Lealman Target Area
Associated Goals	Public Services; Emergency/Disaster Response
Description	Public services benefitting low- and moderate-income residents
Basis for Relative Priority	Relative priority is based on input from the citizen participation process, consultation with stakeholders, and/or input from Consortium staff/departments.
Sort Order	**8**
Priority Need Name	**Code enforcement/blight removal**
Priority Level	Low
Population	Non-Housing Community Development
Geographic Areas Affected	Urban County; Tarpon Springs Target Area; Greater Ridgecrest Target Area; High Point Target Area; West Lealman Target Area; Central Lealman Target Area; East Lealman Target Area
Associated Goals	Elimination of Slum and Blight; Code Enforcement; Emergency/Disaster Response
Description	Code enforcement/blight removal in Target Areas
Basis for Relative Priority	Relative priority is based on input from the citizen participation process, consultation with stakeholders, and input from Consortium staff/departments.
Sort Order	**9**
Priority Need Name	**Economic development**
Priority Level	Low
Population	Extremely Low; Low; Moderate; Non-Housing Community Development
Geographic Areas Affected	Countywide; Tarpon Springs Target Area; Greater Ridgecrest Target Area; High Point Target Area; West Lealman Target Area; Central Lealman Target Area; East Lealman Target Area
Associated Goals	Public Services; Emergency/Disaster Response
Description	Economic development activities, including but not limited to employment opportunities, job training, small business assistance, etc.
Basis for Relative Priority	Relative priority is based on input from the citizen participation process, consultation with stakeholders, and/or input from Consortium staff/departments.
Sort Order	**10**
Priority Need Name	**Program Administration**
Priority Level	Low
Population	Other
Geographic Areas Affected	Countywide
Associated Goals	Administration
Description	Administration of the Consortium's CDBG, HOME, and ESG programs.
Basis for Relative Priority	Relative priority is based on input from the citizen participation process, consultation with stakeholders, and/or input from Consortium staff/departments.

Narrative (Optional)

The Five-Year Consolidated Plan must indicate the general priorities for allocating investment of available resources to various needs. Priority needs are those that will be addressed by the goals outlined in the Strategic Plan. During the citizen participation process, the following priority needs were identified by the general public, stakeholders, and/or input from Consortium staff and departments:

1. Preservation/production of housing
2. Housing assistance
3. Mental and behavioral health services
4. Homeless shelters, facilities, and services
5. Special needs housing, facilities, and services
6. Public facilities and improvements
7. Public services
8. Code enforcement/blight removal
9. Economic development
10. Program administration

For each priority, Pinellas County has indicated one or more populations to be served, as well as an assigned priority level indicating relative importance among the needs listed.

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Tenant-based vouchers are by far the most common voucher used in the Consortium. This voucher continues to be critical for persons with extremely low incomes who are severely cost-burdened. It is estimated that approximately 2,733 TBRA vouchers are in use in the area (IDIS default data, PIC).
TBRA for Non-Homeless Special Needs	Non-Homeless special needs populations have a high need for TBRA, while at the same time needing improved accessibility within housing. Approximately 782 disabled and 652 elderly families receive TBRA (IDIS default data, PIC). Due to their limited income, housing needs for persons with non-homeless special needs include affordability, availability of assistance, accessibility improvements and Fair Housing options. All families are requesting accessibility features.
New Unit Production	Over 54% of the Consortium's housing units were constructed prior to 1980 and are over 45 years old. With an estimated median home value of $319,000 and median contract rent of $1,336 in Pinellas County, there is also a shortage of affordable housing for lower income groups, including both renter and owner households earning less than 50% HAMFI.
Rehabilitation	Many renter-occupied housing units have at least one housing problem (31,089), while a higher number (45,600) of owner-occupied housing units have at least one housing problem in the Consortium (2019-2023 ACS). Generally, these characteristics point toward the need for the Consortium to continue to facilitate housing rehabilitation to improve the condition of housing within its jurisdiction.
Acquisition, including preservation	Housing preservation and production in low- and moderate-income neighborhoods were identified during the citizen participation process, particularly regarding the need for rehabilitation or redevelopment of aging or blighted properties for affordable housing given limited land availability.

Table 51 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 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. These resources are summarized in SP-35 and AP-15.

The Pinellas County Consortium anticipates an annual allocation of $2,339,516 in CDBG, $1,074,297.76 in HOME, and $205,566 in ESG funding for PY 2025/2026.* Also anticipated are $30,000 in CDBG, $825,000 in HOME, and $0 in ESG program income for PY 2025/2026, and no prior-year resources. These programs will be matched and leveraged by state and local resources, including SHIP and HTF funds. The total amount available for PY 2025/2026, including program income, is $9,991,109.76. 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 2025/2026 Annual Action Plan and five-year Strategic Plan. See AP-20.

*Based on HUD PY 2025 Formula Allocation

Anticipated Resources

See **Table 52** and **Table 56** (SP-35 and AP-15) as follows for a summary of anticipated resources (*HUD PY 2024 Formula Allocation).

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1, Annual Allocation: $	Expected Amount Available Year 1, Program Income: $	Expected Amount Available Year 1, Prior Year Resources: $	Expected Amount Available Year 1, Total: $	Expected Amount Available Reminder of ConPlan $	Narrative Description
CDBG	Public-Federal	Acquisition; Admin and Planning; Economic Development; Housing; Public Improvements; Public Services	2,339,516	30,000	0	2,369,516	10,238,865.10	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	1,074,297.76	825,000	0	1,899,297.76	8,780,702.24	HOME funds are used to support housing activities, as well as program administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1, Annual Allocation: $	Expected Amount Available Year 1, Program Income: $	Expected Amount Available Year 1, Prior Year Resources: $	Expected Amount Available Year 1, Total: $	Expected Amount Available Reminder of ConPlan $	Narrative Description
ESG	Public-Federal	Conversion and Rehab for Transitional Housing; Financial Assistance; Overnight Shelter; Rapid Re-Housing (Rental Assistance); Rental Assistance; Services; Transitional Housing	205,566	0	0	205,566	871,977	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	5,191,730	0	0	5,191,730	19,838,270	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.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1, Annual Allocation: $	Expected Amount Available Year 1, Program Income: $	Expected Amount Available Year 1, Prior Year Resources: $	Expected Amount Available Year 1, Total: $	Expected Amount Available Reminder of ConPlan $	Narrative Description
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	0	0	325,000	1,300,000	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 52 - Anticipated Resources

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.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Pinellas County	Government	Planning	Jurisdiction
City of Largo	Government	Planning	Jurisdiction
Pinellas County Planning Department (Community Development Division)	Government	Affordable Housing; Community Development – Public facilities, Neighborhood improvements, Economic development	Jurisdiction
Pinellas County Human Services Department	Government	Non-Homeless Special Needs; Community Development – Public services	Jurisdiction
Pinellas County Office of Human Rights	Government	Non-Homeless Special Needs; Community Development – Public services	Jurisdiction
Pinellas County Housing Authority	PHA	Public housing	Jurisdiction
Tarpon Springs Housing Authority	PHA	Public housing	Jurisdiction
Homeless Leadership Alliance	Continuum of Care	Homelessness; Non-homeless special needs; Community Development – Public services	Region
Tampa Bay Regional Planning Council	Regional Organization	Planning; Community Development – Economic development	Region
Tampa Bay Community Development Corporation (CDC)	Non-Profit Organization	Affordable Housing – Ownership, Rental	Region
Pinellas County Housing Finance Authority	Redevelopment Authority	Affordable Housing – Ownership, Rental	Jurisdiction
Contemporary Housing Alternatives of Florida, Inc. (CHAF)	CHDO	Affordable Housing – Ownership, Rental	Jurisdiction
Boley Centers, Inc.	CHDO	Affordable Housing – Rental	Jurisdiction

Table 53 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Pinellas County is the lead agency in a HOME consortium with the City of Largo, collectively known as the Pinellas County Consortium. Pinellas County and City of Largo each are separate CDBG grantees. Pinellas County also administers ESG funds separately to address homelessness at the countywide level. The County has historically coordinated with other local governments, agencies, and public and private partners in the Tampa Bay region in order to implement its CDBG, HOME, and ESG programs.

In terms of specific gaps, most needs are generally met in some way through these community partners; however, the amount of need almost always outweighs the available funding. More specific deficits in the quantity and quality of affordable housing were identified during the citizen participation process. Affordable housing continues to be a concern for Pinellas County, primarily due to the widening gap between median income and median home values and rents, and due to limited land availability. Related to housing affordability, homelessness also continues to be an area of concern. Underserved populations in Pinellas County include the elderly; persons with depression, mental illness, or substance abuse/addiction challenges; persons with disabilities; and youth aging out of foster care, among others. The County continues to coordinate with a network of community partners and the CoC to address these needs as funding allows.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention, Street Outreach, Supportive, and Other Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other – Food banks/nutrition assistance and “help with chores” programs available to seniors (Non-Targeted)	X		

Table 54 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Homeless Leadership Alliance (HLA) is the lead agency for the Continuum of Care (CoC) in Pinellas County. The HLA coordinates a network of community partners that provide housing, facilities, and services for homeless persons, including the chronically homeless, families with children, veterans, and unaccompanied youth. Such services include emergency shelters, transitional housing, rapid-rehousing, permanent supportive housing, and other resources, such as case management, mental and behavioral health counseling, substance abuse treatment, education, and employment/job skill training. The network of dozens of community partners includes, but is not limited to, Pinellas Community Foundation, The Salvation Army, United Way, Homeless Empowerment Program (HEP), Society of St. Vincent de Paul, and JWB. Specially addressing the counseling/mentoring needs of human trafficking survivors and unaccompanied youth are partners such as Florida Dream Center, Starting Right Now, and

Family Resources/SafePlace2B. Additionally, the HLA is responsible for administering the Homeless Management Information System (HMIS) and annual Point-in-Time (PIT) count to identify the characteristics of the homeless population in Pinellas County and to identify their specific and often changing needs. Supportive services are coordinated through the Pinellas County Human Services Department. The Department directly operates programs toward public health, homeless prevention, and self-sufficiency. These programs offer healthcare/mobile clinic, financial assistance to homeless families with children seeking housing, disability advocacy and resources for persons with permanent disabilities, and services specifically tailored to veterans (e.g., assistance with obtaining federal benefits). The Human Services Department targets these programs to the County's concentrated areas of poverty.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

The strength of Pinellas County's service delivery system is its diversity of public and private partners, and the wide array of services offered countywide. Virtually all service types are available in the County, and most are available to homeless persons or persons at risk of homelessness through the HLA and CoC. Although the current programming offered by community partners is diverse, the level of need far outweighs the amount of funding available. There is simply too much demand, and due to economic conditions, this demand continues to grow each year as Pinellas County develops (and redevelops). As identified previously, affordable housing continues to be a concern for Pinellas County, primarily due to the widening gap between median income and median home values and rents, and due to limited land availability. Related to housing affordability, homelessness also continues to be an area of concern as individuals and families are not able to keep pace with the cost of housing. Underserved populations in Pinellas County include the elderly; persons with depression, mental illness, or substance abuse/addiction challenges; persons with disabilities; and youth aging out of foster care, among others. There are several community partners with programs tailored to the needs of the elderly; the need for mental and behavioral health services; and the needs of persons with disabilities; however, there is not enough funding to address all these needs countywide. There are insufficient dedicated programs for persons aging out of foster care, and this continues to be a gap that must be addressed during the five-year planning period as potential service providers are identified.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

Pinellas County and the Pinellas County HOME Consortium, including the City of Largo, will continue to network with participating cities and towns, elected officials, citizens, non-profit and for-profit stakeholders, and the CoC to identify community needs, make these needs widely known to stakeholders, and identify projects or programs and funding opportunities to address these needs.

To improve the preservation and production of affordable housing within Pinellas County, the County plans to emphasize a transit-oriented/activity center development framework that will foster affordable

housing proximate to transportation and employment opportunities. This framework is supported by the Countywide Plan and Advantage Pinellas, the County's long-range transportation plan for 2045. The Advantage Pinellas Housing Action Plan (2023) and Advantage Pinellas Housing Compact documents this intergovernmental partnership. The County will also utilize leveraging and matching of federal funding, particularly with state and local funding sources such as SHIP, and HTF dollars that are specifically designated for housing and/or economic development activities. HTF was developed specifically to address these funding gaps and is earmarked for affordable housing. The preservation and production of affordable housing, as well as housing/rental assistance, is overseen by the Pinellas County Planning Department's Community Development Division and implemented through a network of non-profit and for-profit housing developers and organizations (e.g., CHDOs), as well as the active housing authorities in Pinellas County.

To improve the funding of public services, particularly for homeless and special needs populations, including but not limited to youth aging out of foster care, the County will support the HLA and CoC member organizations in the development of projects or programs that address priority needs, and encourage applicant subrecipients to leverage and match federal funding with state and local funding sources to address priority needs. Such investment will be focused in areas of concentrated poverty, such as the Target Areas identified previously. The provision of public services will be overseen by the Community Development Division in coordination with the Pinellas County Human Services Department, Pinellas County Office of Human Rights, HLA and CoC, and implemented through the County's network of non-profit and for-profit stakeholders.

SP-45 Goals - 91.415, 91.215(a)(4)

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; Greater Ridgecrest Target Area; West Lealman Target Area; Central Lealman Target Area; East Lealman Target Area; High Point Target Area; Tarpon Springs Target Area	Public facilities and improvements; Special needs housing, facilities, and services; Homeless shelters, facilities, and services	CDBG: $3,943,076.60	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 125,000 Persons Assisted; Homeless Person Overnight Shelter: 10,000 Persons Assisted
2	Public Services	2025	2029	Homeless; Non-Homeless Special Needs; Non-Housing Community Development	Availability/Accessibility	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	Public services; Mental and behavioral health services; Special needs housing, facilities, and services; Homeless shelters, facilities, and services; Economic development	CDBG: $1,852,344.60; ESG: $100,000	Public Service Activities other than Low/Moderate Housing Benefit: 37,500 Persons Assisted; Homeless Person Overnight Shelter: 1,000 Persons Assisted
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: $1,225,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25,000 Persons Assisted; Buildings Demolished: 5 Buildings
4	Code Enforcement	2025	2029	Non-Housing Community Development	Sustainability	Create suitable living environments	West Lealman Target Area; Central Lealman Target Area; East Lealman Target Area	Code enforcement/blight removal	CDBG: $403,750	Housing Code Enforcement/Foreclosed Property Care: 500 Household/Housing Units
5	Neighborhood Improvements	2025	2029	Non-Housing Community Development	Sustainability	Create suitable living environments	Greater Ridgecrest Target Area; West Lealman Target Area; Central Lealman Target Area; East Lealman Target Area; High Point Target Area; Tarpon Springs Target Area	Public facilities and improvements; Code enforcement/blight removal	CDBG: $1,639,417.10	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 75,000 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	CDBG: $450,000; HOME: $4,000,000; SHIP: $6,694,750; HTF $731,250	Homeowner Housing Rehabilitated: 75 Household/Housing Unit; Rental Units Rehabilitated: 125 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	CDBG: $450,000; HOME: $4,000,000; SHIP: $5,944,750; HTF: $731,250	Homeowner Housing Added: 25 Household/Housing Unit; Rental Units Constructed: 125 Household/Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Outcome	Objective	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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; Public Services; Special needs housing, facilities, and services	CDBG: $50,000; HOME: $1,000,000; SHIP: $10,437,027	Direct Financial Assistance to Homebuyers: 150 Households Assisted; Public Service Activities for Low/Moderate Income Housing Benefit: 150 Households Assisted
9	Rental Assistance	2025	2029	Affordable Housing; Homeless	Affordability	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	Housing assistance; Special needs housing, facilities, and services; Homeless shelters, facilities, and services	HOME: $633,981.79; ESG: $432,000	Tenant-Based Rental Assistance/Rapid Re-Housing: 50 Households Assisted; Homelessness Prevention: 125 Persons Assisted
10	Shelter and Housing for the Homeless	2025	2029	Homeless	Availability/ Accessibility	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	Homeless shelters, facilities, and services	CDBG: $125,000; ESG: $464,727.27	Overnight/Emergency Shelter/Transitional Housing Beds Added: 10 Beds; Housing for Homeless Added: 10 Household/Housing Unit
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: $2,469,792.80; HOME: $1,046,018.21; ESG: $80,815.73; SHIP: $1,953,473; HTF: $162,500	Other: Other

Table 55 – 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 Services**
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	**9**
Goal Name	**Rental Assistance**
Goal Description	Provide funding for rental assistance and security/utility deposits for income-eligible individuals/households or rapid rehousing for individuals/households at-risk of or already experiencing homelessness.
Sort Order	**10**
Goal Name	**Shelter and Housing for Homeless**

Goal Description	Provide funding for the acquisition, construction, and/or rehabilitation of shelter facilities and housing for the homeless.
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).

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Pinellas County estimates that 350 affordable housing units for extremely low-income, low-income, and moderate-income households will be preserved or produced over the five-year period covered by the Consolidated Plan. CDBG, HOME, SHIP, and HTF funding sources will be allocated to specific affordable housing activities such as acquisition, development, new construction, and rehabilitation. Of the 350 units, 200 will be preserved (e.g., acquisition/rehabilitation) and 150 will be produced (e.g., development/new construction). Of the 350 units, 250 rental units will be preserved or produced, and 100 homeowner units will be preserved or produced.

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Input from Pinellas County Housing Authority (PCHA) and Tarpon Springs Housing Authority (TSHA) indicates a need for redevelopment and rehabilitation of public housing units in Pinellas County. This includes storm/hurricane hardening, capital improvements to common areas, and accessibility improvements for persons with disabilities. Limited funding, high demand for units, and lack of technical assistance are significant barriers to these improvements.

The PCHA's mission is to provide safe, quality housing for persons in need, and to cultivate healthy, vibrant neighborhoods for Pinellas County. Their strategy to increase public housing units is outlined in the PCHA's Five-Year PHA Plan for FY 2024, which includes goals and strategies for the 2020-2024 planning period:

Goal 1: Silence NIMBY's and fill the potholes of traditional housing.

Goal 2: Expand success model throughout Pinellas County.

Goal 3: End generational housing trend.

The TSHA's goals for the 2020-2024 planning period include the following, depending on financial feasibility:

1. Development of additional affordable housing units.
2. Preserving and maintaining the TSHA's remaining 54 public housing units.
3. Rehabilitating/redeveloping the Mango Circle complex into a new development to be known as Eagle Ridge Apartments [Completed, 2021], possibly with Rental Assistance Demonstration (RAD) or Low-Income Housing Tax Credit (LIHTC) funding as available/applicable.
4. Partnering with community agencies to create a Hispanic Community Center in Tarpon Springs.
5. Collaborating with multiple agencies, organizations, and community groups to ensure that resident needs are identified and met, through means such as a centralized "one-stop" resource center/location. TSHA partner programs include Home Share Pinellas and Cops 'n Kids Youth Center/Juvenile Welfare Board.

TCHA's strategies for 2025-2029 focus on streamlining the conversion process and enhancing the management of public housing units and Section 8/Housing Choice Vouchers. In 2024, 56 of the 77 former public housing units were converted to a combination of project-based and tenant-based vouchers. This strategy has increased funding, allowing TSHA to reinvest in properties and improve management and operations. The conversion process has improved the living environment for low- and moderate-income families. Increased funding enables TSHA to fund interior renovations, upgrade in-

house units, and procure better services like landscaping and tree trimming. A new TSHA 3-Year Strategic Plan is in progress as of February 2025.

Activities to Increase Resident Involvements

Both the PCHA and TSHA regularly convene meetings of their resident advisory board to discuss priority needs at their public housing properties, and to review updates to the annual and five-year PHA plans. Updates to these plans are on-going for the current year, as of February 2025. The PCHA will continue to facilitate resident involvements and interactions by offering needed and/or desired programs including its Family Self-Sufficiency program, as well as supportive and youth services for voucher holders, scholarship assistance for St. Petersburg College (SPC), and continuing to provide safe, sanitary, and decent housing for residents and voucher holders. The TSHA will increase resident involvements by offering needed and/or desired programs including community and self-sufficiency programs, education, and life skills classes, making grievance procedures known, and seeking funding for property and safety improvements. The TSHA will continue to partner with Home Share Pinellas to facilitate housing placements and Cops ’n Kids Youth Center/JWB to support children and youth living in public housing.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation.

Not applicable

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

This section requires Pinellas County to explain whether the ability to access, produce, or preserve affordable housing is negatively affected by public policies, particularly those of local government. Such policies may include land use controls, zoning ordinances, building codes, or other factors that directly or indirectly affect the affordable housing supply.

Generally, within Pinellas County overall, median home value and median contract rent have outpaced median household income. According to ACS 5-Year Estimates, between 2014 and 2023, median home value and median contract rent increased 118% and 68% respectively, whereas median household income increased only 54%. For housing to be affordable to persons earning less than 80% AMI in Pinellas County (2024 HUD Income Limits), units need to cost less than $240,000. However, the median home value in Pinellas County is much higher at $319,000 (2019-2023 ACS).

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 2024 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.

See SP-55 for more information regarding SHIP strategies resulting from the 2024 AHAC deliberation.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Pinellas County will utilize strategies sourced from three planning initiatives to remove or ameliorate barriers to affordable housing: 1. Pinellas County's SHIP Local Housing Assistance Plan (LHAP), which identifies Local Housing Incentive Strategies (LHIS); 2. Forward Pinellas' Advantage Pinellas Housing Compact and related Housing Action Plan (2023); and 3. Pinellas County's PLANPinellas Comprehensive Plan.

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

The Advantage Pinellas Housing Compact and related Housing Action Plan (2023) identify a common set of strategies for the 24 municipalities within Pinellas County, the County, and Forward Pinellas. According to the Advantage Pinellas Housing Compact, the County will need an additional 1,000 affordable housing units each year this decade to meet demand. In the past and currently, Pinellas County has funded affordable housing development, down payment assistance, multifamily acquisition and rehabilitation projects, and home improvement/housing rehabilitation loans using CDBG and HOME, State SHIP, and local funding sources such as the Pinellas HTF. These efforts have provided affordable housing to approximately 510 households over the past five years (2020-2024). Additionally, using sales tax revenue, the Penny for Pinellas program has funded 17 projects since inception. When completed, those Penny for Pinellas projects will produce over 2,000 affordable housing units.

Despite these successes, the demand for affordable housing in Pinellas County still exceeds supply. 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. Pinellas County and its municipal partners are particularly concerned with incentivizing affordable housing development, ideally but not exclusively along transportation corridors. By encouraging higher-density development along transportation corridors, low-income residents can better access employment opportunities and necessary social services.

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). These transportation and land use plans support affordable housing incentives, including but not limited to density bonuses for mixed-use, accessory dwelling unit, and “missing middle” housing types. Other potential incentives for consideration include linkage fees, inclusionary zoning, impact/mobility reductions, single-room occupancy ordinances, form-based code tools.

Moreover, Pinellas County's PLANPinellas Comprehensive Plan, effective January 1, 2023, identifies redevelopment opportunities including new housing options and strategies for preparing vulnerable communities for sea level rise and natural disasters (e.g., major hurricanes, flooding, storm surge, etc.).

To preserve and protect existing units, the County will continue to utilize CDBG, HOME, SHIP, HTF, and other sources when available for rehabilitation. Additionally, the County will seek to incentivize improvements to existing mobile/manufactured homes and improve how redevelopment/relocations are regulated to ensure that residents of mobile/manufactured homes have access to alternative housing.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

Homeless shelter, facilities, and services are priority needs identified during the Consolidated Plan process. 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. During the citizen participation process for the 2025-2029 Consolidated Plan, a focus group of the HLA Funders Council and Providers Council convened on January 24, 2025, at the City of Largo EOC, to discuss the priority needs of persons at-risk or experiencing homelessness. Identified needs included 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.

The HLA is a 501(c)(3) non-profit and serves as the Lead Agency for the St. Petersburg, Clearwater, Largo/Pinellas County 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.

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.

As an ESG grantee, over the five-year planning period from 2025-2029, Pinellas County may allocate 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 a recipient's allocation can be used for administrative activities). These components support the following activities:

- Engage homeless individuals and families living on the street;
- Improve the number and quality of emergency shelters for homeless individuals and families;
- Help operate emergency shelters;
- Provide essential services to shelter residents;
- Rapidly re-house homeless individuals and families; and
- Prevent families and individuals from becoming homeless (e.g., financial assistance, utility assistance, rental assistance, etc.).

Addressing the emergency and transitional housing needs of homeless persons

Homeless shelter, facilities, and services are priority needs identified during the Consolidated Plan process. To address the emergency and transitional housing needs of homeless persons, the HLA and CoC provide funding for efforts to quickly re-house homeless individuals and families to minimum trauma and dislocation, promotes access to and effective utilization of mainstream programs, and optimizes self-sufficiency among individuals and families.

The CoC maintains an inventory of emergency, transitional, and permanent supportive housing beds/units provided by its network of homeless shelters and housing providers, which include but are not limited to Boley Centers, Catholic Charities, CASA, Family Resources, Homeless Empowerment Program (HEP), Hope Villages of America, Pinellas Safe Harbor, Salvation Army, St. Vincent de Paul Society, and West Care Gulf Coast Florida, among others. Veterans' beds are provided at Boley Centers, Catholic Charities, HEP, Salvation Army, and St. Vincent de Paul Society. Emergency and transitional housing needs are determined by these providers. It is important to note that the availability of resources, such as shelter beds, transitional housing, permanent supportive housing, and affordable housing have not kept pace with the demand for such shelter and housing needs in Pinellas County.

CDBG and ESG funds may be used for emergency shelter facilities because of the recognized need to have shelter beds for families with children and chronically homeless persons to get these populations off the street and placed into more permanent housing. Families with children, in particular, are also eligible for Rapid Re-Housing. Each year, based on applications received for funding, the County may allocate a portion of CDBG funds and ESG funds toward homeless shelter and transitional housing activities. The County may also support 2-1-1 Tampa Bay Cares telephone operators to connect at-risk families and individuals with homeless resources including emergency shelter and food.

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.

The HLA and CoC also competitively awards grants for new construction, acquisition, rehabilitation, and leasing of affordable housing; rental assistance; supportive services and operating costs for housing units; homeless management information systems; project administration costs; and CoC planning and Unified Funding Agency costs.

ESG funds are primarily used by Pinellas County to prevent homelessness and to assist persons who are experiencing homelessness. Consistent with ESG requirements, the County may also allocate a portion of ESG funds to Rapid Re-Housing (RRH) activities. The County also coordinates with the JWB Family Services Initiative, which provides a range of homeless prevention assistance to families with children, including housing assistance and counseling, food, childcare, and employment resources. The Family Service Initiative is executed by three (3) partners: Gulf Coast Jewish and Community Services, Eleos Wellness, and the JWB.

The Pinellas County Human Services Department, through its Family Housing Assistance Program, regularly coordinates with and provides referrals to partners such as the Family Services Initiative, Homeless Emergency Project (HEP), Daystar, Tarpon Springs Shepherd Center, Feeding Tampa Bay, and St. Vincent de Paul Society, among others, for homeless prevention, transitional, and permanent supportive housing placement.

The active housing authorities of Pinellas County and Tarpon Springs are members of the HLA and regularly coordinate with Pinellas County to match families and individuals with more permanent housing opportunities. The transitional and permanent supportive needs of veterans are addressed by Boley Centers, HEP, Catholic Charities, and the housing authorities. The Pinellas County Housing Authority (PCHA) also administers Housing Choice Vouchers (Section 8), of which some are earmarked for homeless persons coming from emergency shelters or transitional housing and seeking more permanent housing. The PCHA also works with the Veterans Administration (VA) to administer Veteran Affairs Supportive Housing (VASH) voucher assistance.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The HLA's "Ready-to-Rent" program offers a financial literacy course to help low-income individuals attain more permanent housing for themselves and their families. This program helps to reduce the high

costs of moving regularly, avoid predatory lease agreements, prevent evictions and homelessness, and identify a path to success for each participant. Similarly, each of the active housing authorities in Pinellas County offers a Family Self-Sufficiency (FSS) program to this end. Each FSS participant creates an Individual Training and Service Plan that includes employment goals and identifies training or education needs to improve their financial situation and eliminate their dependence on public housing assistance.

The HLA also works with appropriate local and State agencies to ensure that persons leaving publicly funded institutions or systems of care and are discharged to the community have a specific pathway to housing and supportive services. The HLA and CoC Board continue to provide the oversight of discharge planning, including benchmarking. Input received during the Consolidated Plan process specific to homelessness identified homeless shelters/services for families with children and unaccompanied youth (e.g., youth aging out of foster care), mental health services, resources for survivors of domestic violence, and drug/substance abuse counseling and treatment as the “top five” priority needs. Additionally, eviction/foreclosure counseling, street outreach, and programs to decrease homelessness among veterans were identified needs. These needs will be addressed through the Public Facility Improvements, Public Services, Rental Assistance, and Shelter and Housing for Homeless goals of the Strategic Plan. To address these goals, Pinellas County may fund operational costs associated with programs that connect youth aging out of foster care with housing assistance, provide supportive services for mental and behavioral health, and offer advocacy and legal counsel for persons seeking to regain housing and employment when discharged from publicly funded institutions or systems of care.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards.

The Florida Department of Health (DOH) is the primary agency for addressing lead-based paint (LBP) hazards in the Pinellas 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, authorized under the Florida Lead Poisoning Prevention Screening & Education Act, Section 381.985, F.S., and Chapter 64D-3, F.A.C., conducts surveillance of Blood Lead Level (BLL) testing and poisonings in the County, promotes BLL screening for high-risk populations, and provides information to health care providers, individuals, and businesses on lead poisoning prevention. Program activities include surveillance and epidemiology, lead poisoning investigations, primary prevention, and coordinating care if a person or family is found to have high BLL. The DOH also disseminates information to parents and caregivers, healthcare providers, and renovators and contractors about LBP hazards and screening options. This information includes brochures on keeping children safe from LBP hazards, sources of lead, remediation tactics, and adult lead poisoning prevention at home and in the workplace.

To address LBP hazards, the DOH in Pinellas County performs BLL testing and coordinates follow-up care if elevated BLL is detected. For children identified with elevated BLL, a lead assessment of the home is recommended. A specialist performs inspections and risk assessments at no charge for families with children having elevated BLL, family day care homes, and day care centers. The DoH in Pinellas County also works to identify LBP hazards in the environment in conjunction with housing demolition, rehabilitation, and redevelopment activities in older neighborhoods. The primary source of lead exposure among children is LBP in older, deteriorating buildings.

How are the actions listed above related to the extent of lead poisoning and hazards?

Lead poisoning often occurs with no obvious symptoms, frequently goes unrecognized, and can cause learning disabilities, behavioral problems, and, at very high levels, seizures, coma, and even death. No safe blood lead level has been identified; however, a BLL above 5 micrograms of lead per deciliter of blood is the reference level at which the Centers for Disease Control and Prevention (CDC) recommends that public health actions be taken and a BLL of 10 micrograms is the CDC's level of concern. In 2021, the CDC documented seven (7) cases of children with elevated BLL out of a sample of 4,238 children tested (i.e., 0.2%) in Pinellas County. Of those seven (7), none exceeded the level of concern.

In the Pinellas County Consortium (Urban County and City of Largo), 54% (94,653) of owner-occupied housing units were built prior to 1980 and 51% (30,274) of renter-occupied housing units were built prior to 1980. These units are assumed to have a higher risk of LBP hazards. Pinellas County, during the five-year planning period, will prioritize the preservation and production of affordable housing, which will include the rehabilitation of renter- and owner-occupied housing. This goal will address the need for affordable housing units while also improving the quality and safety of the County's housing stock. If LBP

hazards are identified in this endeavor, the County will take appropriate actions in coordination with the DOH in Pinellas County.

How are the actions listed above integrated into housing policies and procedures?

The Pinellas County Planning Department/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 BLL 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.

Additionally, through the Health Care for the Homeless program, DOH staff in Pinellas County offer basic health care, including routine lab work and referrals, to persons living at or below poverty. Services are available at Bayside Health Clinic, a Mobile Medical Unit, or through the program's Street Medicine Team and Telehealth system.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Pinellas County's strategy to reduce the number of poverty-level families is multi-faceted and relies on the cooperation of numerous partners throughout the County and Tampa Bay region. These partners include County departments (Community Development Division, Human Services Department, and Office of Human Rights), public service providers, the HLA and CoC, housing authorities, public and private organizations (e.g., non-profits and community development corporations), and other stakeholders in community development activities. These stakeholders work in concert to address a variety of interrelated social issues, including disparities in education and training, unemployment, limited access to healthcare, family instability, criminal background, inadequate housing, deteriorating neighborhoods, and transportation disadvantage.

As detailed in the discussions regarding the priority needs identified by the Consortium, and the goals established in this Strategic Plan to address those needs, Pinellas County will reduce the number of poverty-level individuals and families by targeting CDBG, HOME, ESG, state, and local funds to projects that will promote self-sufficiency through public services, in conjunction with the provision of housing, shelter, and other public facilities that foster community and economic stability.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The majority of funding available to the Consortium is earmarked for affordable housing activities, including preservation and production (i.e., rehabilitation and construction) of affordable housing, homeownership opportunities, and rental assistance. The County supports the concept of "housing first" in that affordable housing is the foundation for economic stability. Once persons are housed, other disparities that contribute to poverty can be addressed incrementally. Pinellas County's Countywide Housing Strategy, "Connecting Our Community to Housing" builds on this concept while striving to connect affordable housing with transportation and other public services and facilities. Suitable living environments are ones in which housing is central and public services and facilities are available to all. To this end, the County's goals addressing the categories of affordable housing, homelessness, non-homeless special needs, and non-housing community development are all anti-poverty strategies.

Additionally, several countywide programs and initiatives are targeted toward helping individuals and families out of poverty.

Pinellas County Human Services Department – Connects poverty-level individuals and families with publicly available services, including healthcare resources, emergency financial assistance, housing assistance, justice coordination, senior/elderly services, and social security and disability benefits. These programs support social and economic stability for residents, particularly those with special needs.

Economic Development Partners – Offer employment and job skills/workforce training programs for low- and moderate-income individuals. Such partners include CareerSource Pinellas, ServiceSource, Pinellas

Education Foundation, Goodwill Industries, and Mt. Zion Human Services, among others, which strive to connect poverty-level persons and persons with disabilities with employment opportunities.

Homeless Leadership Alliance – Leads the CoC network of homeless services, including the "Ready-to-Rent" financial literacy course to get individuals and families into stable housing and to reduce the rate of evictions.

Health Department in Pinellas County/Health Care for the Homeless – Provides homeless residents with basic health care at Bayside Health Clinic, a Mobile Medical Unit, or through services offered by the Street Medicine Team and Telehealth system. Staff include a medical director, examiner, nurses, and Department of Health (DOH) staff.

Housing Authorities (Pinellas County and Tarpon Springs) – Offer Family Self-Sufficiency (FSS) programs to public housing residents who wish to improve their financial situation, eliminate their dependence on public assistance, and are motivated to changing their lives. Each participant completes an Individual Training and Service Plan (ITSP) that includes employment goals and identifies training or education needs.

Anti-poverty strategies must also consider fair housing and equal opportunity. Beyond these countywide programs and initiatives, the Pinellas County Office of Human Rights and 2025 Analysis of Impediments to Fair Housing Choice (prepared for Pinellas County and the cities of Clearwater, Largo, and St. Petersburg) identify strategies to support the Fair Housing Act. Within Pinellas County, there is a disproportionate percentage of poverty-level individuals among minority racial and ethnic groups (2019-2023 ACS). Pinellas County's anti-poverty strategies include identifying regional barriers to equal housing opportunity (e.g., coordination with the Pinellas County Office of Human Rights); prioritizing investments to equalize housing opportunity; and improving the location of transportation assets to improve access to employment. Relatedly, the County's fair housing strategies are intended to improve the supply and quality of affordable housing; reduce eviction rates; enforce the Fair Housing Act (e.g., testing, etc.); increase public awareness of fair housing policy and protected classes; improve access to transportation; and ensure equitable access to fair housing information, programs, and services.

SP-80 Monitoring - 91.230

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

The Pinellas County Consortium is responsible for ensuring funds are used in accordance with program requirements. County staff monitors activities described in the Plan. Due to space restraints, specific details of the County's monitoring procedures for the CDBG, HOME, and ESG programs can be found in the “Grantee Unique Appendices” attachment titled, “SP-80 Monitoring Standards and Procedures.

Action Plan

Expected Resources

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

Introduction

In April 2026, HUD notified Pinellas County that it would receive a second special ESG-RUSH allocation in the amount of $1,608,589 to be used to address the needs of people who were unhoused or at risk of homelessness before hurricanes Helene and Milton.

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. These resources are summarized in SP-35 and AP-15.

The Pinellas County Consortium anticipates an annual allocation of $2,339,516 in CDBG, $1,074,297.76 in HOME, and $205,566 in ESG funding for PY 2025/2026.* Also anticipated are $30,000 in CDBG, $825,000 in HOME, and $0 in ESG program income for PY 2025/2026, and no prior-year resources. These programs will be matched and leveraged by state and local resources, including SHIP and HTF funds. The total amount available for PY 2025/2026, including program income, is $9,991,109.76. 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 2025/2026 Annual Action Plan and five-year Strategic Plan. See AP-20.

*Based on HUD PY 2025 Formula Allocation

Anticipated Resources

See **Table 52** and **Table 56** (SP-35 and AP-15) as follows for a summary of anticipated resources (*HUD PY 2024 Formula Allocation).

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1, Annual Allocation: $	Expected Amount Available Year 1, Program Income: $	Expected Amount Available Year 1, Prior Year Resources: $	Expected Amount Available Year 1, Total: $	Expected Amount Available Remainder of ConPlan $	Narrative Description
CDBG	Public-Federal	Acquisition; Admin and Planning; Economic Development; Housing; Public Improvements; Public Services	2,339,516	30,000	0	2,369,516	10,238,865.10	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	1,074,297.76	825,000	0	1,899,297.76	8,780,702.24	HOME funds are used to support housing activities, as well as program administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1, Annual Allocation: $	Expected Amount Available Year 1, Program Income: $	Expected Amount Available Year 1, Prior Year Resources: $	Expected Amount Available Year 1, Total: $	Expected Amount Available Remainder of ConPlan $	Narrative Description
ESG	Public-Federal	Conversion and Rehab for Transitional Housing; Financial Assistance; Overnight Shelter; Rapid Re-Housing (Rental Assistance); Rental Assistance; Services; Transitional Housing	205,566	0	0	205,566	871,977	ESG funds are used to support homeless activities, as well as program administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1, Annual Allocation: $	Expected Amount Available Year 1, Program Income: $	Expected Amount Available Year 1, Prior Year Resources: $	Expected Amount Available Year 1, Total: $	Expected Amount Available Remainder of ConPlan $	Narrative Description
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	5,191,730	0	0	5,191,730	19,838,270	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	0	0	325,000	1,300,000	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.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1, Annual Allocation: $	Expected Amount Available Year 1, Program Income: $	Expected Amount Available Year 1, Prior Year Resources: $	Expected Amount Available Year 1, Total: $	Expected Amount Available Remainder of ConPlan $	Narrative Description
Other (ESG RUSH)	Public-Federal	Conversion and rehab for transitional housing; Financial Assistance; Overnight shelter; Rapid re-housing (rental assistance); Rental Assistance; Services; Transitional housing	$1,608,589	$0	$0	$1,608,589	$0	ESG-RUSH funds to be used to support homeless activities that address the needs of homeless persons and persons at risk of homelessness, in response to major disaster declarations following hurricanes Helene and Milton, well as program administration.

Table 56 – Expected Resources

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

Match requirements for ESG-RUSH funds are waived through RUSH Notice dated 7/18/2024.

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	Public facilities and improvements; Special needs housing, facilities, and services; Homeless shelters, facilities, and services	CDBG: $1,133,747.79	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30,016 Persons Assisted; Homeless Person Overnight Shelter: 123,605 Persons Assisted
2	Public Services	2025	2029	Homeless; Non-Homeless Special Needs; Non-Housing Community Development	Availability/Accessibility	Create suitable living environments	Urban County; Greater Ridgecrest Target Area	Public services; Homeless shelters, facilities, and services	CDBG: $383,765.01; ESG: $105,922.15; ESG-RUSH - $966,353.40	Public Service Activities other than Low/Moderate Income Housing Benefit: 24,810 Persons Assisted
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 Buildings
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: $70,000	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; Code enforcement/blight removal	CDBG: $283,100	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 19,291 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: $832,238.37; SHIP: $1,427,500; 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: $832,238.38; SHIP: $1,699,057; 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: $44,891.24; SHIP: $1,613,500	Direct Financial Assistance to Homebuyers: 30 Households Assisted; Public Service Activities for Low/Moderate Income Housing Benefit: 30 Households Assisted
9	Rental Assistance	2025	2029	Affordable Housing; Homeless	Affordability	Provide decent affordable housing	Urban County	Housing assistance	ESG: $84,226.40 ESG-RUSH - $562,235.60	Homelessness Prevention: 25 Persons Assisted; Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Outcome	Objective	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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: $473,903.20; HOME: $189,929.77; ESG: $15,417.45; SHIP: $451,673; HTF: $32,500; ESG-RUSH - $80,000	Other: Other

Table 57 – 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	**9**
Goal Name	**Rental Assistance**
Goal Description	Provide funding for rental assistance and security/utility deposits for income-eligible individuals/households or rapid rehousing for individuals/households at-risk of or already experiencing homelessness.
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). For ESG-RUSH, the County commits to staying within the 7.5% admin cap and will use no more than 7.5% of the special allocation for administrative expenses.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Pinellas County received a second special allocation of $1,608,589 in ESG-RUSH funds to address the needs of homeless individuals or families or individuals or families at risk of homelessness affected by hurricanes Helene and Milton. These funds are anticipated to be utilized to fund ESG-RUSH eligible activities including emergency shelter, rapid rehousing, homelessness prevention, short/medium-term rental assistance, housing relocation and stabilization services, financial assistance for move-in costs, supportive services for people currently experiencing homelessness, street outreach services, Homeless Management Information System, and administration.

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 58 – 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 $319,000 (2019-2023 ACS), which is unaffordable considering median household income ($70,293). 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, 2023 Occupational Employment and Wage Statistics for the Tampa-St. Petersburg-Clearwater MSA, for all occupations, at the median hourly wage of $22.32, or $46,424 annually, the maximum affordable rent is $1,160, approximately $500 less than the 2023 HUD Fair Market Rent of $1,659.
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: $353,100
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	9/30/2026
Estimate the number and type of families that will benefit from the proposed activities	19,291 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: 19,291 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 South Walton Ave., Tarpon Springs; 1801 119th Street N., Largo; Greater Ridgecrest Target Area; East Lealman and Central Lealman Target Areas.

Planned Activities	In addition to FY 2025 funding, projects may receive additional funds available from uncommitted prior year funding or unanticipated program income. Planned activities include the following: Tarpon Springs Community Center Rehabilitation - Replace community center gym floor; YMCA of the Suncoast Greater Ridgecrest Branch Rehabilitation - Replace gym divider and wall mats, install gym divider switches, paint gym, install artificial turf in outdoor areas; 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: Pinellas County Sheriff's Police Athletic League Facility Rehabilitation - Construct separate bathrooms for students and staff to meet state requirements.
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: $1,133,747.79
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	9/30/2026

Estimate the number and type of families that will benefit from the proposed activities	153,621 low- to moderate-income persons, including the homeless and 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: 30,016 Persons Assisted; Homeless Person Overnight Shelter: 123,605 Persons Assisted).
Location Description	Activities funded are located and serve residents countywide. These specific activity locations will be funded: 5353 31st St. N., St. Petersburg; 1003 Dr. MLK Jr. St. N., Safety Harbor; 5726 126th Ave. N., Clearwater; 401 15th St. N., St. Petersburg; Confidential. Alternate project addresses: 3115 44th Ave. N., St. Petersburg; 509 Engman St./1260 Engman St./1357 Park St., Clearwater; 1113 Fairburn Ave./1119 Fairburn Ave.; 1051 Holt Ave./1200 N Betty Ln/1260 Engman St, Clearwater; 1437 S. Belcher Rd., Clearwater; 1113 Fairburn Ave., Clearwater; 901 7th Ave. S., St. Petersburg; 1735 Dr. MLK Jr. St., St. Petersburg; 3755 46th Ave. N., St. Petersburg; 600 Engman St., Clearwater.

Planned Activities	In addition to FY 2025 funding, projects may receive additional funds available from uncommitted prior year funding or unanticipated program income. Activities planned include the following: PARC Burkett Villa Expansion - Construct 450 sf combined dining/living room addition and demolition of existing screened patio enclosure; Safety Harbor Neighborhood Family Center Rehabilitation - Design and renovate office areas and bathroom, and install food pantry walkway canopy, fire alarm, and whole building generator; Pinellas Hope Rehabilitation - Replace roof of homeless residential buildings and install generator for community center, offices and kitchen; St. Vincent de Paul CARE Center and Center of Hope Rehabilitation - Design and renovate bathrooms, including mold remediation, ventilation improvements, waterproofing, flooring in bathrooms and hallways, and painting; CASA Rehabilitation - Replace playground equipment and install new rubber mulch; 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: St. Petersburg Free Clinic/Food Bank Rehabilitation - Renovate building including site preparation and demolition, concrete and structural work, masonry and metal fabrication, carpentry and thermal/moisture protection, roofing and openings, interior finishes including walls, flooring, painting, toilet accessories, parking lot paint/striping, mechanical/electrical/plumbing systems, and fire suppression; Homeless Empowerment Program Campus Roof Replacements - Replace roofs at multiple facilities; Homeless Empowerment Program Campus ADA Doors - Install ADA doors at multiple facilities with push button activation; Directions for Living Facility Rehabilitation - Replace doors and install hardware including door handles with a digital access control system; Homeless Empowerment Program Service Center Parking Lot - Replace paver parking lot with concrete parking lot; Directions for Living Facility Rehabilitation - Replace electrical panel including replacing necessary wiring, switchgears, branch breakers, and surge suppression units; Brookwood Florida Facility Rehabilitation - Convert existing metal building into administrative offices, including structural and exterior enhancements, interior partitions, doors, restrooms, lighting, security and community systems, HVAC and electrical connections to existing panel, and concrete walkways; WestCare GulfCoast-Florida Davis Bradley Center Rehabilitation - Replace kitchen drainage system, renovate men's showers, and replace exterior fencing.
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 2025 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	9/30/2026
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: $383,765.01
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 2025 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	9/30/2026

Estimate the number and type of families that will benefit from the proposed activities	4,470 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 180 homeless persons also benefitting from public service activities co-funded with ESG. (Public Service Activities other than Low/Moderate Income Housing Benefit: 4,470 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: 401 15th Street N., St. Petersburg; 1801 119th Street N, Largo (Greater Ridgecrest Area); 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: Seniors in Service of Tampa Bay Operations - Fund operating expenses including salaries and fringe benefits for the Senior Companion Services Program; Metropolitan Ministries Operations - Fund operating expenses including salaries, fringe benefits and program materials for Pinellas Brigade street outreach services; 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; St. Vincent de Paul CARES Operations - Fund operating expenses including salaries, fringe benefits, food, and administrative costs for the Bridging Families Program shelter (joint ESG funded). As of May 14, 2025, the County has received $234,973.99 in program income for FY 2024. Based on prior-year program income and allocation, the County will be able to fund up to $386,173.50 in public service activities and remain in compliance with the 15% public services cap. (Allocation $2,339,516 + PY24-25 Program Income $234,973.99 = Total amount available to calculate public service cap $2,574,489.99, 15% of which is $386,173.50.).
Sort Order	5
Project Name	ESG25 Pinellas County
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	Rental Assistance; Public Services; Administration
Needs Addressed	Housing assistance; Homeless shelters, facilities, and services; Program administration
Funding	ESG: $205,566; ESG-RUSH $1,608,589

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	9/30/2026
Estimate the number and type of families that will benefit from the proposed activities	40 persons will benefit from homeless prevention activities, such as rental assistance and rapid re-housing and 20,340 persons will benefit from HMIS entry. *Additional to this number are 180 homeless persons also benefitting from public service activities co-funded with CDBG. (Homelessness Prevention: 25 Persons Assisted; Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted; Public Service Activities other than Low/Moderate Income Housing Benefit: 20,340 Persons Assisted)
Location Description	Scattered sites in the Urban County
Planned Activities	Activities planned under the Homeless and Homelessness Prevention Services Program include the following: Emergency Solutions Grant (ESG) Program Components - Funding of ESG program homelessness prevention/rapid re-housing component including rental assistance to assist with provision of stabilizing permanent housing by providing short/medium-term financial assistance, including rent payments and security/utility deposits, to homeless individuals and families and those at-risk of becoming homeless; 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). Homeless Leadership Alliance Operations - Fund operating expenses for the Pinellas HMIS including salaries, fringe benefits, and administrative costs; St. Vincent de Paul CARES Operations - Fund operating expenses including salaries, fringe benefits, food, and administrative costs for the Bridging Families Program shelter (joint CDBG funded). Project includes 7.5%, or $15,417.45, 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. ESG-RUSH funds are anticipated to be utilized to fund ESG-RUSH eligible activities including emergency shelter, rapid rehousing, homelessness prevention, short/medium-term rental assistance, housing relocation and stabilization services, financial assistance for move-in costs, supportive services for people currently experiencing homelessness, street outreach services, Homeless Management Information System, and $80,000, for general planning and administration of ESG-RUSH funds.
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: $832,238.37; SHIP: $1,427,500; 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 FY 2025, funds may be reprogrammed to other housing projects without amending this Action Plan. In addition to FY 2025 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	9/30/2026
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: $832,238.38; SHIP: $1,699,057; 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 FY 2025, funds may be reprogrammed to other housing projects without amending this Action Plan. In addition to FY 2025 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	9/30/2026
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: $44,891.24; SHIP: $1,613,500
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 FY 2025, funds may be reprogrammed to other projects without amending this Action Plan. In addition to FY 2025 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	9/30/2026
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
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	9/30/2026
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: $473,903.20; HOME: $189,929.77; SHIP: $451,673; 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	9/30/2026
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. For ESG-RUSH, the County commits to staying within the 7.5% admin cap and will use no more than 7.5% of the special allocation for administrative expenses.

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

The extent of assistance needed to homeless people and those at-risk of homelessness continues to be evaluated. Pinellas County intends to utilize ESG-RUSH funds to address the need**.**

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 FY 2025 funding allocations, geographic distribution of resulting percentage will be as follows: 46.5% in Partner Grantees; 44.1% in Urban County; 1.6% in Tarpon Springs; 3.5% in Greater Ridgecrest; 0.8% in Central Lealman; and 3.5% 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	46.5%
Urban County	44.1%
Tarpon Springs	1.6%
West Lealman	0%
Central Lealman	0.8%
East Lealman	3.5%
High Point	0%
Greater Ridgecrest	3.5%

Table 59 - 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 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 Low- and Moderate-Income Summary Data (LMISD),
2. There must be a substantial number of deteriorating or dilapidated buildings or infrastructure needs throughout the area, or
3. Generally, the current conditions of a target area meet the slum and blight definition of a locally designated Community Redevelopment Area (CRA), as defined in the Florida Statutes, Chapter 163, Part III, the "Act".

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

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

Discussion

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

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

Affordable Housing

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

Introduction

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

One Year Goals for Households to be Supported	Number
Homeless	0
Non-Homeless	125
Special-Needs	0
Total	**125**

Table 60 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for Households Supported Through	Number
Rental Assistance	25
The Production of New Units	30
Rehab of Existing Units	40
Acquisition of Existing Units	30
Total	**125**

Table 61 - One Year Goals for Affordable Housing by Support Type

Discussion

In FY 2025, providing affordable housing will specifically be addressed by:

- Providing down payment/closing cost assistance to 1 low- to moderate-income homebuyer using HOME funds, and 29 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 15 units of homeowner 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 25 rental units.
- Production of 5 units of new homeowner 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 25 new rental units.
- Providing rental assistance and rapid rehousing to 25 low-income persons for homeless prevention and HMIS entry using ESG funds.

Approximately $1.9 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 FY 2025 is approximately $5.2 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. The amount of $325,000 generated through the Local HTF 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 2025, 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 up to $1 million in CDBG, $1.5 million in HOME, $860,000 in SHIP, and approved Penny for Pinellas funding for Heritage Oaks, replacing 48 units at Rainbow Village with 80 new units of senior housing. Additionally, the County committed $1.7 million in SHIP funds for Valor Preserve, for the construction of 64 new units of affordable housing that will implement veterans' preference and will include 32-units set aside for households with special needs.

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 a recipient’s allocation can be used for administrative activities). For FY 2025, the County is allocating $60,666 in CDBG funds toward Metropolitan Ministries Street Outreach, and $52,778 in CDBG and $10,544 in ESG toward the St. Vincent de Paul Bridging Families Operations, a homeless shelter. Additionally, $95,378 in ESG is allocated to HMIS system data collection/entry, and $84,226 in ESG is allocated to rapid rehousing for homeless prevention.

Addressing the emergency shelter and transitional housing needs of homeless persons

Pinellas County PY 2025 goals will support emergency shelter and transitional housing needs by providing a total of $745,641 in CDBG funding to several nonprofits for public facility improvement projects. The County will provide $60,341 to Community Actions Stops Abuse (CASA) for improvements at CASA’s emergency shelter for survivors of domestic violence; $235,300 to Pinellas Hope for homeless facility rehabilitation; and $450,000 to St. Vincent de Paul CARES for homeless facility rehabilitation.

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 allocates a minimum of 40% of ESG 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 PY 2025 goals will support helping low-income individuals and families avoid homelessness by providing ESG funds for homeless prevention, specifically through rapid rehousing. The County will use a portion of its FY 2025 ESG allocation to provide short-term rental assistance for families that are at risk of becoming homeless. Additional prevention activities include outreach (affordable housing and fair housing rights), pre-purchase and post-purchase counseling, housing

services, and eviction/foreclosure prevention. The County will continue to monitor the availability of additional Federal funds that may become available to address 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

For housing to be affordable to persons earning less than 80% AMI in Pinellas County (2024 HUD Income Limits), units need to cost less than $240,000. However, the median home value in Pinellas County is much higher at $319,000 (2019-2023 ACS). 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 2024 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.

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 $80 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, 17 projects have been approved under the Penny for Pinellas sales tax initiative. Four (4) projects have been completed, and four (4) projects are under construction. The completed projects include Skyway Lofts, The Shores, Innovare, and Seminole Square Apartments.

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 FY 2025, 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 FY 2025: 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 1 low- to moderate-income homebuyer using HOME funds, and 29 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 15 units of homeowner 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 25 rental units.
- Production of 5 units of new homeowner 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 25 new rental units.
- Providing rental assistance and rapid rehousing to 25 low-income persons for homeless prevention and HMIS entry using ESG funds.

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 $80 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, 17 projects have been approved under the Penny for Pinellas sales tax initiative. Four (4) projects have been completed, and four (4) projects are under construction. The completed projects include Skyway Lofts, The Shores, Innovare, and Seminole Square Apartments.

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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 2025 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 2025 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 2025 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 98.68% based on a one-year period (2025).

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.	98.68%

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 2025.

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 2025.

   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 2025.

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 2025, Pinellas County will use ESG funding to address the following ESG eligible components: homelessness prevention and HMIS. The County will provide funding for homeless prevention/rapid re-housing, operations at St. Vincent de Paul CARES' Bridging Families Program, and HMIS data collection/entry conducted by the 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. A minimum of 40 percent (40%) of ESG funding will be allocated to

homelessness prevention and/or rapid re-housing programs.

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.

   Specific performance agreements are executed each fiscal year with the selected agencies that require quarterly reimbursement requests and timely expenditure of funds. Agencies receiving funding under 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 $30,000 in new program income for FY 2025. Including an entitlement allocation of $2,339,516, the total amount of available resources in FY 2025 is expected to be $2,369,516. The City has not identified funds for urgent need activities at this time; however, the percentage of overall benefit to low-and moderate-income persons is expected to be 98.68%, less non-beneficial program administration and slum/blight removal activities. Pinellas County has calculated the percentage of overall low- and moderate-income benefit based on the first program year (2025).

Appendix

Pinellas County – Attachments

1. Pinellas County Citizen Participation Comments
2. Pinellas County Grantee Unique Appendices
3. Pinellas County SF-424 Forms and Certifications

Attachment B – Authorizing Resolution

Proposed Resolution – 2025/2026 Action Plan First Substantial Amendment Approval

Resolution 25-52 – 2025/2026 Annual Action Plan Approval

RESOLUTION NO. 26-_____

APPROVAL OF A SUBSTANTIAL AMENDMENT TO PINELLAS COUNTY'S 2025-2026 ANNUAL ACTION PLAN FOR COMMUNITY PLANNING AND DEVELOPMENT FOR THE PURPOSE OF RECEIVING EMERGENCY SOLUTIONS GRANT (ESG) RAPID UNSHELTERED SURVIVOR HOUSING (RUSH)FUNDS AND ALLOW ADDITIONAL ACTIVITIES TO BE CARRIED OUT; AUTHORIZATION TO SUBMIT THE SUBSTANTIAL AMENDMENT 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 COUNTY ADMINISTRATOR TO IMPLEMENT ESG-RUSH PROGRAMS; AUTHORIZATION FOR THE CHAIRMAN, OR DESIGNEE, TO SIGN AND THE CLERK TO ATTEST SUBRECIPIENT AND LAND USE RESTRICTION AGREEMENTS, INCLUDING AMENDMENTS; AUTHORIZATION FOR THE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR, OR DISIGNEE, TO SERVE AS CERTIFYING OFFICER FOR HUD ENVIRONMENTAL RESPONSIBILITIES; AND 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 SUBSTANTIAL AMENDMENT TO THE ANNUAL ACTION PLAN.

WHEREAS, the U.S. Department of Housing and Urban Development's (HUD) Office of Special Needs Assistance Programs (SNAPS), as authorized by 42.U.S.C. 11364a(c)(1), made a special allocation of Emergency Solutions Grant (ESG) funding, known as Rapid Unsheltered Survivor Housing (RUSH), in response to the Presidential major disaster declarations dated September 28, 2024, DR-4828-FL, for Hurricane Helene, October 11,2024, DR-4834-FL, for Hurricane Milton, and Federal Emergency Management Agency's (FEMA) determination that the disasters were sever enough to activate the TSA program; and

WHEREAS, HUD notices provide ESG grantees with flexibilities and authorizes HUD to grant waivers and alternative requirements from any provision of any statute or regulation that HUD administers in connection with the ESG-RUSH grant funds as determined necessary for ESG-RUSH program disaster response; and

WHEREAS, HUD has allocated $1,608,589.00 in ESG-RUSH funds to Pinellas County to be used to fund eligible activities that address the needs of homeless individuals or families or individuals or families at risk of homelessness in areas affected by a major disaster declared pursuant to the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5121 et seq.). The ESG funds

shall benefit people whose needs are not otherwise served or fully met by existing Federal disaster relief programs, including the Transitional Sheltering Assistance (TSA) program under such Act (42 U.S.C. 5170b); and

WHEREAS, Pinellas County desires to include ESG-RUSH funds as part of the 2025-2026 Annual Action Plan in order to carry out eligible activities; and

WHEREAS, HUD requires a substantial amendment to the 2025-2026 Annual Action Plan to allow eligible activities to be carried out with the funding; and

WHEREAS, Pinellas County held an in person/virtual public hearing on May 26, 2026, to receive public comment on the proposed amendment; and

WHEREAS, a notice was placed on the Pinellas County website on May 31, 2026, to advertise the public comment period on the proposed amendment to the Annual Action Plan; and

WHEREAS, it is necessary for Pinellas County to execute Subrecipient, Land Use Restriction, and other appropriate agreements with grant recipients to carry out the activities that will result from adoption of the proposed amendment and to specify grant recipient's financial and regulatory obligations; and

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

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

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 Substantial Amendment to the Pinellas County Pinellas County 2025-2026 Annual Action Plan in the amount of $1,608,589.00, to be allocated to Pinellas County by HUD in the manner set forth above, and authorizes submittal of the amendment 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 Substantial Amendment 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 Subrecipient Agreements and Land Use Restriction 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 Subrecipient Agreements and Land Use Restriction 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 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 ESG-RUSH Program, including the Consolidated Annual Performance and Evaluation Report.

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:

RESOLUTION NO. 25- 52

APPROVAL OF PINELLAS COUNTY'S 2025-2029 FIVE-YEAR CONSOLIDATED PLAN, INCLUDING PINELLAS COUNTY'S 2025-2026 ANNUAL ACTION PLAN, FOR COMMUNITY PLANNING AND DEVELOPMENT; AUTHORIZATION TO SUBMIT THE FIVE-YEAR CONSOLIDATED PLAN, INCLUDING 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 AND LAND USE RESTRICTION AGREEMENTS, INCLUDING AMENDMENTS; AUTHORIZATION FOR THE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR 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 CONSOLIDATED PLAN AND 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 2026 TO INITIATE THE 2026-2027 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 FY 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 over the next five years; and

WHEREAS, Pinellas County's 2025-2026 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 first year to address priorities identified in the Five-Year Consolidated Plan; and

WHEREAS, the Consolidated Plan, including 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 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 2026 at the beginning of the FY 2026-2027 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 17th day of June, 2025, does hereby approve the Pinellas County 2025-2029 Five-Year Consolidated Plan, including the Pinellas County Annual Action Plan for FY 2025-2026 in the approximate amount anticipated to be allocated to Pinellas County by HUD of $4,474,380.76, including anticipated program income, 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, and Land Use Restriction Agreements, and amendments thereto, pursuant to these grants.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Housing and Community Development Department Director 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, 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 2026 on behalf of the Board of County Commissioners to review community development and housing program performance and assess community needs.

Commissioner Peters offered the foregoing resolution and hereby moved its adoption, which was seconded by Commissioner Scherer and upon roll call, the vote was:

AYES: NAYS:

Eggers, Flowers, Latvala, Nowicki, Peters, and Scherer.

None.

ABSENT AND NOT VOTING: Scott.

Attachment C: Written Standards for Emergency Solutions Grant (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.

  <u>Minimum Period of Use</u>:
  - <u>Major Rehabilitation</u>

- 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.

o 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.

o 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 byESG 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 withinPinellas 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/coolingfacilities. 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) willbe 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 income in 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 programsand 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 othersocial 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 of1994 (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.

ADDENDUM #5

ESG-RUSH Written Standards

Effective Date: July 1, 2026

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. **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:

(1) 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
(2) 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 after the date of ***the recipient notifies HUD of its intent to use the waiver.***

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. lOS(b)(2). This waiver may be used for program participants affected by the disaster, even if they are residing outside of the disaster area. HUD will also consider further waiver requests to allow assistance to be provided for longer than three years, if the recipient demonstrates good cause.

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 on the date ***the recipient notifies HUD of its intent to use the waiver.*** However, the affected recipients and their subrecipients must still ensure that the units in which ESG assistance is provided to these individuals and families meet the rent reasonableness standard. This waiver may be used for individuals and families affected by the disaster, even if they are residing outside of the disaster area. HUD will consider requests to waive the FMR restriction for rent amounts that take effect after the two-year period, if a recipient demonstrates good cause.

3. **ESG - Housing Standards**

The 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 Re-housing or Homelessness Prevention assistance, provided that:

(1) Each unit must still meet applicable state and local standards;
(2) Each unit must be free of life-threatening conditions as defined in Notice **PIH** 2017-20 **(HA);** and
(3) Recipients must make sure all units in which program participants are assisted meet the ESG housing standards within 60 days of the date ***the recipient notifies HUD of its intent to use the waiver.***

4. **ESG - Shelter Standards**

The 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 and families eligible for ESG emergency shelter assistance, provided that:

(1) Each shelter must meet applicable state and local standards;
(2) Each shelter must be free of life-threatening conditions defined in Notice **PIH** 2017-20 **(HA);** and
(3) Recipients must ensure that these shelters meet ESG shelter standards within 60 days of the date ***the recipient notifies HUD of its intent to use the waiver.***

5. **ESG - Limited Waiver of 24-Month Expenditure Deadline for Rapid Re-housing and Homelessness Prevention Assistance and Related Administrative and HMIS Costs**

The expenditure deadline is waived only for costs of providing homelessness prevention and rapid re-housing assistance to individuals and families under the flexibility provided by waivers 19, 20, and 24 in this memorandum and reasonable **HMIS** and administrative costs related to that assistance. This waiver may be used for program participants affected by the disaster, even if they are residing outside of the disaster area. However, no expenditure may be made or charged to any grant on or after the date Treasury closes the relevant account as provided by 31 U.S.C. § 1552.

6. **ESG - Assisting Program Participants with Subleases**

The requirements in 24 CFR 576.105 and 576.106 are waived to the extent that the references to "owner" and "lease" in 24 CFR 576.105 and 576.106 restrict an individual or family from receiving assistance in a unit they rent from the primary leaseholder, provided that all of the following criteria are met:

(1) The individual or family lives in the declared-disaster area or was displaced from the declared-disaster area as a result of the disaster;
(2) The individual or family is currently receiving ESG-funded rental assistance as the leaseholder or housing relocation stabilization services or begins receiving rental assistance or housing relocation stabilization services within two years after the date the recipient notifies HUD of its intent to use the waiver;
(3) The individual or family chooses to rent a unit through a legally valid sublease or lease with the primary leaseholder for the unit; and
(4) The recipient has developed written policies to apply the requirements of 24 CFR 576.105, 24 CFR 576.106, 24 CFR 576.409, and 24 CFR
(5) 576.500(h) with respect to that program participant by reading the references to "owner" and "housing owner" to apply to the primary leaseholder and reading the references to "lease" to apply to the program participant's sublease or lease with the primary leaseholder.

This waiver may be used for program participants affected by the disaster, even if they are residing outside of the disaster area, including by recipients operating rapid re-housing and homelessness prevention assistance outside of the declared-disaster area.

NOTICE OF PUBLIC HEARING WITH VIRTUAL PARTICIPATION OPTION

EMERGENCY SOLUTIONS GRANT (ESG) - RAPID UNSHELTERED SURVIVOR HOUSING (RUSH)

NEEDS ASSESSMENT

On April 16, 2026, the U.S. Department of Housing and Urban Development's (HUD) Office of Special Needs Assistance Programs (SNAPS) awarded Pinellas County **$1,608,589** in a special second allocation of ESG funding to address the needs of homeless individuals or families or individuals or families at risk of homelessness in areas affected by a major disaster declared pursuant to the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5121 et seq.). The ESG funds shall benefit people whose needs are not otherwise served or fully met by existing Federal disaster relief programs, including the Transitional Sheltering Assistance (TSA) program under such Act (42 U.S.C. 5170b).

This allocation of RUSH funding under the ESG Program is in response to the President's major disaster declarations dated September 28, 2004, DR-4828-FL, for Hurricane Helene, October 11, 2024, DR-4834-FL, for Hurricane Milton, and Federal Emergency Management Agency's (FEMA) determination that these disasters were sever enough to activate its TSA program.

For Pinellas County to receive ESG-RUSH funds, the County must submit for HUD's approval, a substantial amendment to the County's FY 2025/2026 Annual Action Plan. This public hearing is being held to obtain input on the needs of individuals or families experiencing homelessness, or at risk of homelessness in areas affected by Hurricanes Helene and Milton.

The public hearing will be held on **May 26, 2026,** at **6:00 PM** with both in-person and online/virtual options available for participation:

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

  Microsoft Teams meeting

  Join: https://teams.microsoft.com/meet/263160006740441?p=g90xyH9pDX7Dp1e52a

  Meeting ID: 263 160 006 740 441
  Passcode: Ks9XK9jJ

  Dial in By Phone: +1 813-644-3116,,553014142# United States, Tampa or Find a local number

  Phone conference ID: 553 014 142#

In the event the 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).

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/.

PINELLAS COUNTY CONSORTIUM AND URBAN COUNTY

SUBSTANTIAL AMENDMENT TO THE FY2025-2026 ANNUAL ACTION PLAN

EMERGENCY SOLUTIONS GRANT-RAPID UNSHELTERED SURVIVOR HOUSING (ESG-RUSH)

On April 16, 2026, the U.S. Department of Housing and Urban Development's (HUD) Office of Special Needs Assistance Programs (SNAPS) awarded Pinellas County **$1,608,589** in a special second allocation of Emergency Solutions Grant (ESG) funding to address the needs of homeless individuals or families or individuals or families at risk of homelessness in areas affected by a major disaster declared pursuant to the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5121 et seq.). The ESG funds shall benefit people whose needs are not otherwise served or fully met by existing Federal disaster relief programs, including the Transitional Sheltering Assistance (TSA) program under such Act (42 U.S.C. 5170b).

This second allocation of ESG-RUSH is in response to the President's major disaster declarations dated September 28, 2004, DR-4828-FL, for Hurricane Helene, October 11, 2024, DR-4834-FL, for Hurricane Milton, and Federal Emergency Management Agency's (FEMA) determination that these disasters were sever enough to activate its TSA program.

For Pinellas County to receive the second allocation of ESG RUSH funds, the County must submit for HUD's approval, a substantial amendment to the County's FY 2025/2026 Annual Action Plan. This substantial amendment proposes to amend the 2025/26 Action Plan to include the County's second allocation of ESG RUSH funding and activities to enable the County to receive and administer ESG RUSH funds.

In collaboration with the Pinellas Continuum of Care and citizen input, Pinellas County has identified the following proposed ESG RUSH activities:

Proposed Use of ESG-RUSH (2nd Allocation)

Proposed Activity	Proposed Funding Amount
Street Outreach	$75,000,00
Emergency Shelter	$891,353.40
Homelessness Prevention	$281,117.80
Rapid Rehousing	$281,117.80
Administration (7.5% max)	$80,000.00
Total ESG RUSH	**$1,608,589.00**

Availability for Viewing

A draft of the Substantial Amendment to the 2025/2026 Annual Action Plan is available for viewing and public comment from June 1, 2026 through June 5, 2026. The draft document will be available on the Community Development website at https://pinellas.gov/department/community-development and at the offices of the Housing and Community Development Department located at 310 Court Street, Clearwater, FL 33756.

Additionally, drafts of the plan 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.

Attachment D: SF-424 & Certifications

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication Application
- ☒ Changed/Corrected Application

*** 2. Type of Application:**

- ■ 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-25-UW-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

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 Division Manager

Organizational Affiliation:

* Telephone Number: 727-464-8257

Fax Number:

* Email: bbussey@pinellas.gov

Application for Federal Assistance SF-424

* **9. Type of Applicant 1: Select Applicant Type:**

County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

US Department of Housing & Urban Development

11. Assistance Listing Number:

14,231

Assistance Listing Title:

Emergency Solutions Grant - Rapid Unsheltered Survivor Housing

* **12. Funding Opportunity Number:**

N/A

* Title:

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-RUSH: 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: 7/1/2026 * b. End Date: 6/30/2028

18. Estimated Funding ($):

* a. Federal	$1,608,589
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	$1,608,589

*** 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:	
* Email:	deggers@pinellas.gov		
* Signature of Authorized Representative:		* Date Signed:	

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction 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 jurisdiction 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 jurisdiction 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 – If ESG funds are used for shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction 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 jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, veterans, 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 jurisdiction 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.

Confidentiality – The jurisdiction 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 jurisdiction 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 jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction's consolidated plan.

Discharge Policy – The jurisdiction 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.

_____ _____

Signature of Authorized Official Date

Chair, Pinellas County Board of County Commissioners

_____

Title

General 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.

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 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 paragraphs 1 and 2 of this 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 submission of the consolidated plan is authorized under State law and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs under the consolidated plan for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan - The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic 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.

_____ _____

Signature of Authorized Official Date

Title