

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The FY 2020/21 Annual Action Plan process was started in the usual manner. However, midway through the process the entire nation was confronted with a Coronavirus public health pandemic. The President of the United States declared a national emergency and signed the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, on March 27, 2020. Congress authorized and the President signed \$2 trillion dollars to assist the nation with stability during this crisis, of which \$5 billion was made available for the Community Development Block Grant (CDBG-CV) and \$4 billion was made available for the Emergency Solutions Grant (ESG-CV) programs. HUD provided an initial allocation of \$2 billion in CDBG-CV and \$1 billion in ESG-CV, with the remaining funding to be issued later during the year.

Allocating CARES Act funding to local governments required entitlements to amend their FY 2019/20 Annual Action Plan to be able to receive the additional funding and to establish new strategies in their Annual Action Plan to address the additional affordable housing, public services and economic development needs due to the shut-down of the economy, and displacement and unemployment of many households due to business closures. The City and all entitlements are required to ensure that there is no duplication of benefits (DOB) per the Stafford Act by persons/households who receive assistance due to the CARES Act. Programs/strategies will be implemented and administered concurrently through an amendment of the FY 2019/20 Annual Action Plan and the implementation of the new FY 2020/21 Annual Action Plan.

The FY 2020/21 Annual Action Plan has assessed the City's affordable housing, community development, economic development, and public service needs, and will make data-driven, place-based investment decisions to address those needs. The FY 2020/21 Annual Action Plan is required to be approved by City Council to accept funds allocated by HUD to address the City's affordable housing, public services, community development and economic development needs; and provides a descriptive summary of actions, activities, and the specific federal and non-federal resources that will be utilized during the course of the fiscal year to address the priority needs and specific goals and objectives identified in the City's Consolidated Plan.

The process utilized to develop the City's Plan involves public engagement among the citizens of the City, representatives of local government and non-profit agencies engaged in providing affordable housing and public services.

A public forum on housing and community/economic development needs and past performance was held on January 13, 2020; an application workshop to assist those agencies with completing a successful application was held on February 5, 2020. A public notice of the meetings was published in the Tampa Bay Times on January 3, 2020. In addition, a review of applications received from subrecipient agencies

and projects/applications recommended for funding was conducted by the Consolidated Plan Application Review Committee on May 15, 2020. This was followed by a meeting on June 11, 2020 to request the Budget, Finance and Taxation Committee (BF&T) of City Council to authorize publication of the Plan with a public hearing to follow on August 6, 2020.

A notice to the public advising of the availability of a draft Annual Action Plan for inspection was published in the Tampa Bay Times on July 1, 2020. The draft Annual Action Plan for FY 2020/21 was made available at the Housing and Community Development (HCD) Department, placed in the City's public libraries, and posted on the City's website to provide the public an opportunity to review the recommendations of the Consolidated Plan Application Review Committee and to comment.

A public hearing was held on August 6, 2020, where members of the public were provided the opportunity to comment on the Annual Action Plan. The public could also comment on the Plan on the HCD's website, or by directly emailing HCD.

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2. Summarize the objectives and outcomes identified in the Plan

Sort Order	Goal Name	Category	Needs Addressed	Five Year Funding Estimate	Five Year Goal Outcome Indicator	Accomplished 10/1/16 thru 4/30/20
1	Affordable Housing – Owner (Preservation of existing)	Affordable Housing	Provide Affordable Housing Fair Housing and Equal Opportunity	CDBG: \$375,000 HOME: \$879,165 State Housing Initiatives Partnership (SHIP): \$2,650,000 CRA: \$425,166	Homeowner Housing to Rehabilitate: 255 Household Housing Units	223 Households
2	Affordable Housing - New Construction (Construction of new single-family housing units)	Affordable Housing	Provide Affordable Housing	HOME: \$225,000 Neighborhood Stabilization Program Income: \$1,760,000 State Housing Initiatives Partnership (SHIP): \$250,000 CRA: \$700,000	Homeowner Housing to Add: 35 Household Housing Units	44 Housing Units
3	Affordable Housing – Homebuyer (Increase homeownership)	Affordable Housing	Provide Affordable Housing	HOME: \$140,000 State Housing Initiatives Partnership (SHIP): \$1,978,215 CRA: \$200,000	Direct Financial Assistance to Homebuyers: 200 Households	127 Households
4	Affordable Housing – Rental Production (Construction of new rental housing)	Affordable Housing	Provide Affordable Housing	HOME: \$0 Community Housing Trust Fund (CHTF): \$350,000 State Housing Initiatives Partnership (SHIP): \$1,200,000	Rental units to be Constructed: 140 Household Housing Unit	139 completed Unit 51 approved – The Shores 65 approved – Skyway Lofts a/k/a Avery Commons to close in July 2020 255 TOTAL

Sort Order	Goal Name	Category	Needs Addressed	Five Year Funding Estimate	Five Year Goal Outcome Indicator	Accomplished 10/1/16 thru 4/30/20
5	Affordable Housing – Preservation of rentals	Affordable Housing	Provide Affordable Housing	CDBG: \$0 (funding re-budgeted to Carter G. Woodson in January 2020)	Rental units to be rehabilitated: 10 Household Housing Units	0
6	Homelessness Prevention/Rapid Re-Housing	Homeless	Provide Affordable Housing Homelessness Prevention/Rapid Re-Housing	ESG: \$300,000 SHIP: \$500,000	Homelessness Prevention/Rapid Re-Housing: 320 Persons	92 Persons/Households
7	Tenant Based Rental Assistance (Rental vouchers to assist the homeless)	Homeless	Homelessness Prevention/Rapid Re-Housing	HOME: \$1,152,400	Tenant-based rental assistance / Rapid Rehousing: 125 Households	93 Persons
8	Public Facility Improvements - Housing	Public Housing Homeless Non-Homeless Special Needs	Public Facilities and Improvements	CDBG: \$594,880	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit 300 Household	552 Persons
9	Public Services - Housing	Homeless Non-Homeless Special Needs	Homelessness Prevention/Rapid Re-Housing Provide Public Services	CDBG: 831,920 ESG: \$360,355	Public service activities for Low/Moderate Income Housing Benefit 3,215 Households	11,598 Persons
10	Community and Economic Development Opportunities	Non-Housing Community Development	Community and Economic Development Opportunities	CDBG: \$218,200	Public service activities other than Low/Moderate Income Housing Benefit: 261 Persons Jobs created/retained: 8 Jobs	250 Persons

Sort Order	Goal Name	Category	Needs Addressed	Five Year Funding Estimate	Five Year Goal Outcome Indicator	Accomplished 10/1/16 thru 4/30/20
11	Fair Housing Education (Work with agencies, landlords and other jurisdictions to continue to implement fair housing education)	Affordable Housing Public Housing	Fair Housing and Equal Opportunity	CDBG: \$1,500	Public service activities for Low/Moderate Income Housing Benefit 30 Households	75 Households
12	Homebuyer Education/Financial Fitness (Prepare renters to become homeowners)	Affordable Housing	Provide Affordable Housing Provide Public Services	CDBG: \$35,000 State Housing Initiatives Partnership (SHIP): \$500,000	Public service activities for Low/Moderate Income Housing Benefit 450 Households	884 Households
13	Program Delivery Cost (City time to prepare work write-ups, inspection and contractor monitoring)	Affordable Housing	Provide Affordable Housing	CDBG: \$1,700,000 HOME: \$125,000 State Housing Initiatives Partnership (SHIP): \$125,000	Other: 255 households	273 Households
14	General Administration and Oversight (Planning, reporting and implementing all programs)	Administration of Grant Programs	General Administration and Oversight	CDBG: \$1,655,335 HOME: \$478,385 ESG: \$53,540 General Fund: \$2,062,580 State Housing Initiatives Partnership (SHIP): \$911,465	Other:	N/A
15	CHDO Operating (Funding to expand nonprofit organizations' capacity to develop and manage affordable housing)	Affordable Housing	Provide Affordable Housing	HOME: \$92,900	Other:	N/A

Sort Order	Goal Name	Category	Needs Addressed	Five Year Funding Estimate	Five Year Goal Outcome Indicator	Accomplished 10/1/16 thru 4/30/20
16	Section 108 Loan Repayment (Payment of a bond obligation that repaid the City's \$4 million Section 108 loan)	Non-Housing Community Development	Community and Economic Development Opportunities	CDBG: \$1,517,330	Other:	N/A
17	Public Facility Improvements - Non-Housing	Homeless Non-Homeless Special Needs Non-Housing Community Development	Public Facilities and Improvements	CDBG: \$310,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 290 Persons	1,756 persons
18	Public Services - Non-Housing	Homeless Non-Homeless Special Needs Non-Housing Community Development	Provide Public Services	CDBG: \$120,000	Public service activities other than Low/Moderate Income Housing Benefit: 1,305 Persons	514 Persons
19	CHDO Projects (Construct single-family homes and sell to first-time homebuyers or construct multi-family housing for low income persons)	Affordable Housing	Provide Affordable Housing	HOME: \$1,691,000	Homeowner Housing Added: 2 Household Housing Unit Direct Financial Assistance to Homebuyers: 2 Households Assisted	8 rental units completed 8 additional rental units to be completed within 2 weeks 3 new homes constructed

3. Evaluation of past performance

Housing Programs

The City's housing rehabilitation program is a useful tool to preserve affordable housing. The financial benefit to eligible customers is strengthened by the convenience with which a customer may complete an application for assistance and be successful with achieving the final result of securing a loan as opposed to visiting a lender and being disappointed in not meeting their requirements.

The City's purchase assistance first-time homebuyer program educates the public on the home purchase process, credit counseling, post purchase counseling, and fair housing requirements. The program provides down payment and closing cost assistance to eligible home buyers. The City will use State Housing Initiatives Partnership (SHIP), South St. Petersburg Community Redevelopment Area (SSCRA) and HOME Investment Partnership (HOME) funding to subsidize the purchase of single-family homes to increase housing opportunities. The City has partnered with non-profit developers to, rehabilitate and sell foreclosed upon properties, or build newly constructed homes for low- and moderate-income home buyers.

Public Services

The City has performance-based agreements with subrecipients of CDBG and HOME funded programs. Subrecipients are reimbursed based upon compliance with the agreed upon outcomes in their agreement. In addition, subrecipients complete outcome measurement tables as part of the application process and are monitored based upon accomplishments listed in their application which are included in the agreement. The public services promised to be provided by our subrecipients have successfully met aggregate requirements and satisfied outcomes pledged in the Consolidated Plan and Annual Action Plans.

Public Facilities and Improvements

The City utilizes CDBG funding to implement the reconstruction or rehabilitation of facilities that provide services to the City's low- and moderate-income clients. Additionally, funding from CDBG is used to implement street resurfacing, and sidewalk repair and replacement in the City's low- and moderate-income census tracts and block groups. Water and sewer hookup lines are also replaced for existing homeowners who are income eligible and have applied to the City for assistance to replace their water and sewer lines.

Economic Development

The City implements its economic development projects through its Economic and Workforce Development Department. The City is currently repaying a bond issue that satisfied its Section 108 Loan.

A more detailed summary of actual past performance is provided in each Consolidated Annual Performance and Evaluation Report (CAPER) that is provided to HUD within 90 days after the close-out of each fiscal year.

4. Summary of Citizen Participation Process and consultation process

In compliance with the City's Citizen Participation Plan, the City is to ensure that citizens, public agencies, and other interested parties are provided with appropriate notice and comment on programs and activities covered by the Annual Action Plan, substantial amendments, and reporting on performance. Copies of the proposed and adopted Annual Action Plan along with any supporting documentation are advertised in the Tampa Bay Times for a period of a minimum of 30 days prior to a public hearing. The documents are also made available at the front desk of the City's Housing and Community Development administration office, on the City's website, and is placed in each of the City's libraries for public viewing.

The City has empaneled four (4) City Councilmembers, one (1) Alternate Councilmember and seven (7) private citizens who are appointed by the Mayor to review applications received for funding with Consolidated Plan and Annual Action Plan funding. The Consolidated Plan Application Review Committee reviews the applications after staff of the Housing and Community Development Department determine that they are eligible and meets a national objective. The recommended subrecipients are submitted to the Budget, Finance and Taxation Committee (a Committee of City Councilmembers) to authorize publication in a newspaper of general circulation. After a 30-day advertisement period, the recommended projects/budget are presented to City Council at a public hearing for approval.

Prior to submission of its adopted Annual Action Plan to HUD, the City makes the plan available to private citizens, units of local governments, public and private agencies, and other interested parties'. The information at a minimum must include the amount of assistance that is proposed to fund programs, an estimate of the amount of assistance that will benefit persons who are very-low and low-income, and plans to minimize displacement of persons and resources available to persons who may be displaced.

The Housing and Community Development Department is the major liaison of community contact and citizen participation for this process.

5. Summary of public comments

Public comment deadline was July 30, 2020. **No comments were received.**

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

All comments or views were considered. HCD did not send any responses specifically rejecting comments received.

7. Summary

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	ST. PETERSBURG	Housing and Community Development Department
HOPWA Administrator	ST. PETERSBURG	N/A
HOME Administrator	ST. PETERSBURG	Housing and Community Development Department
ESG Administrator	ST. PETERSBURG	Housing and Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

The City's HCD Department serves as the lead agency responsible for administering the programs and activities in the 2020/21 Annual Action Plan.

Consolidated Plan Public Contact Information

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Housing & Community Development
(727) 892-5585

Lynn Farr, Sr. Housing Development Coordinator
(727) 892-5452

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

1. Introduction

The City recognizes that partnerships with public and private entities are integral to the provision of efficient and effective assistance to the St. Petersburg community. Each strategy prioritized by the City is only accomplished through mutual collaborations with community partners. These partners provide the expertise needed to ensure quality service implementation, housing development, and neighborhood revitalization efforts.

In preparation for the FY 2020/21 Plan, HCD performed outreach to both citizens and other stakeholders. These stakeholders included people who work with low- and moderate-income persons, persons with special needs, persons of protected classes, and those who live in low- and moderate-income areas.

Coordination and consultation with public and private agencies are important to the City when developing the Plan. HCD will continue to work with a number of City departments, the City's Housing Authority, major non-profit organizations, and other stakeholders, to ensure that the planning process is both comprehensive and inclusive. HCD obtains information from stakeholders and residents regarding existing conditions and strategies for addressing current needs.

In the area of economic development, HCD strives to coordinate with private industry, business, developers, and social service agencies. HCD will work with the City's Economic and Workforce Development Department to see if other resources/tools, such as a Section 108 Loan can be obtained to assist businesses that agree to locate in the City and employ low- to moderate-income persons. In addition to the County, the City consults with subrecipient agencies that provide services to its low- and moderate-income persons, the City's N-Team (who install ramps for disabled households), and with the Codes Compliance Assistance Department who may cite households for code violations and recommends that they contact the HCD Department to determine if they are eligible to receive assistance to correct their code violations.

During FY 2020/21, HCD plans to sustain this meaningful input in order to strengthen programming during the consolidated planning process. HCD will:

- Continue to reach out to and consult with organizations listed on the table titled "Agencies, Groups, Organizations Who Participated" in this section of the Plan
- Attend meetings with the Housing, Land Use and Transportation Committee to present items to be considered as policies
- To seek new opportunities for collaboration and consultation to find innovative approaches to addressing pressing community issues and fair housing impediments
- Participate in the process to advance community strategies to end chronic homelessness in the City

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

The City strives to partner with public and private agencies to ensure that funding priorities are in line with current community development goals and objectives. HCD is involved in many community collaborations with an aim to enhance coordination between housing and service providers in order to better serve the community.

The City regularly enters into partnerships with public agencies and non-profit organizations to fund activities that advance the goals and objectives of the 2016-2021 Consolidated Plan. More specifically, the City coordinates with a variety of agencies to provide affordable and supportive housing and services to homeless persons, children, and special needs populations, including elderly/frail elderly, persons with mental and/or physical disabilities, persons in need of mental health and substance abuse services, and victims of domestic violence.

The City does not own or operate any public housing units; however, it coordinates with the St. Petersburg Housing Authority on the provision of public housing for extremely-low, very-low, low- and moderate-income persons, especially the elderly and persons with disabilities. SPHA has provided input and information for the FY 2020/21 Annual Action Plan. The City undertook an environmental assessment on behalf of the St. Petersburg Housing Authority in order that it may pursue its rehabilitation of current developments and reconstruction of 60 additional units through the Rental Assistance Demonstration (RAD) program.

HCD leads in a community-wide effort to create deeply subsidized affordable housing units linked to mainstream and social supports, including primary and behavioral health care and housing. The City achieves this in partnership with private developers of multi-family affordable housing, Boley Centers, the Pinellas County Continuum of Care (CoC), and the St. Petersburg Housing Authority. The City also supports applications from agencies who apply for federal funding directly from HUD by executing a “Certification of Consistency with the Consolidated Plan”.

In addition to the above coordination with agencies, subrecipients located within the City work with the City of Tampa who has administrative authority over the Housing Opportunities for Persons with AIDS (HOPWA) grant allocations, to obtain their share of funding to address service needs of clientele whom they serve. In its role as lead agency, the City of Tampa works in cooperation with partners in the Continuum of Care institutional delivery system in Hillsborough County and Pinellas County to allocate funding.

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

HCD works closely with the Homeless Leadership Alliance (HLA) of Pinellas and the CoC to plan strategies for implementation of the Emergency Solutions Grant (ESG). The City also supports application for funding submitted by the HLA and other homeless services providers, to HUD for funding the CoC and their agencies.

The City has over many years allocated funding to Boley Centers to operate a chronically homeless center that provides permanent supportive housing for an estimated 25 persons. In addition, the City allocates \$230,480 for Tenant Based Rental Assistance (TBRA) annually to assist 25 individuals/families who are homeless.

The City has a Homeless Manager whose responsibility is to meet with appropriate agencies and work with them to identify ways in which the City may assist in addressing its homeless needs. In addition, the City in recent years have allocated an estimated \$300,000 in General Fund annually to homeless service providers to rapidly re-house persons and households who are homeless.

A member of City Council sits on the CoC Board and ensures that the needs of the homeless are addressed in the City.

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

The City's Homeless Manager and HCD Senior Housing Development Coordinator meets with the Continuum quarterly to discuss programmatic and policy issues on how to deliver services to persons served by the CoC. In addition, the CoC and the City works on ways in which the City's ESG funding can be effectively expended to provide permanent supportive housing. This group assists in updating and maintaining standards for both the provision of assistance and performance. These continuum-wide performance measures are used to evaluate performance and determine resource allocations based on data from HMIS. The strategy developed for the City and Pinellas County area for ESG homelessness prevention funds prioritizes people who are at-risk of homelessness and who have experienced homelessness in the past.

A member of the HLA is a member of the Consolidated Plan Application Review Committee who reviews CDBG, ESG and HOME funding and recommends agencies that should be awarded funding.

ESG activity priorities will continue to focus on homelessness prevention and rapid re-housing. Rapid re-housing activities will target those who are part of a family with a minor child that are homeless, are first time homeless, have few recent episodes of homelessness, or are attempting to flee domestic violence.

The City plans to continue funding the HLA in support of the operation and administration of HMIS. In addition, the City will continue to work with the CoC to ensure that policies are aligned with HUD requirements.

The CoC approved the Coordinated Entry System policies and procedures on September 9, 2016 under which all local entities operate.

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

The agencies, groups, organizations and others who participated in the process are listed below.

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	PINELLAS COUNTY HOMELESS LEADERSHIP BOARD
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During the development of the Consolidated Plan, Pinellas County was consulted to determine the strengths and/or gaps in the institutional delivery system and the needs of those infected with HIV and/or AIDS. It was determined that the services provided were comprehensive enough to service the needs of the target community, however, the lack of funding limits the number that can be served.
2	Agency/Group/Organization	St. Petersburg Housing Authority
	Agency/Group/Organization Type	PHA Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The CEO was contacted and requested to provide information on the projected needs of the organization during the preparation of the Plan.
3	Agency/Group/Organization	Boley Centers, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Employment Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director was contacted and asked to provide projected information about its priority needs during the preparation of the Plan.

4	Agency/Group/Organization	PERSONAL ENRICHMENT THROUGH MENTAL HEALTH SERVICES, INC.
	Agency/Group/Organization Type	Services-Health Health Agency Mental Health Provider
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The CEO was contacted and asked to provide information on the projected needs of the organization during the preparation of the Plan.
5	Agency/Group/Organization	Society of St. Vincent de Paul South Pinellas, Inc.
	Agency/Group/Organization Type	Services-homeless Homeless Provider Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans Homeless Needs-Food Center
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The CEO was contacted and requested to provide information on the projected needs of the organization during the preparation of the Plan.
6	Agency/Group/Organization	CATHOLIC CHARITIES, DIOCESE OF ST. PETERSBURG
	Agency/Group/Organization Type	Services-homeless Homeless Provider Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans Pinellas HOPE I, II and Medical Respite
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The CEO was contacted and asked to provide information on the projected needs of the Agency during the preparation of the Plan.
7	Agency/Group/Organization	BROOKWOOD FLORIDA-CENTRAL, INC.
	Agency/Group/Organization Type	Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Unaccompanied youth Public Services-Children with Serious Emotional Disturbances
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director was contacted and asked to provide information on the projected needs of the Agency during the preparation of the Plan.
8	Agency/Group/Organization	COMMUNITY ACTION STOPS ABUSE, INC.
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homeless Needs-Transitional Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director was contacted and asked to provide information on the projected needs of the Agency during the preparation of the Plan.

9	Agency/Group/Organization	FAMILY RESOURCES
	Agency/Group/Organization Type	Safe Place for children and young teen
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director was contacted and asked to provide information on the projected needs of the Agency during the preparation of the Plan.
10	Agency/Group/Organization	WESTCARE GULFCOAST-FLORIDA, INC.
	Agency/Group/Organization Type	Services-homeless Services-Education Services-Employment Transitional Housing for Homeless Adults in Substance Abuse Recovery Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director was asked to provide information on the projected needs of the Agency during the preparation of the Plan.
11	Agency/Group/Organization	R CLUB CHILD CARE, INC.
	Agency/Group/Organization Type	Services-Children Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Community Development Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director was asked to provide information on the projected needs of the Agency during the preparation of the Plan.
12	Agency/Group/Organization	TAMPA BAY CDC HOMEBUYERS' CLUB
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director was asked to provide information on the projected needs of the Agency during the preparation of the Plan.
13	Agency/Group/Organization	Gulfcoast Legal Services, Inc.
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director was asked to provide information on the projected needs of the Agency during the preparation of the Plan.
14	Agency/Group/Organization	PINELLAS COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Community Development Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from Pinellas County participated in Public Forums to gather input from community partners on the priority needs of the City during the preparation of the Plan.
15	Agency/Group/Organization	Bright Community Trust, Inc.
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Chief Executive Officer was asked to provide information on the projected needs of the Agency during the preparation of the Plan.
16	Agency/Group/Organization	Pinellas County Office of Human Rights
	Agency/Group/Organization Type	Service-Fair Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Director and Staff from the Agency participated in Public Forums held to gather input from community partners on the priority needs of the City during the preparation of the Plan.
17	Agency/Group/Organization	Pinellas County Job Corp
	Agency/Group/Organization Type	Services-Education Services-Employment Other government - Federal
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency's leadership was asked to provide information on the projected priority needs of the agency during the preparation of the Plan.
18	Agency/Group/Organization	PINELLAS HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The CEO was asked to provide information on the projected priority needs of the Agency during the preparation of the Plan.
19	Agency/Group/Organization	Florida Department of Health-Central
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Health Agency Other government - State
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in Public Forums and was asked to provide projected priority needs data of the Agency during the preparation of the Plan.

20	Agency/Group/Organization	PINELLAS OPPORTUNITY COUNCIL - CHORE SERVICES PROGRAM
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director was asked to provide information on the projected priority needs of the Agency during the preparation of the Plan.

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

The City has not identified any agency types that were not consulted.

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	Homeless Leadership Alliance of Pinellas - Lead Agency for Emergency Shelter	The Strategic Plan has been coordinated with those of HLA/CoC to make sure that areas of need are addressed.
Ten Year Plan to End Homelessness	Homeless Leadership Alliance of Pinellas	Subrecipient Agencies receiving funding are required to use HMIS for data collection purposes. Reduce homelessness. Increase self-sufficiency. Provide technical assistance to subrecipients. Increase case management services.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
SHIP Local Housing Assistance Plan	City of St. Petersburg Housing & Community Development Department	The goals of the Comprehensive Plan are to protect the public health, safety, and welfare; address growth management; preserve and protect resources of the community through the guidance of growth and redevelopment; protect and enrich the quality of life; ensure the consideration of long-range goals in the determination of short range decisions and actions; and promote a healthy, stable, well-balanced economic atmosphere which, satisfies the goods and services needs of the community, promotes employment opportunities and supports a strong diverse economic base.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

In addition to the above activities and in compliance with 24 CFR 570.200(h), 24 CFR 92.212, 24 CFR 200.458, Section 91.220, Section 91.320, and Section 91.420, the City will make available resources that are reasonably expected to be received (CDBG, HOME and ESG) to address Disaster Response and Recovery by ensuring that there is no duplication of benefits (using CDBG, HOME or ESG funding where FEMA, The CARES Act, the SBA or insurance is funding the recovery). The eligible use of CPD funding may include housing rehabilitation, rental/utility assistance, mortgage/utility assistance, housing construction, homebuyer programs replacing disaster damaged residences, infrastructure improvements, demolition of buildings, reconstruction or replacement of public facilities, relocation assistance for people moved out of floodways, and may include small business loans and grants, if not duplicated. HOME funds may be used specifically to repair, rehabilitate or rebuild properties damaged by a disaster or to construct new housing to meet post-disaster housing needs. Direct homeownership assistance to households affected by the disaster may be provided in the form of purchase assistance. In addition, TBRA may be provided to households displaced by a disaster to rent eligible housing units. If a household who is displaced meets the definition of homeless at 24 CFR 576.2, ESG funding may be used to address many short-term disaster response needs, provided there is not duplication of benefits. Finally, CDBG funds may also be used for other public service activities that would assist those impacted by the disaster, and CDBG funds may also be used under the urgent need national objective to alleviate existing conditions which pose a serious and immediate threat to the health or welfare of the community. All activities assisted will be eligible and meet a national objective.

AP-12 Participation – 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

HCD is aware that residents and various subrecipient agencies are important partners in the development and execution of the FY 2020/21 Plan. The Citizen Participation Plan (CPP) establishes a means by which citizens, public service agencies, and other interested parties may actively participate in the development of the consolidated planning process. Using the CPP as a guide, HCD seeks community involvement in the development of the Plan. As input and comments are received, appropriate staff reviews and uses this information to be included in the Plan as part of the community needs, allocation priorities, and programming goals. Opportunities for citizen input are provided during the entire planning process, from the development of the Plan to reviewing the draft document, through:

- Publications and postings
- Public forums/public hearing
- Notices posted in the newspaper
- City's Housing and Community Development website

All phases of the Plan's development to gather public comment is publicized by notifying the general public of where public forums are to be held, to include the date and times. Public notices are published in English and Spanish in the Tampa Bay Times, to ensure that various groups including persons with limited English proficiency may be informed and participate. Information is also provided to each public library in the city for public access.

The City conducted a public forum, public workshop, review of applications by the Consolidated Plan Application Review Committee, a request to publish the Plan, and a public hearing to gather input in drafting the FY 2020/21 Plan.

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	Newspaper Ad	Non-targeted/broad community	An ad was placed in the Tampa Bay Times notifying the general public of a public forum to be held on January 13, 2020.	None to date	None to date	
2	Public Forum	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Residents of Public and Assisted Housing</p> <p>Subrecipient partners and organizations in the Community</p>	A Notice was placed in the Tampa Bay Times on January 3, 2020 and a public forum was held on January 13, 2020 to solicit input from the community on priority needs that may still need to be identified, to provide information on the accomplishments of the City with the prior year's funding and to discuss the FY 2020/-21 funding and the process by which agencies/subrecipients may be funded.		All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing Subrecipient Agencies	A workshop was held on February 5, 2020 to discuss with applicants how to be successful with completing an application.			

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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	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The Consolidated Plan Application Review Committee met on May 15, 2020 to review applications for funding and to recommend said funding to Full City Council. A presentation to the Budget, Finance & Taxation Committee was conducted on June 11, 2020 to inform the Committee of the proposed Annual Action Plan and request permission to publish, and to announce a Public Hearing for approval of the Plan on August 6, 2020.</p>		No comments were provided.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The information below pertains to current and projections of future funding that the City expects to receive from the federal, state, and local resources during FY 2020/21 and the following year. Annual funding levels are dependent upon the annual Congressional appropriation process and changes in the number of formula recipients.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,871,734	100,000	13,314	1,985,048	1,441,854	CDBG funds will be used to support priority needs programs: Target Area improvements, Public Facility Improvements, Public Services, Public Infrastructure, Housing, and Program Administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	882,784	300,000	0	1,182,784	480,674	HOME funding will be used to support the following priority needs programs: Housing Preservation, Housing Production, TBRA, and Homeownership Promotion, and program administration.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	0	0	0	0	0	Not Applicable

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	156,473	0	0	156,473	129,130	ESG funds will be used to support the following priority need programs: Homeless and Homelessness Prevention Services, operations assistance, and program administration.
General Fund	public - local	Admin and Planning	697,468	0	0	697,468	537,857	Funding to be used for general planning and administration of grants.
Tax Increment Financing	public - local	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab Other	1,738,264	0	0	1,738,264	0	Southside CRA funding will be used to support affordable housing activities. Future TIF funds are expected for the remainder of the Consolidated Plan but at this time the amount is unknown.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Admin and Planning New construction for ownership	0	0	565,000	565,000	0	NSP Program Income will be used to construct new homes as funding becomes available. It is estimated that up to 4 new homes will be constructed during the implementation of this five-year plan.
Other	public - local	Admin and Planning Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Permanent housing placement Rapid re-housing (rental assistance) Rental Assistance	2,882,785	600,000	0	3,482,785	2,045,250	Funds will be used to support the following priority needs programs: Single-family and Multi-family Housing Preservation, Homeownership Assistance, rental assistance and program administration. SHIP funds are also used to meet the local 25% match requirement for the HOME Program.

Table 5 - Expected Resources – Priority Table

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

The City will use a combination of public and private funding to carry out affordable housing activities during the period covered by this Plan. For-profit and non-profit agencies partner with the HCD, through the Multi-family Housing Program, to build or preserve affordable housing. These partners use City funding as gap financing to make a project/development viable.

Non-housing community development activities also leverage HCD federal funds to execute the activities identified in the Plan. Public service agencies/subrecipients who utilize CDBG, HOME and ESG funds must provide some level of match. Other City departments funded with entitlement grants must leverage these dollars with other resources and enter into a Memorandum of Understanding to access funding.

HOME Matching Funds - the City must match 25 cents for each dollar of HOME funds spent on affordable housing. The match must come from state or local, non-federal sources, and constitutes a permanent contribution to the HOME Program. The regulations regarding what can be counted as a match under the HOME Program are very specific; therefore, HCD strictly adheres to and maintains compliance with 24 CFR §92.200.

The HOME match obligation may be met with any of the following sources:

- Cash or cash equivalents from a non-federal source
- Value of waived taxes, fees, or changes associated with HOME projects
- Value of donated land or real property
- Cost of infrastructure improvements associated with HOME projects
- Value of donated materials, equipment, labor, and professional services

ESG Match – the ESG matching requirement is a one to one match and will be satisfied with CDBG funding from HCD and both “in-kind” and private funding from subrecipients.

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

Discussion

Formula grants under the Consolidated Plan are noncompetitive awards based on a predetermined formula. These programs include the following HUD entitlement programs:

CDBG – the City has been allocated \$1,871,734 for FY 2020/21 which is the final year of the 5- Year Consolidated Plan.

HOME – the City has been allocated \$882,784 for FY 2020/21 which is the final year of the 5- Year Consolidated Plan.

ESG – the City has been allocated \$156,473 for FY 2020/21 which is the final year of the 5- Year Consolidated Plan.

The SHIP Program allocation for FY 2020/21 is \$2,882,785, as estimated by the Florida Housing Finance Corporation, with an expected \$600,000 in earned program income. This allocation is generally targeted for affordable housing development, down payment assistance, affordable housing preservation, affordable housing rental assistance and housing counseling.

To further its commitment to providing affordable housing for City residents, the City has allocated an estimated \$1,738,264 in South St. Petersburg CRA-TIF funding for the development of affordable housing.

In other matters, subrecipients and other agencies receive other federal or state funding to carry out these activities. The St. Petersburg Housing Authority (SPHA) has taken ownership of Jordan Park Apartments (1245 Jordan Park Street South, FL002000003), a Hope VI development. Jordan Park continues to need extensive rehabilitation. The redevelopment of Jordan Park is being conducted with the construction of 60 additional multi-family units for seniors through HUD's Residential Apartment Demonstration (RAD) program. SPHA has been designated to receive tax credit funding from the Florida Housing Finance Corporation to conduct the redevelopment of its property. Staff of the City's Housing and Community Development Department has assisted SPHA with its environmental assessment because the City is the responsible entity for conducting the assessments.

The Homeless Leadership Alliance (HLA) of Pinellas receives and manages the area's McKinney-Vento Homeless Assistance Act funding on behalf of the CoC. The HLA received \$4,075,020 in funding in January 2018 to address homelessness issues in Pinellas County.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing - Owner	2016	2020	Affordable Housing	City-wide NRSA/Southside CRA	Provide Affordable Housing	Tax Increment Financing: \$250,000 SHIP: \$1,244,507	Homeowner Housing to be Rehabilitated: 45 Household Housing Unit
2	Affordable Housing - Homebuyer	2016	2020	Affordable Housing	City-wide NRSA/Southside CRA	Provide Affordable Housing	HOME: \$179,026 Tax Increment Financing: \$200,000 SHIP: \$800,000	Direct Financial Assistance to Homebuyers: 75 Households Assisted
3	Affordable Housing - New Construction	2016	2020	Affordable Housing	City-wide NRSA/Southside CRA	Provide Affordable Housing	HOME: \$100,000 Tax Increment Financing: \$300,000	Homeowner Housing to be Added: 35 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Affordable Housing - Rental Production	2016	2020	Affordable Housing	City-wide NRSA/Southside CRA	Provide Affordable Housing	Tax Increment Financing: \$400,000 SHIP: \$750,000	75 units
5	Homelessness Prevention/Rapid Re-Housing	2016	2020	Homeless	City-wide	Homelessness Prevention/Rapid Re-Housing	ESG: \$40,000	Homelessness Prevention: 20 Persons
6	Tenant Based Rental Assistance	2016	2020	Homeless	City-wide	Homelessness Prevention/Rapid Re-Housing	HOME: \$230,480	Tenant-based rental assistance / Rapid Rehousing: 25 Households
7	Public Facility Improvements - Housing	2016	2020	Public Housing Homeless Non-Homeless Special Needs	City-wide	Public Facilities and Improvements	CDBG: \$48,203	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 319 Households
8	Public Facility Improvements - Non-Housing	2016	2020	Homeless Non-Homeless Special Needs Non-Housing Community Development	City-wide	Public Facilities and Improvements	CDBG: \$663,789	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,235 Persons

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Public Services - Housing	2016	2020	Homeless Non-Homeless Special Needs	City-wide	Provide Public Services	CDBG: \$239,759 ESG: \$49,289	Public service activities for Low/Moderate Income Housing Benefit: 3,264 Households
10	Public Services - Non-Housing	2016	2020	Homeless Non-Homeless Special Needs Non-Housing Community Development	City-wide	Provide Public Services	CDBG: \$46,201 ESG: \$39,019	
11	Fair Housing Education	2016	2017	Affordable Housing Public Housing	City-wide	Fair Housing and Equal Opportunity	CDBG: \$500	Other: 25 Other
12	Homebuyer Education/Financial Fitness	2016	2020	Affordable Housing	City-wide	Provide Public Services	Tax Increment Financing: \$25,000 SHIP: \$70,000	Other: 100
13	Section 108 Loan Repayment	2016	2020	Non-Housing Community Development		Community and Economic Development Opportunities	CDBG: \$198,750	Other: 0
14	CHDO Project	2016	2020	Affordable Housing	City-wide	Provide Affordable Housing	HOME: \$530,000	Rental units to be constructed: 20 units Homeowner Housing to be Added: 2 units

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	CHDO Operating	2016	2020	Affordable Housing	City-wide	Provide Affordable Housing	HOME: \$30,000	Other: 0
16	General Administration and Oversight	2016	2020	Administration of Grant Programs	City-wide	General Administration and Oversight	CDBG: \$394,347 HOME: \$88,278 ESG: \$11,735 General Fund: \$697,468 SHIP: \$318,278	Other: 0
17	Program Delivery Cost	2016	2020	Affordable Housing	City-wide	Provide Affordable Housing	CDBG: \$350,000 HOME: \$25,000	Homeowner Housing to be Rehabilitated: 45 Household Housing Unit Direct Financial Assistance to Homebuyers: 75 Households

Table 5 – Goals Summary

Projects

AP-35 Projects – 91.220(d)

Introduction

The Project Summary Information provides a description and funding amount for each of the projects the City plans to implement in HUD's Fiscal Year 2020 with CDBG, HOME, ESG, SHIP, CRA-TIF, and local general fund dollars.

Projects

#	Project Name
1	Affordable Housing - Owner
2	Affordable Housing - Homebuyer
3	Fair Housing Education
4	Homebuyer Education/Financial Fitness
5	Affordable Housing - New Construction
6	Affordable Housing Rental Production/Preservation
7	ESG20 - City of St. Petersburg
8	Tenant-Based Rental Assistance (TBRA)
9	Public Services - Housing
10	Public Services - Non-Housing
11	Public Facility Improvements - Housing
12	Public Facility/Infrastructure Improvements - Non-Housing
13	CHDO-Operating
14	Program Delivery Costs
15	General Administration/Planning and Oversight
16	Section 108 Loan Repayment

Table 6 - Project Information

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

HCD establishes its allocation priorities based on research and input obtained from community and neighborhood organizations and non-profit agencies, and consultation with other jurisdictions. This information confirms that the current social and economic environment shows similar obstacles to addressing underserved needs from those obstacles identified during the first year of the 2016-2021 consolidated planning period. Low to moderate income communities are still in need of capital improvement projects and public services to help stabilize neighborhoods.

Projects for the FY 2020/21 Plan are determined by eligibility, national objective and funding feasibility of each individual project. The City's ability to meet the housing and community development needs of our community also depends on our capacity and financial resources to address the needs in a timely manner.

AP-38 Project Summary

Project Summary Information

1	Project Name	Affordable Housing – Owner
	Target Area	City-wide NRSA/Southside CRA
	Goals Supported	Affordable Housing – Owner
	Needs Addressed	Provide Affordable Housing
	Funding	CRA: \$613,264 HOME: \$0 State Housing Initiatives Partnership (SHIP): \$1,244,507
	Description	Energy efficiency and universal design quality affordable housing units. Facade Improvement Grant - upgrade and refresh the exterior of properties. Residential Property Improvement Grant - Rebate for "Affordable" Residential Rehabilitation by licensed contractors.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	70 households under 120% MFI
	Location Description	

	Planned Activities	Provide single-family rehabilitation programs by way of city staff and contractors. Estimated 40 households will receive assistance. Upgrade and refresh the exterior of properties. Estimated 21 households will receive assistance. Provide rebates to improve the exterior/interior for households under 120% MFI. Estimated 9 households will receive assistance.
2	Project Name	Fair Housing Education
	Target Area	City-wide NRSA/Southside CRA
	Goals Supported	Affordable Housing - Homebuyer Affordable Housing -Rental Production Homelessness Prevention/Rapid Re-Housing Tenant Based Rental Assistance
	Needs Addressed	Fair Housing and Equal Opportunity
	Funding	CDBG: \$500
	Description	Provide information and support to low and moderate clientele in directing them to representatives who will assist them to resolve fair housing violations.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	25 persons
	Location Description	
	Planned Activities	The city will co-sponsor the Annual Fair Housing Seminar with the Tampa Bay Area Partnership and provide Fair Housing Education to families, sponsors, and rental agencies during April of 2021.

3	Project Name	Affordable Housing – Homebuyer
	Target Area	City-wide NRSA/Southside CRA
	Goals Supported	Affordable Housing – Homebuyer
	Needs Addressed	Provide Affordable Housing
	Funding	CRA: \$200,000 HOME: \$179,026 State Housing Initiatives Partnership (SHIP): \$800,000
	Description	Provide down payment and closing costs assistance to income eligible households to purchase a home.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	75 households under 140% median family income.
	Location Description	
	Planned Activities	Will provide down payment and closing costs assistance by way of City staff.
4	Project Name	Homebuyer Education- Financial Fitness
	Target Area	City-wide NRSA/Southside CRA
	Goals Supported	Homebuyer Education/Financial Fitness
	Needs Addressed	Provide Affordable Housing
	Funding	CRA: \$25,000 State Housing Initiatives Partnership (SHIP): \$70,000
	Description	Provide funding for services to make renters ready to become homeowners and to assist others with budgeting and saving their money.

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	100 households under 120% median family income.
	Location Description	
	Planned Activities	The City will expend SHIP funding to assist up to 100 households with homebuyer education and financial fitness.
5	Project Name	Affordable Housing - New Construction
	Target Area	NRSA/Southside CRA
	Goals Supported	Affordable Housing - New Construction
	Needs Addressed	Provide Affordable Housing
	Funding	HOME: \$100,000 CRA: \$300,000
	Description	Provide funding to Habitat to acquire land so they can construct 5 new homes to be sold to income eligible households. Developer incentives to construct 30 affordable homes to be sold to income eligible first-time homebuyers.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	5 homes under 80% median family income. 30 homes under 120% median family income.
	Location Description	

	Planned Activities	Habitat for Humanity plans to construct 5 homes and sell to income eligible homebuyers. An estimated 30 homes to be constructed and sold to households under 120% median family income by developers/non-profits.
6	Project Name	Affordable Housing Rental Production/Preservation
	Target Area	City-wide
	Goals Supported	Affordable Housing -Rental Production
	Needs Addressed	Provide Affordable Housing
	Funding	CRA: \$400,000 State Housing Initiatives Partnership (SHIP): \$750,000
	Description	Provide funding to multi-family developers to construct/rehabilitate affordable rental housing. In addition, the City to utilize funds to acquire property and site preparation for creation of affordable housing.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	75 households under 120% median family income
	Location Description	
	Planned Activities	Provide funding to developers for construction of multi-family units. In addition, City to utilize funding for acquisition of property and site preparation to be leased to developers for creation of affordable housing.
7	Project Name	ESG20 City of St. Petersburg
	Target Area	City-wide
	Goals Supported	Homelessness Prevention/Rapid Re-Housing
	Needs Addressed	Homeless Prevention/Rapid Re-Housing
	Funding	ESG: \$156,473

	Description	General administration and oversight of grants, data collection through HMIS, homeless prevention, and provide operating support for emergency/transitional housing shelters.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	2,225 persons under 80% median family income
	Location Description	
	Planned Activities	<ul style="list-style-type: none"> • Homeless Leadership Alliance of Pinellas (\$39,019): contracted with the city to oversee the HMIS system for tracking homeless persons. • Community Action Stops Abuse (CASA) \$16,429: operating support for emergency shelter • St. Vincent dePaul \$16,430: funding to pay night shelter staff salary and benefits and operating costs to run emergency shelter • Westcare-transitional housing \$16,430: operating support for transitional housing shelter for the homeless • Westcare-emergency shelter \$16,430: operating support for emergency shelter (inebriate center) • General administration \$11,735
8	Project Name	Tenant-Based Rental Assistance (TBRA)
	Target Area	City-wide NRSA/Southside CRA
	Goals Supported	Tenant Based Rental Assistance
	Needs Addressed	Homelessness Prevention/Rapid Re-Housing
	Funding	HOME: \$230,480
	Description	Provide funding to Boley Centers who will provide rental assistance vouchers for up to 12 months to households who are homeless.

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	25 households under 80% median family income
	Location Description	
	Planned Activities	Boley expects to assist approximately 25 households with rental assistance vouchers.
9	Project Name	Public Services – Housing
	Target Area	City-wide NRSA/Southside CRA
	Goals Supported	Public Services – Housing
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$331,962
	Description	Provide financial assistance to subrecipients to continue to expand or provide new services for extremely-low, low-, and moderate-income individuals, households, elderly, teens, families and operations of facilities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	3,228 persons under 80% median family income
	Location Description	

	Planned Activities	<p>Funding is expected to assist non-profit agencies with operations and enable them to provide assistance to low- and moderate-income households.</p> <ul style="list-style-type: none"> • Boley Centers Safe Haven \$55,000: permanent supportive housing • Catholic Charities Pinellas HOPE \$40,000: operating support for homeless services • Community Action Stops Abuse (CASA) \$44,000: operating support for emergency shelter • Pinellas Opportunity Council \$30,000: assist the elderly with house cleaning and yard work • St. Vincent dePaul \$55,559: funding to pay night shelter staff salary and benefits and operating costs to run emergency shelter • Westcare-transitional housing \$42,200: operating support for transitional housing shelter • Westcare-emergency shelter \$17,000: operating support for emergency shelter (inebriate center)
10	Project Name	Public Services - Non-Housing
	Target Area	City-wide
	Goals Supported	Public Services - Non-Housing
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$41,201
	Description	Provide financial assistance to subrecipients to continue to expand or provide new services for extremely-low, low-, and moderate-income individuals, households, elderly, children, teens families and operations of facilities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	230 persons under 80% median family income
	Location Description	

	Planned Activities	<ul style="list-style-type: none"> • AIDS Service Association of Pinellas (ASAP) \$20,000: operating support for HIV/AIDS program • New Frontiers \$5,000: operating support for facility which provides 12-step program for alcohol/drug addiction. • Pinellas County Homeless Leadership Alliance \$21,201: maintain the HMIS system as required by HUD for reporting.
11	Project Name	Public Facility Improvements – Housing
	Target Area	City-wide NRSA/Southside CRA
	Goals Supported	Public Facility Improvements – Housing
	Needs Addressed	Public Facilities and Improvements
	Funding	CDBG: \$48,203
	Description	Funds will be used to implement public facility improvements providing services to extremely-low, low-, and moderate-income residents, including homeless and special needs populations.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	319 persons under 80% median family income
	Location Description	
	Planned Activities	Westcare Gulfcoast Florida: replace emergency generator at 1735 ML King Jr Street South.
12	Project Name	Public Facility and Infrastructure Improvements - Non-Housing
	Target Area	City-wide NRSA/Southside CRA
	Goals Supported	Public Facility Improvements - Non-Housing

	Needs Addressed	Public Facilities and Improvements
	Funding	CDBG: \$513,789
	Description	Improvements to public facilities and infrastructures.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	1,037 persons under 80% median family income
	Location Description	
	Planned Activities	<ul style="list-style-type: none"> • Community Action Stops Abuse \$25,500: repair/replace parking lots; CASA helps victims of domestic violence • Jordan Park Elementary School \$125,000: renovation to the facility at 2390 9th Avenue South • PARC \$38,000: replacement of HVAC system at 3100 75th Street North • 22nd Street South Corridor Improvements \$325,288.65
13	Project Name	CHDO Operating
	Target Area	City-wide
	Goals Supported	CHDO Operating
	Needs Addressed	Provide Affordable Housing
	Funding	HOME: \$30,000
	Description	Provide operating funds for CHDO to implement projects.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Pinellas Affordable Living receives CHDO operating.
14	Project Name	Program Delivery Costs
	Target Area	City-wide NRSA/Southside CRA
	Goals Supported	Program Delivery Cost
	Needs Addressed	Provide Affordable Housing
	Funding	CDBG: \$350,000 HOME: \$25,000
	Description	Funds to assist with providing assistance to potential homeowners and existing homeowners by way of internal staffing to produce affordable/sustainable housing units.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	115 households to receive assistance.
	Location Description	
	Planned Activities	Homeowner rehabilitation and direct purchase assistance to an estimated 115 households.
15	Project Name	General Administration/Oversight and Implementation of Projects
	Target Area	City-wide NRSA/Southside CRA
	Goals Supported	General Administration and Oversight
	Needs Addressed	General Administration and Oversight

	Funding	CDBG: \$394,346.80 HOME: \$88,278 ESG: \$11,735 General Fund: \$697,468 State Housing Initiatives Partnership (SHIP): \$318,278
	Description	Funds will be used for planning, administrative costs, and implementation of projects.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Planning and administrative support to implement grant programs.
16	Project Name	Section 108 Loan Repayment
	Target Area	NRSA/Southside CRA
	Goals Supported	Section 108 Loan Repayment
	Needs Addressed	Community and Economic Development Opportunities
	Funding	CDBG: \$198,749.55
	Description	Repay the Bond that satisfied the Section 108 loan.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The City is reimbursed for the bond issue it used to satisfy payment of the Section 108 loan.

AP-50 Geographic Distribution – 91.220(f)

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

Generally, the CDBG, HOME, and ESG programs serve the entire City in accordance with the program requirements of each grant. In addition, all single-family housing activities which benefit income eligible households will take place citywide. All activities described in the Annual Action Plan are programs which are available citywide, except for infrastructure projects which are located in the low- to moderate-income census tracts where at least 51% of residents are low income (see attached map).

Activities associated with improvements in the South St. Petersburg Community Redevelopment Area (SSCRA), are primarily located in the City’s low- to moderate-income areas which will receive substantial investments. Please review the map attached which depicts the low- to moderate-income census tracts and block groups in the City.

Geographic Distribution

Target Area	Percentage of Funds
NRSA/Southside CRA	80

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Resources will be targeted in the Southside CRA and citywide. The percentage of funds targeted will be 80%. The neighborhoods identified geographically includes the SSCRA/Midtown, and Neighborhood Revitalization Strategy Area (NRSA) which has been the City’s primary focus for redevelopment since 1995. This area of the City has the highest concentration of crime, the highest concentration of households in poverty (see poverty map attached), and the highest number of boarded and vacant properties.

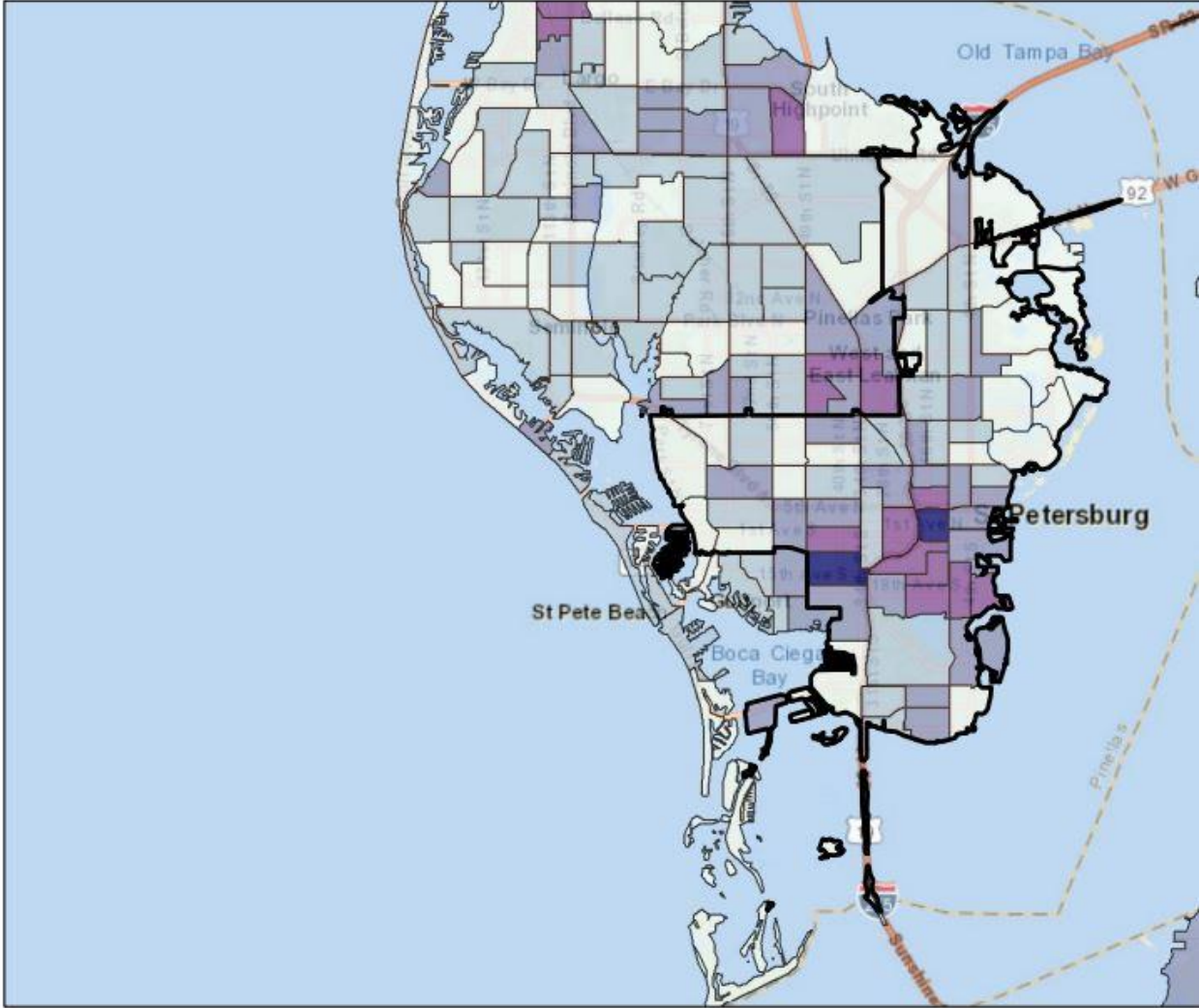
The City publishes its annual notice of funding availability for Consolidated Plan funding for nonprofit organizations and other affordable housing providers to apply for assistance who can demonstrate their capacity to carry out successful housing and public service programs. Selection is based on furthering the City’s priorities prior experience implementing similar programs/projects, familiarity with the needs of the City, and ability to provide assistance to very-low and low-income households. Priority is given to agencies who document that they will provide the greatest benefit to the largest amount of City residents and leverage other funding to accomplish their goals. Eligible organizations/agencies may participate based on the availability of funding during the time that applications for assistance are announced to the public.

Discussion

The map below depicts the areas of highest poverty rates in the City.



CPD Maps - Poverty Rate



May 4, 2018



Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The 2016-2021 Consolidated Plan identified affordable housing as one of the priority needs for the City; and the provision of affordable housing for low to moderate income households is one of the Consolidated Plan goals for the five-year period. Objectives listed under this goal are related to preservation of the existing supply of affordable housing units, creation of new affordable housing units, and continued housing rehabilitation efforts.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	70
Special-Needs	25
Total	95

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	20
The Production of New Units	35
Rehab of Existing Units	61
Acquisition of Existing Units	75
Total	191

Table 9 - One Year Goals for Affordable Housing by Support Type

Discussion

During 2020/21, the City will specifically address affordable housing by doing the following:

- Rehabilitate 40 single-family homes to extremely-low, very-low, low and moderate-income households.
- Provide rental assistance to 20 households through assistance from HOME Tenant Based Rental Assistance.
- Provide down payment and closing cost assistance to 75 low- to moderate-income first-time homebuyers using HOME and SHIP funding.
- The City will assist developers of new multi-family affordable housing units by assisting with support from SHIP and CRA-TIF, that will enable developers to secure low income housing tax credits (LIHTC) to construct an estimated 75 new units.
- Assist Habitat for Humanity with HOME funds to acquire land for construction of 5 new affordable housing units.
- Single-family developer incentive to construct an estimated 30 homes to be sold to households under 120% median family income.

Utilize approximately \$6.4 million in HOME, SHIP and CRA-TIF funding to assist single-family and multi-family residential rehabilitation and construction, down payment assistance, and purchase assistance for home buyers. The State of Florida provides local entitlement jurisdictions funding allocation from Documentary Stamps to fund a SHIP program for the purpose of producing affordable housing. The State requires that 65% of the allocation be expended on homeownership activities and 75% expended on rehabilitation, or construction activities. The SHIP allocation anticipated to be available in FY 2020/21 is expected at approximately \$2,882,785, with an estimated \$600,000 of program income. Funding from SHIP will be used to assist with down payment and closing cost assistance, homeowner rehabilitation activities, multi-family new construction, and housing services, to include homebuyer education. The City will leverage funding from private mortgage financing through local lending institutions, individuals and families saving for down payment and closing costs assistance. SHIP and HOME funding will also leverage LIHTC and Bond funding utilized by private developers, and HOME funding when necessary, will be used to leverage funding for special needs housing that leverages funding from the Federal Home Loan Bank, Florida Housing Finance Corporation and other funders.

In 2019, the Mayor introduced a new 10-year Affordable Housing Plan that will include the following:

- Create and preserve 2,400 multi-family units
- Support the development of 200 non-subsidized Workforce Density Bonus Units
- Include mixed-income developments on City-owned land to increase the supply of multi-family units
- Support the construction of 300 accessory dwelling units
- Enable the purchase of 500 single-family homes for households earning at or below 120% AMI
- Provide 150 single-family lots for construction of new affordable homes
- Enable more than 3,200 single-family homeowners to stay in their homes by remedying code violations through available grants and additional City funding

The largest and most impactful piece of the plan will leverage approximately \$60 million of City funding for the construction and preservation of 2,400 affordable multi-family units. Since most of these funds are sourced by taxes already paid to each level of government, we are all contributing to this important solution.

AP-60 Public Housing – 91.220(h)

Introduction

Public Housing Authorities in Florida are created as independent organizations under Florida Statutes. Therefore, the City does not own or operate a housing authority and works with the St. Petersburg Housing Authority (SPHA) on activities that are beneficial to both entities. The Mayor appoints members to the Board of Commissioners, and City Administration works with the SPHA to resolve issues and advance housing initiatives.

The SPHA owns and manages 371 public housing units in 8 complexes throughout the City and provides 3,581 Housing Choice Vouchers (HCV). SPHA also administers a Project-Based Voucher (PBV) Program. The goal of the PBV program is to expand the availability of higher quality affordable housing units to the elderly, disabled individuals, and homeless military veterans. SPHA currently is administering the following PBV's:

- 105 vouchers for the low-income elderly (55 years and older) residents of Bay Pointe Tower (formerly Serenity Towers)
- 162 vouchers for qualified elderly (55 and older) residents of the Philip Benjamin Tower
- 40 vouchers for the homeless at the Pinellas HOPE II transitional housing facility
- 25 vouchers for Boley Centers and Catholic Charities for veterans' housing

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

The SPHA will use its Capital Fund Program (CFP) and Replacement Housing Factor (RHF) funds to further improvements to SPHA's existing public housing properties and for the acquisition and development of additional public housing facilities and residential properties. SPHA is planning to substantially renovate its Jordan Park development (202 units), demolish 31 of its senior housing units, and construct a 60-unit mid-rise development to replace the 31 units demolished. This endeavor will be conducted under HUD's Rental Assistance Demonstration (RAD) Program. The SPHA has applied for and been designated to receive tax credit funding from Florida Housing Finance Corporation to complete the redevelopment. City staff has assisted SPHA with its environmental review process which is in the final process of being approved by HUD.

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

The SPHA will continue to market its Section 3 program for its public housing residents. Through this program, public housing residents are eligible to receive the training and/or certifications necessary to enable them to become gainfully employed, at no cost to them. SPHA also has a scholarship program in which staff connects eligible SPHA residents with industry scholarships.

The City will work with the SPHA to inform tenants who are ready to move to homeownership about the opportunities available to them to become homeowners through the City's purchase assistance housing program.

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

The SPHA continues to be rated as a high performer. In the event that it is determined to be troubled, the Mayor will work with the Board of Commissioners to resolve the problems. To address concerns about transparency and responsiveness to the St. Petersburg Housing Authority clients, the Mayor and City Council of the St. Petersburg terminated the services of three (3) members of the St. Petersburg Housing Authority Board of Commissioners, denied reappointment of two (2) other members, replaced the terminated board members with three (3) new board members. In addition, the City is aware that there are code violations on certain housing authority properties and SPHA is working to resolve the issues and to allow the City's Code Assistance Compliance Department access to its facilities.

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

Introduction

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

In January 2020 the Pinellas County Homeless Leadership Board changed its name to the Homeless Leadership Alliance of Pinellas (HLA) and is a non-profit 501(c)(3). The HLA serves as the Pinellas County Continuum of Care Lead Agency, Collaborative Applicant and HMIS Lead Agency. The HLA provides supplemental services, coordination and funding management to carry out the policy goals of the Continuum of Care. Our mission is to provide leadership in the planning, development and alignment of community advocacy, resources and strategies to prevent, divert and end homelessness in Pinellas County. The HLA oversees the Homeless Management Information System (HMIS) for tracking and reporting outcomes to ensure effective use of resources.

Below are the priority populations which have been identified by the Board of Directors of the Pinellas County Continuum of Care for HUD funding, at their March 6, 2020 meeting. Please note, the priority populations are not in any particular order of priority.

- Family and Youth
- Individuals
- Veterans and Chronic Homeless
- Domestic Violence

The CoC Board also recommended specific populations for prioritization by local funders, in no specific order:

- Homeless Individuals
- Doubled up Families with Children
- Unaccompanied Children and Domestic Violence

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 CoC partners with the Juvenile Welfare Board's Children's Services Council and 2-1-1 Tampa Bay Cares on the Family Services Initiative (FSI) that works with families with needs. The goal of the FSI 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.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will address its emergency shelter and transitional housing needs of homeless persons by providing TBRA vouchers with HOME funding, assisting non-profit agencies to secure funding from the Florida Housing Finance Corporation through its SHIP program to produce affordable units, and to assist public service agencies who provide services to homeless persons with funding of its operating assistance. Additionally, the City will provide certification of consistency with the Consolidated Plan for agencies who apply directly to HUD for homeless assistance funding.

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 City previously utilized ESG funds to primarily fund essential services and operating activities. The City will spend a minimum of 40% of ESG funds on homeless prevention, rapid re-housing and HMIS activities.

The City's Homeless Manager coordinates with the Juvenile Welfare Board (JWB) 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).

The Continuum of Care is exploring strategies and potential initiatives to shorten the time families are experiencing homelessness. The Pinellas County Human Services Department's Family Housing Assistance Program (FHAP) will address the housing needs of homeless individuals and families with children.

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

rapid re-housing.

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

Homeless prevention activities planned for 2020/21 include information outreach (affordable housing and fair housing rights), pre-purchase and post-purchase counseling, housing services, and eviction/foreclosure prevention.

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

AP-70 HOPWA Goals– 91.220 (I)(3) The City receives no HOPWA assistance.

One-year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	0

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City continues to work to eliminate barriers that limit the preservation and/or production of affordable owner and rental housing for residents in the City. The 2016 American Community Survey (ACS) reflects that the City has a significant shortage of both affordable owner and rental housing. The cost of homes are increasing substantially and are becoming out of the reach of residents who need affordable housing. Interest rates have also been on the incline which will reduce the opportunities for homeownership for the City's low and moderate-income households.

The average rental apartment housing in St. Petersburg is not affordable to very-low, low-income households. Data from the National Low-Income Housing Coalition 2019 Out of Reach Study indicates that it takes a household income of \$45,320 to afford a two-bedroom rental unit at Fair Market Value. It would take a three-person minimum wage household to be able to afford the rental payments.

In addition, some of the barriers to affordable housing continue to exist and include the following:

Wages that have not kept pace with the cost of housing – Wages in the City and the Tampa Bay Metropolitan Statistical Area (MSA) have not kept pace with the cost of commodities. Wages have recently begun to increase, thereby, leaving affordable housing out of the reach of many households.

Affordable housing inventory – the rapid economic growth in the region results in the increase in new residents and home prices, increasing the demand for rental and homeownership housing. The Gap: A Shortage of Affordable Homes Report, released in March 2018, stated that the Tampa-St. Petersburg-Clearwater MSA has only 22 affordable housing units available per 100 renter households.

Credit history – many residents may still be working on repairing their credit scores as a result of the foreclosures and evictions during the economic recession. A lack of credit history or bad credit may eliminate working families from securing financing to purchase a home or prevent them from obtaining a rental unit.

The City is sensitive to the effects that public policies have on the cost of housing, or serve to impede development, maintenance or improvement of affordable housing. City Council conducted two Council of the Whole (COW) workshops on this issue in April 2018 to work with Administration for the development of additional strategies/programs for the implementation of affordable housing. The City works to establish positive marketing strategies and program criteria increasing housing choices for households with limited incomes, to provide choice in assisted housing units, and to improve the physical quality of existing affordable housing units. It has adopted and implemented policies to provide affordable housing throughout the City, providing all residents with safe, quality and affordable housing, as a priority, in cooperation with public and private partners.

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

The City receives SHIP funding from the State of Florida for use in implementing partnerships to produce and preserve affordable housing. The program is administered by the Florida Housing Finance Corporation

(FHFC) statewide. All local governments receiving SHIP funds must have appointed an Affordable Housing Advisory Committee (AHAC) in accordance with Florida Statute 420.9076. Every three years (triennially) the AHAC is asked to review at a minimum, the eleven incentive strategies listed in F.S. 420.9076 and recommend any additional incentive strategies identified by the committee and submit an incentive summary report to City Council. City Council is required to consider the recommendations for possible amendment to the SHIP Local Housing Assistant Plan (LHAP). The AHAC has resumed meeting to review the City's land development regulations and the eleven incentives which the state requires all local governments to review in order for the City to develop its FY 2021-2024 LHAP.

The AHAC developed 15 affordable housing incentives in 2018 that were approved by City Council and forwarded to the FHFC for approval.

Additionally, to assist in reducing barriers to affordable housing, the City continues to implement various programs targeted towards low- and moderate-income households. The City brought homes up to code through its housing rehabilitation program strategies, and reduced lead-based paint hazards. The City also provided purchase assistance to households who wanted to move from renter to homeowner. These programs assist in eliminating barriers to affordable housing by providing economic opportunities and minimizing overall housing expenses. The City also partnered with Pinellas County to prepare its Analysis of Impediments to Fair Housing, now called "Assessment of Fair Housing."

The City allocates more than \$1 million for Housing Rehabilitation and over a \$1 million for Purchase Assistance. The City's programs are designed to make living in the City viable and affordable for low, and moderate-income households.

The St. Petersburg Housing Authority also participates in the provision of low to moderate income assistance by providing housing units and vouchers to low income households to obtain affordable housing.

Discussion:

The City previously empaneled a Housing Roundtable to review affordable housing issues in the City. The Roundtable was disbanded after the creation of the Housing Services Committee, now Housing, Land Use and Transportation Committee. The HCD Department has participated with Wells Fargo's community discussions on affordable housing, throughout the year. The City empaneled an Affordable Housing Advisory Committee whose responsibility is to bring affordable housing issues forward for discussion with staff and develop goals which may become policies for the development/production of affordable housing. The City also implemented a Workforce Housing Bonus Density Program, is currently reviewing its Land Development Regulations to consider a Missing Middle housing strategy, reviewing its parking requirements to see if they may be reduced for affordable housing, and is having a Nexus Study conducted to determine the correlation and cost of new business coming to the City and the cost and effects on the need for affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

Discussed 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 in the City to be undertaken in FY 2020/21.

Actions planned to address obstacles to meeting underserved needs

The City will address many of its underserved needs during FY 2020/21 through its ongoing receipt of formula allocations from HUD to fund its affordable housing programs. The preservation and production of large multi-family units, and units for extremely low-income, very low-income, low-income and moderate-income households will be accomplished through the various homeowner, homebuyer, and multi-family and new housing programs implemented by the City with HOME, SHIP and CRA-TIF funding.

Actions planned to foster and maintain affordable housing

Rehabilitation of existing units – The City has designated a total of \$1,494,507 in SHIP and CRA-TIF funding and carryover of \$350,000 for the rehabilitation of affordable single-family housing to enable low- and moderate-income households to continue to reside in their homes.

New housing development – The City has designated a total of \$750,000 in SHIP for the development of new multi-family housing for low- and moderate-income households. In addition, \$100,000 in funding has been provided from HOME for the acquisition of property that will result in the construction of five (5) new single-family homes; and \$300,000 in CRA-TIF funding for construction of additional single-family homes.

Homeownership: The City will utilize \$1,179,026 in funding for the Purchase Assistance Program funded under SHIP, HOME and CRA-TIF to assist approximately 75 low- and moderate-income households to purchase homes in the City.

Rental subsidies – The rental assistance subsidies are funded under the General Fund, ESG and the HOME Program. Twenty-five households will be assisted with \$230,480 in HOME TBRA, the City will continue to implement funding with approximately \$300,000 in General Funding to rapidly re-house homeless persons/households, and twenty households will be assisted with \$40,000 in ESG homeless prevention.

Actions planned to reduce lead-based paint hazards

During FY 2020/21, the City will expend Housing Capital Improvement Program (HCIP) funding for lead-based paint related activities, detected through single-family home rehabilitations. A description of the activities follows:

The City will inspect homes scheduled to receive rehabilitation assistance that were constructed prior to 1978 to determine if lead based paint is present. If found, testing will be conducted by an approved lead-based paint tester and positive findings will be included as part of the overall rehabilitation, to include the performance of safe practices, encapsulation or remediation, whichever is recommended by the tester. The City currently utilizes its HCIP funding for the initial testing, and if lead is identified then lead is remediated/encapsulated. The cost to remediate/encapsulate is funded under the rehabilitation with HOME and/or SHIP.

If lead is found in homes where applications have been submitted to the City and we are unable to assist the household, the information will be provided to the Pinellas County Health Department to see if they are able to provide the household with medical assistance to ensure that the children under six years old in the family are protected.

Actions planned to reduce the number of poverty-level families

The City believes that the activities/strategies outlined in the Anti-Poverty Strategy in SP-70, are inter-related and impact, reinforce and contribute to each other to achieve the common goal of a viable, progressive community. The health of the City, its special needs populations and the city at large cannot be artificially separated as they are an integral part of the whole. The improvement of any part of the City contributes to the betterment of the entire City. The City believes that the implementation of the South St. Petersburg Redevelopment Plan will contribute substantially to housing, economic development, and general neighborhood revitalization activities as outlined in the Consolidated Plan in SP-70.

The City is committed to eliminating the effects of poverty among its residents and recognizes that it may not be possible to end poverty entirely but is dedicated to better understand its causes and find ways to reverse the cycle of deprivation.

The City provides housing rehabilitation to assist low- to moderate-income families in remaining in their homes.

HCD will continue to work with the Economic and Workforce Development Department to ensure that its programs to lift people out of poverty by providing micro business loans and job training activities are successful.

Actions planned to develop institutional structure

The institutional structure for implementation of activities and projects under the Consolidated Plan and Annual Action Plans consists of numerous partnerships involving public and non-profit agencies and private organizations. The City is currently focused on eliminating homelessness and improving its institutional delivery system. Investments in this goal have led to developing a regional approach aimed at resolving the housing situation of the most vulnerable populations and setting the foundation for creating new solutions to housing problems in the region. More specifically, the following actions are

planned for FY 2020/21:

Consultation with the Continuum of Care (CoC) – The City is a member of the CoC system and the City’s Homeless Manager regularly participates in its monthly meetings. The City maintains ongoing communication and consultation with the CoC staff on issues related to ESG, the Homeless Management Information System (HMIS), and Coordinated Entry System (CES). A representative from the HLA sits as a member of the City’s Consolidated Plan Application Review Committee who recommends to City Council where ESG funding would be best allocated.

Homeless Management Information System – is a HUD requirement for service providers in the CoC receiving federal funding to serve the homeless population. As a coordinated data collection system, HMIS facilitates the gathering of client data and enables agencies and grantees to measure their performance individually and as a coordinated network of partners. Funding in the amount of \$60,220 for this activity will allow the HLA to administer the data system, assist with technical training, and support the City and Tampa Bay region with reporting requirements for homeless activities.

Coordinated Entry System (CES) - is a centralized process designed to enable CoC member/service providers to more efficiently manage intake assessment and the provision of referrals to assist homeless persons. The Coordinated Entry represents standardized access and assessment for all individuals and families, as well as a coordinated referral and housing placement process to ensure that people experiencing homelessness receive appropriate assistance with both immediate and long-term housing and service needs. The entire Coordinated Entry process uses a “client centered” approach, while doing so through a standardized process from initial engagement to successful housing placement. The CoC provides training to homeless service providers and other member agencies committed to speeding and improving the delivery of services to homeless individuals and families. The City continues to support the CoC in its use of the CES, which is expected to significantly improve the rapid re-housing of families in need of this assistance.

In addition to federally funded homeless programs, all public services and projects operated and funded under the Consolidated Plan have adopted stronger program policies and procedures for evaluating their performance and achieving better results. City staff has an opportunity to review each agency’s personnel policies, fiscal policies and procedures, policies for a proposed program, and related financial documentation to conduct each agency’s risk assessment and determine whether or not it has the organizational, programmatic and financial capacity to carry out the proposed program and deliver services. There are also internal controls in place, including monitoring and technical assistance, to help strengthen the delivery system for carrying out the goals and strategies identified in the Consolidated Plan, as well as activities planned in the FY 2020/21 Plan.

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

The City’s Consolidated Plan and Annual Action Plan will be implemented through a combination of public, private and non-profit organizations, many of which participate in the Citizen Participation process.

Program Specific Requirements

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

Introduction:

The City plans to use twenty percent (20%) of the total available CDBG funds for planning and administrative costs. The City plans to use the remaining CDBG funds on activities that will benefit low- and moderate-income persons/families, or to include area benefit activities. The City will calculate the overall low- and moderate-income during the one-year implementation of the Annual Action Plan.

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0.00
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	\$0.00
3. The amount of surplus funds from urban renewal settlements	\$0.00
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.	\$0.00
5. The amount of income from float-funded activities	\$0.00

Other CDBG Requirements

1. The amount of urgent need activities	\$0.00
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.	80%

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:

The City does not use HOME dollars for other forms of investment beyond those identified in Section 92.205.

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:

Recapture – It is likely a majority of purchasers buying properties with HOME funds will receive direct purchase assistance. In instances where purchasers receive direct assistance a note and mortgage will be placed against the property with repayment due at the time of sale or maturity of the 1st mortgage. No resale provision will apply. Affordability period will be based on the amount of direct assistance received by the buyer.

Resale – resale will comply with federal requirements, ensuring the initial purchaser with a fair return on their initial investment. To determine fair return on investment, the City will measure the percentage of change in median sales prices and the percentage of change in the Consumer Price Index over a period of ownership to be added to the original down payment and the costs of City permitted improvements made by the owner based upon the stated building permit value.

The City uses the Recapture provision in all HOME mortgages and liens. Assistance is provided as a soft second or third, deferred payment, zero interest loan. The 10, 20 or-30-year lien document includes a separate HOME affordability period requirement and HUD recapture language and formula.

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:

The recapture provision requires repayment upon sale, refinance for cash out or if the unit assisted is no longer the homeowner's primary residence. If the homeowner defaults on the loan voluntarily or by operation of law, including but not limited to: death of surviving mortgage holder or foreclosure, the minimum HOME affordability will prevail. Under these circumstances, the HOME investment amount will be recaptured from net proceeds.

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:

The City does not use HOME funds to refinance existing debt.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

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

During FY 2020/21, the City will use ESG funding to address the following eligible components: homeless prevention, HMIS, and assist subrecipient agencies with operations. 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 ESG funding and ensure that there is a centralized effort to reach families in need.

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 CoC has developed a coordinated access/assessment system. Parts of the system, operators and homeless navigators are already in place and functioning. The system builds on the Juvenile Welfare Board Children's Services Council's existing system for families with children seeking services who were not homeless. The addition of homeless/at-risk families to the development system, allows families with all types of needs to access the services in one process. Families may call 2-1-1 when looking for help; if they are homeless or about to become homeless, they are directed to triage staff experienced in homeless issues and the Pinellas homeless system of services.

An initial screening/preliminary assessment on the phone is used to identify those families that are suitable for prevention or diversion of services, and the families that are suitable for prevention or diversion services, and the families are directed to those services. Homeless families that require more assistance are connected with a navigator for a more detailed assessment and services; if they are literally homeless and the shelters are full, the families are eligible for up to 30 days stay in a hotel, paid for by the FWB Family Services Initiative. Families with more serious issues identified during the assessment are referred to the homeless services system for emergency, transitional, rapid re-housing, or permanent supported housing. The homeless triage and navigator staff are funded by JWB Children's Services Council. The Task Group designing this process includes family services providers, JWB and 2-1-1 staff, ESG staff from Pinellas County and the City, three public housing agencies, and others.

The Coordinated Access/Assessment system for individuals is under development, although it is not as far along as the system for families with children. The task force to develop it is in place and has done preliminary work of researching successful systems in the country; it is focusing now on how to create a local system that has multiple points of access, as it is difficult for homeless persons in the City to get to one or two locations. This system may also use 2-1-1 as the initial point of contact, but that has not yet been decided.

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).

The City accepts applications from non-profit subrecipients during the City's Consolidated Annual Plan application process. HCD provides the necessary training to the selected providers to ensure that the requirements of the ESG program are met. ESG funding is available on a first-come first qualified pool to the selected agencies. The agencies process applications and once complete, a file is submitted to the HCD for final approval and reimbursement to the agency.

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

Through the City's Consolidated Plan Application Review Committee, a person from the HLA sits on the community who provides input and directions as to the funding to agencies. In addition, through coordination efforts with the local Continuum of Care and the Homeless Leadership Alliance, 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.

The subrecipients selected are monitored annually to ensure ESG guidelines are being followed. Specific performance agreements are executed each fiscal year with the selected subrecipients that require monthly reimbursement requests and timely expenditure of funds. Subrecipients receiving funding under all components of the ESG Program are contractually obligated to enter client information into the HMIS system on all people served and all assistance provided with ESG funding.