



# Fourth Program Year Action Plan

The CPMP Fourth Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

## Narrative Responses

### GENERAL

#### Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

#### Program Year 4 Action Plan Executive Summary:

The City of St. Petersburg established three priorities for the Consolidated Plan for program years 2005-2010.

The City of St. Petersburg's (City) FY 2008/09 Annual Action Plan is a comprehensive document that addresses the City's housing, homelessness, and non-housing community development needs. The plan contains goals, measurable objectives, and implementation strategies for each of the plan's elements. The plan complies with regulations issued by the U.S. Department of Housing and Urban Development (HUD). HUD requires entitlement communities such as St. Petersburg to consolidate its planning, application, and reporting requirements for most of HUD programs, including the Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), and the HOME Investment Partnership (HOME) grant programs. This plan is the fourth of five Annual Action Plans that will be submitted to HUD over the next five-years.

The City's 2008/09 Annual Action Plan builds upon existing plans already in place and approved by City Council and HUD. The City in its capacity as the Entitlement and Lead Agency, prepared the Annual Action Plan. City Council will be asked to approve the Annual Action Plan at its public hearing scheduled for August 7, 2008.

**Priority one: Provide and sustain affordable housing opportunities for persons and households at or below 150% of Median Family Income.**

**Priority Two: Provide and enhance community and economic development opportunities.**

**Priority Three: Provide permanent supportive housing and services for homeless and special needs populations.**

The U. S. Department of Housing and Urban Development (“HUD”) established new performance measurement criteria that are linked to an objectives and outcome numbering system and are as follows:

**HUD NUMBERING SYSTEM FOR OUTCOME/OBJECTIVE**

<b>Objective</b>	<b>Availability/ Accessibility</b>	<b>Affordability</b>	<b>Sustainability</b>
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

**Create Suitable Living Environment – Availability/Accessibility**

These activities will improve public infrastructure serving the low- and moderate-income areas of the City. The projects will directly address the physical character of the neighborhood; thereby enhancing the quality of life of the residents.

- Implementation of the 22<sup>nd</sup> Street South Streetscape along the 22<sup>nd</sup> Street Corridor in Midtown.

These activities will improve the lives of families and communities through the provision of public service programs.

- Reimburse referral service per call for assistance provided to homeless and special needs.
- Provide operating funds to continue a voice mail system.
- Provide operating funds for homeless facilities.
- Provide operating support for a job training and education program.
- Provide funding for the purchase of food for the operation of a food kitchen that feed the homeless.
- Provide operating support for an inebriate center.

These activities will improve the lives of families and communities through the provision of the implementation or improvement of Capital Projects.

- Provide funding to rehabilitate the facility located at 2301 3<sup>rd</sup> Avenue South.
- Provide funding for the renovations to the facility located at 1450 16<sup>th</sup> Street North.
- Provide funding to replace the roof at 180 34<sup>th</sup> Street North.

**Create Decent Affordable Housing – Availability/accessibility**

These projects will help improve the availability and access for families to affordable housing through direct housing related services.

- Rehabilitate 15 owner-occupied houses.
- Provide 50 rental vouchers for the homeless and persons with AIDS.
- Provide Hurricane Hardening to 20 owner-occupied households.
- Provide Emergency Repairs to 12 owner-occupied households.
- Provide housing improvements to 3 owner-occupied households in the TACRA area.
- Provide 10 Barrier Free loans to enable physically disabled households to remain independent.
- Eliminate lead based paint hazards in homes with controls and/or abatement procedures.

**Create Decent Affordable Housing – Affordability**

- Assist 50 households with Purchase Assistance.
- Provide 15 loans through the Teacher Purchase Assistance Program.

- Provide 15 loans through the Police Purchase Assistance Program.
- Provide local non-profit CHDO's with funding to construct 1 unit.
- Provide funding to assist developers with the construction of multi-family affordable housing developments.

As described above, activities in this Annual Action Plan address strategies identified in the five-year Consolidated Plan 2005-2010.

Through its Annual Action Plan resources, the City proposes to implement or assist in implementing the following during FY 2008/09.

### **Housing**

The City will work toward implementing the fourth year of the five-year Consolidated Plan by funding households from strategies that will work toward addressing needs identified in its Consolidated Plan. The Housing and Homeless Needs Assessments provided information that extensive needs exists to assist households that are extremely low-income. Many of these households are assisted through Section 8 vouchers through the St. Petersburg Housing Authority (SPHA) to obtain affordable housing, while others are owners of homes and are experiencing severe cost burdens that place them in jeopardy of becoming homeless. The City will provide rehabilitation assistance to these households, to insure that they are not forced from their homes, and to stabilize the City's affordable housing stock. Additionally, other households are in need of assistance to help them become ready for homeownership through credit repair and homeownership counseling, and others are ready to take the next step toward homeownership and have educated and prepared themselves to attain this goal. The City will provide purchase assistance and closing costs to these households with funding received from the HOME Investment Partnership, American Dream Downpayment Initiatives, State Housing Initiatives Partnership (SHIP), Pinellas County Workforce Housing Trust Funds, and Housing Capital Improvement Programs.

### **Housing for the Homeless**

The Annual Action Plan addresses strategies that will be undertaken to implement services to the City's homeless population. Each strategy is identified in the Annual Action Plan and proposed projects that are scheduled for funding are included as an attachment to this document. The plan for ending chronic homelessness is discussed in more detail and can be found in the section of the Plan that discusses chronically homelessness.

Homeless providers will be assisted with funding to operate their facilities, with tenant-based rental assistance, operations, and applications will be supported for funding that leverages other funding directly from the federal government and other funding providers. Developers will be provided assistance to construct new affordable units and rehabilitate existing affordable units that may otherwise be converted to market rate after rehabilitation. These units will provide affordable housing for the City's homeless and special needs populations.

### **Permanent Supportive Housing**

The City has a substantial number of homeless individuals and families, and persons who are categorized as special needs. Because of this, the City has been proactive in

working toward the implementation of a chronically homeless plan to eradicate homelessness within 10-years. The City works with the Pinellas County Continuum of Care to support funding of the enumeration each year, and provides subrecipients funding for operations of facilities for the homeless and special needs populations. In addition, the City has assisted Boley Center with funding to acquire a Safe Haven, and partnered with the subrecipient to annually fund the operation of the facility that provides permanent housing for the chronically homeless.

The City will continue to pursue funding activities that allow it to address the needs of its homeless residents during the next fiscal year and implementation of its Annual Action Plan. The City will ensure that its Fair Housing Laws are followed and are not compromised by opportunists who prey on our citizens. The City will support applications of non-profits whose applications are consistent with the Consolidated Plan and apply for funding to address the needs of the homeless, those with AIDS, substance abuse, fair housing, the disabled, and the elderly.

Funding will be allocated during the next year to ensure that extremely and very-low income households are supported with affordable housing opportunities (assist with providing resources to developers of rental housing to provide additional units and assist homeowners with rehabilitation). The City will also insure that it provides the needed permanent supportive housing and services for its homeless and special needs population, and provide and enhance community and economic development opportunities.

### **Community and Economic Development Needs**

While the City has identified needs across the spectrum of community and economic development activities, the strategies for FY 2008/09 list projects that will be funded during the fiscal year to continue the implementation of the five-year Plan and work toward meeting the identified priority needs. Projects that will be implemented during FY 2008/09 include the following:

- Reconstruction of the historic Jordan Elementary School (ongoing from previous fiscal year)

The results of the activities listed above will be the improvements to the City's public facilities, infrastructure, and activities that will result in job creation.

### **Fair Housing**

As a recipient of CDBG, HOME and ESG funding, the City is required to develop an affirmative fair housing plan with specific actions and strategies that will have a significant impact on preventing, reducing or eliminating housing discrimination and other barriers to equal housing choice based on race, sex, color, religion, handicap, familial status or national origin.

The City entered into an inter-local agreement with Pinellas County, the City of Clearwater, and Largo and had an Analysis of Impediments to Fair Housing Study prepared to determine if issues exist that discourage fair housing opportunities. The study was completed in November 2006. The City ensures that fair housing is carried out within its corporate limits by providing housing assistance to its low- and moderate-income residents through purchase assistance, housing rehabilitation programs, and homebuyer education programs. The local financial institutions also

receive education and training on the requirements of assisting clients funded by the City who are low- to moderate-income, and the requirements of the Fair Housing Act.

The City will work with Pinellas County Office of Human Rights and local Fair Housing Agencies in carrying out its fair housing laws. As part of this initiative, the Tampa Bay Fair Housing Consortium held a seminar on Saturday, March 14, 2008, at the Pinellas Realtor Organization Headquarters in Clearwater, Florida. Pinellas County Office of Human Rights, the City of St. Petersburg, City of Tampa, City of Largo, City of Clearwater, Gulfcoast Legal Services, inc., Hillsborough County Office of Equal Opportunity, and Pinellas Realtor Organization participated in the conduct of the event. Karen Jackson Sims, HUD Tampa, Field Office Director was Master of Ceremonies. Other speakers included State Senator Mike Fasano. Topics covered included Fair Housing "It's Not an Option, It's the Law", Foreclosure: Don't Be Taken by a Predator, and Local, State and Federal Disability Laws, were discussed by staff of the State of Florida Attorney General's Office.

### **Lead Based Paint**

The City was one of the first entitlements in the State of Florida to comply with the Lead Based Paint regulations. Currently, all homes and structures that use federal dollars for rehabilitation activities must comply with current HUD regulations and local requirements.

### **Environmental Impact Assessment**

The City has collaborated with Pinellas County and developed a strategy for environmental review of housing related activities as well as for environmental review of infrastructure (street paving, sidewalk improvements, street lighting, etc.) related activities. Sites are evaluated using a site-specific review checklist. The site-specific review is completed prior to committing federal funding for the project.

The Annual Action Plan is available on the City's Web Page, and has been distributed to the local libraries for review by the public and is available upon request from:

Housing and Community Development Department  
440 Second Avenue North  
Second Floor  
St. Petersburg, Florida 33701

or visit our website at:

<http://www.stpete.org>

or telephone (727) 892-5452 if you need assistance.

## General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

Program Year 4 Action Plan General Questions response:

### NARRATIVE

The City's Annual Action Plan for FY 2008/09 identifies activities to be implemented by the City during the period October 1, 2008 through September 30, 2009. The Annual Action Plan budgets the use of three federal housing entitlement funds: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Shelter Grants (ESG). In addition to federal funds, the City receives State Housing Initiatives Partnership (SHIP) funding from the State of Florida to provide assistance to households who have incomes of up to 120% of median income. The City provides Housing Capital Improvement Program (HCIP) funding from general fund to assist households who have incomes that are between 121% - 150% of median income, and the City expects to receive \$1,077,532 in funding from Pinellas County from its local Housing Trust Fund Program that assist with the development of multi-family rental housing.

The Annual Action Plan for FY 2008/09 has been developed to further the five-year strategies identified in the City's Consolidated Plan for Program Years 2005-2010. The Annual Action Plan identifies activities to be undertaken during the fourth year of the five-year planning period.

The following information is provided in response to 24 CFR 91.220 of the Consolidated Plan regulations.

### FORM APPLICATION

See Standard Forms HUD-424.

### Geographic Distribution and Targeted Areas

The geographic areas of the City in which CDBG funding will be invested will consist of the areas identified by Census Tract and Block Groups below. The City utilizes a Community Development Target Area and Neighborhood Revitalization Strategy Area (NRSA) that include most of the low- to moderate-income census tracts in the City. This same target area is also where a majority of the minority population is concentrated. The following is a listing of census tracts/block groups and their corresponding median family income:

**Table 1-1 Area of Low/Mod Concentration**

Census Tracts	Block Groups	Low/Mod Income %
201.01	1	56.4%
201.01	2	55.4%
201.01	3	57.9%
203.01	1	63.5%
203.01	2	55.8%

Census Tracts	Block Groups	Low/Mod Income %
204	3	65.1%
205	1	87.6%
205	2	75.7%
205	3	81.4%
206	1	76.1%
206	2	67.8%
206	3	58.7%
206	4	71.8%
207	1	66.7%
207	2	73.6%
207	3	80.1%
207	4	68.4%
208	3	75.6%
208	4	79.8%
208	5	82.6%
208	6	73.6%
209	1	73.1%
209	2	74.3%
210	1	83.6%
212	1	71%
212	2	65.5%
212	3	76.3%
212	4	82.8%
213	1	70.8%
213	2	78.5%
214	1	58.6%
214	2	87%
215	2	63.5%
215	3	93.4%
216	1	59.5%
216	2	95.1%
216	3	91.9%
218	1	59.5%
218	2	75.7%
218	4	68%
218	5	64.8%
219	3	53.9%
219	4	78.9%
219	5	86.5%

2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.

**The Basis for Allocating Resources Geographically, in the Jurisdiction, and the Basis for Assigning Priority Given to Each Category of Priority Needs**

The City considers the following options for the geographic allocation of housing and community development resources:

Midtown/Neighborhood Revitalization Strategy Area (NRSA) & Childs Park

The City can provide assistance to areas primarily within the boundaries of the Midtown and NRSA. Currently, these programs include infrastructure improvements, public facilities improvements, and improvements to park lands.

City-Wide Investments

The City may fund projects anywhere in the corporate limits of the City. To meet HUD's eligibility and national objectives criteria, many projects are not limited by geographic areas, and may include, economic development activities, and construction of public facilities, which strictly serves low- to moderate-income persons.

Investments Outside the City

The City may undertake investments in public services that are outside the corporate limits of the City, if services are provided to residents of the City.

When considering whether to invest resources in other organizations that apply for funding to pursue community development and housing activities, the City will evaluate applications by considering the following, to assign priority of investments:

1. Whether the activity meets one of the priority needs identified in the Plan.
  2. Past performance of the organization.
  3. Readiness of the project to proceed.
  4. Number of persons and households that will benefit.
    - 30% or less of MFI
    - 50% or less of MFI
    - 80% or less of MFI
  5. Other funding that has been leveraged to implement the project.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

**Obstacles to meeting Underserved Needs**

The City faces numerous obstacles to meeting underserved needs. These include but are not limited to the following:

Increasing Housing Costs (Homeownership and Rental)

With the City occupying the southern portion of the archipelago that is Pinellas County, the majority of the land is built up, thereby, the cost of housing has increased between the period 12/31/2000 through 4/30/2008 by 43%, even after having realized a 57% decrease in the price of homes because of the housing bubble.

Limited Financial Resources

This is the predominant obstacle to meeting all underserved needs. There is not enough funding to address the entire housing and community development needs of the City.

Success with the Provision of Social Services

The City has been successful in developing social service assistance programs. The successful provision of services with such quality can be an inducement for persons requiring such services to migrating to the City to consume these services and programs. With the continued in-migration of new persons needing these services, it may become impossible to have resources that will meet the demand.

4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

**Federal, State, and Local Resources**

The Annual Action Plan (“Plan”) of the City’s Consolidated Plan identifies the resources (federal, state and local) that are expected to be available in FY 2008/09, and describes the specific activities that the City will undertake over the fiscal year to implement strategies to address the needs and to achieve the goals and objectives articulated in the five-year Consolidated Plan. The Plan also identifies targets in terms of the number and types of households and persons to be assisted through the various strategies; the resources proposed to be allocated to each activity, including matching and leveraged funds; and the areas in which specific programs will be implemented.

The Plan concludes with specific requirements pertaining to federal fund sources, with all required certifications and a summary of citizens' comments received.

For FY 2008/09, the City anticipates receiving the following resources to implement the Plan.

**Resource Table for FY 2008/09**

Sources	Entitlements	Program Income	Recaptured Funds	Total
Community Development Block Grant (CDBG)	\$2,203,141	\$271,000	\$123,094	\$2,597,235
HOME Investment Partnership (HOME)	\$1,247,117	\$225,000	\$33,097	\$1,505,214
American Dream Downpayment Initiative (ADDI)	\$10,513	\$0	\$0	\$10,513
Emergency Shelter Grant (ESG)	\$98,772	\$0	\$0	\$98,772
Local Housing Trust Fund (LHTF)	\$1,077,532	\$0	\$0	\$1,077,532
State Housing Initiatives Partnership (SHIP)	\$2,237,420	\$636,000	\$100,000	\$2,973,420
City Housing Capital Improvement Program (HCIP)	\$286,000	\$0	\$0	\$286,000
City General Fund (GF)	\$368,332	\$0	\$0	\$368,332
<b>Total</b>	<b>\$7,528,827</b>	<b>\$1,132,000</b>	<b>\$256,191</b>	<b>\$8,917,018</b>

There should be sufficient match funding carried forward to satisfy the FY 2008/09 HOME and ADDI match liability requirement.

The City of Tampa will receive \$2,772,000 in Housing Opportunities for Persons with AIDS (HOPWA) funds for the region, of which approximately 45%, or over \$1,247,400 is generally allocated to support transitional and permanent housing and services for persons with AIDS in Pinellas County.

The City's FY 2008/09 budget includes \$70.342 million for capital improvements, including public facilities and infrastructure to support community and economic development activities.

#### **Activities to be Undertaken**

See Listing of Proposed Projects (pages 56-62)

### **Managing the Process**

1. [Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.](#)

[Program Year 4 Action Plan Managing the Process response:](#)

The Housing and Community Development Department ("HCD") will develop, implement, perform oversight and administration of the FY 2005-2010 Consolidated Plan as the entitlement grantee for the CDBG, HOME, and ESG programs. Implementation and coordination is a collaborative effort between the various departments that provide economic development, public services, housing production, physical development, planning and other housing and community development functions. Consultation, outreach and coordination with and between the St. Petersburg Housing Authority, for-profit and non-profit providers, and other partners in the community will be undertaken.

This Annual Action Plan is intended to address three primary goals:

- Provide Decent Housing
- Provide Suitable Living Environments
- Expand Economic Opportunities

2. [Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.](#)

The Annual Action Plan ("Plan") encompasses an application process whereby organizations, such as City departments, nonprofit social service agencies, and private for-profit businesses have the opportunity to submit an application or proposals to fund projects that complies with the City's Annual Action Plan. The primary objective of the CDBG, HOME, ESG, SHIP, LHTF, and HCIP programs is to provide decent housing and a suitable living environment with expanding economic opportunities principally for low- and moderate-income persons.

Public participation is an important element of all City projects including the preparation of the Consolidated Plan and Annual Action Plans. The City follows both

its written Citizen Participation Plan and HUD's statutory requirements. The City's Housing and Community Development staff used a variety of methods to notify the public of opportunities to contribute to, and comment on, the Consolidated Plan. This Annual Action Plan builds upon the process of the current and previous five-year plans, the Midtown Strategic Planning Initiative that was conducted out of the office of the Deputy Mayor for Midtown Economic Development, Vision 20-20 which was conducted out of the Development Services Department, to include the planning process to implement the proposed new land development changes which should be fully implemented in the Fall of 2007. The City also conducted extensive outreach to inform local agencies regarding the opportunity to apply for Consolidated Plan funding.

The Annual Action Plan development process consists of the following three components:

- The Consolidated Plan Notice and Application Process
- Citizen Participation
- Development of the Annual Action Plan

### **Announcement of the Availability of Applications**

The initial step of the Plan's development process began in January with the advertisement of the planning process, availability of funds, and the announcement of the availability of applications for funding. The notice and availability of funding was placed in the St. Petersburg Times on January 2, 2008, placed on the City's website, and emailed to subrecipients and social service agencies on the City's mailing list. Subrecipients without email were informed of the process by telephone and regular mail. The notice informed prospective applicants that a Public Meeting would be held on January 22, 2008, where applications would be available. In addition, after the meeting, applications were placed on the City's website for download and printing. Applications were also available at the City's Housing and Community Development Department for distribution.

The application deadline was 4:00 p.m. on Friday, March 7, 2008. A workshop was held on February 13, 2008, by HCD at the City's Wildwood Community Center, located in the City's Midtown area to ensure that the venue would be centrally located. The purpose of the workshop was to provide technical assistance to the agencies that needed the service. On several occasions throughout the process, HCD corresponded with participants by e-mail and, telephone, and regular mail keeping them aware of important dates in the Annual Action Plan process.

Public and assisted housing providers, private and governmental health, mental health, and service agencies are participants in the network described in this document. They are also the organizations with which the City worked to develop the Annual Action Plan, and they are expected to continue active participation in the upcoming years. The Pinellas County Coalition for the Homeless is the agency that prepares the Continuum of Care for the County. The City has a full-time staff member devoted to participating in the development of programs sponsored by the Continuum.

## Citizen Participation Process

Citizen participation is the next component of the Annual Action Plan development process after all applications have been received. The citizen participation process is instrumental in obtaining input from the community and organizations in designing programs/strategies that will meet the needs of the low- and moderate-income population.

The process consists of a series of public hearings at which citizens provide input that will be used to help the City select projects and activities for FY 2008/09 in order to reach the three goals established in the five-year Consolidated Plan. Their input, along with the assistance of the Consolidated Plan Review Committee ("Committee"), helps to ensure that the City's Federal funds are appropriately allocated. Throughout the process, the Housing and Community Development Department staff, provide technical assistance to applicants and the Committee. One Public Meeting was held at the Enoch Davis Center, one at the Wildwood Community Center. Both locations are in the City's low- to moderate-income neighborhoods. The applications were reviewed by the Consolidated Plan Review Committee at City Hall, and the Final Public Hearing was held by City Council on August 7, 2008.

### FY 2008/09 CONSOLIDATED PLAN SCHEDULE

- |             |   |
|-------------|---|
| January 2   | Fax public notice to Times (Wednesday).   |
| January 7   | Publish notice of availability of funds and advertisement of workshops and public hearing dates in <i>St. Pete Times</i> (Monday).  |
| January 22  | Public hearing on housing and community/economic development needs and past performance and workshop #1 for potential applicants. Enoch Davis (Mod 16 A Room), 6:00 pm (Tuesday). |
| February 13 | Workshop #2 for potential applicants. Wildwood Community Center, 10:00 am (Wednesday).  |
| March 7     | Proposals from subrecipients due by 4:00 pm to City Hall Annex reception desk (Friday).   |
| April 10    | Appointment of ad hoc review committee members by City Council (Thursday).  |
| May 12      | Ad hoc review committee meet to appoint Chair and Vice Chair (Monday).  |
| May 27      | * First meeting of ad hoc review committee to review applications (Tuesday).  |
| June 12     | Budget, Finance and Taxation Subcommittee workshop on draft Consolidated Plan and proposed budget. Approval of draft for publication and comment (Thursday).                      |
| June 27     | Publish draft Consolidated Plan and advertise second public meeting (Monday).   |

June 27- July 26 Thirty (30) day public comment period.

August 7 City Council public hearing and approval of Consolidated Plan.

August 11 Submission of Consolidated Plan to HUD (Monday)

**\* These meetings are placed on the Weekly Meeting Schedule.**

**3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.**

Public and assisted housing providers, private and governmental health, mental health, and service agencies are participants in the network described in this document. They are also the organizations with which the City worked to develop the Annual Action Plan, and they are expected to continue active participation in the upcoming years. The Pinellas County Continuum of Care organization is a well developed entity of which the City is a member and has a full-time staff member assigned to participate in the establishment of its agendas. In addition, the City's Social Action Funding Manager assists public agencies that are in need of funding and facilitates emerging issues with the homeless populations.

The City will continue to coordinate with its partners to provide services and bring additional funding into the area to serve our low- to moderate-income households. The completion of the 10-Year Plan to end chronically homeless will continue to be a priority focus of the City. Certifications of Consistencies will be supported and approved if requests are consistent with the Consolidated Plan. The City will work with the Pinellas County Health Department and refer clients who may need to be screened for lead-based paint poisoning. Non-profit and for-profit agencies and developers who provide affordable housing and public services to the citizens of this city will be contacted on a regular basis to inform them of funding opportunities and to assist them with funding to provide housing and public services for our citizens. Information pertaining to the availability of funding will be announced by email, public service announcements, and listed on the City's Housing and Community Development web page.

The City of St. Petersburg, Pinellas County, City of Clearwater, and City of Largo partnered with Catholic Charities to apply to the Florida Housing Finance Corporation (FHFC) for a Special Needs Grant that will allocate \$3 million to leverage \$1 million from the local governments to construct a 50-unit and a maximum of 80-bed ("Development") permanent housing facility to be built to assist the homeless population.

### **Citizen Participation**

**1. Provide a summary of the citizen participation process.**

\*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 4 Action Plan Citizen Participation response:

As required by HUD Rules and Regulations, the City complies with the regulations at 24 CFR 91.105, Citizen Participation Plan for local governments as outlined. The City has adopted a Citizen Participation Plan that sets forth the City's policies and procedures for citizen participation. A complete copy of the Citizen Participation Plan may be found in the City's Five-Year Consolidated Plan, which is available on the City's website and the following locations:

**The Department of Housing and Community Development  
440 2<sup>nd</sup> Avenue North, 2<sup>nd</sup> Floor  
St. Petersburg, Florida 33701**

Public participation is an important element of all City projects including the preparation of the Annual Action Plan. The City follows both its written Citizen Participation Plan and HUD's statutory requirements. The City's HCD staff used a variety of methods to notify the public of opportunities to contribute to, and comment on, the Annual Action Plan. This plan builds upon the process of the current and previous five-year plans, the Midtown Strategic Planning Initiative that was conducted out of the office of the Deputy Mayor for Midtown Economic Development, and Vision 20-20, conducted out of the Development Services Department. The City also conducted extensive outreach to inform local agencies regarding the opportunity to apply for Consolidated Plan funding.

On January 7, 2008 an announcement was placed in the St. Petersburg Times to inform the public of funding the City is programmed to receive from HUD, State Housing Initiatives Partnership ("SHIP") funding from the Florida Housing Finance Corporation ("FHFC"), and funding expected to be allocated from the City for the City's Housing Capital Improvement Program ("HCIP"). Additionally a public notice was placed in the St. Petersburg Times on Monday, April 9, 2007, to inform the public of funding the City is programmed to receive from the Pinellas County Housing Finance Authority to fund a Local Housing Trust Fund ("LHTF").

As part of the announcement in the newspapers on January 7, 2008, citizens were informed that applications for funding were available for pick up for FY 2008/09 program funding on January 22, 2008 and of a public hearing to be held that night at the Enoch Davis Center beginning at 6:00 p.m. The purpose of the public hearing was to provide information on the accomplishments of housing and community and economic development needs the previous year (FY 2006/07), and to solicit input from citizens as to what the City's priority needs for the upcoming fiscal year (FY 2008/09) should include. Applications were provided to subrecipient agencies at the meeting, subsequent to the meeting, and were able to be downloaded from the HCD Department's web site.

[2. Provide a summary of citizen comments or views on the plan.](#)

No comments were received.

[3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.](#)

A workshop was held on February 13, 2008, at the Wildwood Community Center. The purpose of the workshop was to provide information and technical assistance to Consolidated Plan applicants on how to complete the application for funding.

Applicants were given a period from January 22, 2008 until March 7, 2008, at 4:00 p.m., to complete and return applications.

Staff began the review of applications in mid March and prepared them for review and recommendation by the Consolidated Plan Review Committee (A Committee of 5 City Council members and 6 private citizens). An announcement was made on the City's web site and on the City's Weekly Meetings Schedule of the Consolidated Plan Review Committee's meeting to be held on May 27, 2008, at City Hall beginning at 9:00 a.m. Each subrecipient agency was informed of the scheduled meeting and that they may attend to answer questions posed by members of the Committee.

The proposed plan for FY 2008/09 was presented to the Budget Taxation and Finance Committee ("BFT") ("A Subcommittee of City Council") on June 12, 2008. This meeting was held to request the Committee to authorize the publication of the proposed Annual Action Plan and to comply with the 30 day requirement of providing notice and comment, prior to the presentation proposed Plan to City Council at a public hearing for approval on August 7, 2008. Lastly, all potential subrecipients were informed of the date and time of the Public Hearing to approve the proposed funding and advised that they should attend.

4. [Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.](#)

No comments or questions were received during the public hearings in reference to the Annual Action Plan.

## **Institutional Structure**

1. [Describe actions that will take place during the next year to develop institutional structure.](#)

[Program Year 4 Action Plan Institutional Structure response:](#)

The City's Housing and Community Development Department will continue to be the lead entity in the implementation of the City's Annual Action Plan and will work across jurisdictional boundaries to facilitate discussions on the priority needs. We will continue to work with Pinellas County, the Florida Housing Finance Corporation ("FHFC") and other non-profit and for-profit housing providers, as we implement the Annual Action Plan.

The City will work with the St. Petersburg Housing Authority (SPHA), a major provider of affordable housing in the City, to discuss ways in which it may continue to provide affordable housing in the City. Communication will continue on how the City may assist SPHA to continue to provide affordable housing and for SPHA to request additional Section 8 vouchers from HUD for properties in its inventory that may be sold. We will work with SPHA in the implementation of its Public Housing Plan.

The City will assist its subrecipients implement funding that has been allocated from the City and will point to other sources of funding that can be leveraged to help provide additional services to persons who lack those services in our community.

The Housing and Community Development Department assists developers of affordable multi-family housing obtain State Housing Tax Credits, or Pinellas County Bond funding by conducting due diligence and providing gap financing for proposed multi-family developments.

## Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

### Program Year 4 Action Plan Monitoring response:

The City's Housing and Community Development Department will monitor each program participant annually, or more frequently should circumstances require; to perform a review of the activities included in their agreement with the City. The purpose of this monitoring is to assess whether state and federal statutory compliance requirements have been achieved. Such review will include desk audits and on-site examinations to determine compliance with all applicable requirements. The following is an outline of the evaluation criteria the City will utilize to determine the need and level of monitoring:

1. Local capacity.
  - Staff turnover;
  - Past difficulty in carrying out programs;
  - No previous CDBG or HOME experience;
  - Lack of progress;
  - Inexperienced staff;
  - Low productivity.
2. Program complexity.
  - Projects with complicated transactions involving multiple parties and funding sources;
  - Economic development activities;
  - Large amount of multi-family rehabilitation;
  - Large number of projects;
  - A high percentage of grant funds to CDBG rehabilitation;
  - Loans and grants.
3. Past monitoring.
  - Need to review actions taken to clear previous findings;
  - Recurring findings;
  - Not monitored the previous year;
  - Inability to clear findings adequately.
4. Recent Problems.
  - Audit findings, or no audit;
  - Inaccurate, or incomplete performance reports;
  - Failed to meet schedules;
  - Investigations or citizens complaints
  - Issues remaining from previous performance review;
  - Contract condition.

The City will utilize monitoring standards and procedures provided in existing publications and guidebooks. Specifically HUD Building HOME Monitoring A Primer – Chapter 10, Basically CDBG prepared by TONYA, Inc., and Managing CDBG: a Guidebook for CDBG Grantees on Subrecipient monitoring – Chapter 7, will be utilized. The main purpose of monitoring activities will be to insure compliance with program requirements, including timeliness of expenditures.

To determine whether progress toward meeting Consolidated Plan goals and objectives is being achieved, the City's HCD Department will monitor the agency, with periodic updates provided to the Policy and Planning Committee of City Council. The Policy and Planning Committee is a Committee of City Council that hears all issues relating to policies that have been implemented by the City.

### **Long-Term Compliance**

The City shall utilize mortgages and land use restrictions to enforce long-term affordability requirements. HCD will specifically determine whether to use recapture or resale provisions for HOME, SHIP, and HCIP funded projects. This determination has been in effect since October 1, 2005. This has provided HCD with the flexibility to structure developments that best fit a specific project. The following are procedures that will be utilized for the recapture and resale of ineligible use of funding:

The Participating Jurisdictions (PJ) of the City and designated Community Housing Development Organizations (CHDOs) agree that they shall utilize recapture/resale provisions to enforce the HUD HOME affordability period restrictions.

### **Lead-based Paint**

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

#### **Program Year 4 Action Plan Lead-based Paint response:**

The City addresses lead-based paint hazards as part of its Housing Rehabilitation Program. The department's Housing Rehabilitation Officers as well as its Housing Finance and Rehabilitation Manager attended training for the lead based paint regulations offered by HUD. Qualified testers and risk assessors/contractors are utilized for the work to be completed for lead based paint stabilization, detection, and abatement using safe work practices. Staff implements the necessary clearance testing.

The City has established a broad based community effort to eliminate health risks associated with lead-based paint hazards. To identify, mitigate or abate lead-based paint in eligible owner-occupied single-family households or condominiums within the City. To be eligible for assistance the household must be occupied and the primary homestead of the applicants with gross income not exceeding 150% of median household income, adjusted for family size.

Assistance is provided in the form of a direct, interest-bearing, amortized, or forgiven loan of up to \$15,000, but not less than \$1,000 that is secured by a promissory note and mortgage. For households at or below 120% of median income, adjusted for family size, the loan will be forgiven over a 10-year term at 10% annually with an interest rate of 0%. For households that are 121-150% of median income, the loan will be amortized. Assisted borrowers must occupy the property as their principal place of residence. The loan is not assumable and remaining balances become due and payable in full if the property is vacated and/or upon the conveyance or transfer of the secured properties by sale, lease or other means.

The City informs clients who use its housing services who reside in housing built prior to 1978 that they should contact the Pinellas County Health Department to screen household members and test for lead poisoning, particularly if the household has children under the age of 6. When a homeowner solicits the help of the City to assist with housing rehabilitation, an assessment of the home is conducted and if the home was built prior to 1978, it is tested for the presence of lead-based paint and abatement is conducted if lead is confirmed during the tests.

During FY 2008/09, the City has \$120,000 in current allocations to accommodate lead based paint abatement of eight (8) residences. However, if the need arises for additional funding to abate lead from additional households, funding will be transferred from other projects to accommodate the demand.

## HOUSING

### Specific Housing Objectives

[\\*Please also refer to the Housing Needs Table in the Needs.xls workbook.](#)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.

#### **Priority Need: Provide and sustain affordable housing opportunities for persons and households at or below 150% of Median Family Income.**

The City continues to face challenges with its owner-occupied housing stock. Current data represents that the majority of owner households below 50% MFI have housing problems and are cost burdened.

From the Priority Needs Summary Table, it is estimated that the unmet need across all income categories for owner households is 12,184 units. Of the owner households in the extremely low-income to moderate-income category, 5,795 households are in need of assistance. The City estimates that it has funding from all sources to rehabilitate 48 units in FY 2008/09. These findings indicate a priority need to renovate existing homes occupied by extremely low-income, low and moderate-income owners without exceeding affordability parameters. Additionally, purchase assistance will be provided to households that meet eligibility requirements. Of the renter households in the low to moderate-income category, 1,389 are eligible for assistance. The City calculates that it only has funding from all sources to assist 83 of these households to become home-owners during the fiscal year. Households that are not ready for homeownership but have the income and

need to resolve credit issues will be provided opportunities to repair their credit. Renters in the extremely low and very low income categories who are not eligible to become homebuyers will be assisted with rental housing units which will be provided as developers provide the needed units. The City estimates that it has resources to assist 318 rental units to be constructed or renovated during the fiscal year. Finally, the City calculates that it only has the resources to assist 449 combined renter and homeowner units during the fiscal year.

**Goals and Objectives to Address Priority Need:**

- Renovate existing homes occupied by extremely low to moderate-income owners, including general interior/exterior property improvements to sustain homeownership.
- Assist rental households to become homeowners, including those who are occupants of public housing or manufactured housing.
- Provide affordable rental housing (both renovation and new construction), concentrating on households at 0-60% of median family income.

**Actions and Programs:**

- Provide funding to address code compliance items, as well as lead abatement and general property improvements.
- Provide home maintenance training after homeowners are assisted.
- Convey lots in areas needing rehabilitation to a provider, such as Habitat for Humanity or non-profit CHDO developers, to spur the construction of other homes in the area to improve property values and neighborhood aesthetics.
- Assist with the development of infill lots for affordable housing.
- Provide opportunities to implement green building and alternative energy sources.
- Provide purchase assistance and closing cost assistance.
- Encourage the use of energy efficiency material when possible in order to reduce monthly housing costs.
- Support the Tangerine Avenue Community Redevelopment Area (TACRA) Redevelopment Housing Plan.
- Support the development or rehabilitation of multi-family housing for low- to moderate-income persons in the Midtown and city-wide.
- Continue to provide disabled retrofit improvements to qualifying households.
- Assist non-profit organizations to provide pre and post-purchase homeownership counseling.
- Provide foreclosure prevention and intervention, including loans to bring mortgages current.
- Provide a menu of available programs to renters that enable them to own a home.
- Increase the number of rental units with design appropriate considerations.
- Increase the supply of affordable housing units for all income levels, especially very-low, low and moderate-income households.
- Continue to support the success of the City's Visitability Ordinance.
- Assist with the provision of additional elderly supportive housing.
- Ensure Fair Housing accessibility standards are enforced.
- Encourage the continued improvement of the City's public housing stock.
- Encourage public housing to include affordable housing with mixed income and mixed financing.

- Encourage the St. Petersburg Housing Authority to promote homeownership (similar to its homeownership program in conjunction with its HOPE VI funding to complete Jordan Park).
- Encourage the development of an inventory of accessible rental units.
- Consider providing deferred loans to developers who construct or rehabilitate accessible units in multi-family housing developments, beyond what is required by the Americans with Disabilities Act.
- Continue to maintain and distribute, as requested, an updated list of lead abatement contractors and inspectors.
- Reduce lead hazards by seeking additional funding for lead hazard removal in residential structures.
- Work with private lending institutions and others to encourage private sector financing for lead hazard education, reduction and removal.
- Work with staff from the Pinellas County Health Department and the school district to implement community awareness, education and outreach activities to encourage testing of pre-school and school age children for lead-based paint poisoning.
- Provide additional education to housing developers, builders, architects, and the general public about the importance and practicality of adopting universal design standards to meet the growing need for more affordable, accessible home building.
- Support the St. Petersburg Housing Authority's efforts to secure Section 8 or other rent subsidies to expand affordable housing for the elderly by seeking additional funding assistance for rental housing.

**Proposed Accomplishments by September 30, 2010:**

- Provide assistance to 175 households at 0-80% of MFI to accomplish the following types of property improvements: energy efficiency, lead mitigation/abatement, mobility barrier mitigation, general property improvements, and exterior property improvements.
- Provide home management/maintenance classes to 400 households at 0-120% MFI to enhance property maintenance skills and training.
- Through the foreclosure prevention program, save 120 households from foreclosure.
- Provide purchase assistance to 410 households at 0-120% MFI and 15 households at 120-150% of MFI throughout the City and in the (Special Assistance Area – see page 69-70).
- Facilitate the development and/or redevelopment of 635 multi-family units to serve households at 0-80% MFI.
- Provide financial assistance to developers to construct 40 new infill homes or rehabilitate existing homes and sell them to households up to 150% of MFI.
- Provide classes on how to obtain a mortgage and budgeting basics to 500 households in order to prepare renters for homeownership.

**Obstacles:**

- Incidence of lead-based paint in housing stock increases cost of rehabilitation.
- Extremely low-income households have the greatest need, however, this group faces the greatest challenges in program qualification, due to credit and debt issues.

- Renovation caps on properties located within the flood plain preclude full renovation.
- Projected increase in purchase price limits units that can be acquired by the City's LMI households.

(See housing budget in the attachments section beginning on [page 83.](#))

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 4 Action Plan Specific Objectives response:

(See housing budget in the attachments section beginning on [page 83.](#))

## Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.

Program Year 4 Action Plan Public Housing Strategy response:

The St. Petersburg Housing Authority (SPHA) proposes to improve the quality of assisted housing by increased customer satisfaction, renovation and modernization of units, increase assisted housing choices, provide an improved living environment, promote self-sufficiency and asset development of assisted households, and ensure equal opportunity and affirmatively further fair housing. In 2007, SPHA purchased the Gateway Place apartment community located at 9101 Dr. Martin Luther King Street North. The Gateway Place development has 20 two-bedroom/two bathroom apartments and one (1) bedroom/one bathroom apartment. The acquisition cost was \$2.3 million or \$115,000 per unit. The property is operated under the requirements of the Public Housing program. In addition, SPHA purchased Saratoga Apartments, a 34-unit affordable housing community for families at or below 80% of Area Median Income. The SPHA is working to project-base up to 200 housing choice Vouchers to assure additional affordable housing for the elderly, the disabled, the handicapped and homeless veterans. The SPHA is also planning to increase its affordable housing portfolio. Other goals of the Housing Authority include the following:

- 1) Finance – The SPHA will work towards achieving financial independence from HUD for conventional housing through a variety of revenue producing methods.
  - SPHA expects that over the next five-years, substantial progress will be made in achieving this goal.
- 2) Organizational Effectiveness – Continue an effective organizational structure to support accomplishment of goals set for the Authority over the next five years. This includes continued review and update of internal controls, policies, procedures and processes for the entire organization.
  - Organizational effectiveness will continue to be a priority of SPHA.

- 3) Resident Services Initiatives – Promote the development of programs and initiatives to encourage and assist residents in their transition to economic self-sufficiency.
  - SPHA will continue to encourage collaboration and coordination among local service provider agencies to provide services and resources to residents.
  
- 4) Assist, promote and develop affordable housing diversification throughout the City – The development of affordable housing outside the realm of traditional assisted housing can not be just an “add-on”. For the continued survival and success of the SPHA, a priority shall be placed on development of non-conventional and non-HUD assisted affordable and market housing within the St. Petersburg Housing Authority’s jurisdiction. This shall be accomplished both individually by the Authority, and by forging partnerships with other organizations for the benefit of the community.
  - SPHA will continue to make this goal a priority over the course of the next five-years. The Authority will also continue to partner with local non-profit affordable housing providers to develop new affordable homeownership opportunities.
  
- 5) St. Petersburg Housing Authority Image/Community Support – The Authority, through development of strong public relations programs, will use and create opportunities to promote and educate the community of its programs and the diversification of the projects it has undertaken to serve residents.

There continues to be a need for additional housing in the City, particularly for families earning less than 80% of area median income. In addition, housing for lower income families is generally concentrated in the City’s Midtown. The SPHA will continue its efforts to address these issues by providing an/or developing more affordable housing options for families making less than 80% of the area median income. SPHA will also continue to encourage participation of private property owners, in areas outside the Midtown.

Diversification of income ranges of families who reside in public housing will continue to be a strategy of SPHA. SPHA has instituted a de-concentration of poverty strategy that will bring higher income families into developments, or areas, with a concentration of very low-income families, while rewarding lower income families that seek to achieve self-sufficiency through employment. SPHA uses admissions preferences to achieve these goals. Some strategies and goals from SPHA’s 2008 Annual Plan have been included in this plan as they may continue to be pursued.

In keeping with the SPHA’s goals of furthering the availability of affordable housing by developing mixed-financed, mixed-income housing, and achieving financial independence from HUD for conventional housing through a variety of revenue producing methods. The most recent SPHA plan includes the following: 1) the development of a Homeownership Program utilizing available Capital Fund Replacement Housing funds.

2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

## **City and Housing Authority [24 CFR 91.215(i)]**

The City of St. Petersburg and the St. Petersburg Housing Authority operate as separate entities under state law. The Mayor appoints commissioners to the Board of the Housing Authority, however, if the Housing Authority becomes a troubled agency, the Mayor will work with the Authority to ensure that it changes its course and becomes a high performer. The Housing Authority achieved a score of 93 and was rated a high performer during its last evaluation.

During the preparation of St. Petersburg Housing Authority's Annual Agency Plan and public comment period, the City is notified and receives a copy of the Plan to certify that the Plan is consistent with the City's approved Consolidated Plan.

## **Barriers to Affordable Housing**

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

### **Program Year 4 Action Plan Barriers to Affordable Housing response:**

The actions that will take place during the next year to remove barriers to affordable housing will consist of the following:

- Assisting extremely low-income households with assistance to rehabilitate their existing homes.
- Providing assisting to developers to construct additional affordable housing units for this population.
- Providing Purchase Assistance and Closing Costs to eligible low- to moderate-income who would like to become homeowners.
- Review land development regulations to insure that low-to moderate-income persons are not negatively impacted in their quest to purchase affordable housing.
- Provide Tenant Based Rental Assistance to 50 persons at or below 60% of MFI.
- Provide homebuyer education assistance to include, pre and post purchase counseling, homebuyer education, foreclosure prevention, foreclosure intervention, and family budgeting.

The City has a Housing Services Committee who are reviewing strategies that may become public policies that result in the removal of barriers to affordable housing. In addition to current strategies that are utilized, staff is looking at possibly partnering with Pinellas County to implement an Inclusionary Zoning ordinance that will address affordable housing issues.

The City is also in the talking stages with the Housing Finance Authority of Pinellas County to implement a Community Land Trust. This strategy is expected to occur sometime in 2008.

### **Affordable Housing Incentive Plan**

In 1992, the State of Florida enacted the William E. Sadowski Affordable Housing Act and placed this new funding under the administrative authority of the Florida Housing Finance Corporation. This Act provided a comprehensive funding package for affordable housing programs and local governments had to develop a "Local Housing Incentive Plan" to be eligible to receive funding under the Act. In addition, local jurisdictions had to implement an Affordable Housing Incentive Plan which included the following:

- Zero-lot-line configurations
- Parking and Set-back Requirements
- Transfer of Development Rights
- Impact fee waivers
- Review of Proposed Policies and Procedures on Housing Costs
- Inventory of Publicly Owned Lands
- Expedited Permitting, and others.

The City requires the use of most of the strategies to be adhered to during the construction of affordable housing.

### **HOME/ American Dream Down payment Initiative (ADDI)**

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
  - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
  - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
  - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
  - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
  - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
  - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
  - a. Describe the planned use of the ADDI funds.
  - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
  - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 4 Action Plan HOME/ADDI response:

HOME funded activities will meet the requirements described in 24 CFR 92.205(b), including equity investments, interest-bearing and/or interest-free loans or advances, interest subsidies/or deferred payment and amortizing loans. In addition, loans that are forgiven over time or grants may also be used. No other form of investment will be utilized without the prior written approval of HUD.

No funds are proposed for the refinance of existing debt secured by multi-family housing.

HOME ADDI funds will provide down payment assistance towards the purchase of single-family housing by low-income families who are first-time homebuyers in accordance with the rules of 24 CFR Part 92.600 (Subpart M). HOME funds may be used in conjunction with ADDI funds for additional down payment or rehabilitation assistance when necessary. The City will conduct outreach to residents and tenants of public and manufactured housing through the use of brochures, the City website, and the City television channel. A pre-purchase counseling session ("Getting a Mortgage") is a requirement of all down payment assistance funding and post-purchase counseling (Family Budgeting and Foreclosure Prevention) is available as well to help ensure the suitability of families receiving ADDI assistance to undertake and maintain home ownership.

The City will provide rehabilitation assistance, purchase assistance, and will provide homebuyer and homeowner education classes to our low- and moderate-income households. In compliance with 24 CFR 92.254, the City will implement the following with the expenditure of funding from the HOME or ADDI program:

The City shall utilize mortgages and land restrictions to enforce long-term affordability requirements. HCD will specifically determine whether to use recapture or resale provisions for HOME, SHIP, and HCIP funded projects. This determination became effect beginning October 1, 2005. This has provided HCD with the flexibility to structure developments that best fit a specific project. The following are procedures that will be utilized for the recapture and resale of ineligible use of funding:

The Participating Jurisdiction (PJ) of the City and designated Community Housing Development Organizations (CHDOs) agree that they shall utilize recapture/resale provisions to enforce the HUD HOME affordability period restrictions.

The recapture provision will address the recapture of HOME funds or sale of a HOME-assisted unit, if the housing that was assisted does not continue to be the principal place of residence of the family for the duration of the affordability period. HCD may request that the program participant provide evidence of utility billing, driver's license, endorsed checks for rental payments, etc.

The City's HCD Department may utilize the following options to recapture HOME or ADDI funding:

1. Recapture the entire amount of HOME assistance  
The City may recapture the entire amount of HOME assistance from the homeowner.
2. Owner investment returned to owner.

The City may permit the homebuyer to cover the homebuyer's entire investment (downpayment and improvements made by the owner since purchase), before recapturing the HOME assistance. To the extent allowed by law, a warranty deed, mortgage and promissory note and/or land use restriction agreement shall be prepared and executed for any housing property receiving HOME Funds and shall include a provision for the recapture of HOME funds.

The resale provision will address the resale of a HOME-assisted unit, if the housing that was assisted, does not continue to be the principal place of residence of the family for the duration of the affordability period. HCD may utilize the following options for the resale of a HOME assisted project:

The City and designated CHDOs agree that, to the extent allowable by law, a warranty deed, mortgage and promissory note and/or land use restriction agreement shall be prepared and executed for any housing property receiving HOME funds and shall include a provision restricting subsequent sales of any house to a family having income at or below 80% MFI for a period of affordability which is determined in the HOME regulations as a function of HOME funds invested in said housing property.

HCD may find it necessary to request a waiver from HUD on a program basis that, in the event of foreclosure involving homebuyers assisted under its previous program design, would limit the City's repayment obligation to the amount that it is able to obtain through the foreclosure.

3. Reduction during the affordability period  
The City may reduce the HOME assistance amount to be recaptured on a pro-rata basis for the time the homeowner has owned and occupied the house measured against the affordability period.

4. Shared net proceeds  
If the net proceeds are not sufficient to recapture the full amount of the HOME investment (or a reduced amount is referenced above) and enable the homeowner to recover the amount of the homeowner's Downpayment and any improvements that have been made by the owner since purchase, the City may share the net proceeds. The net proceeds are the sale price minus loan repayments (other than HOME funds) and closing costs. The proceeds may be divided proportionately as set forth in the following mathematical formulas:

HOME Assistance

HOME Assistance + Homeowner Investment X Net Proceeds = Recaptured HOME Funds

Homeowner Investment

HOME Assistance = Homeowner Investment X Net Proceeds = Amount to homeowner

Subrecipients must agree to maintain documentation substantiating compliance with the uniform administrative requirements, affordability and income restrictions, housing quality standards, equal opportunity, fair housing and affirmative marketing as well as other contractual requirements. These records are maintained for a period of four years from the date that the agreement is terminated (five years for HOME) and can be made available to the City, HUD and/or representatives of the Comptroller General of the United States for audit, inspection or copying purposes during normal business hours. When a period of affordability applies, records must be maintained for four-years after the affordability period ends (five years for HOME).

The City expects to provide purchase assistance to approximately one (1) household through the ADDI Program during FY 2008/09.

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## HOMELESS

### Specific Homeless Prevention Elements

\*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 4 Action Plan Special Needs response:

### **Homeless Strategy – Programs, Goals and Objectives**

Described here are our local strategies for addressing the needs of homeless individuals, families with children, and the subpopulations identified in the Homeless Populations and Subpopulations Chart. The following strategies address the need for expansion of Continuum of Care components, including outreach, emergency shelters, transitional housing, permanent supportive housing, and prevention of homelessness. Included herein is an overview of the goals, programs, and policy initiatives the community expects to accomplish during the period covered by the strategic plan to address the unmet needs of homeless individuals and families with children, as well as subpopulations.

The 2007 Homeless Survey indicates that 4,070 homeless adults were enumerated at the point in time survey; 1,718 of these persons reported primarily staying in St. Petersburg.

By funding homeless activities totaling more than \$859,600 in FY 2008/09, the City continues to demonstrate its commitment to addressing the needs of the homeless population and the complex community issues included in respecting individual's rights, and community standards. The City's priorities, objectives and strategies remain consistent with the adopted goals of our local continuum. As referenced in previous reports, the City partnered with other entitlement Communities and a diverse group of community leaders to develop a 10-Year Plan to End Homelessness in Pinellas County. This plan was completed in January 2006 and adopted by the City in February 2006. All local Continuum of Care planning is now aligned with the 10-Year Plan to End Homelessness. The 2008/09 Continuum of Care goals are included at the end of this report.

In addition to staff support and technical assistance provided to our local continuum, the City supports strategies through funding of priority projects. The City and Pinellas County receive a nominal amount of funding through HUD's Emergency Shelter Grant (ESG) Program. The City also funds projects through Social Action Funding. Following is a description of our prioritized strategies within various key areas of our Continuum of Care.

The 2007 Bed Inventory and Homeless Subpopulations Chart (Gaps Analysis) documents a countywide point-in-time emergency shelter bed count of 198 beds for persons in families and 269 beds for individuals. One hundred percent of the available emergency shelter beds are in the urban cities of Pinellas County. Eighty-five (85) new emergency bed spaces were developed for individuals in the County with an unmet need gap of 269 beds. Twenty-four new emergency bed spaces were developed for families where an unmet gap of 0 beds exists. This number is grossly skewed due to the way HUD defines homeless families.

In addition to our year-round emergency shelter beds, homeless service providers throughout the city and county provide warming centers during the coldest winter

nights. Many providers also establish overflow plans to accommodate increased demand for shelter during the winter months when people can no longer live in unheated homes, in vehicles, in campgrounds, or on the street.

### **Transitional Housing and Services**

The 2007 Bed Inventory documents a countywide point-in-time transitional housing bed count of 449 beds for individuals, and 340 beds for families with children. Transitional housing is temporary (up to 24 months) designed with a structured supportive services program to help a family or individual achieve the highest level of self-sufficiency possible. The Bed Inventory shows that ten new transitional housing beds (10) have been developed for persons in families with children, with a current unmet need gap of 0 beds. For individuals, 0 beds are under development, with an unmet need gap of 449 beds.

Transitional housing is often one of the top priorities of local Continuums of Care because it is an ideal way to help overcome the many deficits and problems that cause an individual or family to become homeless. Transitional housing programs provide services with enough intensity and for a sufficient length of time to help homeless people deal with the root problems that led to their homelessness.

### **Permanent Housing and Services**

The 2007 Gaps Analysis documents a point-in-time permanent housing bed count of 230 individual beds (of which, 107 are for chronically homeless persons) and 86 beds for persons in families with children. The Bed Inventory shows that 38 beds are under development for individuals (of which 38 will be dedicated to chronically homeless persons), with an unmet need of 502 beds. It further shows that 0 beds are under development for persons in families with children, and that there is an unmet need gap of 241 beds in this category.

The City will also support applications that are submitted to provide funding for homeless facilities under HUD's Certification of Consistency with the Consolidated Plan. All agencies that are in pursuit of funding to address the City's homeless housing needs will be supported.

The needs and strategies identified in the community planning process that occurred to determine homeless needs and strategies for the current Consolidated Plan should be replicated with additional strategies, which reaffirms that the needs of the homeless continues to remain valid:

- People who are experiencing homelessness need an array of comprehensive, flexible housing and support services.

**Recommendations:** There should be assistance to help homeless people access to and maintenance of employment that pays a living wage, as well as for continuation of supplemental support. There should be a full menu of traditional and non-traditional services for people who are dealing with addictions. In addition, there should be an increase in the availability of safe, decent, affordable housing and support services for this population to maintain housing stability. There should be comprehensive and accessible

services during, and after the transition from homeless to being placed in housing.

- ❑ Substance abuse and mental health issues are vital problems for a large percentage of the homeless population.

**Recommendations:** There is need for a full continuum of housing and support services for persons with substance abuse disorders, including those who are dually-diagnosed.

A chronically homeless person is defined by HUD as an unaccompanied individual with a disabling condition who has either been continuously homeless for a year or more or has had at least four episodes of homelessness in the past three years. For purposes of chronic homelessness, a disabling condition is a diagnosable substance abuse disorder, serious mental illness or disability, including the co-occurrence of two or more of these conditions (dually-diagnosed). A disabling condition limits an individual's ability to work or perform one or more activities of daily living.

Overcoming chronic homelessness is a formidable task, given the fact that over the past year, the number of people experiencing chronic homelessness has risen throughout Pinellas County and the City of St. Petersburg. The Pinellas County Homeless Count in January 2007 identified 611 chronically homeless individuals. This figure appears to reflect a decrease from the January 2005 count of 913, which is largely due to the new HUD Definition of chronic homelessness that was first utilized for the 2006 count.

In addition to utilizing a revised definition of chronically homelessness, the decrease could also be attributed to the creation of new permanent supportive housing units for chronically homelessness persons during 2006, including the addition of 81 new units targeted to this population. Another 38 units are under development in 2007.

The creation of these new beds/units for chronically homelessness persons can be attributed to strategies being spearheaded by members of the Pinellas County Continuum of Care. In the next few years the City, together with the Continuum of Care membership, will continue their efforts to address chronic homelessness. The Continuum in particular is committed to advocating at the local, state and federal levels to secure policy and funding changes that would address the root cause of homelessness. The Continuum is also committed to seeking funding resources and support to provide housing and the supportive services that is desperately needed by persons suffering from chronic homelessness and its associated impacts. Both of these areas, policy advocacy and the development and allocation of new funding sources, are priority goals identified in the new 10-Year Plan to End (Chronic) Homelessness, created and adopted in 2006 by the City, other Pinellas entitlement communities, the Pinellas County Homeless Coalition and many other local partners.

**Chronic Homelessness Goals/Strategies**

Individuals Chart		Beds Chart			
Number of Chronic Homeless Individuals		Number of permanent beds for house the chronically homeless			
	Point in time count		Permanent beds as of Jan	Permanent beds Net Change	End of Year TOTAL
2005	913	2005	141	75	141
2006	615*	2006	127**		
2007	611*	2007	107**		

\*Utilizing the new (2006) HUD definition of chronic homelessness.  
 \*\*A decrease is reflected from 2005 to 2007 due to count beds in 2005 that were not specifically dedicated to chronically homeless persons, but for homeless person living with severe mental illness who may or may not have been chronically homeless." While most of these beds are in fact used by chronic homeless, they are not specifically designated by the providers for that population; therefore a correction was made during the 2006 and 2007 count CH-dedicated beds.

Pinellas County has taken several specific actions over the past year towards ending chronic homelessness. These goals, action steps, and measurable achievements are listed in the table below, taken from the 2007 Continuum of Care (HUD Exhibit 1) for Pinellas County:

Objectives to End Chronic Homelessness <i>and</i> Move Families and Individuals to Permanent Housing	2007 Local Action Steps	Lead Person	Baseline (Current Level)	Numeric Achievement in 12 months	Numeric Achievement in 5 years	Numeric Achievement in 10 years
	How are you going to do it? List action steps to be completed within the next 12 months.	List name and title or organization of one person responsible for accomplishing each action step.				

1. Create new PH beds for chronically homeless persons.	1. Complete Clan Bayou Apartments in St. Petersburg, FL to add 8 PSH units/beds for chronically homeless persons (HHAG) in early 2008.	Gary MacMath, CEO: Boley Centers for Behavioral Health Care	148 Beds	186 Beds	325 Beds	446 Beds
	2. Complete Twin Brooks Apartments in St. Petersburg, FL to add 11 PSH units/beds for chronically homeless persons (HHAG) in later 2008.					
	3. Complete Mid-county Safe Haven in Seminole, FL to add 20 PSH beds for chronically homeless persons (HHAG) in early 2008.					
	4. Convert one old mobile home parks in St. Petersburg, FL into modular housing to add 15 PSH units/beds for chronically homeless/2 PSH units/beds for other homeless persons and possibly other units for Very Low Income persons in 2008-09 (HHAG).					
	5. Complete Fairburn Apartment in Clearwater, FL to add 38 PSH beds for chronically homeless persons (HHAG).	Barbara Green, ED: HEP				
	6. Acquire a 16 unit (35 beds) apartment complex in Clearwater, FL to provide PSH for chronically homeless persons (HHAG) in 2010.	Ed Brant, ED: CHIP				

**Overall Impact:**

These developments have created both momentum and real change in the services for chronically homeless people. The City/County Homeless Leadership Network (which developed and is overseeing implementation of Pinellas County’s 10-Year Plan to End Homelessness) is an excellent vehicle for ensuring that the focus of the community on homelessness and chronic homelessness will remain a high priority, and that solutions to lack of housing stock will be developed.

***Remaining obstacles to achieving this goal:***

Housing stock in Pinellas County is a major obstacle in achieving the goal of eliminating chronic homelessness within ten years. House prices have jumped more than 30% in Pinellas County during the past five years and rental prices follow. The

solution to affordable housing will be achieved through local government intervention and political leadership by nurturing ongoing alliances with developers. The 10-Year Plan to End (Chronic) Homelessness and the creation of the Homeless Leadership Network to oversee the implementation of this plan will assist in this process. Last year, additional obstacles included securing additional funding for countywide Outreach Workers and Navigators to provide access to mainstream resources. It is important to note that these programs were indeed funded and are actively working. Lastly, North Pinellas County has an identified need for a facility to provide detoxification services. However, since Pinellas County is built-out, the location and appropriate zoning for such a facility remains an obstacle.

***Changes in the total number of chronic homeless persons in 2005, 2006 and 2007:***

Although the 2005 Pinellas County Homeless Survey reflected a 21% increase in the number of chronically homeless persons, the 2006 Survey reflects a 33% decrease. The 2007 Survey reflects 10.5% increase from the 2006 numbers.

Among the chronically homeless persons surveyed in 2007, 76.9% are male and 23.1% are female; 69.7% are white, 25.1% are black, 0.1% are other. The primary causes for losing permanent housing were: lack of income for basic needs 37.3%, unemployment 88%, mental health or emotional problems 40.9%, and alcohol or drug problems 45.7%.

**Current Chronic Homelessness Strategy.**

Following is a detailed overview of the community's strategy for ending chronic homelessness. The following table of objectives, action steps and measurable achievements has been taken from the 2007 Continuum of Care (HUD Exhibit 1) for Pinellas County:

Objectives to End Chronic Homelessness <i>and</i> Move Families and Individuals to Permanent Housing	2007 Local Action Steps  How are you going to do it? List action steps to be completed within the next 12 months.	Lead Person List name and title or organization of one person responsible for accomplishing each action step.	Baseline (Current Level)	Numeric Achievement in 12 months	Numeric Achievement in 5 years	Numeric Achievement in 10 years
1. Create new PH beds for chronically homeless persons.	1. Complete Clan Bayou Apartments in St. Petersburg, FL to add 8 PSH units/beds for chronically homeless persons (HHAG) in early 2008.	Gary MacMath, CEO: Boley Centers for Behavioral	148 Beds	186 Beds	325 Beds	446 Beds

	<p>2. Complete Twin Brooks Apartments in St. Petersburg, FL to add 11 PSH units/beds for chronically homeless persons (HHAG) in later 2008.</p> <p>3. Complete Mid-county Safe Haven in Seminole, FL to add 20 PSH beds for chronically homeless persons (HHAG) in early 2008.</p> <p>4. Convert one old mobile home parks in St. Petersburg, FL into modular housing to add 15 PSH units/beds for chronically homeless/2 PSH units/beds for other homeless persons and possibly other units for Very Low Income persons in 2008-09 (HHAG).</p>	Health Care				
	<p>5. Complete Fairburn Apartment in Clearwater, FL to add 38 PSH beds for chronically homeless persons (HHAG).</p>	Barbara Green, ED: HEP				
	<p>6. Acquire a 16 unit (35 beds) apartment complex in Clearwater, FL to provide PSH for chronically homeless persons (HHAG) in 2010.</p>	Ed Brant, ED: CHIP				
	<p>7. Work with Florida Mental Health Institute/University of South Florida to use the "Housing First" model to develop 200 SRO beds throughout Pinellas County, and/or place at least 200 chronically homeless persons in affordable subsidized units with wrap around services provided by assertive case management teams.</p>	Sarah Snyder, ED: Pinellas County Coalition for the Homeless				
2. Increase percentage of homeless persons staying in PH over 6 months to at	1. Apply for funding to maintain/expand case management staff needed to enhance service provision to PH residents.	Gary MacMath, ED: Boley/Barbara Green, ED: HEP	76.5 %	78%	82%	85%

least 71%.	2. Provide legal services to prevent eviction for PH residents of Pinellas County to promote continued occupancy and prevent homelessness (CG).	John Cunningham, ED: Gulf Coast Legal Services				
	3. Implement APR/HMIS-based accountability and tracking system of all PH projects to monitor occupancy turnover.	Sarah Snyder, ED: PCCH				
3. Increase percentage of homeless persons moving from TH to PH to at least 61.5%.	1. Provide rental and utility deposits, and first and last month rents to 20 ES and TH resident families/year to help them access PH in Pinellas County. (CG).	Juli Kempner, CEO: YWCA of Tampa Bay				
	2. Implement the SOAR project throughout TH projects in 2007-08 to ensure that all residents are enrolled in mainstream resources for which they are eligible, including SSI and SSDI.	Sarah Snyder, ED, PCCH				
	3. Provide TH/enhanced supportive services through facility renovations of the Haven TLP in Clearwater, FL to prepare 55 victims of domestic violence to access PH. (Seeking private funding)	Duggan Cooley, CEO: Religious Comm. Services	50.4 %	55%	60%	65%
	4. Request funding from Pinellas County to expand rental and utility deposit assistance to move people from TH into PH throughout the County..	Sarah Snyder, ED, PCCH				
	5. Complete renovation and furnishing of Turner Street TH in Clearwater, FL to add 2 bedrooms (4 beds) for youth aging out of foster care and provide services to prepare them to access PH (HHAG).	Jane Harper, CEO: Family Resources				
4. Increase percentage of homeless persons employed at exit to at least	1. Apply to renew DOL funded employment training and placement program for 75 homeless individuals/ year in transitional housing.	Patricia Waltrich, ED: St. Vincent de Paul Hope Center	26.6 %	30%	35%	40%

18%.	2. Fully involve the Healthy Families Program Housing/Economic Development resource specialists in assisting adults in Healthy Families clients in transitional housing to become employed prior to exit from programs.	Joyce Pritchett, Family Village Director, YWCA of Tampa Bay				
	3. Work with educational institutions to research best practices for employment and vocational training and to test/develop an evidence-based model to reduce dependency on day labor jobs for unskilled homeless.	Sarah K. Snyder, ED, Pinellas County Coalition for the Homeless				
5. Ensure that the CoC has a functional HMIS system.	1. Add staff/capacity to HMIS/TBIN to enable the Continuum to effectively work with homeless service providers on the full HMIS (case/data management), expand the use of HMIS to other service delivery partners, and provide accurate and useable information needed to calculate the cost of homelessness, homeless services and homeless prevention, to providers, funders and the Homeless Leadership Network (HLN). (CG).	Micki Thompson, CEO: 2-1-1 Tampa Bay Cares	At least 75% Bed Cover-age in four of six categor-ies: (ES Indiv. + Family, PSH Indiv. + Family)	At least 75% Bed Cover-age in all cate-gories	85% Bed Cover-age in all cate-gories	90% Bed Cover-age in all cate-gories
	2. Develop and implement strategies and benefits for faith-based housing providers with no governmental funding to become active participants in the HMIS system	Sarah Snyder, ED: PCCH				
	3. Create a longer-range HMIS implementation plan, with recommendations and funding, to provide tools (bar codes/scan guns/etc.) to homeless service providers and create bridges across data systems, and to tie HMIS to other human service systems.	Sarah Snyder; ED: PCCH				

Other CoC Objectives in 2007			12 months	5 years	10 Years
1. Support existing Emergency Shelters and Transitional Housing facilities.	1. Provide funding for food, transportation and utilities for 300 victims of domestic violence at CASA's 30 bed emergency shelter in St. Petersburg, FL.(CG).	Linda Osmundson , CEO: CASA	214 beds	214 beds	252 beds
	2. Provide salary/benefits for a weekend case manager and for facility repairs for Grace House - an 84 bed emergency shelter for 548 persons in homeless families with children in Clearwater, FL.(CG)	Duggan Cooley, CEO: Religious Comm. Services			
	3. Provide salary/benefits for case management staff for 309 substance addicted homeless persons at The Mustard Seed, a 70 bed transitional housing facility in St. Petersburg, FL. (CG)	Jana Baliki, CEO: WestCare – Turning Point			
	4. Rehabilitate Beacon House, an existing 30 bed emergency shelter/transitional housing facility to accommodate 125 homeless men (HHAG)	Jane Egbert, CEO: St. Petersburg Free Clinic			
2. Develop new and/or expand the capacity of existing emergency shelters and Transition Housing facilities	1. Expand an existing emergency shelter in Clearwater, FL to add two family units (10 beds) by 2010 (CG)	Barbara Green, ED: HEP	0 beds	40 ES and TH beds	TBD
	2. Develop new transitional housing, with a total of 20 beds for homeless individuals in Clearwater, FL by 2010 (HHAG)	Ed Brant, ED: CHIP			
	3. Convert 10 units at the Center of Hope SRO transitional housing complex to double occupancy and add 10 transitional housing beds in St. Petersburg, FL by 2010.	Patricia Waltrich, ED: St. Vincent de Paul Center of Hope			
	4. Develop new transitional housing for single mothers with children, an identified need; development to be done by Catholic Charities seeking Florida Housing Finance Corporation Special Needs Housing Program. Number of beds to be determined by funds received.	Frank Murphy, CEO, Catholic Charities			

3. Maintain, and preferably increase funding for Homeless and Human Service Providers	1. Defray psychotropic medication costs at the Family Emergency Treatment Center for 100 homeless persons per year (CG).	Tom Wedekind, CEO: PEMH Services	200 persons per year	200 persons per year	200 persons per year
	2. Defray psychotropic medication costs at the Center of Hope and Davis Bradley buildings for 100 homeless persons per year (CG).	Barbara Daire, CEO: Suncoast Center			
4. Maintain and enhance the homeless system "infrastructure" of PCCH/HLN staff and operations.	Add one position (research) to identify, compile, and analyze existing local/ state/ federal sources on information for comprehensive understanding of issues for critical analysis to support policy, planning and innovation of best practices for homeless individuals and families.	Sarah Snyder, ED: Pinellas County Coalition for the Homeless	X		
5. Maintain and increase funds to prevent homelessness through rental/housing assistance to employed and employable persons and families and those at risk of homelessness.	1. Expand the County Human Services Financial Assistance Program to include low-income employed persons or those who are employable.	Sarah Snyder, ED: Pinellas County Coalition for the Homeless	X		
	2. Increase current prevention rental assistance program from \$218,000 to \$1,000,000 to reduce future homelessness.	Maureen Freaney, Director, Pinellas County Health and Human Services Department		X	
	3. Expedite payments to landlords so more will participate in the program.		X		
	4. Create a coordinated rental assistance process that includes public, private, and faith-based assistance for more effective and efficient assistance.		X		
6. Develop and implement a universal, integrated, centralized intake and assessment system for homeless services available 24 hours a day/7 days a week, with initial TBIN entry	1. Create a centralized system or 'gateway,' a necessary item before a truly coordinated service system can be created among all providers. 2. Make initial services available to families or individuals 24 hours a day, 7 days a week.	Sarah Snyder, ED: Pinellas County Coalition for the Homeless		X	

7. Develop and fund a stipend-based model of incentives for churches, and other groups to offer overnight temp. shelter and some day services for individuals and families.	Use the Pacem, Interfaith Family Center model, or other model to develop a series of small programs that offer overnight shelter as well as some day services for homeless persons and families. Include stipends or incentives for the organizations, churches, other groups to be able to participate.	Sarah Snyder, ED: Pinellas County Coalition for the Homeless	X		
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### Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 4 Action Plan ESG response:

N/A

## COMMUNITY DEVELOPMENT

### Community Development

\*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

\*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 4 Action Plan Community Development response:

The main emphasis of the City's community development efforts is to strengthen its neighborhoods. The City is recognized as a leader in the nation with respect to neighborhood revitalization and organizations. The City currently has 114 Neighborhood and Umbrella Associations, and 14 Business Associations. To improve upon and to continue this success, a variety of programs, activities, projects and

outreach efforts have been implemented to remove blight, provide decent and affordable housing, empower residents and improve the quality of life. To remove blight, the City has focused its efforts on the identification of problem properties that are brought to the attention of owners for rehabilitation or demolition.

Through local, State and federal funding programs, the City has been assisting with the assessment and remediation of Brownfields particularly in the City's Midtown. There is a need to continue this effort. In support of efforts to strengthen neighborhoods, there is a need to provide neighborhood beautification improvements such as streetscapes, sidewalk improvements, lighting and open space improvements, park and recreational facility improvements, improvements to neighborhood centers, and improvements with storm-water runoff.

Handicapped accessibility improvements and improvements to public services facilities, especially those providing educational services, health services, and child care services are a priority. Improvements in support of economic development efforts and affordable housing development are also needed.

The City has a wide range of public services available, and most agencies serve residents throughout the City. The vast majority of these needs are funded through local, state and federal resources that are separate from the CDBG program. The City has identified several areas of need, which meet its overall CDBG objectives. These include childcare and early childhood education, elderly support services; youth programs; job training and skill development; community empowerment and awareness programs; community-based health services; and programs and activities that address the needs of special needs individuals.

There is a need to support affordable childcare and early education opportunities, which will enable parents to obtain the skill development, education and employment opportunities necessary to provide financial stability for their families. There is a need to provide after school and youth enrichment programs which provide for supervised and structured recreational and tutorial activities; educational development; cultural awareness and positive adult interaction.

Elderly programs are needed to ensure that the basic day-to-day living needs of the City's senior population are met. Senior Centers in the City are integral to the provision of services and programs including nutritional programs, preventive health programs and recreational and social activities. Transportation services are needed to ensure the needs of the homebound elderly are met and to reduce the isolation of seniors from their peers and the community. There is a need to continue to keep the elderly integrated into the community and active through recreational activities (physical fitness and cultural and social events).

Job training, educational enhancement activities, and skill development in support of economic development and the empowerment of individuals throughout the community were identified as needs on a variety of levels. Assistance with obtaining and maintaining employment was also identified.

Health care programs, especially those that emphasize preventative activities are needed to promote the concept of healthy individuals, families and communities. Immunizations; pre-natal health; infant; children and maternal health; and educational and outreach programming are all key components to community health services. Lead testing and lead-based paint poisoning prevention, drug and alcohol

addiction services and disease prevention programs need to be supported in a variety of ways and locations.

Community awareness programs covering issues such as substance abuse, crime prevention, and domestic violence have been successful components of the City's community development efforts. These programs need to be continued in support of neighborhood stabilization and empowerment of residents. Programs that encourage neighborhood residents to become involved in the future of their neighborhood and the City also need to be supported. There is a need to support transportation services to employment and medical services. This is especially critical to ensure that jobs available in outlying areas are accessible to low and moderate-income persons. In addition to transportation to jobs, access to affordable quality child-care is crucial to ensuring long-term employment stability.

Programs that work in collaboration with housing and supportive services activities, particularly those for special needs individuals such as the homeless, persons threatened with homelessness, persons with substance abuse problems, individuals with HIV/AIDS and/or persons with disabilities (physical, mental, or developmental) need to be supported. By providing services concurrently with housing assistance, success rates of individuals transitioning from supportive housing to traditional permanent housing will be increased.

### **Economic Development Needs**

As part of the strategic planning process the City has identified its Economic Development Needs and has developed several programs and strategies to assist business development and job creation.

The need to address unemployment and underemployment is crucial if the City is to have vibrant and economically thriving neighborhoods. In terms of the City's infrastructure, there is a need to effectively utilize or redevelop sites occupied by older, obsolete industrial or educational structures. Tied to this is the need for the environmental remediation of contaminated sites or Brownfields. Site clearance, assembly and clean-up are integral to ensure developable sites for future economic activity is available. Infrastructure improvements in support of economic development are key to attracting new businesses.

Access to technical assistance for businesses; appropriate job training and job skill development; affordable day care to support parents during job training and employment; and adequate transportation to employment are needed to support the City's economic development efforts.

The City's Midtown is designated a State of Florida Enterprise Zone community. Designation has allowed the City to assist businesses to receive incentives that are provided by the State in the form of Job Tax Credits against Sales and Use Tax or Job Tax Credits against the Corporate Income Tax. These incentives are administered through the City's Economic Development Department. The City's Business Assistance Center also provides opportunities for emerging businesses to receive technical assistance from representatives of the Service Corps of Retired Executives (SCORE) and City Staff.

The City also has a federally designated Neighborhood Revitalization Strategy Area (NRSA), in which most of the capital improvements and economic development

activities will occur (the reconstruction of Jordan School and Streetscape of 22<sup>nd</sup> Street South). The NRSA encompasses primarily the same area as the State of Florida Enterprise Zone. A large portion of the City's development of affordable housing, and rehabilitation of existing housing occurs in this area. Programs have been implemented that provides incentives for higher income homeowners to relocate to the area.

## **Antipoverty Strategy**

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

### **Program Year 4 Action Plan Antipoverty Strategy response:**

In the City of St. Petersburg, the number of families and individuals living in poverty has been declining steadily since the 1970s. However, in 2000, approximately 13.3% or 32,127 persons were living below the poverty level. During the enumeration by the Pinellas County Coalition for the Homeless in January 2006, it was determined that approximately 3,840 adults were homeless in the County; 44.4% of these persons reported primarily staying in St. Petersburg. The City's priorities, objectives and strategies remain consistent with the adopted goals of the local continuum. As referenced in previous reports, the City has been partnering with other entitlement communities and a diverse group of community leaders to develop a 10-Year Plan to End Homelessness in Pinellas County. The plan was completed in January 2006 and adopted by the City in February 2006. All local Continuum of Care planning is now aligned with the 10-Year Plan to End Homelessness.

In addition, the survey conducted in January 2007 by the Pinellas County Coalition for the Homeless indicated that, while most were unemployed, a significant number were either employed or a part time basis, or in low paying jobs and could be considered "the under employed working poor". For many of these chronically un- or under-employed persons, the lack of a practical education and the skills required to access full-time higher paying jobs remains a major cause of poverty.

The City is committed to a holistic and multi-faceted approach to the reduction of poverty. The approach must begin with the provision of quality education and career development for the City's youth. The City instituted and Mayor's Mentors and More program with the School District of Pinellas County where City Staff visit local schools and mentor our youth. For older students, the Pinellas Technical Education Center (PTEC) provides technical education for those who do not wish to attend college, but acquire a trade. The community college is available for high school graduates as well as adults interested in improving their skills and career opportunities. PTEC also holds General Education Diploma preparation classes that are designed to help individuals learn reading, math, and other skills necessary to pass the GED examination.

The anti-poverty strategy must include applications/programs to increase family incomes by increasing access to jobs and improving individuals' knowledge, skills, and abilities to gain living wage employment. The City is committed to job creation through the redevelopment of the Dome Industrial Park and commercial corridors to develop new businesses. The City supports the creation of small businesses, and documents this by having this as a tool to be utilized through the Economic

Development Department and the Strategic Plan of Community and Economic Development in the Consolidated Plan.

The section that discusses affordable housing needs in the Consolidated Plan, submits the City is dedicated to increasing homeownership opportunities and providing affordable rental housing. Access to affordable housing also promotes financial self-sufficiency and improves economic growth. The City will continue to use its federal and state resources, such as CDBG, HOME, SHIP and Pinellas County Housing Trust Funds and will seek additional resources to provide affordable housing programs for extremely low, very low, and moderate-income households. The City will also support outside agency programs that make self-sufficiency possible for low-income persons by linking housing and supportive services. The remainder of strategy components, many of which are in place are described below:

- Coordinated Consolidated Plan/Section 3 Anti-Poverty Initiatives: Several of the projects that will be underway in FY 2008/09 (the renovation of the Historic Jordan Park School, and construction of multi-family affordable rental housing projects) may exceed the threshold for Section 3 compliance.
- Job Creation/Retention: The provision of training by itself is of little use in reducing poverty if no jobs are available. To expand employment opportunities, several initiatives are scheduled to be funded over the next five-years. Work with the City's Business Assistance Center to provide technical assistance to small businesses. Work with the Economic Development Department to facilitate the Dome Industrial Park Pilot Project II, which will acquire and remediate contaminated properties opposite DIPP I, all of which will result in job creation activities. Work with the Economic Development Department to reestablish relationships with vendors to provide micro-loan programs that will result in the start-up of new small businesses and result in job creation. The City has a State Enterprise Zone that provides tax incentives for business that hire low-income personnel from the Enterprise Zone. This program will be used to increase job creation within the City.
- Homeownership/self-sufficiency initiatives: Providing opportunities to affordable housing is not enough to help poor households break the cycle of poverty. While it may be difficult to secure a good job, it is equally difficult to obtain, and retain a decent home without assistance to become self-sufficient. In Pinellas County and St. Petersburg, there are a number of initiatives underway, in conjunction with housing assistance programs to help poverty level households break the cycle of dependency.
- Comprehensive Substance Abuse/Community Reintegration Program: Drug related criminal records are a major obstacle to employment. In addition, most incidents of crime can be traced back to substance abuse; yet treatment options are needed in St. Petersburg; and incarceration - which imposes an additional obstacle to meaningful employment, has never proven to be an effective deterrent to ongoing drug use. To deal with this problem, Bridges of America, a 200 bed former nursing home was rehabilitated and placed into use as a drug treatment center. Other providers of supportive services for persons afflicted by substance abuse include: Operation PAR, Directions for Mental Health, Inc., Suncoast Center for Community Mental Health, Inc., ACTS, and WestCare Florida – A Turning Point for Inebriate Intervention.

- a) Homeownership Academy/Homebuyers Club: In addition to providing credit enhancements to insure that the shelter costs of homeowners and homebuyers assisted under the City's affordable housing programs do not exceed 30% of their income, assisted homebuyers must complete homeownership skills training courses, including mortgage basics, family budgeting, and home maintenance and management. Post-purchase counseling and foreclosure prevention services are also offered to assist homeowners and homebuyers. For those whose credit problems prevent them from qualifying for a mortgage, the City will continue to fund access to the local Homebuyers Club to help with long-term credit repair. For extremely-low through low-income homeowners and homebuyers, lowering shelter costs and providing budgeting and credit management skills may help break the cycle of poverty; promote self-sufficiency and help sustain, if not increase their income status.
- b) Family Self-sufficiency Programs: In addition to the St. Petersburg Housing Authority's Self-sufficiency Programs, Pinellas Village, a 106-unit affordable apartment complex for single parents that provide on-site counseling, education, job training and child care to allow parents to access off-site training and employment opportunities.
  - Coordinated Affordable Housing/Anti-Poverty Initiatives: A stable and affordable living environment, combined with employment training, job opportunities, and supportive services are needed to reduce the number of dependent households living in poverty. The City has established several programs, described above, to prevent foreclosure and reduce shelter cost burdens and overall debt, including mortgage and lien debt refinancing options in conjunction with rehabilitation to eliminate substandard conditions for low to moderate-income homeowners.

### **Greater Childs Park Study Area**

The Greater Childs Park Strategic Planning Initiative that began in late 2006 will play a role in the City's Anti-Poverty Strategy. While many areas like the downtown and those neighborhoods adjacent to the revitalization areas have seen significant growth, the areas further away from that economic activity (west of Midtown) are in need of attention. The area bounded by 2<sup>nd</sup> Avenue North, on the north, 49<sup>th</sup> Street, on the west, 31<sup>st</sup> Avenue South, on the south and 34<sup>th</sup> Street on the east, hereinafter referred to as the Greater Childs Park Area (Greater Childs Park), has been the subject of numerous studies over the years. Greater Childs Park is a 2.5 square miles consisting of four neighborhood planning areas: 1) the southern portion consists of Central Oak Park neighborhood; 2) the Childs Park neighborhood; 3) the Twin Brooks neighborhood; and 4) the Perry Bayview neighborhood. Of the four neighborhood associations, only Childs Park and Twin Brooks have approved neighborhood plans.

The City with the objective of building on its successful program in the Midtown area retained the services of the RMPK Group to develop a Strategic Plan that reflects the community vision related to the future growth of the Greater Childs Park Area. A series of staff meetings, focus group meetings, and public workshops that followed generated discussions about the community's assets, concerns and goals. The community-driven process generated a variety of strategies and solutions that have

been compiled into a Strategic Plan. The information generated from the neighborhood profile, infrastructure and public services assessment, and the neighborhood visioning process established the framework for recommendations discussed in the Strategic Plan. Opportunities for public improvements, redevelopment activities and proposed future land use composition are identified and graphically illustrated in the Plan.

The Strategic Plan is divided into eight (8) Elements. Each Plan element is summarized by a brief overview that discusses the area-wide issues and opportunities, followed by a list of “Goals and Objectives”. The following is a list of the Strategic Plan goals and objectives determined for each element:

### **1. Future Land Use and Community Development**

Goal: Establish a land use pattern that strengthens the neighborhood’s residential character while encouraging the location of diversified uses and activities in compatible and harmonious manner.

Objective 1: Encourage a mix of uses that reflects the neighborhood as a community with diversified interests and activities. Integrate commercial and industrial lands into the functional and aesthetic framework of the Greater Childs Park Area, retaining the economic benefits of the uses, while at the same time mitigating their visual impact.

Objective 2: Build on the neighborhood’s assets to create a community focal point that provides amenities and uses serving the needs of the area’s residents.

#### **Special Project: Childs Park Neighborhood Plaza**

### **2. Housing**

Goal 1: Encourage higher density infill development at strategic locations utilizing innovative land planning and site development principles.

Goal 2: Promote housing development and reinvestment to provide a range of housing options in the neighborhoods while at the same time encouraging home ownership opportunities for all residents.

Objective 1: Redevelop vacant and boarded properties to encourage adaptive reuse, infill development to improve the investment image of the community attracting new private development.

Objective 2: Continue to enhance residential areas through investment in public infrastructure and promoting programs that support investment in residential development. Enhance property values and cultivate positive perceptions of housing.

Objective 3: Increase home ownership opportunities.

### **3. Neighborhood Identity and Connectivity**

Goal: Establish a positive identity for the Greater Childs park Area and ensure connectivity to other centers of activity throughout the City.

Objective 1: Establish neighborhood identity and interconnectivity incorporating sound urban design principles, and through an integrated system of parks and trails linked through an informative system of directional signage.

Objective 2: Preserve the planning area’s existing neighborhood character and improve the physical conditions to establish a safe, functional and aesthetically

pleasing environment.

**Special Project: Gateways and Directional Signage**

**4. Recreation and Open Space**

Goal: Enhance the aesthetic and functional character of the area’s recreational facilities, natural resources, parks, and open spaces to create a neighborhood environment that improves the quality of life for the entire community.

Objective 1: Develop an interconnected parks and recreation system that enhances the neighborhood’s aesthetic and environmental character and provides increased public access to a diverse range of recreational activities.

Objective 2: Pursue strategic partnerships with citywide public service agencies and various institutions to create a coordinated educational and recreational network providing enhanced access to citywide resources for area residents.

**Special Project: Clam Bayou Trail and Restoration Projects**

**5. Circulation, Mobility, and Connectivity**

Goal: Establish a safe and efficient traffic circulation and pedestrian mobility pattern that provides increased access to all modes of transportation connecting activity centers, both within the Greater Childs Park Area and the balance of the community.

Objective 1: Continue to invest in streetscape improvements along identified corridors and strive to create a balance between the economic benefits of commercial corridors and their aesthetic environment, while minimizing their impact on adjacent land uses through the application of sound urban design principles.

Objective 2: Increase pedestrian mobility in the planning area to connect the neighborhoods internally, establish regional connections with adjoining areas, and to create a safe and efficiently designed system of pedestrian and bicycle routes.

Objective 3: Enhance the existing regional connectors providing increased access to a multi-modal transportation system.

**Special Project: Streetscape Improvements**

**6. Community Facilities and Services**

Goal 1: Provide public facilities and services at acceptable levels of service designed to accommodate existing needs as well as new demands.

Goal 2: Enhance communication between existing service providers and the areas residents.

Objective 1: Form strategic partnerships with all appropriate government, non-profit organizations, quasi-governmental entities and private utility providers to strategically locate and use community facilities in order to provide a high level of service.

Objective 2: Expand public safety programmatic efforts in the neighborhood to provide a safe and secure environment for the residents.

Objective 3: Improve the availability of health care facilities and services to the residents.

**7. Economic Development, Education, and Youth Development**

Goal: Formulate economic development strategies that provide the area residents access to a diverse range of neighborhood oriented business, employment opportunities and housing choices.

Objective: 1: Improve the business climate in the Greater Childs Park Area through capacity building, youth development and workforce training.

**Special Project: Educational Campus Corridor**

8. Program Administration, Marketing and Community Involvement

Goal: Provide the support and leadership necessary for City staff to ensure successful implementation for the established priorities in the Greater Childs Park Area and continue to form strategic partnerships with stakeholders to create a unified vision.

Objective 1: Provide continuity between the planning efforts initiated in the City pertaining to the Greater Childs Park Area by creating a working relationship among the neighborhood representatives, the City, and the area's business community.

Objective 2: Support and market existing and proposed development programs and activities to stimulate an improved flow of information between the public entities, private sector, faith-based organizations, and other institutions while creating strategic partnerships between the various stakeholders to provide an efficient system to service delivery for the residents.

The City plans to invest in major infrastructure, housing, public service, community and economic development activities in the Greater Childs Park Area.

**Fair Housing**

As a recipient of CDBG, HOME and ESG funding, the City is required to develop an affirmative fair housing plan with specific actions and strategies that will have a significant impact on preventing, reducing or eliminating housing discrimination and other barriers to equal housing choice based on race, sex, color, religion, handicap, familial status or national origin.

The City entered into an inter-local agreement with Pinellas County, the City of Clearwater, and Largo and had an Analysis of Impediments to Fair Housing Study prepared to determine if issues exists that discourage fair housing opportunities. The study was completed in November 2006. The City ensures that fair housing is carried out within its corporate limits by providing housing assistance to its low- and moderate-income residents through purchase assistance, housing rehabilitation programs, and homebuyer education programs. The local financial institutions also receives education and training on the requirements of assisting clients funded by the City who are low- to moderate-income, and the requirements of the Fair Housing Act.

The City will work with Pinellas County Fair Housing Office and local Fair Housing Agencies in carrying out its fair housing laws. As part of this initiative, the Tampa Bay Fair Housing Consortium held a seminar on Saturday March 14, 2008, at the Pinellas Realtor Organization Headquarters in Clearwater, Florida. Pinellas County Office of Human Rights, the City of St. Petersburg, City of Tampa, City of Largo, City

of Clearwater, Gulfcoast Legal Services, inc., Hillsborough County Office of Equal Opportunity, and Pinellas Realtor Organization participated in the conduct of the event. Karen Jackson Sims, HUD Tampa, Field Office Director was Master of Ceremonies. Other speakers included State Senator Mike Fasano. Topics covered included Fair Housing "It's Not an Option, It's the Law", Foreclosure: Don't Be Taken by a Predator, and Local, State and Federal Disability Laws, were discussed by staff of the State of Florida Attorney General's Office. Staff of the local governments listed above, are coordinating possible dates for the FY 2008/09 Fair Housing Month event.

The City implements programs and strategies that ensure citizens fair housing rights are not being violated. Examples of the City's commitment to fair housing includes its continued targeting of residents from traditionally underserved neighborhoods (particularly the Midtown area) who may be least likely to be involved in various public service programs and the affordable housing assistance that is made available through funding from the City in the form of assistance to purchase new housing, and with the rehabilitation of existing owner occupied housing.

To address the issue of possible steering of applicants and to insure that it does not take place, the City has expanded the roles of local Realtors in the affordable housing market. In addition to the St. Petersburg Suncoast Association of Realtors role in the Working to Improve our Neighborhoods (WIN) coalition, all interested local real estate brokers who would like to participate in the City's housing programs are provided training to learn about the City's affordable housing program requirements. Under this program, over 30 local Realtors have become "WIN Certified", and are actively assisting homebuyers and sellers in the WIN target areas to purchase homes.

The City allocates funding to public service agencies that provides assistance to our homeless, mentally ill, physically disabled, elderly, and youth. In addition to providing assistance directly to agencies that provides services, the City supports applications that have been submitted by agencies for federal funding through the Certification of Consistency with the Consolidated Plan process. This funding cycle, more than 16 applications were supported. In addition to the above strategies, the City is committed to ensuring that each individual who is able to qualify to purchase a home, needs rehabilitation assistance to their homestead, or homebuyer or foreclosure education and training to remain in their homes are provided the opportunities to participate in the City's programs and are not denied that opportunity because of impediments to fair housing choice.

The City has a program where it encourages households whose incomes are between 121%-150% to purchase homes in the predominately low to moderate-income area (called Special Assistance Areas). This is done by providing \$6,000 in down payment and closing cost assistance, an increase above the \$3,000 that was previously offered. Households whose incomes are at or below 50% of MFI are provided up to \$20,000 in assistance to purchase homes anywhere in the City, households between 51% and 80% are provided up to \$15,000 in assistance, and households between 81% and 120% are provided \$8,000 in assistance. If any household purchases a home in the Special Assistance Area, they will be provided up to an additional \$10,000 in assistance. This encourages the household to look outside the Special Assistance Area. The City will also assist households that are above 81% to 120% of MFI with \$12,000 in purchase assistance to purchase a home anywhere in the City.

## NON-HOMELESS SPECIAL NEEDS HOUSING

### Non-homeless Special Needs (91.220 (c) and (e))

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

#### Program Year 4 Action Plan Specific Objectives response:

Families or individuals whose income is less than 30% of the Area Median and does not receive subsidies, or reside in public housing (tenant or project based) should be considered vulnerable to homelessness. Locating appropriate and affordable housing for families and individuals leaving shelters is difficult. This group often requires access to other services, and also requires stable living environments to achieve continued self-sufficiency.

Currently, there are 668, units of public housing. In addition, there are 2,692 baseline units of Section 8 Vouchers and 150 Section 8 New Construction Vouchers administered by the St. Petersburg Housing Authority. This is a total of 3,490 renter households. Seven thousand two hundred seventy nine renter households or 19 % of all renters in the City are currently eligible for rental assistance. The difference between assisted units and households eligible for assistance represents households "at risk" of homelessness. These families and individuals are likely to reside doubled up or use emergency housing when financial or personal difficulties threaten their lives. Waiting lists maintained by all agencies administering renter assistance exceed the availability of affordable housing.

In addition, there is a significant population of low-income households who are receiving housing assistance and because of behavioral health problems that are left untreated, should be considered "at risk" of homelessness. In the Housing Authority's mixed population developments serving elderly persons and persons with disabilities, a sizable amount of apartments and small efficiencies are increasingly occupied by persons with mental health disabilities, or other behavioral health problems, often including a history of substance abuse. In many cases, residents also have a history of homelessness. In the absence of effective attachment to services, many residents have difficulty maintaining lease compliance, placing them at risk of eviction and likely homelessness.

According to its waiting lists, the Housing Authority estimates that this need for supportive services will continue to increase. In the absence of a funding

commitment for homelessness prevention that provides for effective on-site supportive services for public housing residents with behavioral health disabilities.

Minimum wage and incomes have not kept pace with the cost of housing. Previously marginally housed employed individuals and families are having difficulties affording housing and are becoming homeless and entering the shelter system. In the Tampa-St. Petersburg-Clearwater PMSA, a worker earning the minimum wage (\$6.79 per hour) must work 100 hours per week in order to afford a two-bedroom unit at the area's Fair Market Rent, according to "Out of Reach 2008" prepared by the National Low Income Housing Coalition.

### **Populations with Special Needs for Supportive Housing**

It is known from information provided by social service providers and housing managers that the availability of affordable housing alone will not address the identified needs of those persons with special needs who require housing. Support services and case management are important components of a comprehensive housing strategy. Those families and individuals who present the greatest risk of becoming homeless require concentrated social services in order to avert a return to emergency shelter. These are the most vulnerable persons for whom social service agencies require increased funding resources. Sub-populations with special needs are discussed individually.

**Single Mothers with Children:** Data from the 2000 Census indicates that there are 10,208, female-headed households representing 17% of all households with children. Thirty percent (30%) of these female heads of households live in poverty. This figure does not represent families in shelters or other non-traditional housing. It is also unknown how many households share units. Education, employment, parenting, and homemaking skills are also needed to prevent homelessness among families in this category. Many public housing parents and their children face barriers related to mental health, substance abuse, developmental disabilities, physical disabilities, and serious health problems. There is substantial need for supportive services to help at-risk low-income families maintain stability and move toward self-sufficiency.

**AIDS/HIV Positive:** The Housing Opportunities for Persons with AIDS (HOPWA) Program was authorized by the AIDS Housing Opportunity Act (AHOA) and amended by the Housing and Community Development Act of 1992 (Pub. Law 102-550). The program is designed to provide states and localities with the resources and incentives to devise long-term comprehensive strategies for meeting the housing and supportive services needs of persons with Acquired Immunodeficiency Syndrome (AIDS) or related diseases and their families. The program authorizes entitlement grants and competitively awarded grants for housing assistance and services.

The City of Tampa Housing and Community Redevelopment Department serves as the administrator of the HOPWA Program for local entitlements in the Eligible Metropolitan Statistical Area (ESMA). Housing activities funded by the City included acquisition and rehabilitation of facility-based housing units, project and tenant-based rental assistance and short-term rent, mortgage and utility assistance.

Supportive services, such as mental health counseling, nutritional services, day care, and transportation are also provided in order to help ensure the availability of a comprehensive service delivery system within the ESMA.

**Elderly and Frail Elderly:** According to the 2000 Census data, there were 30,025 households headed by senior citizens which totaled 28% of the City's households. Among senior householders, 23% were renters and 77% were owners, slightly more than the general population where 63.5% are owners and 36.5% renters. Based on CHAS data, it is estimated that of all the elderly households (owner and renter) in St. Petersburg, 35% are low-income: 16% had incomes between 0-30% of AMI; 19% had incomes between 31-50% of AMI; and 20% had incomes between 51-80% of AMI. Elderly households with incomes over 80% of AMI accounted for 45% of all elderly households.

Seventy-three (73) percent of all elderly renters are low-income, with 28% considered extremely low-income (below 30% of AMI). Among owners, 49.9% were low-income, while 51% were above 80% of AMI.

The 2000 CHAS Data noted that across all income groups, elderly owners generally had lower rates of housing problems and cost burden than other owners. However, the lowest income elderly owners and renters, such as those that are dependant on Disability, SSI, or Medicare, face a continuing problem with cost burdens.

Of seniors with incomes greater than 30% but less than 50% of AMI, more than 70.6% had housing problems and 70.2 had cost burdens greater than 30%. Forty-eight percent had cost burdens of greater than 50%. Elderly owner whose household incomes fell between 30% and 50% of AMI experienced housing problems at a rate of 48%. Forty-eight percent of the elderly owner households experienced cost burdens of greater than 30%, and 22% experienced cost burdens of greater than 50%. Of the elderly renter households, 72% had housing problems, and 71% were cost burdened at over 30%. Those with cost burdens of greater than 50% were 48% of the renter households in this income category. As the income of the elderly household increased, cost burden decreased.

The number of potentially frail elderly households (head of household aged 75 and over) is 5,828. Mobility or self care limitations is defined as a household where one or more persons has 1) a long lasting condition that substantially limits one or more basic physical activity, such as walking, climbing stairs, reaching, carrying, or lifting/or 2) a physical, emotional, or mental condition lasting more than 6 months that creates difficulty with dressing, bathing, or getting around inside the home.

Similar to other special needs populations, there are various options for providing housing-related services to elderly populations. One is to bring the services to the client in his or her home; the second is to provide services within the context of a group setting. Remaining independent in their own home for as long as possible is very important for many elderly persons.

The principal types of service required to prevent premature and over-intensive institutionalization include nutrition services, geriatric day care, personal care

assistance with the activities of daily living, homemaker assistance, transportation, and home maintenance. Supporting elderly people who are “aging in place” often requires structural changes within their housing unit similar to those needed to ensure accessibility for the mobility impaired, such as adding ramps, stair or chair lifts, widening doorways, adding grab bars in showers and tubs, and modification of appliance and electrical controls for easier access. Agencies within the City and County presently assist seniors with many of these services and will continue in that tradition during the course of this Consolidated Plan.

The City has recognized the seriousness of its housing shortage and has initiated an effort to provide its growing senior population with more housing options via housing modifications or replacement housing. The intent is to provide the ability for seniors to remain in their homes in a less restrictive environment for longer periods of time.

**Persons with Disabilities:** The importance of assuring an adequate supply of housing appropriate to the needs of persons with a variety of physical, mental, sensory, and cognitive disabilities has become an area of growing concern. The 2000 Census notes that nationally there were 49.7 million people with some type of long-lasting condition or disability. This represented 19% of the 257.2 million civilians aged 5 and over who were not living in prisons, nursing homes, and other institutions, or nearly one person in five.

In St. Petersburg, there were 57,488 persons with a disability, or 25% of the total population. Of the 108,503 total occupied households in the City, 22,783 or 21% consists of housing for Mobility and Self Care Limitation. This population consists of the Extra Elderly, one or two person households, with either person 75 years or older. The “Elderly” is defined as a one or two member household, with either person 62 to 74 years old. Mobility or Self Care Limitations, includes all households where one or more persons has 1) a long-lasting condition that substantially limits one or more basic physical activity, such as walking, climbing stairs, reaching, lifting, or carrying and/or 2) a physical, mental, or emotional condition lasting more than 6 months that creates difficulty with dressing, bathing, or getting around on the inside of the home.

Of this total population, 39% has housing problems. Of the 12,473 extremely low-income households, 4,860 are elderly, and of the households in this income group, 4,535 are considered households of Mobility and Self Care Limitation. When reviewing households below 30 percent of Area Median Income for this group of households, the Extra Elderly 1 and 2 Member Renter Households report housing problems at 75%. The Elderly 1 and 2 Member Owner Households for this income group reports housing problems at 68%. This household group also reported housing problems at 68.8 percent for Extra Elderly 1 and 2 Member Owner Households, and 85% for Elderly 1 and 2 Member Owner Households. Additionally, Extra Elderly 1 and 2 Member Renter Households between 30% and 50% of AMI reports housing problems at 84% and Elderly 1 and 2 Member Renter Households reported housing problems at 50%. Owner households in this same category reported housing problems at 38% and 65% respectively.

The households labeled “All Other Households” of the Mobility and Self Care Limitation totals 12,371 units. Of the 2,321 households in this category whose incomes are below 30% of AMI, housing problems are reported at 78% for renters and 82% for homeowners. The 1,435 households whose incomes are between 30% and 50% of AMI reported housing problems 78% for renters and 67% for owners.

For the 2,228 households between 51% to 80% MFI, housing problems were reported at 42% by renters and 43% percent for owners. Lastly, for the 6,387 households in this category that were above 80 percent of AMI, renter households reported housing problems at a rate of 14% and owner households reported at 16%.

**Victims of Domestic Violence:** The Haven and Community Action Stops Abuse (CASA), provides prevention and early intervention by reaching out to women and children before the violence in their lives escalates. Victims are usually in need of emergency shelter. In these non-residential programs, CASA AND The Haven work with the schools, criminal justice system, business, civic organizations, communities of faith, local shelters, mental health programs and hospitals; as they reach more than 20,000 persons annually.

**Substance Abusers:** Westcare (a/k/a the Mustard Seed) and Operation Par are the local agencies providing State-funded rehabilitation treatment, and residential services. Turning Point (Inebriate Receiving Center) serves as an entry program to any homeless and/or low- to moderate-income person under the influence of drugs and alcohol. Persons accessing services at Turning Point are provided with assessment assistance to access shelter and drug treatment related programs.

Operation PAR provides outreach to the homeless through the agency’s detoxification and treatment programs and shelter collaboration. Law enforcement agencies throughout Pinellas County will pick up intoxicated people and bring them to the Turning Point facility.

**Youth:**

- Alpha “A Beginning” Inc. provides outreach services to young women who are homeless and are pregnant or have children.
- Brookwood: has outreach services in place for young, homeless women and provides transitional housing for young adults (18-21) coming out of homeless shelters.
- Family Resources: has a Street Safe program that seeks out homeless youth in St. Petersburg and offers various services such as: pregnancy counseling, rape/crisis counseling, victim rights and advocacy, HIV testing and information, medical services and dental services, provides youth with hygiene items, food, shelter, and clothing.
- Family Resources’ Safe Place: provides a prevention/outreach program that provides a haven for youth who are in crisis. There are over 150 locations for youth to go in times of crisis, and transportation to the homeless shelter will be arranged for any youth requesting it.
- The Pinellas Juvenile Assessment Center (JAC): refers runaways to shelters if they are not criminally involved and refuse to return home. It houses an

office of Operation PAR to serve as an outreach site for youth who are in need of substance-abuse services.

## Housing Opportunities for People with AIDS

\*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

### Program Year 4 Action Plan HOPWA response:

The City is not an Entitlement recipient of HOPWA funding. However, many local agencies that serve this population receive funding through the City of Tampa. As indicated in the narratives on the Non-Homeless Special Needs Population, the City works with non-profit entities that provide services to persons with HIV/AIDS. The City also supports applications from agencies that solicit funding directly from the

federal government or other funding provider to ensure that additional funding comes to this community to assist those with HIV/AIDS.

The City will provide \$370,000 in Tenant Based Rental Assistance to Boley Centers to provide housing vouchers for 25 individuals who are homeless and 25 individuals with AIDS. Boley will conduct tenant certifications, unit inspections, and ensure compliance with the HOME program requirements. Supported services will be provided by the referring agency and by Boley Centers staff whenever the person is eligible for services. This project will assist individuals with incomes at or below 60% of the median family income (MFI) for the area.

### **Specific HOPWA Objectives**

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 4 Specific HOPWA Objectives response:

The City receives no HOPWA allocations.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

**Final Statement of Objectives & Projected Uses of Funds**

The priority needs from the five-year Consolidated Plan to be addressed during the implementation of the Annual Action Plan are as follows:

**PRIORITY NEED: PERMANENT SUPPORTIVE HOUSING AND SERVICES FOR HOMELESS AND SPECIAL NEEDS POPULATIONS.**

Agency	Description	CDBG	ESG	HOME
ASAP Homeless Services	Provide operating support for the homeless facility at 423–437 Eleventh Avenue South, which will provide 35 emergency shelter beds, serving 85 households during the fiscal year, and drop-in services to 800 homeless and lower income persons during the fiscal year. This project is anticipated to provide 100% benefit to low- and moderate-income persons.	\$70,000		
Boley Centers - Safe Haven	Provide match for operating expenses of a safe haven for 25 homeless persons located at 555 31 <sup>st</sup> Street South. This project is anticipated to provide 100% benefit to low- and moderate-income persons.	\$55,000		
Boley Centers Tenant-Based Rental Assistance (TBRA) Program	Boley will administer a TBRA program to provide housing vouchers for a minimum of 50 individuals who are homeless or have HIV. Boley will conduct tenant certifications, unit inspections, and ensure compliance with the HOME program requirements. Supported services will be provided by the referring agency and by Boley Center staff whenever the person is eligible for services. This project will assist individuals with incomes at or below 60% of the median family income (MFI) for the area.			\$360,000
Community Action Stops Abuse (CASA)	Provide operating support for emergency shelter for 250 households. This project is anticipated to provide 100% benefit to low- and moderate-income persons.	\$20,000	\$23,459	

Agency	Description	CDBG	ESG	HOME
Daystar Life Center	Provide funding for upgrades to restrooms and purchase hurricane shutters.	\$15,540		
Pinellas Opportunity Council	Provide funding to assist the elderly population with house cleaning and yard work.	\$20,000		
St. Vincent de Paul Thrift Store	Provide funding for roof replacement and air conditioning units at 180 34 <sup>th</sup> Street North.	\$69,400		
St. Vincent de Paul Food Center	Purchase food for the food kitchen operating at 401 15th Street North, which will serve meals to 3,000 persons during the fiscal year. This project is expected to provide 100% benefit to low- and moderate-income persons.	\$60,000		
211 Tampa Bay Cares – Community Voice Mail	Provide operating funds to continue a voice mail system for homeless and lower income persons. This project is anticipated to serve 500 persons during the fiscal year and will provide 100% benefit to low- and moderate-income persons.	\$25,000		
211 Tampa Bay Cares – Referral Service	Reimburse referral service per call for assistance provided to 1,250 homeless persons. This project is expected to provide 100% benefit to low- and moderate-income persons.	\$5,000		
211 Tampa Bay Cares - TBIN	Provide operating support for the TBIN Information Network.	\$25,000		
Westcare – Turning Point	Reimburse cost of utilities for facility at 1801 Fifth Avenue North, which will serve 2,377 homeless persons. This project is expected to provide 100% benefit to low- and moderate-income persons.	\$18,067	\$22,000	
Westcare – Mustard Seed Inn	Reimburse cost of utilities for facility at 2510 Central Avenue, which will serve 300 homeless persons. This project is expected to provide 100% benefit to low- and moderate-income persons.	\$17,700	\$19,000	
YWCA of Tampa Bay	Provide operating support for the shelter at 429 Sixth Avenue South, which includes eight units for emergency shelter and eight units for transitional housing. This project is anticipated to serve 100 households during the fiscal year and provide 100% benefit to low- and moderate-income persons.	\$45,000	\$29,374	

**PRIORITY NEED: PROVIDE AND SUSTAIN AFFORDABLE HOUSING OPPORTUNITIES FOR PERSONS AND HOUSEHOLDS AT OR BELOW 150% OF AREA MEDIAN INCOME.**

**Construction Programs**

Agency	Description	CDBG	HOME	HCIP	LHTF	SHIP
Affordable Multi-Family Rental Housing Program	Provide funding for rehabilitation and new construction of affordable multi-family rental projects that are recommended for further consideration by the City's Project Review Team ("PRT"). The PRT consists of city staff that review project proposals for eligibility, feasibility and need. After review, a recommendation is forwarded to Administration, the Mayor, or City Council, as required for approval. The goal of the 2005-2010 Consolidated Plan is to provide a total of 635 units of multi-family housing.				\$969,779	\$548,743
Barrier Free Program	Modify five (10) owner-occupied or rental housing to allow physically disabled household members (including those with mobility, hearing, and visual impairments) to remain in residence by providing access to, and use of all required spaces and facilities in their homes.					\$65,000
Developer/Investor Loan Program	Provide interest-free development loans, averaging \$172,000 (80% of estimated resale value) to for- and non-profit affordable housing developers to purchase and rehabilitate existing vacant homes and/or acquire vacant lots for resale to eligible homebuyers. These loans are repaid upon sale of the properties to owner occupants.			\$250,000		
Emergency Repair Program	Provide loans to remove a health or life safety risk to owner-occupied housing in the following categories: roof replacement, electrical system, potable water/sewer/plumbing. The City expects to provide assistance to 12 homeowners. (plus carryover from prior years)					\$20,300

Agency	Description	CDBG	HOME	HCIP	LHTF	SHIP
Homes for Independence	Provide funding to assist an estimated three very-low income homeowners with rehabilitation of their homes to assist in preserving home ownership.					\$150,000
Housing Replacement Program	Assists elderly (age 62 and above) and/or physically disabled homeowners to replace their current house when the cost of full rehabilitation exceeds the anticipated cost to demolish and replace the house. Loan payments are deferred for the term of the loan, not to exceed 30 years. Assisted borrowers must occupy the property as their principal place of residence for the term of the loan, maintain the property in accordance with the City's Property Maintenance Codes, and pay the taxes and insurance in a timely manner. The loan is not assumable and the entire balance becomes due and payable in full if the home ownership interest of the borrower changes. The City has budgeted funding to assist four (4) homes during FY 2008/09. (plus carryover from prior years)		\$130,000			\$230,000
Lead-Based Paint Abatement Program	Identify, mitigate and/or abate lead-based paint hazards in conjunction with the City's other purchase assistance or housing rehabilitation programs (except emergency repair). The City expects to assist eight (8) household during the fiscal year.		\$40,561			\$79,439
Hurricane Hardening Program	Provide loans to homeowners to make their homes wind resistant, limited to hurricane shutters, impact resistant windows, entry and garage doors and roof systems. The City expects to assist 20 households during the fiscal year.					\$300,000
TACRA Neighborhood Improvements	Provide loans to homeowners to assist with façade and front yard landscape improvements, including but not limited to roofs, windows, paint, siding and exterior doors. The City expects to assist three (3) households during the fiscal year. (carryover from prior years).					

Agency	Description	CDBG	HOME	HCIP	LHTF	SHIP
Rehabilitation Assistance Program (RAP)	Provide rehabilitation loans to very low and low-income homeowners to carry out substantial renovations to correct code violations, provide general renovation of the housing stock, including lead abatement if required. Fifteen (15) units will be assisted this fiscal year. (plus carryover from prior years)		\$345,097			\$313,696
A+ Teacher Purchase Assistance	Promote increased home ownership by providing assistance to "instructional personnel" of Pinellas County Schools, who are employed at an elementary, middle, or high school within St. Petersburg's municipal boundaries. This assistance is provided as a forgiven loan for down payment and closing costs to assist eligible homebuyers to purchase homes. Fifteen (15) households will be assisted this fiscal year.					\$300,000
Homeownership Counseling/ Foreclosure Prevention	Funding to reimburse qualified agencies for services such as pre- and post-purchase homebuyer training, counseling and foreclosure prevention.					\$60,000
Gulfcoast Legal Services	Provide funding to counsel homeowners impacted by predatory lending practices.					\$60,000
Purchase Assistance	Promote increased home ownership by providing loans for down payment and closing costs to assist eligible first time home buyers and home buyers under 150% of median income to purchase newly constructed housing, rehabilitated housing or housing which will have repairs completed. In FY 2008/09, this program is expected to assist an estimated 60 home buyers city-wide, including approximately two (2) first-time home buyers through the ADDI program.		\$203,445			\$558,200
Community Housing Development Organizations (CHDOs)	Provide mandated funding to enable CHDOs to own, sponsor or develop affordable homes or apartments. One of the four certified CHDOs will be allocated new funding in FY 2008/09: Mt. Zion Human Services (MTZ). Mt. Zion will use funds to construct one home to sell to low to moderate income households.		\$187,068			

**PRIORITY NEED: PROVIDE AND ENHANCE COMMUNITY AND ECONOMIC DEVELOPMENT OPPORTUNITES.**

Agency	Description	CDBG	HCIP
Boley Centers – Youthbuild Program	Provide operating support for a job training and education program for 30 youth from ages 16-24. This project is anticipated to provide 100% benefit to low- and moderate-income persons.	\$15,000	
Louise Graham Regeneration Center	Provide funding for renovations to facility at 2301 Third Avenue South for operation of a training program serving 50 developmentally disabled adults at the center.	\$62,848	
Police Athletic League	Provide funding for renovations to the facility at 1450 16 <sup>th</sup> Street North.	\$49,863	
New Frontiers	Operating funds for the facility at 440 Tenth Avenue South, which provides aftercare and support services for 373 persons recovering from drug addiction and alcoholism.	\$13,500	
YMCA	Provide operating support for education program at 691 43 <sup>rd</sup> Street South	\$20,000	

**Program Support Activities**

Activity	Description	CDBG	ESG	HCIP	HOME	LHTF	SHIP	GEN FUND
CHDO Operations	Provide \$15,588 operating support for Pinellas Affordable Living, Inc., \$21,000 for Homes for Independence, Inc. and \$20,757 for Mt. Zion Human Services, Inc.				\$57,345			
TBRA Voucher Program Administration	Provide \$400 per voucher for each of the TBRA homeless vouchers administered by Boley Centers.				\$10,000			
Legal Administration	Provide administrative funding of a legal staff person to resolve departmental legal action cases.			\$36,000				

Activity	Description	CDBG	ESG	HCIP	HOME	LHTF	SHIP	GEN FUND
Program Delivery Costs	Operating expenses to implement the City's housing programs.	\$450,000			\$35,000		\$40,000	
Administration	Provide administrative and planning expenses for the oversight, administration, and monitoring of the programs.	\$494,828	\$4,939		\$147,211	\$107,753	\$248,042	\$368,332
Section 108 Loan Repayment	Payment on a Bond obligation that repaid the City's \$4 million Section 108 loan received for the redevelopment of the Dome Industrial Park Pilot Project.	\$300,690						

**Pre-Award**

**Historic Jordan School Reconstruction**

**Purpose:** The City seeks a two year pre-award authorization of \$550,785 annually for FY 2009/10 and FY 2010/11, to allow for the expenditure of City general fund and reimbursement of those funds for the rehabilitation of the Historic Jordan Elementary School. Total pre-award to equal \$1,101,570 should the project proceed as planned over a course of the next two program years.

Approval of a pre-award will result in a commitment of \$550,785 in CDBG funding that is applied as a reimbursement to the City for local funds expended for the rehabilitation to the Historic Jordan School project, during each of the next two fiscal years. The implementation of a pre-award for the reconstruction of the Historic Jordan School project is eligible, its costs are in compliance with the regulations found at 24 CFR 570.200(h), meets a national objective, and is in compliance with the Environmental Review Procedures stated in 24 CFR part 58.

**Geographic Distribution**

The Geographic Distribution will pertain to areas in which projects which benefit low to moderate income persons are implemented, which includes (all or part of Census Tracts 201.01, 202.04, 203.01, 204, 205, 206, 207, 208, 209, 210, 212, 213, 214, 215, 216, 218, 219).

Housing opportunities will be assisted city-wide, with continued concentration of efforts directed to the City's Midtown. A large number of priority properties and vacant parcels of real estate in the Midtown target area (Fourth Street to 34th Street

between Second Avenue North and 30th Avenue South) provide opportunities for the development of infill housing. The rehabilitation and construction of housing on these properties will improve the area and benefit lower income households, thereby improving the City's tax base. The expected results of working in this area include increased property values, the ability of current homeowners to remain in their units, the provision of affordable rehabilitated and newly constructed housing for low- and moderate-income households, and a general overall improved appearance of the area.

### **Homeless and Other Special Needs Activities**

During FY 2008/09, the City expects to provide \$25,000 in operating funds to 211 Tampa Bay Cares to continue operation of a Community Voice Mail system to enable homeless and lower income persons to have telephone access when seeking employment, housing and services. Funding in the amount of \$25,000 will be allocated as operating support for 211 Tampa Bay Cares TBIN Information Network, with an additional \$5,000 allocated for its Referral Service. Funding in the amount of \$360,000 will be allocated to assist Boley Centers to provide Tenant Based Rental Assistance ("TBRA") vouchers. St. Vincent DePaul will receive \$60,000 to assist with operating costs of its food kitchen. The Young Women's Christian Association (YWCA) will receive \$74,374 to assist with operating costs of its emergency and transitional housing shelters. The City will allocate \$55,000 as a match to Boley Centers for operating expense of its Safe Haven. Community Action Stops Abuse ("CASA") will be allocated \$43,459 to assist with the operating support for its emergency shelter. Westcare – Mustard Seed Inn will be allocated \$36,700 to assist with the provision of operating support for its shelter, and \$40,067 to Westcare - Turning Point for operating support of its inebriate receiving center. Also, the City will provide \$70,000 in funding to assist ASAP Homeless Services with the operating costs of its emergency shelter and drop-in center. Fiscal Year 2008/09 actions to help homeless persons make the transition to permanent housing and independent living include supporting the efforts of private non-profit organizations in developing applications for Permanent Housing and disabled homeless people.

The primary activity to prevent homelessness among sub-populations, especially those below 30 percent of median income, will be to support the applications that are submitted by qualified organizations competing for funding from other federal or state sources. For those persons who are homeowners, the City will provide rehabilitation assistance, home ownership counseling, and foreclosure intervention/prevention assistance to ensure that they remain in their homes, which in the end will maintain the housing stock and reduce homelessness.

The City has collaborated with Pinellas County Coalition for the Homeless (PCCH), to develop and implement a Homeless Management Information System (HMIS) that allows local homeless providers and the City to collect homeless information online rather than having to prepare verification forms. Congress established a national goal that by 2004 all communities will collect data about homeless persons, including unduplicated counts of homeless persons, their use of services and the effectiveness of local assistance systems. This has allowed local homeless providers and local governments to produce reports and have the ability to identify the total number of homeless persons in its universe instantaneously. 211 Tampa Bay Cares is the lead entity to implement the system in the County.

## **Other Actions**

The City will perform the following actions to address obstacles to meeting underserved needs, foster and maintain affordable housing, remove barriers to affordable housing, evaluate and 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 during FY 2008/09.

## **Foster and Maintain Affordable Housing**

The City will continue to work with non-profit agencies, developers and lending institutions to construct affordable housing for low- and moderate-income citizens. The implementation of the American Dream Downpayment Initiative (ADDI) was added to our housing strategies in 2004 and provides additional funding to assist prospective homebuyers with purchase assistance. In addition, we will work with multi-family developers to construct new and rehabilitate existing units for occupancy by low- and moderate-income households.

Developers of single-family homes will be assisted with funding to construct homes that will be made available to low- and moderate-income households. Assistance in the form of substantial rehabilitations and emergencies will be concentrated on the extremely low and very-low-income households. This income group has the most difficulty with having enough disposable income to address maintenance of their homes. Public service agencies that provide affordable housing assistance to extremely low to moderate-income households will be provided assistance with funding to assist with rental payment of clients, and assistance to produce additional units.

The City will continue to provide the assistance listed below to foster and maintain affordable housing:

- 
- Provide homebuyer and homeowner education to clients so they may gain knowledge of the home ownership process. In FY 2008/09, clients that have started the process for rehabilitation will receive a priority for attending a home maintenance class.
- Continue to provide the Barrier Free Program to rental households.
- Continue to provide incentives and programs for the redevelopment of vacant and boarded properties with new and improved housing.
- Continue to implement the development strategies in the Affordable Housing Incentive Plan.
- Continue to offer W.I.N. Program seminars to housing developers, lenders, and Realtors.
- Continue to support joint ventures between CHDOs and the private sector to develop housing.
- Encourage the mitigation of lead-based paint hazards.
- Continue to participate in the Flood Mitigation Assistance Program through FEMA.
- Continue to participate in the State of Florida's Residential Construction Mitigation Program.
- Expand the City's role with the Pinellas County Homeless Coalition's Strategic Planning Committee to address the needs of the homeless population in the county through a broad-based community approach to

problem solving and comprehensive planning to maximize opportunities for homeless persons to transition to permanent housing and independent living.

### **Lead-Based Paint Hazard Reduction**

The City adheres to the federal regulations found at 24 CFR Part 35, et al, regarding lead abatement regardless of funding source. The only exception to this policy is the City's Emergency Repair Program, where the allowed repairs generally do not impact painted surfaces, and in these projects, lead is not abated. The following actions should be continued to achieve compliance:

- Continue to encourage participating contractors and subcontractors to become certified in lead hazard inspection/mitigation activities.
- Continue to provide rehabilitation loans for mitigation.
- Continue to require developers that apply for assistance to include lead hazard inspection and mitigation as a component of their rehabilitation plans and provide home buyers and tenants with notification of lead hazard and poison prevention information.

### **Anti-Poverty Strategy**

- Continue to implement the Neighborhood Revitalization Strategy.
- Continue to support the Community Voice Mail System.
- Continue to enforce compliance with Section 3 requirements to ensure employment for low- and moderate-income residents of the city.
- Continue housing assistance to homeowners and home buyers to insure that shelter costs do not exceed 33% of their income. (For very low- and low-income homeowners and home buyers, lowering shelter costs and budgeting and credit management skills may help break the cycle of poverty; promote self-sufficiency and help sustain or increase their income).
- Continue to provide planning funds to the Grand Central and 22<sup>nd</sup> Street South Main Street programs so they may continue to assist in efforts of neighborhood revitalization.
- Continue to fund projects through the Economic Development and Property Management Department for acquisitions that will result in job creation to low- and moderate-income persons.

### **Develop Institutional Structures**

The City's Housing and Community Development Department (HCD) will serve as the lead agency in implementing the Annual Action Plan. The City will work with all housing providers and the broad representation of social service, health and mental health providers, and for profit and nonprofit groups who provide housing and services to low- to moderate-income households. Certifications of Consistency with the Consolidated Plan will be executed for those agencies that propose to provide services that are identified, as the City's priority needs.

### **Needs of Public Housing**

As Federal funding shortages for the development and operation of housing programs continues, SPHA along with three other housing authorities in Pinellas County also continue to move forward in a positive way by maintaining Economies of

Scale (EOS) in many administrative and functional areas within our operations. The EOS initiative allows for cost savings, reduced operating expenses, and greater effectiveness through shared resources. The EOS program commands collaboration and communication among participating agencies, breaks down barriers (both real and perceived), and maximizes the use of resources for the provision of better services. An Economies of Scale Board provides EOS oversight and monitoring, and is comprised of commissioners of each of the housing authority boards. Combined savings of over \$1,000,000 annually have been realized by the participating agencies. In 2007 SPHA will continue to move forward with the EOS initiative by streamlining functions and partnering with other housing authorities in Pinellas County to save valuable resources and to provide a variety of affordable housing opportunities.

SPHA will continue to focus on creating sustainable affordable housing opportunities to address the challenges facing the low income and affordable housing industry today. There continues to be a need for affordable housing in the City, and in greater Pinellas County, particularly for families earning less than 80% of area median income. Housing for lower income families is generally concentrated in the inner city of St. Petersburg. The SPHA will continue moving forward with its plan to address these issues by providing and/or developing more affordable housing options for families with incomes less than 80% of the area median income. Mixed income housing and the possible development of retail opportunities will provide the revenue stream needed to subsidize public housing eligible residents of our City. SPHA will also continue to encourage participation of private property owners, in areas outside the central city boundaries.

To this end, and in keeping with SPHA's goal of attaining financial independence from HUD, in FY 2008/09 SPHA plans to continue to move forward in the development of a business structure that will lend favorable business and financial support to the development of market rate affordable housing, and other entrepreneurial activities designed to provide the sources of revenue needed to help keep housing affordable for as many families as we can support. This entrepreneurial strategy also involves divesting ourselves from the public housing program and seeking legislative action to foster an agency name change.

In FY 2008/09 SPHA will continue to share administrative offices with the Pinellas County Housing Authority; however, a new corporate location is being sought in the heart of the Pinellas County, so that any potential merger of housing agencies within the county will lend itself to easy community, resident and business access of corporate services. SPHA will maintain a minimum of two satellite offices within the City of St. Petersburg and will continue to encourage the involvement of the community as a whole in the development of the methods to meet the needs of our communities.

### **Obstacles**

The primary objective to meeting underserved housing and community development needs of the City is funding. Demand for assistance exceeds the supply of available resources. The number of lower income individuals and families in need, coupled with the complexity of issues they face is steadily increasing in both scale and cost.

Capacity and resource coordination are also significant obstacles. Capacity related obstacles require increased training and technical assistance, while the City's

resource and delivery limitations demand greater efficiency. Improvements in capacity and service delivery can be achieved through inter-agency planning and coordination.

The City's strategy to overcome existing deficiencies in its housing and community development efforts is based on collaboration, education, outreach, and comprehensive planning. Consumers, providers, funders, policy makers, and advocates can benefit from increased communication and education to establish meaningful solutions to the housing and community development needs to improved the quality of life among lower income populations.

The City will perform the following actions to address obstacles to meeting underserved needs during FY 2008/09: 1) foster and maintain affordable housing, 2) evaluate and reduce lead-based paint hazards, 3) reduce the number of poverty level families, 4) develop institutional structures, and 5) enhance coordination between public and private housing and social service agencies.

### **Performance Measurement**

In compliance HUD's Consolidated Plan Revisions published on February 9, 2006 and the Final Rule issued on March 13, 2006 published in the Federal Register on March 13, 2006, HUD requests grantees to use its performance measurement systems in CPMP Version 2.0 for the CDBG, HOME, HOPWA, and ESG Programs. The City has completed its data migration from CPMP 1.3 and CPMP 2.0, which updated its system that will allow the input of data, which can be loaded into IDIS.

Because the demand for assistance exceeds the supply of available resources, measuring the outcomes of projects has become essential. The City's CDBG program has made significant efforts to focus on project outcomes in its FY 2008/09 program description.

### **Program Specific Requirements**

Specific program requirements, which need to be addressed in the Plan, are as follows:

#### **Community Development Block Grant**

1. Funds available, including program income and activities planned with respect to these funds are fully described in Resources and Uses.
2. No float-funded or "urgent needs" activities are planned.

#### **HOME Investment Partnership Program**

1. HOME funded activities will meet the requirements described in 24 CFR 92.205(b), including equity investments, interest-bearing and/or interest-free loans or advances, interest subsidies/or deferred payment and amortizing loans. In addition loans that are forgiven over time or grants may also be used. No other form of investment will be utilized without the prior written approval HUD.

2. In the event that a household is assisted with HOME funds in the purchase of their residence and the household later decides to sell the home or the mortgage is

foreclosed within the period of affordability, the HOME investment will be recaptured. The recaptured amount will be tied to the net proceeds of the sale or forgiven based upon the length of time the homebuyer has occupied the home in relation to the period of affordability. In certain cases based on market conditions, the resale option may be chosen. In either case, the option will be selected at the time the assistance is provided. All HOME and matching funds recovered through the above recapture provisions, or through the repayment of HOME loans once they begin to amortize after the deferment period, will be deposited into the City's HOME Trust Fund Account for use on other eligible HOME projects.

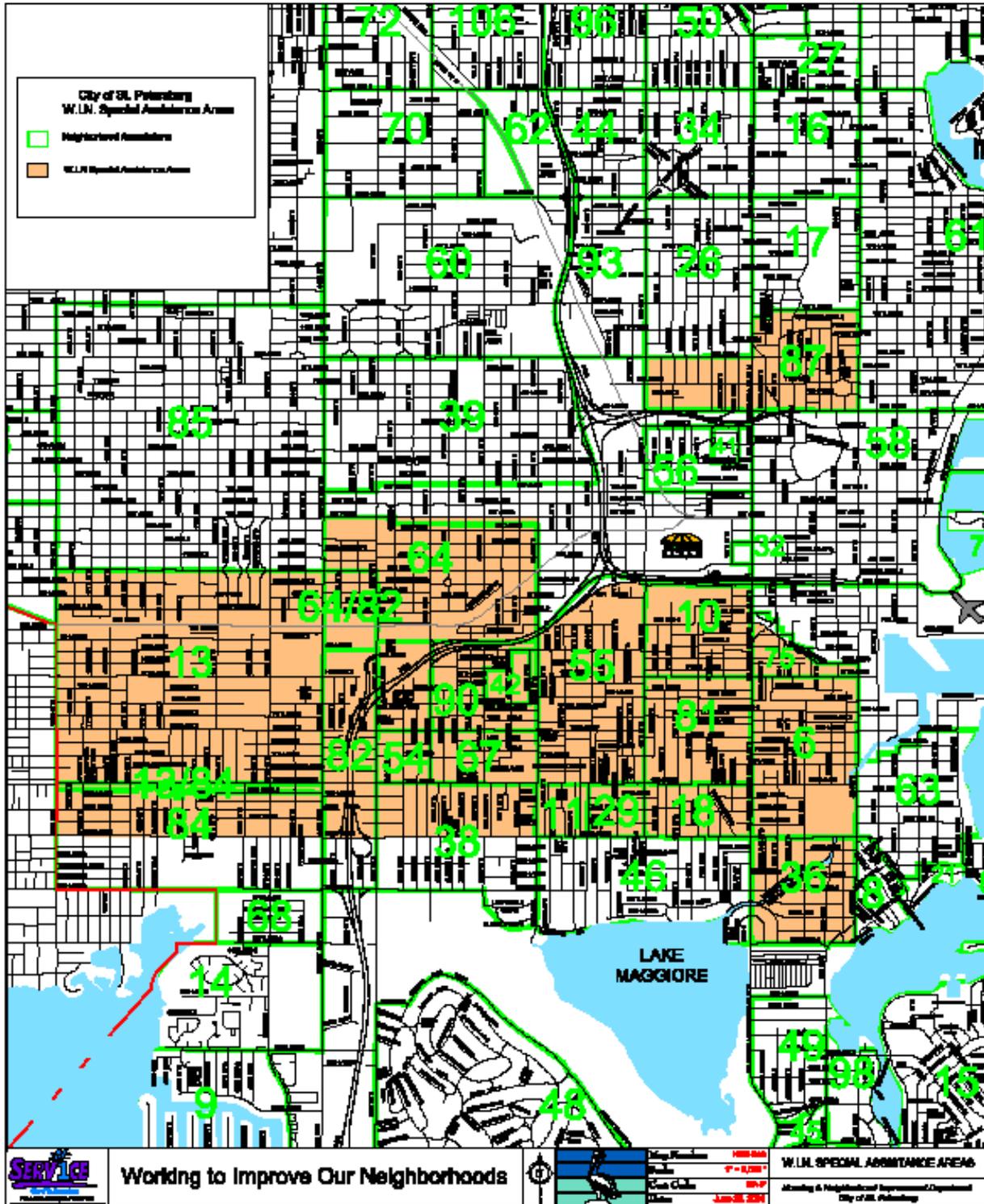
3. No funds are proposed for the refinance of existing debt secured by multi-family housing.

4. HOME ADDI funds will provide down payment assistance towards the purchase of single-family housing by low-income families who are first-time homebuyers in accordance with the rules of 24 CFR Part 92.600 (Subpart M). HOME funds may be used in conjunction with ADDI funds for additional down payment or rehabilitation assistance when necessary. The City will conduct targeted outreach to residents and tenants of public and manufactured housing through the use of brochures, the City website, and the City television channel. A pre-purchase counseling session ("Getting a Mortgage") is a requirement of all down payment assistance funding and post-purchase counseling (Family Budgeting and Foreclosure Prevention) is available as well to help ensure the suitability of families receiving ADDI assistance to undertake and maintain home ownership.

### **Emergency Shelter Grant**

Matching funds for the Emergency Shelter Grant will be provided by the agencies receiving funding and any shortfall by projects funded with CDBG (ASAP, CASA, St. Vincent de Paul Food Center, 211 Tampa Bay Cares Voice Mail, YWCA – see descriptions above).





## **Listing of Proposed Projects**

See attachments.

### **Summary of Citizen Comments**

A public notice of the proposed allocations to be made to the City by the U.S. Department of Housing and Urban Development (“HUD”), the Florida Housing Finance Corporation (“FHFC”) and local Housing Capital Improvement Program (“HCIP”) funding was made available to the public on January 7, 2008 in the St. Petersburg Times. A notice was also provided that a public hearing will be held at the Enoch-Davis Center on January 22, 2008.

A public hearing was conducted on January 22, 2008, where staff discussed the purposes of the meeting and presentations made on the accomplishments of the past year (FY 2006/2007), strategies that were implemented and accomplishment of those strategies. The priority needs of the five-year Consolidated Plan was also discussed, and the gains that have been made in implementing the priority needs.

The final Consolidated Plan Public Hearing was held on August 7, 2008 and no comments were received.

### **Monitoring Standards and Procedures**

See Monitoring Standards listed on pages 16 and 17 and in the Consolidated Plan to which this document is part thereof.



# CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- This certification does not apply.  
 This certification is applicable.

## NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –  
The dangers of drug abuse in the workplace;  
The grantee's policy of maintaining a drug-free workplace;  
Any available drug counseling, rehabilitation, and employee assistance programs; and  
The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –  
Abide by the terms of the statement; and  
Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –  
Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or  
Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

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Signature/Authorized Official

Date

Tish Elston

Name

City Administrator/First Deputy Mayor

Title

P.O. Box 2842

Address

St. Petersburg, Florida 33731-2842

City/State/Zip

(727) 892-5585

Telephone Number

- This certification does not apply.  
 This certification is applicable.

### Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation --** It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan --** Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan --** It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds --** It has complied with the following criteria:

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) **2008 2\_\_\_, 2\_\_\_**, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force --** It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

**Compliance with Laws** -- It will comply with applicable laws.

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Signature/Authorized Official

Date

Tish Elston

Name

City Administrator/First Deputy Mayor

Title

P.O. Box 2842

Address

St. Petersburg, FL 33731-2842

City/State/Zip

(727) 892-5585

Telephone Number

This certification does not apply.  
 This certification is applicable.

**OPTIONAL CERTIFICATION  
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

N/A

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

This certification does not apply.  
 This certification is applicable.

### Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

Tish Elston

Name

City Administrator/First Deputy Mayor

Title

P.O. Box 2842

Address

St. Petersburg, Florida 33731

City/State/Zip

(727) 892-5585

Telephone Number

This certification does not apply.  
 This certification is applicable.

### HOPWA Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

16. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
17. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

N/A

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Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

This certification does not apply.  
 This certification is applicable.

### ESG Certifications

I, Tish Elston, City Administrator/First Deputy Mayor, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related

authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

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Signature/Authorized Official

Date

Tish Elston

Name

City Administrator/First Deputy Mayor

Title

P.O. Box 2842

Address

St. Petersburg, Florida 33731-2842

City/State/Zip

(727) 892-5585

Telephone Number

- This certification does not apply.  
 This certification is applicable.

## APPENDIX TO CERTIFICATIONS

### Instructions Concerning Lobbying and Drug-Free Workplace Requirements

#### Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

#### Drug-Free Workplace Certification

18. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
19. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
20. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
21. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
22. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
23. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
City Hall Annex	440 2 <sup>nd</sup> Avenue North	St. Petersburg	Pinellas	FL	33701
Municipal Services Center	1 4 <sup>th</sup> Street North	St. Petersburg	Pinellas	FL	33701

24. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any

controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:  
All "direct charge" employees;  
all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and  
temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan

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Signature/Authorized Official

Date

Tish Elston

Name

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