

RESOLUTION NO. 23-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, APPROVING THE 2023-2027 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED PLAN, AUTHORIZING STAFF TO SUBMIT THE REPORT TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Pinellas Park (City) as an entitlement community, receives funds administered through the U.S. Department of Housing and Urban Development (HUD) for the benefit of low-to-moderate income residents; and

WHEREAS, the City of Pinellas Park (City) must submit a Consolidated Plan every five (5) years to HUD to present the goals and projects outlined within the plan for the City; and

WHEREAS, the Mayor and City Council find that it is in the best interest of the residents of the City of Pinellas Park to approve the submission of the Plan, and

WHEREAS, the public notices, hearings, and other pre-submission requirements set forth in 24 CFR Part 91 have been accomplished by, including but not limited to, the following: a public notice was posted on Wednesday, January 11, 2023 and Wednesday, February 15, 2023 in the Tampa Bay Times as well as posted on the City of Pinellas Park website for public notice, and a public meeting was held on February 7, 2023 to allow for public comment.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AS FOLLOWS:

SECTION ONE: That the Mayor and City Council of the City of Pinellas Park hereby approve the 2023-2027 Consolidated Plan as attached hereto and incorporated herein as **Exhibit "A"**.

SECTION TWO: That the Mayor, as the official representative of the City, is hereby authorized to submit the City's 2023-2027 Consolidated Plan to HUD for review and approval.

SECTION THREE: That this Resolution shall be in full force and effective immediately after its passage and approval in the manner provided by law.

PUBLISHED THIS _____ DAY OF _____, 2023.

FIRST READING THIS _____ DAY OF _____, 2023.

PUBLIC HEARING THIS _____ DAY OF _____, 2023.

ADOPTED THIS _____ DAY OF _____, 2023.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS _____ DAY OF _____, 2023.

Sandra L. Bradbury
MAYOR

ATTEST:

Diane M. Corna, MMC
City Clerk



CITY OF PINELLAS PARK

Community Development Department Planning & Development Services Division

Staff Report

Prepared by: Paulette Harbert

Community
Services Coordinator

I. APPLICATION DATA

- A. **Case Number:** This item does not have a case number.
- B. **Location:** City-wide.
- C. **Request:** City Council approval of the 2023-2027 Consolidated Plan.
- D. **Applicant:** City of Pinellas Park, Community Development Department.
- E. **Authorized Agent:** This is inapplicable.
- F. **Legal Ad Text:** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, APPROVING THE 2023-2027 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED PLAN, AUTHORIZING STAFF TO SUBMIT THE REPORT TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD); PROVIDING FOR AN EFFECTIVE DATE.
- F. **Public Hearings:**
1. City Council Hearing Date: 04/13/2023
 2. Deadline to Send Public Hearing Notices: 03/21/2023
 3. Advertising Deadline: 03/29/2023

II. BACKGROUND INFORMATION

The United States Department of Housing and Urban Development requires that entitlement communities submit a Consolidated Plan every five (5) years to HUD to present the goals and projects outlined within the plan for the City.

III. SUMMARY

- A. **Findings:** Per the City of Pinellas Park's Citizen Participation Plan, all reports submitted to HUD must be approved by City Council.
- B. **Staff Recommendation:** Staff recommends City Council approve the 2023-2027 Consolidated Plan.


Erica Lindquist, AICP, CFM
Planning & Development Services Director


2/6/23
Date



Nick A. Colonna, AICP, Community Development Administrator
or Aaron Petersen, Asst. Community Development Administrator



Date

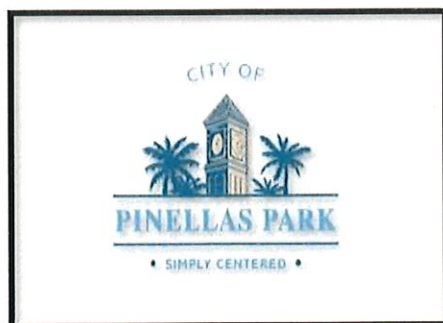
IV. ACTION

CITY COUNCIL-MOVE TO:

- A. APPROVE
- B. APPROVE WITH THE FOLLOWING CONDITIONS:
- C. DENY

V. ATTACHMENTS

Exhibit: Resolution 23-017
Exhibit: Attorney Letter
Exhibit: Draft Consolidated Plan



CONSOLIDATED PLAN 2023-2027
DRAFT



*Community Services
Community Development Building
6051 78th Avenue N.
Pinellas Park, FL 33781
727.369.5619*



Executive Summary

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

1. Introduction

The City of Pinellas Park is an entitlement community under the Community Development Block Grant (CDBG) Program. CDBG is a federal program administered by the United States Department of Housing and Urban Development (HUD) to assist in funding housing and local community development programs. As part of this funding, HUD requires that all jurisdictions develop a Consolidated Plan to address the needs of the community every three to five (3-5) years. These funds may be used for affordable housing programs such as housing rehabilitation, public facility/infrastructure projects, public services, economic development, and the removal of slum and/or blight. The primary goal of the CDBG funding is to assist low-and-moderate income (LMI) persons in their respective communities and the special needs population. In addition, an Annual Action Plan must be completed each year detailing and describing the activities and goals that the City plans to initiate and pursue with CDBG funds. The City is also required to hold public meetings each year to gauge community development needs and establish funding priorities for current and future projects. It is the intent of the Consolidated Plan, as well as the Annual Action Plans, to provide a detailed outline of the activities, programs, goals, and objectives that the City will engage in over the course of the five (5) years.

In developing the 2023-2027 Consolidated Plan, the City of Pinellas Park received feedback and input from residents, business owners, non-profit organizations, various local municipalities, City departments, and other local social service agencies as they relate to the activities and goals outlined in the Consolidated Plan. In addition, the City of Pinellas Park gathered information from data received through public outreach, Comprehensive Housing Affordability Strategy (CHAS) data, American Community Survey data, and the United States 2020 Census. As such, this data indicated that the following were identified as priority needs within the City of Pinellas Park:

- Public Facilities and Improvement Activities
- Public Services
- Homelessness
- Homeowners Assistance
- Affordable Housing

The City of Pinellas Park's Consolidated Plan is a broad planning guideline that will enable the City to determine its needs and priorities throughout the course of the five (5) year Consolidated Plan. As needs and goals change, this Plan can and will be amended as necessary. This plan has taken into account the input from the City of Pinellas Park City Manager, City Council, Department Heads, and the community. During the course of these five (5) years, goals and needs will be outlined and achieved as timely as possible.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City of Pinellas Park has developed its strategic plan based on an analysis of the data presented in this plan and extensive community participation and consultation. Through these efforts, the City has identified five (5) priority needs. The priority needs with associated goals include:

Goal 1: Public Infrastructure/Facilities

1A Expand and Improve Public Infrastructure

1B Improve Access to Public Facilities

Goal 2: Public Services

2A Provide Supportive Services for Special Needs

2B Provide Vital Services for LMI Households

Goal 3: Homelessness

3A Provide assistance for those who are experiencing homelessness or are in crucial need of services to avoid potential homelessness

Goal 4: Homeowners Assistance

4A Provide first-time homebuyers assistance

Goal 5: Affordable Housing

5A Provide assistance for those in need of affordable housing options

3. Evaluation of past performance

The 2023-2027 City of Pinellas Park Consolidated Plan will be the second five (5) year Consolidated Plan as an entitlement community through HUD. During the first five (5) year period, the City of Pinellas Park

undertook several projects and made amendments accordingly. As a new entitlement jurisdiction, the City had to adjust its priority needs and goals to accommodate a changing structure in a heavily populated area which continues to grow annually. However, the City was able to accomplish two (2) major projects by completing the Fairlawn Park Safety and Mobility Project as well as the Orchid Lake Tot Lot. Additionally, the City was in the process of commencing the Youth Park Project; however, due to additional funds leveraged by the State of Florida that made the project a regional commitment, that project was deemed ineligible and funds were returned to the line of credit.

4. Summary of citizen participation process and consultation process

The purpose of the citizen participation process is to encourage City of Pinellas Park residents, particularly those in low-moderate income areas and those with special needs, to participate in the planning and development of the Consolidated Plan and Annual Action Plans. The City of Pinellas Park has made efforts to ensure that these populations have had adequate opportunities to participate in this process.

The City of Pinellas Park began the citizen participation process early in the Consolidated Plan development stage. A survey was posted to the City's website on October 1, 2022 and ran through January 1, 2023. This survey was advertised in the Tampa Bay Times as well on October 5, 2022 and again on November 2, 2022. Surveys were also distributed at the Barbara Ponce Public Library located at 7770 52nd Street North and the Community Development Building, located at 6051 78th Avenue North within the City of Pinellas Park.

In addition, a HUD-mandated 30-day comment period commenced on February 1, 2023 and ended on March 3, 2023. A public meeting was also held at the Pinellas Park Community Development Building on February 7, 2023 from 1:00-2:00pm and from 5:00-6:00pm at the Community Development Building.

Input from residents, business owners and City officials assisted in identifying priority needs and goals for the Consolidated Plan and Annual Action Plans.

5. Summary of public comments

Add after public meeting

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

Add after public meeting

7. Summary

The City of Pinellas Park strives to work cohesively with the community it serves to provide services that will best benefit the population. The City utilizes the input received from its residents by using public

comments in its Annual Action Plan and holding public hearings where comments are encouraged. The City has identified the goals that will benefit the majority of our low-moderate income residents going forward in the next five (5) years. These goals will be attainable through working with local service providers as well as other departments within the City.

The City collected data for this five (5) year Consolidated Plan through a myriad of sources: Homeless Leadership Alliance of Pinellas; the Pinellas County Point-In-Time Count; the Continuum of Care; American Community Survey; CHAS; Boley Center, Inc.; Spectrum; Pinellas County website; Pinellas County, Florida; United States Census data; City of Largo, Florida; Pinellas Park Police Department; CASA; Pinellas Park IT Department; the Clearwater Housing Authority; the Pinellas County Housing Authority; Operation Par, Directions for Living; Suncoast Housing Connections; Pinellas Park Emergency Management; Florida Department of Health; Pinellas County Housing Finance Authority; City of St. Petersburg; and, the Florida Department of Transportation. The most recent data available was used to best establish the most accurate analysis.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	PINELLAS PARK	Community Development Department

Table 1 – Responsible Agencies

Narrative

The City of Pinellas Park, specifically the Community Development Department, is the lead agency responsible for the oversight and administration of the CDBG program. The Community Services Team, comprised of a Manager, Coordinator, and Specialist oversee the CDBG program, including goals, projects, activities, and implementation. During the five (5) year Consolidated Plan, the City's Community Development staff will maintain complete and accurate records to document compliance with HUD policies and other applicable Federal regulations which are required for administering the CDBG Program in accordance with applicable Code of Federal Regulations. During the course of the implementation of the five (5) Year Consolidated Plan and the 2023 Annual Action Plan, City staff will consult with its assigned CDBG Field Office when it has questions or is in need of guidance. The Community Services Department, as well as directors in various City departments and sub-recipient non-profit organizations, will carry out the activities proposed in the Action Plan.

Consolidated Plan Public Contact Information

Tammy Hillier, Community Services Manager

P.J. Harbert, Community Services Coordinator

Lisa Clayton, Community Services Specialist

6051 78th Avenue North

Pinellas Park, Florida 33781

727-369-5619

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

In developing the City of Pinellas Park's five (5) year Consolidated Plan, City staff worked in coordination to construct a well-organized, concise, and accurate needs assessment and goals to be accomplished over the course of the plan. During the planning process, staff consulted with various local service providers, City Administration, other City departments, and the community. Citizens were encouraged to offer comments on the draft Consolidated Plan and 2023 Annual Action Plan through a public meeting, local newspaper advertisements, the City's website, and a survey that was distributed to local service providers and available to the community.

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

City of Pinellas Park staff reached out to local service providers that work directly with Pinellas Park residents, including: mental health providers (Operation Par and Directions for Living), health providers (Florida Department of Health), other local units of government, the Pinellas County Housing Authority, the Clearwater Housing Authority, and the Homeless Leadership Alliance of Pinellas. By working directly with these agencies, the City can better understand what obstacles our residents are facing and how to best direct them in obtaining assistance. Staff will maintain cooperative working relationships with these agencies to better coordinate services to best assist our community.

Staff met with Dianne Clarke, Chief Executive Officer and Jim Miller, Chief Operating Officer, of Operation Par on 01/11/2023. Operation Par provides substance abuse counseling services to approximately 4600 persons a day within Pinellas County, including Pinellas Park residents. They serve 8 counties and provide residential and outpatient services to these residents, including a residential facility for women with children. During this meeting, efforts were discussed as to how the City can assist Operation Par with their services in the future, including potential funding opportunities. This type of coordination between the City of Pinellas Park and service providers for our residents allows for better communication and coordination when our residents are in need.

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

As part of the City of Pinellas Park's continued working relationship with the Continuum of Care through the Homeless Leadership Alliance of Pinellas, the City was able to identify the needs of our homeless

population as well as what obstacles they are facing in order to help alleviate them. Through their Point-in-Time Count to identify the characteristics and demographics of our homeless population, the City was able to determine which segments of the population are most in need of services to avoid homelessness and identify the resources they need going forward so as not to be considered unsheltered homeless individuals. City of Pinellas Park staff will remain a part of the Homeless Leadership Alliance and participate in Point-in-Time counts annually.

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

The City of Pinellas Park does not receive ESG funds; therefore, Pinellas Park residents must receive assistance through other avenues, such as Pinellas County's ESG program. Pinellas County uses ESG funds to rehabilitate shelters serving the homeless and to provide operating funds and essential supportive services. According to Brook Gajan with Pinellas County, they were able to assist thirty-eight (38) residents/households through HOME and SHIP funds since 2018.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Homeless Leadership Alliance of Pinellas
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Homeless Leadership Alliance (HLA) assisted in completing the City of Pinellas Park's five (5) year Consolidated Plan by providing additional information on the Continuum of Care and the 2018-2022 Analysis of the Point-in-Time Count. By working hand-in-hand with the Homeless Leadership Alliance, the City can identify what areas of concern need to be addressed regarding our homeless population. Staff communicated with Victoria Kelly, the Special Initiatives Manager for the HLA, regarding the Point-in-Time Count and how to get staff involved with this endeavor. Staff participated in the Point-in-Time Count on January 26, 2023 in coordination with the Continuum of Care. The City of Pinellas Park also renewed their membership with the HLA for the upcoming program year.
2	Agency/Group/Organization	PINELLAS COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Public Housing Needs CDBG funding uses

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City of Pinellas Park staff spoke with Brook Gajan of Pinellas County, who related that Pinellas County uses the majority of their CDBG funding towards Public Facilities and Services. She also assisted staff in providing additional resources to be used in identifying what resources are available to county residents, including those who reside within Pinellas Park.
3	Agency/Group/Organization	City of Largo
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs CDBG funding
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Pinellas Park staff spoke with the City of Largo regarding their uses of CDBG funding. Largo primarily uses their funding on housing rehabilitation, slum/blight, and public services. The City of Pinellas Park intends to utilize CDBG funding within the next five (5) year period for public services with a 15% HUD-mandated cap.
4	Agency/Group/Organization	Directions for Living
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Pinellas Park staff met with April Lott, CEO of Directions for Living, to discuss the needs of the homeless population that they currently work with, including those coming from within the City of Pinellas Park. Staff and Directions for Living are encouraged by the cooperation between the two agencies to continue to resolve the homelessness crisis occurring within our City limits.

5	Agency/Group/Organization	CASA, INC.
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Domestic Violence
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff spoke with Jill Flansburg from Community Action Stops Abuse (CASA) who indicated the following: Since 1977, CASA has worked to reduce the incidence of domestic violence by providing families with adequate resources for safety and a realistic safety plan. Our continuum of services includes a 100-bed emergency shelter, outreach support groups, twenty-four (24) hour crisis hotline, rapid rehousing, transitional and permanent supportive housing, substance abuse and mental health advocacy, child protection advocacy, justice advocacy, legal representation for injunction for protection, and education for youth and professionals. In October 2022, CASA will open the only Family Justice Center in the State of Florida, creating a centralized point of service for survivors and partnering with law enforcement, legal services, healthcare, and the school district. CASA has been continuously state certified as a domestic violence center and recognized as a respected and innovative leader in domestic violence, being one of the first in the State.
6	Agency/Group/Organization	Clearwater Housing Authority
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Pinellas Park staff spoke with Chareesa Doty from the Clearwater Housing Authority (CHA) to discuss problems their housing authority currently faces. According to Ms. Doty, CHA's largest obstacle is the lack of affordable housing in the area. CHA does not receive CDBG funding; however, they do receive HUD subsidized funds to provide Section 8 housing vouchers and public housing units. In addition, they operate a family self-sufficiency program.
7	Agency/Group/Organization	Florida Department of Health - Pinellas County
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Charles Minor with the Florida Department of Health provided the following information addressing lead-based paint hazards: The Pinellas County Health Department Lead Prevention Program works with local doctors to identify potential lead-based paint poisonings. The Department of Health is notified by a doctor when a test result indicates an elevated blood lead level. The DOH then conducts an interview to attempt to ascertain the source of the lead poisoning so that it may be removed. The Department of Health is extremely diligent in following through with any test results indicating lead-based paint poisoning, especially in those under the age of sixteen (16). Onsite investigations are conducted and a remedial plan is put in place to attempt to reduce the blood lead levels.
8	Agency/Group/Organization	Pinellas Park Police Department
	Agency/Group/Organization Type	Services-homeless Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff spoke with the Pinellas Park Police Homeless Outreach Team who indicated that the biggest impediments to finding housing for those who are currently homeless are affordability and availability. They also would like to see additional job training be made available to allow the homeless population in order to earn a livable wage.
9	Agency/Group/Organization	City of Pinellas Park IT Department
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Internet services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff contacted Tom Appugliese, Director of the City of Pinellas Park Information Technology Department, regarding internet services provided to our LMI areas. According to Mr. Appugliese, Spectrum has an Affordable Connectivity Program (government-sponsored stimulus program) that allows households to save \$30 monthly on their broadband access if they qualify as a recipient of an assistance program.
10	Agency/Group/Organization	Operation Par
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Mental health, addiction services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City of Pinellas Park staff spoke with Operation Par COO Jim Miller to discuss mental health, substance abuse, and addiction services for those residents who presently reside within Pinellas Park or whose last known address was within City limits. Staff also met with Dianne Clark, Chief Executive Officer, Jim Miller, and Terri Anderson, Director of Development, on 01/11/2023 to discuss how the City of Pinellas Park and Operation Par can coordinate services for our residents.

11	Agency/Group/Organization	Suncoast Housing Connections
	Agency/Group/Organization Type	Services - Housing Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Coordinator worked with Fran Pheeny, CEO of Suncoast Housing Connections, to establish what housing/foreclosure counseling can be provided to those who are presently homeless or in crucial need of counseling to avoid homelessness.
12	Agency/Group/Organization	Florida Department of Transportation
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Traffic
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City of Pinellas Park accessed Florida Department of Transportation information to ascertain how many persons traveled the roadways of Pinellas Park in a given time frame. This information will assist in determining future infrastructure projects with CDBG funding.
13	Agency/Group/Organization	BOLEY CENTERS
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homelessness Needs - Veterans

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff connected with Boley Centers, Inc. to discuss their mission to help the homeless, specifically those who are recovering from mental illness, those that have re-occurring substance abuse problems, low-income persons, veterans, and those living with HIV/AIDS.
14	Agency/Group/Organization	Pinellas Safe Harbor
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Pinellas Park Community Outreach Team utilizes Pinellas Safe Harbor as an emergency shelter for the Pinellas Park homeless population.
15	Agency/Group/Organization	Pinellas County Housing Finance Authority
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff regularly attends meetings of the Pinellas County Housing Finance Authority to improve upon the housing needs of those residing within Pinellas County. Staff attended a meeting on January 4, 2023 in order to become familiar with occupancy rates and single-family units within Pinellas County.

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

There were no agencies that were not intentionally consulted. All comments are welcome.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Leadership Alliance of Pinellas	The City of Pinellas Park has a goal of providing homeless outreach and services which can be accomplished by working directly with the Continuum of Care for a shared community vision of reducing homelessness within the City of Pinellas Park.

Table 3 – Other local / regional / federal planning efforts

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

The City of Pinellas Park reached out to several local areas of government, including the City of Largo, Pinellas County, St. Petersburg, City of Clearwater, as well as the Florida Department of Health and the Florida Department of Transportation.

Narrative (optional):

The City of Pinellas Park collaborated with various local agencies, other departments within the City, and other local areas of government to promote a five (5) year Consolidated Plan that would demonstrate the needs and goals of the City for the upcoming five (5) year period. No agencies or government entities were intentionally dismissed and the City took all public comments, community input, and the knowledge of staff to construct this Consolidated Plan.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The purpose of the citizen participation process is to encourage local residents residing within the City of Pinellas Park, particularly those in low-moderate income areas and households with special needs, to participate in the planning and development of the Consolidated Plan and Annual Action Plans. The City of Pinellas Park has made efforts to ensure that these populations have had adequate opportunities to participate in this process.

The City of Pinellas Park began the citizen participation process of the Consolidated Plan early in the development stage. A survey was posted to the City's website on October 1, 2022 and ran through January 1, 2023. This survey was advertised in the Tampa Bay Times as well on October 5, 2022 and again on November 2, 2022. Surveys were also made available at the Barbara Ponce Public Library and the Community Development Building within the City limits of Pinellas Park.

In addition, a HUD-mandated thirty (30) day comment period commenced on February 1, 2023 and ended on March 3, 2023. A public meeting was also held at the Pinellas Park Community Development Building on February 7, 2023 from 1:00-2:00pm and from 5:00-6:00pm.

Input from the residents, business owners and City officials assisted in identifying priority needs and goals for the Consolidated Plan and Annual Action Plans.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	This will be added later.	This will be added later.	This will be added later.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	This will be added later.	This will be added later.	This will be added later.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing				

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>				

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Survey	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	This will be added later.	This will be added later.	This will be added later.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

In order to ensure that the City of Pinellas Park is utilizing its resources in the most efficient and effective ways possible, the City must assess the needs of the population it serves. In order to do this, the City established citizen participation strategies. Citizen participation helps the City understand the community's needs and how they should be prioritized going forward. A key component of this Needs Assessment is to understand the problems our residents are currently facing in relation to housing and how to address these issues. Per HUD's definition, the four (4) most common housing problems are the following:

- Cost-Burden, which is defined as households who spend thirty (30)% or more of their income on housing cost
- Lack of complete plumbing
- Lack of complete kitchen facilities
- Overcrowding

In this section, the City will demonstrate the factors contributing to inadequate housing and the reasons for these impediments. In order to establish priorities going forward, we have analyzed the data presented and determined which demographics are suffering the consequences of inadequate housing. By understanding these indicators, the City's goals and priorities can better align with the needs of the community we serve.

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

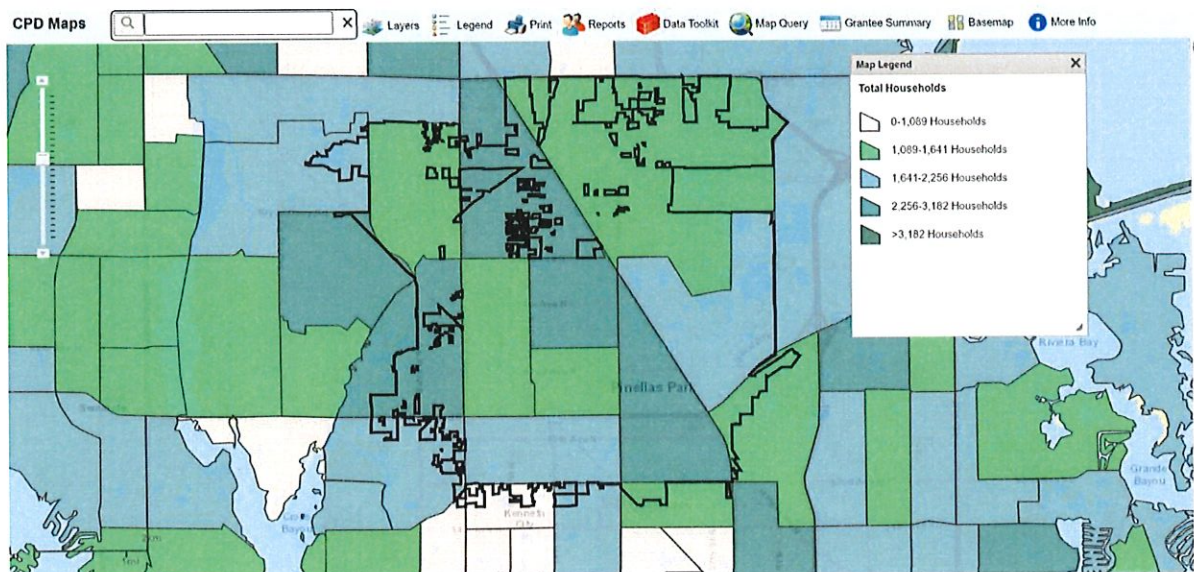
Summary of Housing Needs

The City of Pinellas Park is experiencing its own housing crisis, much like many other communities across the United States. As mortgages and rent increase, wages have been unable to keep up, thereby creating a cost-burden crisis. The City of Pinellas Park has seen a rise in population from 2009-2017 by 9.3% and according to the 2020 United States Census, that number is continuing to increase. The City's average median income has decreased by two (2)% in that same time frame, while housing costs have substantially increased. Costs, combined with lack of accessibility, have put residents of Pinellas Park, as well as much of the State of Florida, in a dire state of circumstances. Recent catastrophic hurricanes and decreased wages have made it difficult to keep up with the demand. Attached is a map demonstrating the population density within the City of Pinellas Park. In addition, the low-moderate income tracts have been attached to show where the population is concentrated and where our low-moderate income areas overlap with the overall population.

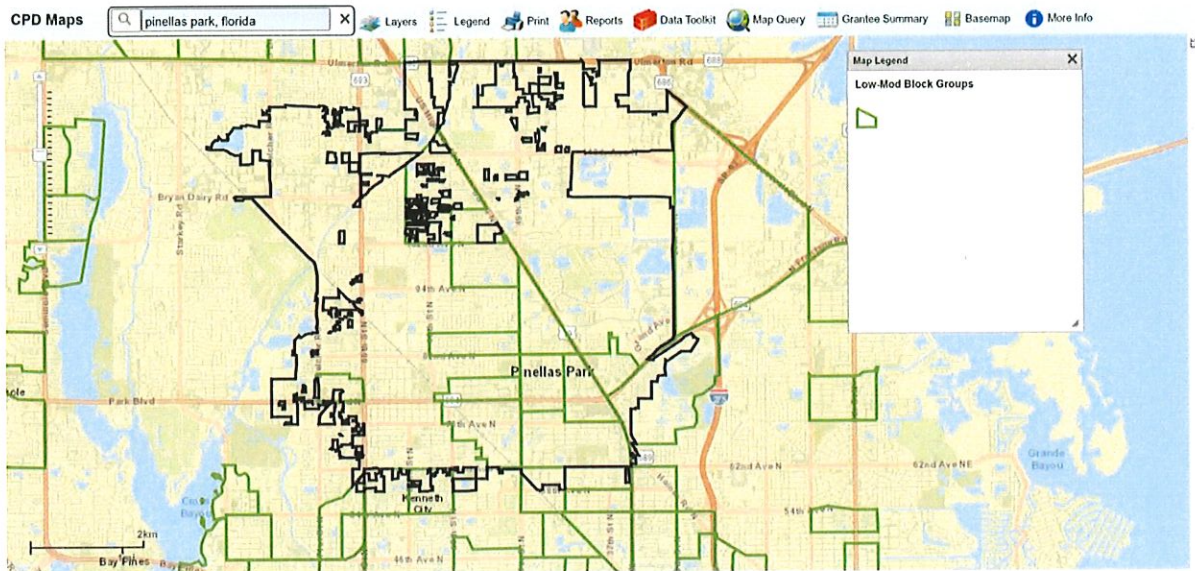
Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	47,341	51,785	9%
Households	19,723	21,140	7%
Median Income	\$42,797.00	\$42,106.00	-2%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)



Population-Pinellas Park



Low-Mod Areas

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,735	2,850	4,270	2,475	8,810
Small Family Households	730	630	1,210	1,040	3,960
Large Family Households	50	115	225	90	589
Household contains at least one person 62-74 years of age	775	965	1,375	460	2,200
Household contains at least one person age 75 or older	445	575	800	430	790
Households with one or more children 6 years old or younger	240	345	485	280	954

Table 6 - Total Households Table

Data 2013-2017 CHAS

Source:

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	25	15	25	0	65	0	0	15	0	15
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	30	15	50	10	105	0	0	20	0	20
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	25	0	160	20	205	0	15	40	45	100
Housing cost burden greater than 50% of income (and none of the above problems)	760	515	190	0	1,465	670	500	180	70	1,420

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	110	375	760	260	1,505	70	640	685	400	1,795
Zero/negative Income (and none of the above problems)	230	0	0	0	230	405	0	0	0	405

Table 7 – Housing Problems Table

Data 2013-2017 CHAS
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHDS										
Having 1 or more of four housing problems	845	545	425	30	1,845	670	515	255	110	1,550
Having none of four housing problems	360	555	1,310	890	3,115	230	1,235	2,285	1,445	5,195
Household has negative income, but none of the other housing problems	230	0	0	0	230	405	0	0	0	405

Table 8 – Housing Problems 2

Data 2013-2017 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER EHOLDS								
Small Related	505	350	315	1,170	115	175	260	550
Large Related	35	85	20	140	20	0	50	70
Elderly	150	190	180	520	510	725	460	1,695
Other	250	295	485	1,030	100	235	114	449
Total need by income	940	920	1,000	2,860	745	1,135	884	2,764

Table 9 – Cost Burden > 30%

Data 2013-2017 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	480	215	15	710	90	155	90	335
Large Related	15	55	20	90	20	0	0	20
Elderly	100	55	30	185	475	290	85	850
Other	220	205	125	550	90	55	4	149
Total need by income	815	530	190	1,535	675	500	179	1,354

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER EHOLDS										
Single family households	25	15	210	10	260	0	15	40	35	90

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	0	0	20	20	0	0	20	10	30
Other, non-famy households	30	0	25	0	55	0	0	0	0	0
Total need by income	55	15	235	30	335	0	15	60	45	120

Table 11 – Crowding Information – 1/2

Data Source: 2013-2017 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source:
Comments:

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

According to the 2022 data collected from the Homeless Leadership Alliance of Pinellas Continuum of Care Point-in-Time Count, approximately 7,324 single person households in Pinellas County are in need of housing assistance. It is difficult to extract exact numbers for the City of Pinellas Park from this data, but because this same data set indicated that Pinellas Park is the fourth highest municipality within Pinellas County in terms of homelessness, it can be presumed that a substantial portion of the 7,324 single-person households are Pinellas Park residents.

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

According to the information received by Jill Flansburg from Community Action Stops Abuse (CASA), a local domestic violence shelter within Pinellas County, the following data was collected:

Since 1977, CASA has worked to reduce the incidence of domestic violence by providing families with adequate resources for safety and a realistic safety plan. Our continuum of services includes a 100 bed emergency shelter, outreach support groups, twenty-four (24) hour crisis hotline, rapid rehousing, transitional and permanent supportive housing, substance abuse and mental health advocacy, child

protection advocacy, justice advocacy, legal representation for injunction for protection, and education for youth and professionals. In October 2022, CASA will open the only Family Justice Center in the state of Florida, creating a centralized point of service for survivors and partnering with law enforcement, legal services, healthcare, and the school district. CASA has been continuously state certified as a domestic violence center and recognized as a respected and innovative leader in domestic violence, being one of the first in the state.

During calendar year 2021, survivors who claimed to come from Pinellas Park zip codes were served as follows:

Emergency Shelter

- 29 persons
- 13 under the age of 18
- 1 60 and over

Community based advocacy (Child Protective Investigation, civil and criminal courthouses, and Family Justice Center)

- 114 persons
- 34 under the age of 18
- 1 60 and over

Rapid rehousing (limited financial assistance to relocate)

- 45 persons
- 12 under the age of 18
- 2 60 and over

What are the most common housing problems?

According to HUD data, the four (4) most common housing problems include:

- Cost-burden

- Overcrowding
- Lack of complete kitchen facilities
- Lack of complete plumbing facilities

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

According to the Continuum of Care 2022 Point-in-Time Count, there are approximately 644 unsheltered individuals and 77.6% of these were male. The vast majority of these were non-hispanic, followed by caucasian and African-Americans. Additionally, most of these unsheltered homeless were over the age of twenty-four (24). These statistics also held true for those in emergency shelters as well as transitional housing. Veterans also accounted for a high population of those who were affected, with one hundred and thirty-five (135) in emergency shelters, up twenty-six (26)% from the previous year. Eighty-one (81) veterans reported being unsheltered, up sixty-two (62)% from the previous reporting period.

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

HUD defines extremely low-income households as those that earn 0-30% AMI (area median income) and severe housing cost burden as housing expenses that are greater than fifty (50)% of income. Many low-income households are cost-burdened and many are also uninsured. Many low-income families are at risk of losing their housing through eviction due to their inability to pay their mortgage or rent. Single-head families tend to earn less than married couples and are at greater risk of losing their housing. Veterans, elderly, and those with disabilities also represent a significant portion of those in danger of losing their housing.

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

According to data collected by the City of Pinellas Park, it would appear that those who are severely cost-burdened, especially those paying more than 50% of their income for housing, are the most at-risk population in terms of losing their housing.

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

There are many factors that can be considered when gauging instability and an increased risk of homelessness:

- Cost-burden
- Low-paying wages
- Health issues
- Unemployment
- Financial problems
- Familial breakdown/divorce
- Substance abuse issues
- Criminal background

Discussion

Pinellas Park recognizes that many residents are in need of housing at this time. The data clearly points to non-hispanic, white, or black men, over the age of twenty-four (24) as being the most in need of sheltered housing. The population is experiencing the four (4) major housing problems that HUD identifies; however, clearly the biggest obstacle at this time is affordability. Most do not earn enough in wages to live in a safe, accessible environment. The housing crisis that is facing the entire country is also being experienced within Pinellas Park as the need for affordable housing clearly outweighs the supply.

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

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

Introduction

Based upon data collected by the Continuum of Care 2022 Point-in-Time count for Pinellas County, the majority of those in need of housing are white and non-hispanic. This correlates with the area's population demographics.

It should be noted that males, over the age of twenty-four (24), have a disproportionately greater need for housing assistance. Veterans, who make up 7.53% of the total population, also have a disproportionately greater need for housing assistance than other demographic groups.

0%-30% of Area Median Income

Housing Problem	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,695	410	635
White	1,265	330	485
Black / African American	180	0	90
Asian	75	0	0
American Indian, Alaska Nae	0	0	0
Pacific Islander	0	0	0
Hispanic	155	80	60

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problem	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,075	775	0

Housing Problem	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	1,640	675	0
Black / African American	80	0	0
Asian	105	45	0
American Indian, Alaska Nae	0	0	0
Pacific Islander	0	0	0
Hispanic	185	55	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problem	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,125	2,150	0
White	1,530	1,760	0
Black / African American	220	10	0
Asian	35	165	0
American Indian, Alaska Nae	20	4	0
Pacific Islander	0	0	0
Hispanic	300	180	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problem	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	800	1,675	0
White	585	1,430	0
Black / African American	30	35	0
Asian	155	64	0
American Indian, Alaska Nae	0	0	0
Pacific Islander	0	0	0
Hispanic	19	150	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

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

Discussion

The City of Pinellas Park should target males over the age of twenty-four (24) and veterans for housing assistance. Although all demographics are in need of accessible, affordable, and suitable housing, these demographic groups currently show a greater need.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205

(b)(2)

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

Introduction

Based upon the data collected by the Continuum of Care 2022 Point-inTime count for Pinellas County, the majority of those in need of housing are white and non-hispanic. This correlates with the area's population demographics.

It should be noted that males over the age of twenty-four (24) have a disproportionately greater need for housing assistance. Veterans, who make up 7.53% of the total population, also have a disproportionately greater need for housing assistance than other demographic groups.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,515	590	635
White	1,160	440	485
Black / African American	155	25	90
Asian	75	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	105	125	60

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,060	1,790	0
White	750	1,560	0
Black / African American	65	15	0
Asian	50	105	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	155	85	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	680	3,595	0
White	435	2,855	0
Black / African American	30	195	0
Asian	4	190	0
American Indian, Alaska Native	10	14	0
Pacific Islander	0	0	0
Hispanic	175	305	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	140	2,335	0
White	90	1,925	0
Black / African American	0	65	0
Asian	50	170	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	165	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The City of Pinellas Park should target males over the age of twenty-four (24) and veterans for housing assistance. Although all demographics are in need of accessible, affordable, and suitable housing, these demographic groups currently show a greater need.

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

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

Introduction:

Based upon data collected by the Continuum of Care 2022 Point-in-Time count for Pinellas County, the majority of those in need of housing are white and non-hispanic. This correlates with the area's population demographics.

It should be noted that males over the age of twenty-four (24) have a disproportionately greater need for housing assistance. Veterans, who make up 7.53% of the total population, also have a disproportionately greater need for housing assistance than other demographic groups.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	13,370	4,170	2,955	645
White	10,850	3,210	2,210	500
Black / African American	355	305	220	90
Asian	840	320	140	0
American Indian, Alaska Native	10	10	10	0
Pacific Islander	0	0	0	0
Hispanic	1,200	285	285	60

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS

Discussion:

The City of Pinellas Park should target males over the age twenty-four (24) and veterans for housing assistance. Although all demographics are in need of accessible, affordable, and suitable housing, these demographic groups currently show a greater need.

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

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

Based upon the data collected, it would appear that non-hispanics, as well as whites and blacks, are those who have a disproportionately greater need than the needs of the income category as a whole. Whites, in general, have the highest need in regards to their area median income being that of 50% or lower. Blacks, hispanics, and asians also account for those who fall into that same category.

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

There does not appear to be any unidentified needs to address why one racial or ethnic group has a disproportionately greater need than any other.

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

Concentration of race, ethnicity, and income are discussed in MA-50.

NA-35 Public Housing – 91.205(b)

Introduction

The City of Pinellas Park does not have its own Public Housing Authority; therefore, it relies upon the Pinellas County Housing Authority to provide its residents with public housing options. According to the Pinellas County Housing Authority, they provide the following for residents:

The Housing Choice Voucher (HCV) program, also known as Section 8, was created by Congress in 1974. The HCV program is the largest affordable housing program in the United States and is funded by the U.S. Department of Housing and Urban Development (www.HUD.gov).

The HCV program provides rental assistance to families, the elderly and persons with special needs that have incomes up to fifty (50)% of the Area Median Income (AMI). Vouchers enable participants to receive a subsidy, while leasing from their choice of landlords in the private market.

The rental assistance is designed so that families are not forced to spend an unreasonable portion of their monthly income on shelter. The program also allows families the flexibility to select the community or neighborhood in which they live.

In addition, the Pinellas County Housing Authority provides eight (8) public housing options for those residing within Pinellas County. Unfortunately, it is difficult to determine exactly how many of these residents are from the City of Pinellas Park specifically. Pinellas Park has two (2) public housing facilities within the PCHA.

Totals in Use

	Program Type					
	Certificate	Mod-Rehab	Public Housing	Vouchers		Special Purpose Voucher
				Total	Project - based	Tenant - based
# of units vouchers in use	0	0	469	2,794	0	2,733
						<div>Veterans Affairs Supportive Housing</div> <div>44</div> <div>0</div> <div>0</div> <div>0</div>

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
						Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	11,450	12,147	0	12,138	9,249	0
Average length of stay	0	0	4	4	0	4	1	0
Average Household size	0	0	2	2	0	2	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Ppnts (>62)								
# of Disabled Families	0	0	85	660	0	652	5	0
# of Families requesting accessibility features	0	0	103	810	0	782	22	0
# of HIV/AIDS program participants	0	0	469	2,794	0	2,733	44	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type				Tenant - based	Special Purpose Voucher		
				Total	Project - based	Vouchers			Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	213	1,632	0			1,593	25	0	0
Black/ican American	0	0	240	1,117	0			1,097	17	0	0
Asian	0	0	8	23	0			22	1	0	0
Ame Indian/Alaska Nativ	0	0	7	14	0			13	1	0	0
PacificIslander	0	0	1	8	0			8	0	0	0
Other	0	0	0	0	0			0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition											

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type				Tenant - based	Special Purpose Voucher		
				Total	Project - based	Vouchers			Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	76	341	0			339	1	0	0
Not Hispic	0	0	393	2,453	0			2,394	43	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition											

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

PINELLAS PARK

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Consolidated Plan

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

Because the City of Pinellas Park has no public housing authority of its own, it relies upon the Pinellas County Housing Authority to provide information on the public housing tenants and those on the waiting list. What has been provided via their website is listed below:

The HCV program provides rental assistance to families, the elderly and persons with special needs that have incomes up to fifty (50)% of the Area Median Income (AMI). Vouchers enable participants to receive a subsidy, while leasing from their choice of landlords in the private market.

The rental assistance is designed so that families are not forced to spend an unreasonable portion of their monthly income on shelter. The program also allows families the flexibility to select the community or neighborhood in which they live.

On April 1, 2018, Pinellas County Housing Authority (PCHA) began using a new method to calculate the amount of money they will pay toward rent and utilities for each family on their Housing Choice Voucher and Homeownership Programs. Under this new approach, the standard they use to determine the maximum subsidy for a rental unit, known as the *payment standard*, is based on the rent estimates for each ZIP code.

As of August 2022, the Pinellas County Housing Authority had reopened its previously closed waiting list for Section 8 housing vouchers for the first time in two (2) years. Three thousand (3000) applications, chosen through a lottery system, were added to the current waitlist.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Unfortunately, there are far more applications and those on the waitlist than available units. The Pinellas County Housing Authority had previously closed its waitlist for two (2) years and reopened it in August 2022 for a short time frame to add an additional three thousand (3000) to the already full waitlist. In order to qualify for Pinellas County, an applicant had to make \$28,750 or less for an individual or \$41,050 for a family of four (4). PCHA provides assistance to 8,500 individuals and families. On a national level, only one (1) in four (4) households that qualify for federal rental assistance actually receive it. Therefore, it is imperative that those who qualify must have alternative means available to them to avoid homelessness.

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

Those who are presently still on the waiting list or are in need of public housing have additional needs to those of the population at large. These needs include: lack of funding for basic necessities; stable employment; transportation; medical availability; education; and affordable housing. While these

concerns affect the entire population at large, those who are currently residing in public housing have these same needs expounded by the lack of funds available to them.

Discussion

While there is a public housing crisis throughout Pinellas County, it does not appear that there is a quick solution to solve the problem. Additional public housing units is one way to help combat the crisis; however, the demands outweigh the supply at this point. Additional vouchers would help alleviate the problem as well. On a local level, the City of Pinellas Park is amending its Land Development Code to allow accessory dwelling units, encourage a variety of housing types, and decrease minimum unit and lot sizes.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The 2022 Point-in-Time Count reveals that there are six hundred and forty-four (644) unsheltered homeless individuals. Of these six hundred and forty-four (644) persons, the vast majority are over the age of twenty-four (24) and 77.6% of them are male. Most of the data received for this section was obtained through the 2022 Point-in-Time Count and some data was missing or unavailable. The data that was received was configured and entered into the following tables.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	644	1,341	445	304	151	0
Persons in Households with Only Children	0	16	0	0	0	0
Persons in Households with Only Adults	0	1,520	0	0	0	0
Chronically Homeless Individuals	0	451	0	0	0	0
Chronically Homeless Families	0	9	0	0	0	0
Veterans	0	77	0	0	0	0
Unaccompanied Child	0	40	0	0	0	0
Persons with HIV	0	40	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: 2022 Point-in-Time Count Pinellas HMIS Data

Consolidated Plan

PINELLAS PARK

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Indicate if the homeless population is: Has No Rural Homeless

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

Unfortunately, the City of Pinellas Park was unable to determine the number of persons becoming and exiting homelessness each year based upon the data provided. Additionally, the number of days that persons experience homelessness could not be verified. However, based on data provided by the 2022 Point-in-Time Count, most individuals resided in Pinellas County approximately one (1) year or longer before experiencing homelessness. That demographic accounted for 47.5% of those surveyed, followed by those who have been lifetime residents. It was also discovered that most homeless persons were homeless four (4) or more times in the past three (3) years. Chronically homeless individuals accounted for 451 individuals in 2022 and nine (9) chronically homeless families. There were also seventy-seven (77) chronically homeless veterans in 2022. Forty (40) unaccompanied youth households were also reported, with ten (10) of those being unaccompanied children and thirty (30) being unaccompanied young adults (age 18 to 24). As reported in other sections, financial problems were the main reason for homelessness for 37.2% of those surveyed.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	549	420
Black or African American	423	176
Asian	6	4
American Indian or Alaska Native	2	27
Pacific Islander	9	2
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	75	36
Not Hispanic	959	608

Data Source

2022 Point-in-Time count

Comments:

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

For those families with children who are in need of housing assistance, the 2022 Continuum of Care Point-in-Time Count estimated that four hundred and forty-nine (449) Adult/Children household persons were in need of housing assistance, while sixteen (16) persons in households with only children needed housing assistance. In addition, three hundred and ten (310) veterans were in need of housing assistance according to the Point-in-Time count.

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

For those experiencing homelessness in Pinellas Park, the vast majority are non-hispanic, white males and many of them are also of veteran status. This does not exclude other races or genders or ethnic groups from also experiencing housing issues and homelessness; however, all data suggests that the majority of those experiencing homelessness are white males, over the age of twenty-four (24) and many of them are also veterans.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Data indicates that 21.3% of those who reported unsheltered homelessness are lifelong Pinellas County residents, while 47.5% reported living in Pinellas County one year or longer. As of the 2022 Point-in-Time count, there were thirty-nine (39) unsheltered individuals within the City of Pinellas Park. For those experiencing unsheltered homelessness, most reported financial problems as their primary reason for their housing situation or lack thereof. Those unsheltered individuals also reported having lower levels of access to health services or medical clinics than those who are sheltered.

Those who are presently residing in an emergency shelter, transitional housing, jail, or "couch-surfing" may have access to certain amenities that the unsheltered do not, such as medical access, safer and reliable bedding, and food.

Discussion:

As previously discussed, a vast majority of those experiencing homelessness within the City of Pinellas Park are non-hispanic, white, or black males, over the age of twenty-four (24). Most are lacking adequate medical care and many are of veteran status. Additionally, it should be noted that there are 3,054 students aged seventeen (17) and younger within Pinellas County Schools who are currently considered homeless, either living in hotels or motels, emergency or transitional housing, unsheltered, or sharing a household. That number represents 4.6% of the total school population of students aged seventeen (17) or younger. For those eighteen (18) and older, that number does decrease to 3.3%; however, many of those who are eighteen (18) and over are either seniors in high school or further along in their education and represent a smaller pool of those surveyed. African-American and white individuals made up the majority of those students experiencing homelessness (73.9%).

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

Introduction:

As a growing community of over 50,000 residents, the City of Pinellas Park has long identified that there is a need for services for our special needs population. Presently, we have identified eight (8) types of special needs populations within our community: elderly, frail elderly, those with severe mental illness, those with physical disabilities, those with developmental disabilities, alcohol/drug abusers, those with HIV/AIDS, and those who have experienced domestic violence abuse. This section will describe who these types of individuals are, what their needs are, and how the City of Pinellas Park is planning to accommodate those needs in addition to services already being provided.

Describe the characteristics of special needs populations in your community:

Elderly/Frail Elderly: The elderly and frail elderly population (those over age 65) comprise 22% of the total population of Pinellas Park according to data collected from the United States Census. Elderly females greatly outnumber males by 20% within City limits according to the American Community Survey.

Severe Mental Illness: According to the 2022 Point-in-Time Count, a significant portion of our adult homeless population is affected by challenges associated with several mental illnesses (23% in 2022). According to those surveyed, three hundred and eight (308) individuals identified as having a severe mental illness. These numbers only reflect the homeless that were surveyed at a given point in time and does not include others who remain sheltered and unidentified.

Physical Disability: According to the 2022 Point-in-Time Count, 12.2% of the homeless surveyed identified as having a physical disability that contributed to their homelessness. In addition, according to the United States Census, 13% of the population of Pinellas Park under the age of sixty-five (65) reported having a physical disability.

Developmental Disability: It is difficult to ascertain if the population is experiencing physical or developmental disabilities based upon the data provided. As indicated in the physical disability section, 12.2% of the homeless surveyed during the Point-in-Time Count reported having a physical disability, although 23.0% also reported having a serious mental illness. Information was not provided on the subpopulation of those who may also have developmental disabilities either in correlation with the other disabilities or aside from those.

Alcohol/Drug Abuse: The 2022 Point-in-Time Count reported that of those surveyed, 18.3% reported having a substance use disorder that contributed to their homelessness. The nonprofit organization, Operation Par, serves more than 7,000 individuals a year through the following programs: twenty-four

(24)-hour crisis line, thirty-two (32)-bed protective residential shelter, adult counseling program, child and adolescent program, and structured community education. Operation Par assists those who reside in Pinellas Park as well as all of Pinellas County; therefore, it is difficult to determine exactly how many of those more than 7,000 are from Pinellas Park specifically.

HIV/AIDS: 2.4% of those surveyed in the 2022 Point-in-Time Count identified as being HIV positive or having AIDS. According to 2021 Florida Department of Health information, Pinellas County sees approximately 13.1 HIV positive cases per 100,000 population in one calendar year. Therefore, as the City of Pinellas Park has over 50,000 residents, it stands to reason that approximately 6.55 cases are identified in Pinellas Park each year alone.

Domestic Violence: 14.5% of those surveyed reported being a victim of domestic violence, which marks a substantial uptick from 2020 in those who reported being victims.

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

Considering that Pinellas Park has a large population of those who are considered to be special needs, it is imperative that services be provided to these individuals. Pinellas Park offers a wide range of services for these persons, including five (5) nursing homes, and fourteen (14) assisted living facilities for those considered elderly/frail elderly. Pinellas Park also offers several mental health and developmental disability services/facilities as well including: PEMHS, Pinellas County Mental Health, PARC Center for Disabilities, and the Disability Achievement Center. Boley Centers, Inc. offers safe, decent, affordable and permanent housing in fifty-four (54) locations throughout Pinellas County for those recovering from mental illness, substance abuse, low-income, and those living with HIV/AIDS. Additionally, CASA provides shelter for those who have been victims of domestic violence as well as out-patient counseling.

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

The City of Pinellas Park does not receive HOPWA funds directly and therefore must rely upon those funds set aside through the City of Tampa. In 2021, the City of Tampa received \$4,378,068.00 in HOPWA funding which is then distributed to Pasco, Hernando, Hillsborough, and Pinellas Counties. In addition, the City of Tampa distributes funds to local agencies who assist those persons with AIDS.

Housing Opportunity for Persons with AIDS (HOPWA) Per 24 CFR Part 574, HOPWA funds may be used to assist all forms of housing designed to assist individuals with HIV/AIDS and their affected family members. HOPWA funds may be used, but is not limited to, the following: resource identification, acquisition, rehabilitation, conversion, lease and repair of facilities, new construction, tenant-based rental assistance (TBRA), project-based rental assistance (PBRA), short-term rent, mortgage and utility

payments (STRMU), supportive services, operating costs for housing, technical assistance and administrative expenses. Program Administration is capped at 3% per year.

Discussion:

As Pinellas Park continues to grow in population, it will become a necessity to continue to provide services and residential options for a growing special needs population. While the City works with these service providers to establish solutions to the crises that this population faces, it will be important to "think outside of the box" to find alternatives. The need for affordable homes for our special needs population greatly outweighs the supply and thus, it is going to be essential that substitute methods be implemented to find housing for these individuals.

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

Describe the jurisdiction's need for Public Facilities:

The City of Pinellas Park has identified the need for improved access to public facilities/infrastructure by including the following goal in the Strategic Plan:

1B Improve Access to Public Facilities

For this goal, the city will expand and improve access to public facilities through infrastructure enhancements for our LMI areas by providing curbs, ADA-compliant ramps, sidewalks, and paving upgrades for better accessibility and sustainability. These activities will be targeted at our LMI areas including the Harmony Heights area of Pinellas Park as well as in the area of 76th North. These will include updated multi-year public facilities and infrastructure projects.

How were these needs determined?

City staff met with the City Manager, distributed surveys, and conducted a thirty (30)-day public comment period to gather input regarding the City's needs for Public Facilities and Infrastructure. After consultation with our Public Works Department, it was determined that these two areas are in dire need of upgrades for safety and mobility purposes.

Describe the jurisdiction's need for Public Improvements:

The City of Pinellas Park has identified the need for public improvements by including the following goal in the Strategic Plan:

1A Expand and Improve Public Infrastructure

Pinellas Park will improve public infrastructure for LMI persons and households by including ADA-compliant ramps, curbs, and sidewalks in areas that otherwise have not been easily accessed. These activities will be targeted at LMI areas specifically.

How were these needs determined?

City staff met with the City Manager, distributed surveys, and conducted a 30-day public comment period to gather input regarding the City's needs for Public Facilities and Infrastructure. After consultation with our Public Works Department, it was determined that these two areas are in dire need of upgrades for safety and mobility purposes.

Describe the jurisdiction's need for Public Services:

The City of Pinellas Park has identified the need for Public Services by including the following goal in the Strategic Plan:

2A Provide supportive services for special needs population

2B Provide vital services for LMI households

For this goal, the City will continue to assess the needs of our residents in order to live safely and affordably. Housing counseling, substance abuse counseling, and providing shelter for those who have experienced domestic violence will be priority needs during the course of the five (5) year Consolidated Plan.

How were these needs determined?

City staff met with the City Manager, distributed surveys, and conducted a 30-day public comment period to gather input regarding the City's needs for Public Services. Presently, our population is in need of housing counseling to avoid foreclosure or eviction as well possibly providing a first-time homeowners assistance program within the next five (5) year period. It was also determined that substance abuse counseling and providing shelter to those who have experienced domestic violence remain priority needs for our residents within Pinellas Park.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Pinellas Park contracted with Willdan Financial Services and Economic Consulting Services, LLC to provide an Economic Development Action Plan. To complete this section of the Consolidated Plan, staff combined data from the Economic Development Action Plan as well as information provided by the American Community Survey (ACS) and the Florida Housing Data Clearinghouse. As Pinellas Park is part of the Tampa Bay Metropolitan Statistical Area (MSA), much of the information provided was compared to surrounding communities within this same MSA. The four (4) major areas within the MSA are the cities of Tampa, St. Petersburg, Clearwater, and Pinellas Park. This MSA is the eighteenth (18th) largest of its kind within the United States. From the information gathered, it is evident that the population of Pinellas Park has increased in the past twelve (12) years and is projected to increase an additional 4.4% from 2021 to 2026. An additional factor in completing the housing market analysis is the median age of those residing within the City of Pinellas Park. The median age of 46.5 is significantly higher than the median age of the other major cities within the MSA. Pinellas County also has a significantly higher percentage of those sixty-five (65) years of age and older as compared to other age groups in the population. Pinellas Park has never functioned as a typical bedroom community; it has always been an importer of jobs. Over the years, it has further blossomed to one of the larger and important industrial/manufacturing hubs in the Tampa Bay region.

The employment impact on the City has increased the need for affordable housing for the workforce within City limits. Monthly rent has increased slightly to \$1200.00-1400.00 per unit and there is a demonstrated need for additional housing for the workforce. It is estimated that more than 111,000 new affordable units are needed to accommodate the growing workforce, an increase of 57% of the present availability. Although the average household income within the City of Pinellas Park is \$68,995.00, 60% of the households are earning the median income to qualify for affordable housing. Based upon the data gathered, there are 24,160 housing units within the City, with a 70% homeownership rate as of 2020. Median gross rent was \$1085.00 according to 2015-2019 ACS data, with whites being the predominant race for both homeownership and renters.

According to an article published in the Tampa Bay Times on 12/20/2022, the Tampa Bay housing market has seen an increase in those reaching out for alternative housing solutions. Tampa is part of the Metropolitan Statistical Area (MSA) that also includes Pinellas Park. CEO for Habitat for Humanity, Mike Sutton, stated that they built a record number of homes for families this past year. According to Anne Ray, a researcher at the Shimer Center for Housing Studies at the University of Florida, the "pandemic highlighted a growing gap in costs matching affordability." Additionally, she added, "What Florida has been doing right on an ongoing basis is having a state housing trust fund. So we have a mechanism to provide support for that spectrum of housing, both affordable rental housing, homeownership and assistance to individuals."

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

This section examines the distribution of Pinellas Park's housing in terms of type and tenure. Details are provided based upon the number of units per residential property, detached or attached structure type, number of bedrooms, and additional housing options, including mobile homes and vehicles.

The table below points out the breakdown of each type and allows for a numerical understanding of the types of housing available within the City of Pinellas Park.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	13,135	54%
1-unit, attached structure	1,715	7%
2-4 units	1,365	6%
5-19 units	2,880	12%
20 or more units	1,510	6%
Mobile Home, RV, van, etc	3,555	15%
Total	24,160	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Unit Size by Tenure

	Ownes		Renters	
	Number	%	Number	%
No bedroom	105	1%	310	4%
1 bedroom	605	4%	1,750	24%
2 bedrooms	6,460	47%	3,380	46%
3 or more bedrooms	6,640	48%	1,895	26%
Total	13,810	100%	7,335	100%

Table 28 – Unit Size by Tenure

Data Source: 2013-2017 ACS

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

According to Cheryl LaRock with the Pinellas Housing Authority, PCHA has 309 active residents receiving Section 8 assistance within the City of Pinellas Park as well as two (2) properties. Crystal Lake Manor, a fifty-five (55)+ community has 235 units that accepts Section 8 vouchers, while Lakeside Terrace Apartments, a sixty-two (62)+ community has 110 units and has recently converted from public housing

to project-based Section 8. Magnolia Gardens ALF also accepts Section 8 vouchers; however these vouchers will only assist with rent and no other needs or expenses.

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

At this time, no units are expected to be lost from the affordable housing inventory due to expiration of Section 8 contracts or for any reason. The City of Pinellas Park does not operate its own public housing authority; therefore, they rely upon the Pinellas County Housing Authority to provide Section 8 contracts and housing vouchers. It is anticipated that no units will be lost from the current inventory.

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

According to the Economic Development Action Plan completed by Willdan Financial Services and Economic Consulting Services, LLC, the present availability of housing units falls very short of meeting the needs of the population of the City of Pinellas Park. More than 111,000 new units are predicted to be needed, an increase of 57%. Because the City is now considered a competitive employment center and manufacturing and industrial hub, therein lies the need for more units to suit the increased workforce. It is expected that there will need to be three to five (3-5) new multifamily buildings built over the next five (5) years. From the data above, the majority of housing units in the City are one (1)-unit detached structures, while mobile homes, boats, RV's, vans, etc. are the next highest percentage of housing units within Pinellas Park. Many of these mobile homes are located in fifty-five (55)+ age-restricted communities, thereby making them a much larger portion of the population than reality reflects. It is estimated that the Pinellas County population rises approximately 5% during the "snowbird season." While there does not appear to be a lack of housing for those who reside within Pinellas Park seasonally, there is a deficit for those who live year-round and do not have the wages or income necessary to afford homeownership or rent.

Describe the need for specific types of housing:

According to the Economic Development Action Plan completed for the City of Pinellas Park by Willdan Financial Services and Economic Consulting Services, LLC, the City of Pinellas Park needs to prioritize the potential for three to five (3-5) new multifamily buildings to be completed over the next five (5) years. These projects should include one to five (1-5) acres and street frontage and rear-access parking as well.

Discussion

As indicated above, Pinellas Park will need to address the lack of housing for its residents during the next five (5) year period. As population increases and more manufacturing and industrial jobs are coming to the City, the need for more housing units will become increasingly apparent. As discussed previously, while there does not appear to be a lack of housing for those who reside within Pinellas Park seasonally,

there is a deficit for those who live year-round and do not have the wages or income necessary to afford homeownership or rent.

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

Introduction

The City of Pinellas Park is experiencing rising costs of housing, similar to many cities in the United States. It is unfortunately becoming difficult for those wishing to obtain permanent housing to do so as housing prices increase faster than wages. In addition, inflation is currently at an all-time high, with the highest numbers seen since the early 1980's. This combination of factors makes owning a home nearly impossible for those working median wage jobs. According to the 2022 Point-in-Time Count, it is difficult for median-wage professionals such as teachers and police officers to afford rent or a mortgage. Pinellas Park needs to identify ways to assure that those professionals who provide services to City residents can afford to live in the same area in which they are employed. The Point-in-Time Count recommended providing subsidized workforce housing dedicated specifically for those who work in Pinellas Park earning a median wage, such as teachers or police officers.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	151,600	128,600	(15%)
Median Contract Ren	693	813	17%

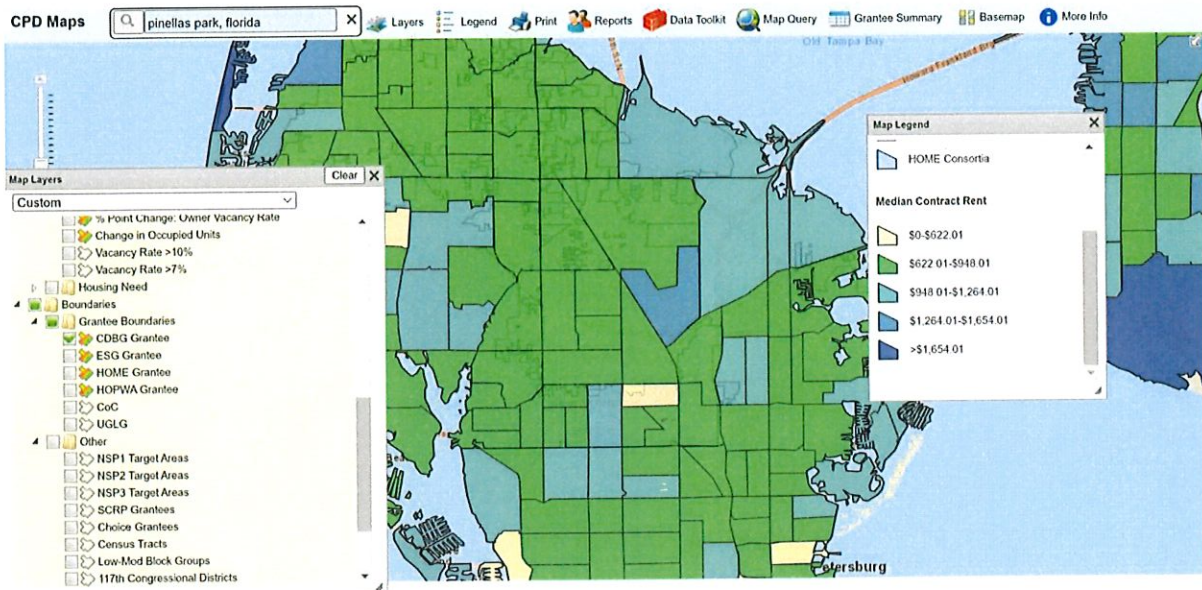
Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

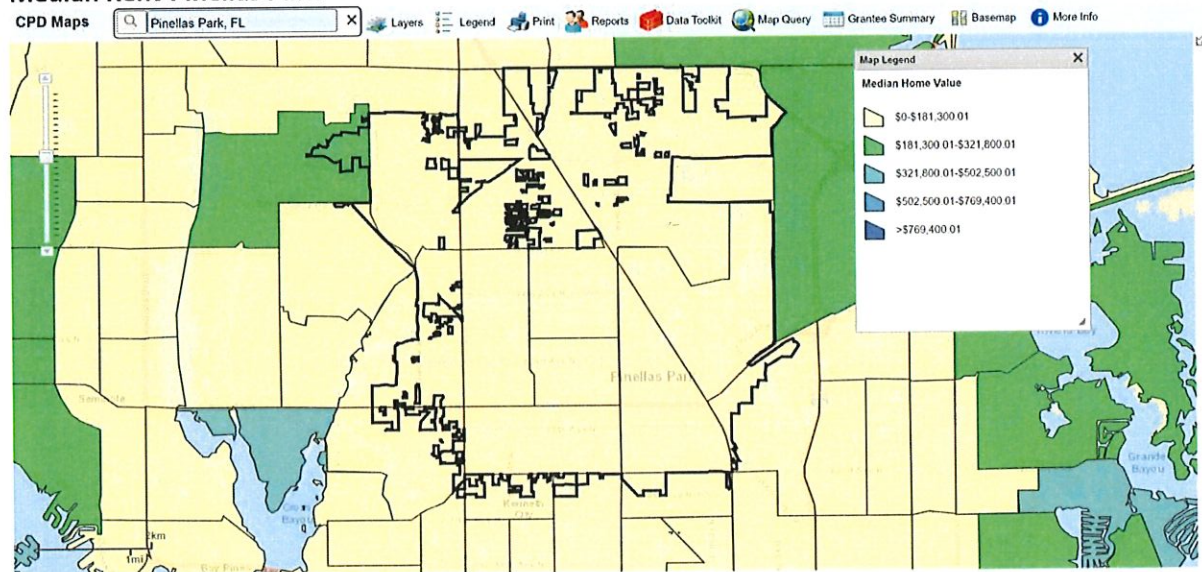
Rent Paid	Number	%
Less than \$500	1,090	14.9%
\$500-999	4,475	61.0%
\$1,000-1,499	1,380	18.8%
\$1,500-1,999	360	4.9%
\$2,000 or more	25	0.3%
Total	7,330	99.9%

Table 30 - Rent Paid

Data Source: 2013-2017 ACS



Median Rent-Pinellas Park



Median Home Value

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	410	No Data
50% HAMFI	930	1,885
80% HAMFI	3,785	4,700
100% HAMFI	No Data	6,785
Total	5,125	13,370

Table 31 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,044	1,110	1,347	1,732	2,133
High HOME Rent	914	981	1,179	1,354	1,490
Low HOME Rent	718	770	923	1,067	1,191

Table 32 – Monthly Rent

Data Source Comments: https://www.huduser.gov/portal/datasets/home-datasets/files/HOME_RentLimits_State_FL_2022.pdf

Is there sufficient housing for households at all income levels?

Unfortunately, the City of Pinellas Park does not have sufficient housing for those at all income levels. Although the price of houses went down from the data received from the 2013-2017 ACS, those numbers do not reflect the increase in housing prices that have come underway in the past few years. According to City-Data.com, the average median home price in Pinellas Park in 2019 was \$177,920.00. With interest rates high, it has become nearly impossible for those earning low-median wages to afford to purchase a home. In addition, as you will note from the tables above, there are only 410 rental units available to those with gross incomes at or below 30% AMI. In a city with a population over 50,000 and rising, that would make those rental units nearly impossible to secure. The City's Fair Market rent is significantly higher than the High HOME rent which makes the HOME rent generally more affordable than the Fair Market rents. However, to qualify for the subsidized HOME rent, you must meet the income requirements, which makes many of those in the median wage earner category ineligible for subsidized rent, but unable to afford the Fair Market rent.

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

As the value of homes continues to rise and demands outweigh supply, the price of rent will continue to increase and affordable housing within Pinellas Park will continue to be difficult to attain. The price of purchasing or renting a home is not predicted to stabilize any time soon.

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

The median contract rent price is \$813 in Pinellas Park as of 2017; however, that data does not indicate the number of bedrooms/baths per unit. According to the HOME Rents/Fair Market Rent, most Pinellas Park residents are paying \$500-\$999 per unit, followed closely by those paying \$1000-\$1499 per unit. As previously noted, the price of rentals has increased substantially in recent years as the supply does not match the demand; thereby driving prices higher. It has become necessary to produce

affordable housing options for those who do not qualify for subsidies and for those unable to afford higher-priced units. The City needs to address the issue of not having readily available affordable housing options for those who fall in the low-moderate income categories.

Discussion

As noted above, the City will need to address the lack of affordable housing for those at all income levels. While inflation and interest rates remain high, affordable housing is less attainable. The median wage worker will continue to have difficulty securing housing due to the inability to receive subsidies or afford higher-priced housing.

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

Introduction

This section will address the condition of housing units within the City by detailing the HUD-defined housing problems, age of the unit, risk of lead-based paint, and vacancy of units. HUD identifies the following as the four (4) biggest housing problems:

1. Lacks complete or adequate kitchen facilities
2. Lacks complete or adequate plumbing facilities
3. Overcrowding
4. Cost-burdened

Definitions

The City of Pinellas Park does not have a definitive explanation of substandard condition and substandard condition but suitable for rehabilitation housing. The following are the definitions provided by the National Center for Healthy Housing:

Substandard Condition:

According to the NCHH (National Center for Healthy Housing), "by American Housing Survey (AHS) standards, about six million homes in the United States are substandard, a statistic that has seen little change over the last two decades. Below are studies and analyses about the persistence of substandard housing, as well as some local information. The AHS is sponsored by the U.S. Department of Housing and Urban Development (HUD) and conducted by the U.S. Census Bureau.

State of Healthy Housing

Using twenty (20) key factors, NCHH assessed the health of housing from the fifty (50) communities sampled by the American Housing Survey. Local communities could create their own assessment of housing quality using similar housing quality characteristics, such as interior and exterior leaks, signs of pests, and other factors collected by local public health and code enforcement agencies."

Holes in floors

Open cracks or holes (interior)

Broken plaster or peeling paint (interior)

Signs of rodents (mice or rats)

Water leakage during last 12 months

Water supply stoppage

Flush toilet and flush toilet breakdowns

Sewage disposal breakdown

Lacking complete plumbing

Heating equipment breakdown

Room heater without flue

Exposed wiring in unit

Rooms without working electric wall outlets

Lacking kitchen facilities

Roofing problems

Siding problems

Window problems

Foundation problems

Substandard Condition but Suitable for Rehabilitation:

According to Law Insider, the following is the definition for substandard condition but suitable for rehabilitation:

"Substandard condition but suitable for rehabilitation means a substandard housing unit that is structurally sound and economically feasible to repair. Substandard condition but suitable for rehabilitation means: A housing unit that does not currently meet HUD's Section 8 Housing Quality Standards but is structurally sound and can be brought up to code for less than replacement cost."

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,900	28%	3,550	48%
With two selected Conditions	40	0%	240	3%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,865	71%	3,545	48%
Total	13,805	99%	7,335	99%

Table 33 - Condition of Units

Data Source: 2013-2017 ACS

Condition of Units

Based upon the table above, 28% of owner-occupied housing units have at least one housing condition. Less than 1% have two (2) conditions and 71% have no conditions. However, renter-occupied units are fairly equal in having at least one housing condition as compared to having none.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,295	9%	1,235	17%
1980-1999	4,280	31%	2,175	30%
1950-1979	8,060	58%	3,855	53%
Before 1950	170	1%	80	1%
Total	13,805	99%	7,345	101%

Table 34 – Year Unit Built

Data Source: 2013-2017 CHAS

Year Unit Built

Approximately 58% of the owner-occupied units within Pinellas Park were built between 1950-1979, thus making them susceptible to lead-based paint poisoning. In addition, 53% of renter-occupied units were built between that same time period.

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazrd	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	8,230	60%	3,935	54%
Housing Units build before 1980 with children present	1,304	9%	579	8%

Table 35 – Risk of Lead-Based Paint

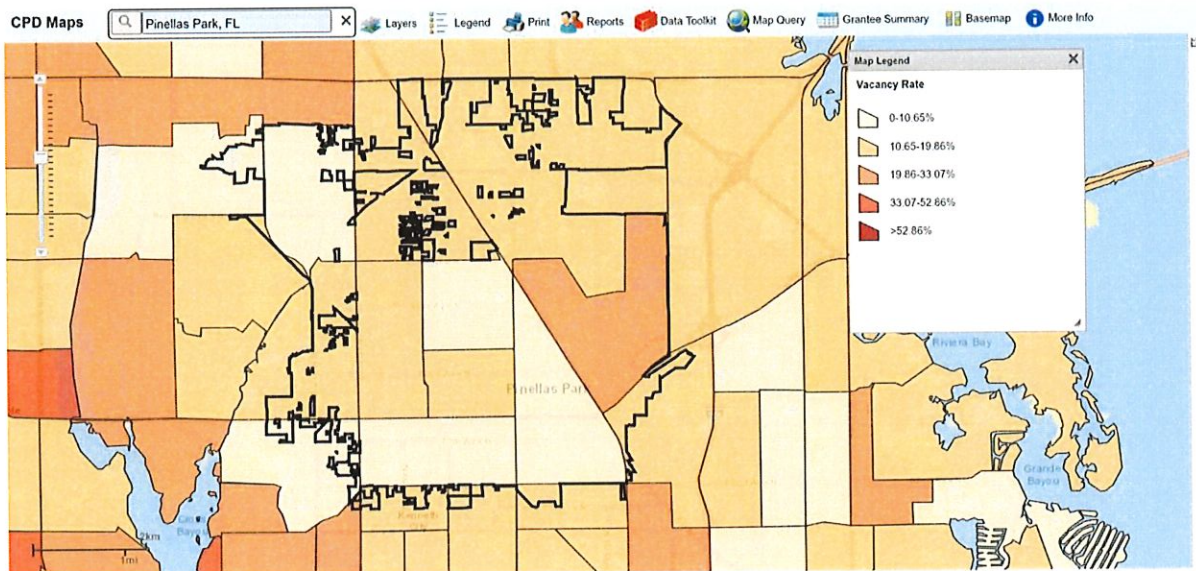
Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandon Units	0	0	0
REO Propertie	0	0	0
Abandon Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS



Vacancy Rates

Need for Owner and Rental Rehabilitation

According to the tables listed above, there appears to be a fairly equal need for rehabilitation for both owner-occupied and renter-occupied housing in the City of Pinellas Park. Based on the data, the conditions of both indicate that renter-occupied units are more in need of rehabilitation; however, the data also demonstrates that owner-occupied housing units are much older than those occupied by renters. Additionally, the risk of lead-based paint hazards reveal that owner-occupied units are much more likely to be a risk than rental units.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

In order to estimate the number of housing units within Pinellas Park that are owner or renter-occupied and may contain lead-based paint hazards, this report would have to assume that homes built are evenly distributed across income levels. No data exists to suggest income levels of housing units built before 1980. However, it is assumed that LMI areas contain older homes as opposed to those in higher income areas. Therefore, it is reasonable to conclude that more LMI area families reside in units that contain lead-based paint hazards. Although an exact number cannot be ascertained, it can be expected that a significant percentage of the City's LMI population reside in units that may contain lead-based paint hazards.

Discussion

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Pinellas County Housing Authority offers the Section 8 Housing Choice Voucher (HCV), Public Housing, Homeownership Voucher, Family Self-Sufficiency and Veteran Affairs Supportive Housing (VASH) programs in Pinellas County, but does not serve Clearwater. There are no open waiting lists offered by Pinellas County Housing Authority at this time.

Totals Number of Units

	Program Type					Vouchers		
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of units vouchers available			495	2,982			759	0
# of accessible units								
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition								
Disabled *								

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

According to Cheryl LaRock with the Pinellas County Housing Authority, PCHA has two (2) Section 8 properties within the City of Pinellas Park:

- Crystal Lake Manor, a fifty-five (55)+ community, that has 235 one (1) and two (2) bedroom units that accepts Section 8 vouchers

- Lakeside Terrace Apartments, a sixty-two (62)+ community, with 110 one (1) and two (2) bedroom units (was recently converted from public housing to project based Section 8 effective 1/1/23)

PCHA also has 309 active residents receiving Section 8 assistance in Pinellas Park owned by private landlords. In addition, Magnolia Gardens ALF accepts residents with a Section 8 voucher, although they only assist with room rent. PCHA did not indicate that any of these properties were in need of major restoration or revitalization.

According to PIC data provided by HUD, there were 3,787 section 8 units available at the end of the fiscal year.

Public Housing Condition

Public Housing Development	Average Inspection Score
Crystal Lakes Manor	99
Lakeside Terrace Apartments	99

Table 38 - Public Housing Condition

Notes:

According to Cheryl LaRock with PCHA, there are no inspection scores available for the two public housing facilities within the City. However, properties are scored by Pass/Fail and neither have failed an inspection. However, according to PIC data provided by HUD, public housing units received a ninety-nine (99) assessment score as of 10/14/2011.

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

According to Cheryl LaRock with the Pinellas County Housing Authority, neither of the public housing properties within the City of Pinellas Park are in need of restoration or revitalization.

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

Due to Pinellas Park not having a public housing authority of its own, the City relies upon the information provided by the Pinellas County Housing Authority. Their website states the following:

"We are dedicated to creating, providing and increasing high quality housing opportunities in Pinellas County through effective and responsive management and responsible stewardship of public and private funds. Our ability to cultivate strategic partnerships and develop innovative programs allows us to bring together services and resources to assist our families in working toward self-sufficiency."

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

According to Chief Alex Bowlby with the Pinellas Park Fire Department, the City of Pinellas Park has one (1) homeless facility, five (5) nursing homes, and fourteen (14) assisted living facilities. Pinellas Hope is the only homeless facility within City limits. According to their website, this facility was established in 2007, initially consisting of two hundred and fifty (250) units of emergency shelter in tents. Since that time, they have added one hundred and fifty-seven (157) apartments, including ten (10) that are ADA-accessible and forty (40) that are exclusively for veterans. In 2016, Pinellas Hope introduced Hope Cottages, twenty (20)-foot steel shipping containers, created into three (3) rooms that residents use for living purposes. These are used to provide greater safety and an enhanced living condition as they work to return to self-sufficiency.

Pinellas Safe Harbor is an emergency homeless shelter and a jail-diversion program used by Pinellas County to provide a safe haven for the homeless and those who require services to assist their homelessness needs. It has a total capacity of 470 with an average population of 300 individuals, both men and women. They provide meals, clothing, washers/dryers, transportation to employment or medical appointments, bicycles, and various groups and classes, such as Alcoholics Anonymous.

The Mobile Medical Unit and Bayside Health Clinic, operated through the Pinellas County Human Services Department, also provides outreach medical and dental care to the homeless population in Pinellas County. The Mobile Unit includes exam rooms, interview rooms, and medical equipment. It visits soup kitchens, drop-in centers, and other locations within Pinellas County known to assist the homeless.

The following data was provided by the 2021 Housing Inventory Count provided by HUD:

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds		Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	235	0	0	81	0
Chronically Homeless Households	0	0	0	0	0
Veterans	40	0	0	15	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: 2021 Housing Inventory Count (HIC)

HOMELESS DATA BY SHELTER TYPE

Data below list occupancy counts for each shelter in the HUD survey from year 2018 to 2022. This is done separately for Emergency, Transitional, and Safe Haven shelters.

Table 6

HUD Homeless Count by Shelter- EMERGENCY SHELTERS						
	2018	2019	2020	2021	2022	
Catholic Charities, Pinellas Hope	189	176	187	185		
Community Action Stops Abuse (CASA)	112	100	97	82		
Directions for Living ESG-CV St. Petersburg Hotel/Motel Vouchers	-	-	-	35		
Family Promise of Pinellas County	13	8	1	-		
Family Resources, SafePlace2B, Clearwater	5	2	4	2		
Family Resources, SafePlace2B, St. Petersburg	7	6	0	1		
HLA (Formerly HLB) Disaster Related Services	27	-	-	-		

Pinellas Hope-Emergency Shelter

Consolidated Plan

PINELLAS PARK

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

The City of Pinellas Park has some mainstream services targeted to homeless persons, but the City also relies on surrounding jurisdictions to provide homeless services, as well. The Homeless Leadership Alliance of Pinellas is the lead agency of the Continuum of Care for Pinellas County and provides much of the information needed for our homeless population. However, there are a variety of other agencies and organizations providing mental health services, assistance to victims of domestic abuse, fair housing counseling, veterans assistance, and medical assistance. These agencies work in collaboration with one another to coordinate services.

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

Homeless Leadership Alliance of Pinellas, homeless outreach and prevention

CASA, domestic violence shelter

Directions for Living, housing assistance

Pinellas Hope, emergency shelter for adults only

Florida Department of Health, lead-based paint poisoning and health services

Pinellas Park Police Department, Homeless Outreach Team

Operation Par, mental health services

Boley Center, homeless services

Mobile Medical Unit and Bayside Health Clinic, physical health services

Pinellas Safe Harbor, emergency homeless shelter and reintegration from jail

Pinellas County Veterans Services Division, veterans assistance

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

Introduction

The City of Pinellas Park is committed to securing services for the special needs population; however, many of these services must be obtained outside of the city limits. As previously described in PR-10, Consultation, City staff reached out to area service providers to determine what types of supportive services they offered to our residents. Staff will remain diligent in maintaining working relationships with these providers in order to provide our special needs population with the services they require.

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

Elderly:

The City presently has five (5) nursing homes and fourteen (14) assisted living facilities within City limits.

HIV/AIDS:

The Florida Department of Health in Pinellas County HIV/AIDS Program has provided patient care services to the HIV/AIDS community for over twelve years. In 1997, they contracted with a local provider to begin a full-service HIV/AIDS patient care clinic. Their AIDS patient care clinic is funded through state general revenue funds and Ryan White funds along with the support of a private hospital. The clinic is contracted to provide care to two hundred and fifty (250) clients but are presently assisting 800 - 1000 clients. In addition, those affected by HIV/AIDS can receive support care services through the AHF Healthcare Center and the St. Petersburg Health Department, both located in surrounding jurisdictions.

Alcohol and/or Drug Addiction: The City has several options for those with drug and/or alcohol addictions and their need for housing. Operation Par and the Bay Area Treatment Center both offer services for alcohol and/or drug addiction.

Mental and Physical Disabilities: The Florida Department of Health assists those with physical disabilities, while those with mental disabilities can utilize Operation Par for mental health and addiction services. Boley Center also provides mental health services, as well. The Mobile Medical Unit and Bayside Health Clinic, which operate through Pinellas County Human Services, also provides outreach medical and dental care for the homeless population.

Battered/Abused Women: CASA, the local domestic violence shelter, provides assistance to the residents of Pinellas Park.

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

Although Pinellas Park has no readily-available program within City limits for those persons returning from mental and physical health institutions, the City does work closely with local agencies to provide this service. The Homeless Leadership Alliance, Directions for Living, Operation Par, Pinellas Safe Harbor, and the Boley Center all provide services that will assist this population in finding supportive housing. Pinellas Safe Harbor also provides a jail-diversion program for those who are homeless and attempting to re-enter the community from Pinellas County Jail. Additionally, the City works with the Pinellas County Housing Authority to provide alternative solutions for those individuals and families who could potentially become homeless after their release from an institution or system of care.

The City of Pinellas Park reached out to Family Resources, Inc., a non-profit agency serving kids and families in Pinellas County with programs and safe places. They provide three (3) shelters located both in Pinellas and Manatee Counties. These shelters provide short-term residential care and counseling for youth between the ages of ten to 17 (10 to 17). It is a refuge for homeless and runaway youth as well as an intervention to families in crisis. They also provide Safe Connections Street Outreach for homeless youth as well as family and individual counseling for children and teens ages six to seventeen (6 to 17).

Staff can also provide resources to those who have recently been released from a correctional institution through the Pinellas Ex-Offender Re-Entry Coalition. This program assists those who have been released into reintegrating into society by providing counseling and case management services.

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

In order to address the housing and supportive services needs of those in our City with special needs, the City has identified the following goal to serve this population in the Strategic Plan:

- 2A Provide Supportive Services for Special Needs

The City will continue working with local service agencies to address the needs of this population, making resources readily available. If local service providers are unable to assist these persons, the City will be earnest in finding the support services needed in other areas. Although the City does not anticipate using funds for Public Services until the second year of the Consolidated Plan, the City will continue providing the community with resources through whom the residents can obtain assistance.

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

N/A

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City of Pinellas Park strives to eliminate any barriers to affordable housing and residential investments within City limits. Every effort to eliminate barriers that could deter those in need of affordable housing are taken so that there are multiple opportunities to become a homeowner/renter in the City. However, it is not always possible to eliminate every barrier, such as the rising cost of rent and rising interest rates to buy a home. According to Morgan Stanley, "single-family home prices-and price appreciation-have reached new records, the supply of existing homes for sale is the tightest it's been in several decades and housing affordability is at its lowest point since the financial crisis. The rental market isn't any better, with occupancy rates at all-time highs and rents on the rise." The City is taking steps to enact local policies that can positively impact housing affordability, such as allowing Accessory Dwelling Units (ADUs).

In 2018, the City of Pinellas Park completed an Analysis of Impediments to Fair Housing Choice (AI) and identified the following impediments to fair housing within the City:

1. Lack of Public Awareness: A substantial number of persons who experience discrimination do not report it.
2. Need for Greater Coordination: Coordination among government agencies, advocacy groups, and private market providers, such as landlords, property managers, and realtors is needed.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City of Pinellas Park is a thriving industrial and manufacturing center owing much of this to solid economic development strategies. Our population continues to increase annually. As this trend continues, the City must address residents' housing needs. Additionally, there is a disconnect between the number of jobs available and the number of workers in the area. In many sectors, there are more jobs available than local workers to fill those jobs. The data presented will demonstrate the disparity between job availability and the current workforce.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	63	34	0	0	0
Arts, Entertainment, Accommodations	2,880	2,835	14	7	-7
Construction	1,529	4,122	8	11	3
Education and Health Care Services	3,626	3,491	18	9	-9
Finance, Insurance, and Real Estate	1,718	2,023	8	5	-3
Information	421	977	2	3	1
Manufacturing	2,265	8,667	11	23	12
Other Services	756	1,447	4	4	0
Professional, Scientific, Management Services	2,542	5,324	13	14	1
Public Administration	0	0	0	0	0
Retail Trade	3,014	5,090	15	13	-2
Transportation and Warehousing	440	1,129	2	3	1
Wholesale Trade	1,015	2,687	5	7	2
Total	20,269	37,826	--	--	--

Table 40 - Business Activity

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	24,840
Civilian Employed Population 16 years and over	23,380
Unemployment Rate	5.85
Unemployment Rate for Ages 16-24	12.67
Unemployment Rate for Ages 25-65	4.18

Table 41 - Labor Force

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	4,580
Farming, fisheries and forestry occupations	1,165
Service	2,620
Sales and office	6,160
Construction, extraction, maintenance and repair	2,210
Production, transportation and material moving	1,795

Table 42 – Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minute	16,635	74%
30-59 Minus	4,620	21%
60 or More Minutes	1,075	5%
Total	22,330	100%

Table 43 - Travel Time

Data Source: 2013-2017 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,505	140	1,200

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	6,770	555	2,820
Some college or Associate's deg	6,205	360	2,150
Bachelor's degree or higher	5,175	120	930

Table 44 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	39	135	190	580	650
9th to 12th grade, o diploma	365	370	460	1,120	1,045
High school gradu, GED, or alternative	1,335	2,550	1,795	5,795	4,345
Some college, noee	840	1,155	1,340	3,070	2,590
Associate's degree	310	855	750	1,580	605
Bachelor's degree	230	1,495	1,230	1,665	870
Graduate or professinal degree	30	465	340	1,045	670

Table 45 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,410
High school graduate (includes equivalency)	26,730
Some college or Associate's degree	34,015
Bachelor's degree	107,265
Graduate or professional degree	54,350

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 ACS

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

Based on the data above, there appears to be a major discrepancy between the number of jobs available compared to the number of local workers available to fill those positions. In the

manufacturing sector especially, there are 8,667 jobs available with 2,265 local workers. Likewise, those in the professional, scientific, and management services sector have a significantly higher number of jobs available compared to the amount of available workers. It appears that the vast majority of employment opportunities within Pinellas Park remain in the manufacturing sector, with those in the professional, scientific, and management services sectors and the retail trade sector following behind.

Describe the workforce and infrastructure needs of the business community:

According to the data above, 24,840 of the total population of Pinellas Park are employed in the Civilian Labor Force. The unemployment rate based upon this data was 5.85; however, updated data would likely reflect a much lower number, as the overall unemployment rate for the State of Florida is 2.5% as of October 2022. As the population continues to increase, the City will need to address its infrastructure needs. As part of the five (5) year Consolidated Plan, the City intends to upgrade much of its infrastructure in its LMI areas to address the increasing population and the persons residing in those areas.

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

The City of Pinellas Park is in the process of creating a "City Center" in and around the Park Station District. This City Center will enhance the quality of life for citizens, businesses, and visitors. The City Center Plan calls for a public park with splash pad, playground, open air pavilions, a demonstration garden and an anchor restaurant with outdoor seating. This plan includes relocation of the current City Hall, construction of a parking garage, development of a restaurant row, and construction of multi-family residential buildings. As a result of this new endeavor, new job opportunities, as well as additional housing options will be created. Pinellas Park anticipates that development will begin within the next two (2) years.

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

According to the data above, it would appear that those who have obtained a bachelor's degree or higher are most likely to be employed. While high school graduates account for a higher overall number of those employed, they are also more prone to being unemployed compared to other educational levels. Because many of the employment opportunities within Pinellas Park are manufacturing jobs, it can be assumed that there are many job opportunities available to high school graduates; however, many are not taking advantage. It is also noteworthy that those with bachelor's degrees and higher would presumably have more job opportunities available to them in the professional services sector; however, those numbers also reflect a far greater number of job opportunities than actual workers employed.

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

The City does not presently participate in any workforce training initiatives. However, the Pinellas Technical College provides students the opportunity to develop national workplace competencies to fill the needs of business and industry, according to their Mission Statement. With two campuses, they provide students within the area by offering career and technical education. In addition, the County has a partnership with Careersource Pinellas, which provides workforce development services.

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

Yes

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

Although Pinellas Park does not have a comprehensive plan, they are utilizing the Economic Development Market Analysis as a master plan. The City uses a CRA facade grant program along with an Ad Valorem Tax Exemption Program, as well as a Business Retention and Expansion Program as incentives for economic growth. As part of our five (5) year Consolidated Plan, the City will continue to choose projects that enhance the initiatives set forth in the Market Analysis.

Discussion

MA-50 Needs and Market Analysis Discussion

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

While there does not appear to be data to suggest where multiple housing problems are concentrated, it is presumed that Census Tract 250.04 on the western edge of the City limits would be identified as an area of having multiple housing problems. This area is 100% LMI; thereby suggesting that those residents are facing multiple housing problems as extremely low-low income. This area is primarily populated by whites, with 56.33-76.57% of the population identifying themselves as white alone. There is also a small population of blacks within this Census Tract, with 4.89-13.33% identifying themselves as black or African-American.

The City of Pinellas Park created a Community Redevelopment Agency (CRA) in 1988 to address the blighted conditions in a specific section of the City known as the "Community Redevelopment Area." The CRA's purpose is to "revitalize the physical environment and the economy of the Community Redevelopment Area. The CRA's activities are designed to solve the underlying problems of slum and blighted conditions through planning, redevelopment, historic preservation and affordable housing so that the tax base can be protected and enhanced by these mutually supportive activities," according to the City's website.

The City's Community Redevelopment Plan provides a community vision to redevelop properties in areas considered to have slum and blight conditions. Households in areas considered to have slum and blight conditions could potentially have more than one housing problem.

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

Within the City of Pinellas Park, there is one census tract that is predominantly comprised of racial minorities, including the Black and Asian communities. Census Tract 249.02 borders U.S. Highway 19 North to its east and borders 62nd Avenue North on the south. 49th Street North is its western border in an acute triangle shaped tract. By way of explanation, this tract has a population of 4.89-13.33% Black population, as well as 6.93-17.10% population of Asians in concentration. This tract is primarily residential with three (3) parks contained within its borders as well as several commercial properties. Within this census tract, there are various blocks, all of which are considered LMI.

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

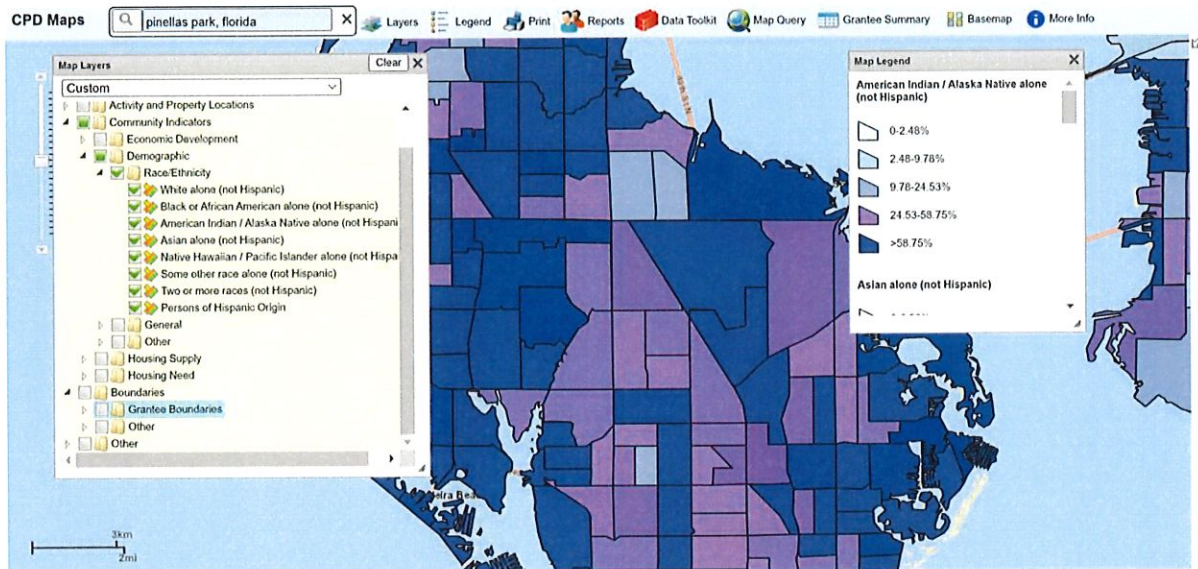
Census Tract 249.02 is primarily residential; however, there are several commercial properties within its borders, including Home Depot and Target and a strip mall with restaurants and retail shops.

Are there any community assets in these areas/neighborhoods?

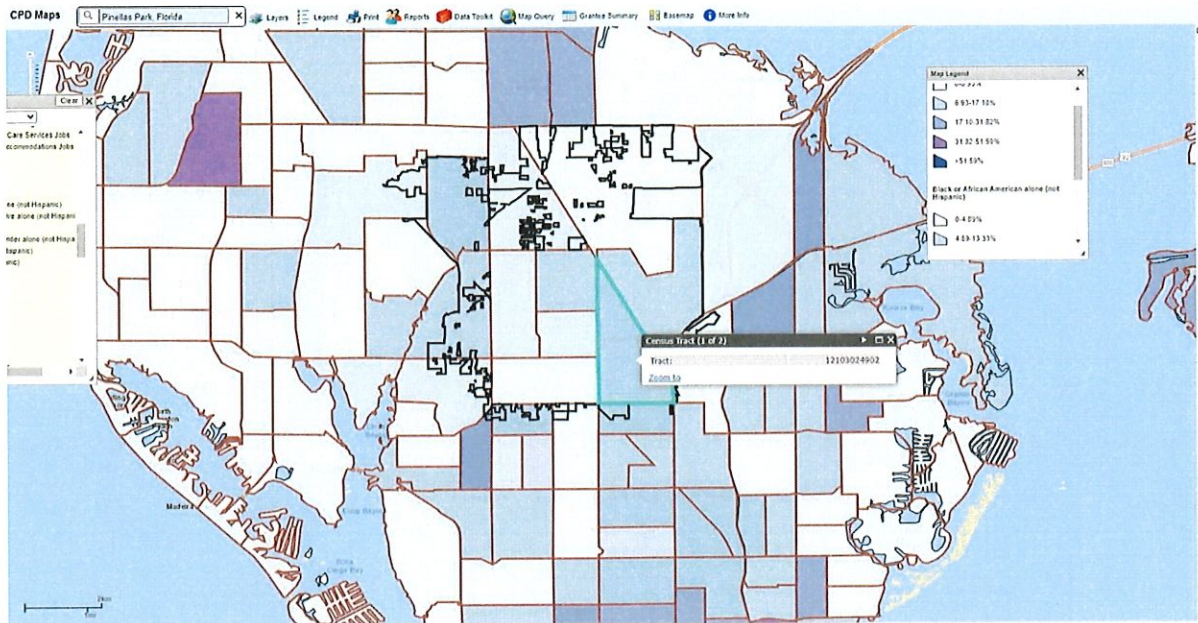
Within Census Tract 249.02, there are three (3) local parks. One of these parks, Youth Park, is in the process of being revitalized through state funding. It is anticipated that within the next five (5) years, infrastructure projects will begin within this same area to provide better safety and mobility access for its residents. There are also many commercial properties accessible to residents living within this Census Tract, including basic needs such as grocery stores and retail shops.

Are there other strategic opportunities in any of these areas?

Because Census Tract 249.02 borders the eastern and southern edge of Pinellas Park, there are many strategic opportunities within this area. Those who reside in surrounding jurisdictions can utilize the parks available, as well as the shopping center located in the southern part of the tract. It is expected that as the population increases, the need for more retail areas will also increase, thus raising the income being brought into the City.



Racial/Ethnic Groups within Pinellas Park



Census Tract 249.02

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

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

As we witnessed during the 2020 COVID pandemic, much of the world became reliant upon wifi and streaming services that broadband connections can provide. However, for those on a fixed budget or severely cost-burdened, it becomes difficult to afford broadband services. Therefore, it becomes necessary for internet providers to allow for those who are considered low-and moderate-income households to afford this same accessibility. In Pinellas Park, Spectrum does provide an Affordable Connectivity Program which provides internet services at a lower cost to those who qualify for government assistance. For those on a fixed income, however, this is still an added cost that many cannot afford. By providing alternatives for broadband wiring and connections, those who are considered extremely low-low income can potentially have accessibility as well.

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

By having more than one broadband service provider within Pinellas Park, it will help to keep costs low and allow for better competition. Those who struggle to afford broadband services will have better options and will potentially have the capability to afford at least one (1) of the plans that other providers provide. Increasing competition among broadband providers within Pinellas Park will enable those in all income levels to choose the option that suits their budget and needs.

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

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

The City of Pinellas Park reached out to Suzanne Boisvert, the Emergency Management Coordinator for the City of Pinellas Park, to identify what hazards residents within the City presently face:

- Floods
- Tropical cyclones
- Severe storms
- Wildfire
- Erosion
- Drought
- Extreme heat
- Geological
- Winter storm
- Seismic
- Tsunami
- Red tide

This risk assessment serves as the single risk assessment for all of Pinellas County; therefore, all hazards have been included to comprise all municipalities within the County. These do not include technological or human-caused hazards.

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

Due to financial burdens placed upon those in low-and moderate-income households, it becomes difficult for those in danger of many of the natural hazard risks to either avoid these hazards or recover should a catastrophe strike. Low and moderate income homeowners may not have the funds necessary to floodproof their homes as a preventative measure against natural disasters. It was apparent in 2022

during Hurricane Ian that many did not have the means necessary to relocate to avoid a potentially lethal strike. Many were forced into shelters or forced to take cover in their own homes, risking their lives and property. It is financially unreasonable to expect those on an extremely limited budget to take shelter elsewhere, such as a hotel or other surroundings.

Following a natural disaster, low and moderate income households have limited funds to repair damage or rebuild. Many families without mortgages do not have homeowners insurance, which compounds the problem.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

During the five (5) year period covering the 2023-2027 Consolidated Plan, the City of Pinellas Park is projected to receive approximately \$400,000 each year in CDBG funds. While this is not an exact figure, it can be estimated that given the City's steady population growth rate and LMI areas, that number should be a rough projection going forward for the next five (5) years. The purpose of this Strategic Plan is to detail the activities that the City of Pinellas Park intends to implement and fund over the period of the Consolidated Plan. An Annual Action Plan will also be submitted each year of the Consolidated Plan, allowing for a detailed outline of activities that will be funded each year. Based upon our Citizen Participation Plan, input from citizens, our City Manager, City Council, and local business owners were taken into account to set forth our priority needs during this five (5) year period.

The City of Pinellas Park has developed its strategic plan based on data analysis and community input. Through these efforts, the City has identified five (5) priority needs. The priority needs with associated goals include:

Goal 1: Public Infrastructure/Facilities

1A Expand and Improve Public Infrastructure

1B Improve Access to Public Facilities

Goal 2: Public Services

2A Provide Supportive Services for Special Needs

2B Provide Vital Services for LMI Households

Goal 3: Homelessness

3A Provide assistance for those who are experiencing homelessness or are in crucial need of services to avoid potential homelessness

Goal 4: Homeowners Assistance

4A Provide first-time homebuyers assistance

Goal 5: Affordable Housing

5A Provide assistance for those in need of affordable housing options

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Harmony Heights Safety and Mobility Project
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Non-housing community development needs
	Identify the neighborhood boundaries for this target area.	The neighborhood boundaries for this target area include 86th Avenue (south side) to 82nd Avenue (north side) from 60th-49th Streets.
	Include specific housing and commercial characteristics of this target area.	This area is entirely residential with two (2) apartment complexes included within the boundaries. Presently a 1025 square foot home within this area is listed at \$298,000 for three bedrooms, two (2) baths at \$291 per square foot. It is located within Census Tract 249.06 with a 51.98% LMI according to CPD Maps from HUD.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Pinellas Park recognizes the need for vast public infrastructure improvements in the low-moderate income areas within City limits. As part of our Citizen Participation Process, surveys were distributed and citizen input was encouraged. By combining that input with recommendations from our City Manager and Public Works Department, this area was identified as an area in need of continued upgrading and rehabilitation.
	Identify the needs in this target area.	Presently, this area is in need of major public facilities and infrastructure improvements. This area is in need of upgrades in order to provide neighborhood stabilization.
	What are the opportunities for improvement in this target area?	It is anticipated that with these improvements, this area will be a location of growth and neighborhood revitalization.

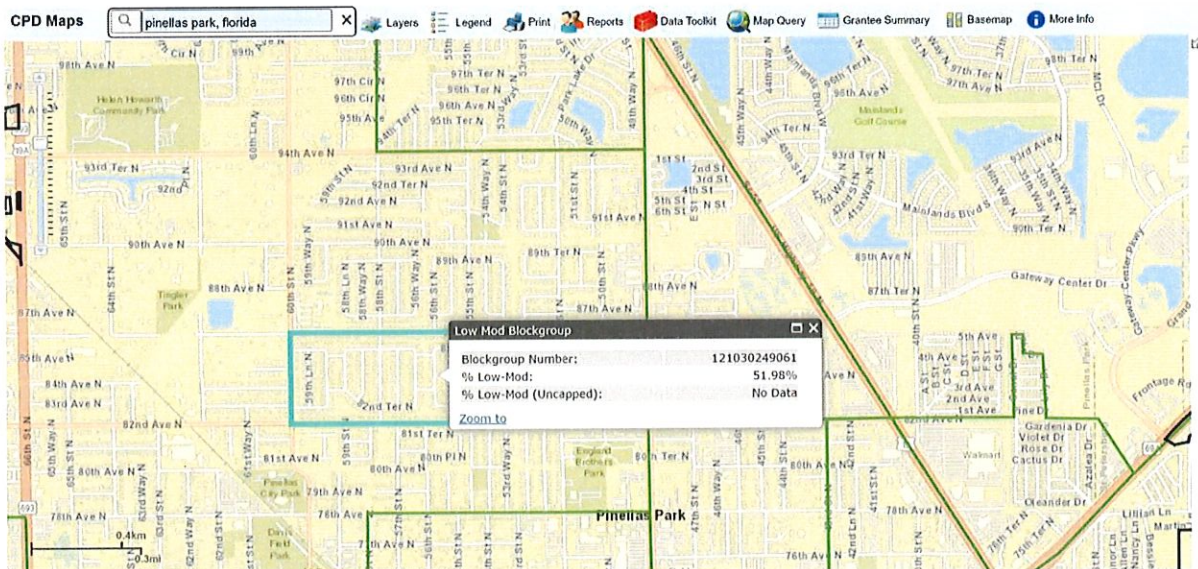
	Are there barriers to improvement in this target area?	At this time, the City of Pinellas Park does not anticipate any barriers to improvement in this target area.
2	Area Name:	78th Avenue North
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Non-housing community development needs
	Identify the neighborhood boundaries for this target area.	Census Tract 249.04 is located between the southern boundary of 82nd Avenue North and the northern boundary of 72nd Avenue North. It is contained within the west-east boundaries of 49th Street and 43rd Street. It has an LMI cap of 67.38%.
	Include specific housing and commercial characteristics of this target area.	This area is primarily residential with one church centered in this area. This target area is made up of single family homes as well as the church and businesses, including a grocery store, pharmacy, and a few fast-food restaurants within the area. It has a population of 3,281 and covers 1.3 square miles.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Pinellas Park recognizes the need for vast public infrastructure improvements in low-moderate income areas within City limits. As part of our Citizen Participation Process, surveys, and public input were encouraged and by combining that input with recommendations from our City Manager and Public Works Department, this area was identified as an area in need of continued upgrading and rehabilitation.
	Identify the needs in this target area.	Presently this area is in need of major public facilities and infrastructure improvements. In order to provide neighborhood stabilization, this area will benefit from upgrades to the public infrastructure.
	What are the opportunities for improvement in this target area?	It is anticipated that with these improvements, this area will be location of growth and neighborhood revitalization.

Are there barriers to improvement in this target area?	At this time, the City of Pinellas Park does not anticipate any barriers to improvement in this target area.
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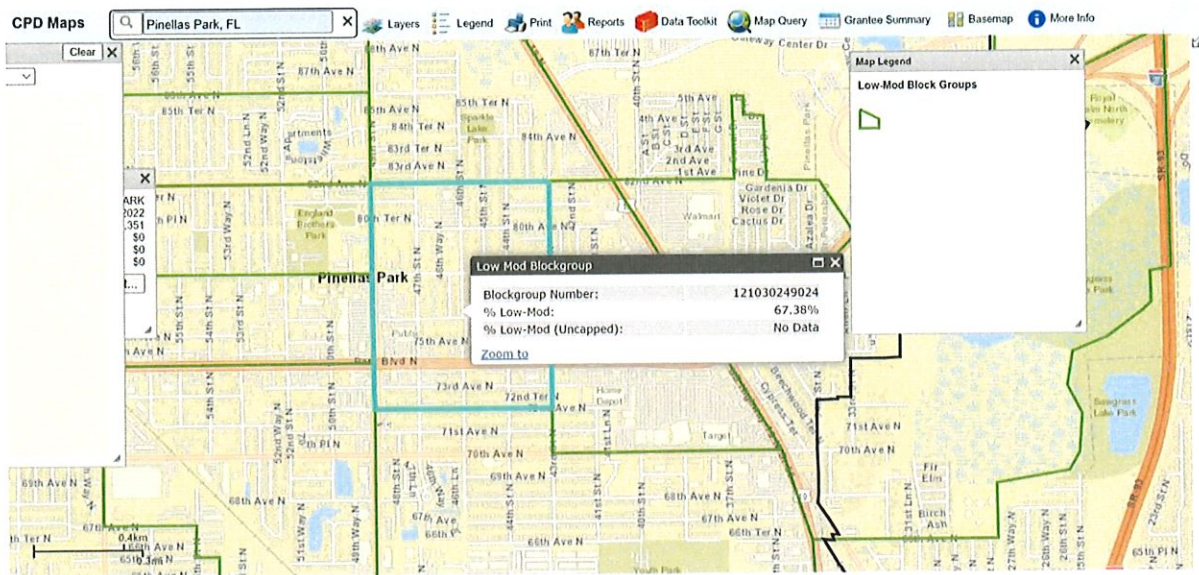
General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

After consulting with the City Manager and the City of Pinellas Park Public Works Department, it was determined that the Harmony Heights neighborhood is in need of safety and mobility upgrades and improvements. It is the intent of the City to allocate these funds to provide sidewalks, curbs, ADA-compliant ramps, and improve paving and drainage. This will provide infrastructure and accessibility improvements as well as sustainability for Harmony Heights residents. This geographic location is capped at 51.98% LMI and the improvements will serve the residents of that location almost entirely. In addition, the area of 78th Avenue North near the Sacred Heart Catholic Church was determined to be in need of public infrastructure upgrades, including sidewalks and curbs. This area is within Census Tract 249.04 with an LMI of 67.38%.



Harmony Heights Safety and Mobility Project Area



78th Avenue North

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Expand/Improve Public Facilities/Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Harmony Heights Safety and Mobility Project 78th Avenue North
	Associated Goals	Public Infrastructure/Facilities
	Description	Improve and rehabilitate public facilities and infrastructure in low-moderate income areas within the City of Pinellas Park.
	Basis for Relative Priority	The Harmony Heights and 78th Avenue North are in need of public infrastructure improvements for safety and mobility purposes. The improvements will serve the residents within these areas.
2	Priority Need Name	Public Services
	Priority Level	Low
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Public Services
	Description	Provide supportive services for LMI households and also the special needs population within the City of Pinellas Park. Public services will target LMI citizens and the special needs population and will include services to address homelessness.

	Basis for Relative Priority	Through our Citizen Participation Plan survey and input from our community, City Manager, Public Works Department, and other City departments, the need for Public Services was identified. The City and its subrecipients intend to provide vital and essential services for LMI households and families within Pinellas Park.
3	Priority Need Name	Homelessness
	Priority Level	Low
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	Homelessness
	Description	The City will assist in providing homelessness prevention services to assist to address this need.
	Basis for Relative Priority	As Pinellas Park's population continues to grow, the number of those experiencing homelessness is also expected to rise unless the City provides alternatives. It is imperative that the City provides solutions to assist our homeless population over the next five (5) year period.
4	Priority Need Name	Homeowners Assistance
	Priority Level	High

	Population	Extremely Low Low Large Families Families with Children Public Housing Residents Chronic Homelessness Individuals Families with Children
	Geographic Areas Affected	
	Associated Goals	Homeowners Assistance
	Description	The City intends to assist homeowners during the course of the five (5) year Consolidated Plan by providing first-time homebuyers with the necessary assistance to afford their own housing units.
	Basis for Relative Priority	In order to reduce homelessness within City limits and make housing more readily affordable, the City must be proactive by providing assistance. This can be done in the form of homeowners' assistance, especially for those who are considered first-time homeowners.
5	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children
	Geographic Areas Affected	
	Associated Goals	Affordable Housing

	Description	The City of Pinellas Park will need to address the urgent need for affordable housing for its residents within the next five (5) year period. As rents and home prices rise, housing becomes less accessible to those who are earning low-median wages. In order to avoid homelessness for these workers, affordable housing options must be made available.
	Basis for Relative Priority	Affordable housing is a concern for many Pinellas Park residents. Across the board, the prices of homes are rising and the availability of rental units that the median wageworker can afford are decreasing.

Narrative (Optional)

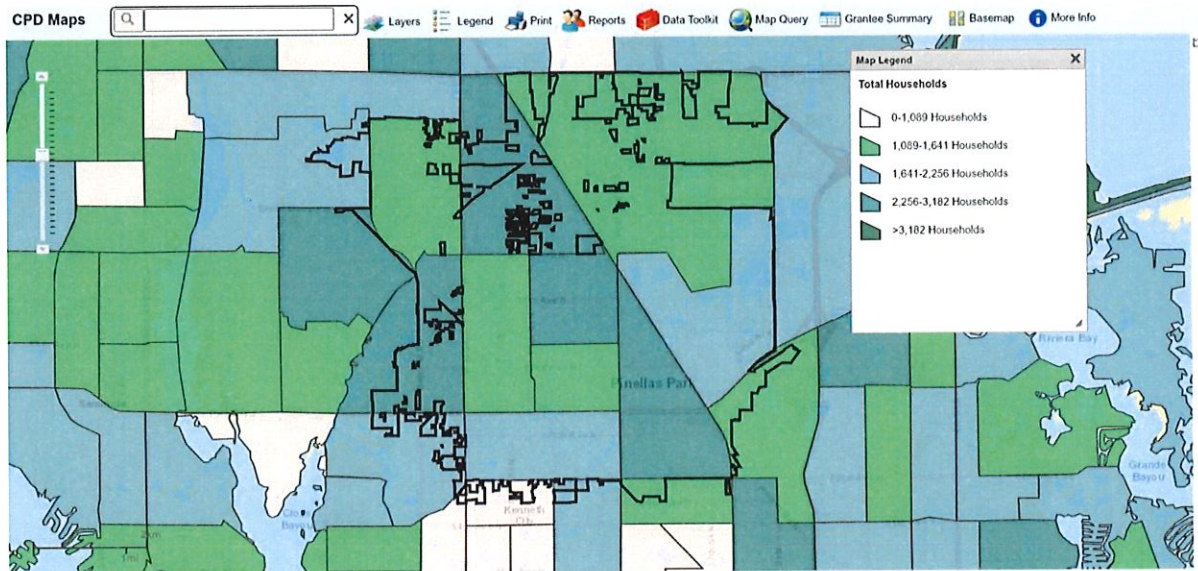
Priority needs for the City's five (5) year Consolidated Plan were based on community input, staff knowledge of known needs, and available financial resources.

SP-30 Influence of Market Conditions – 91.215 (b)

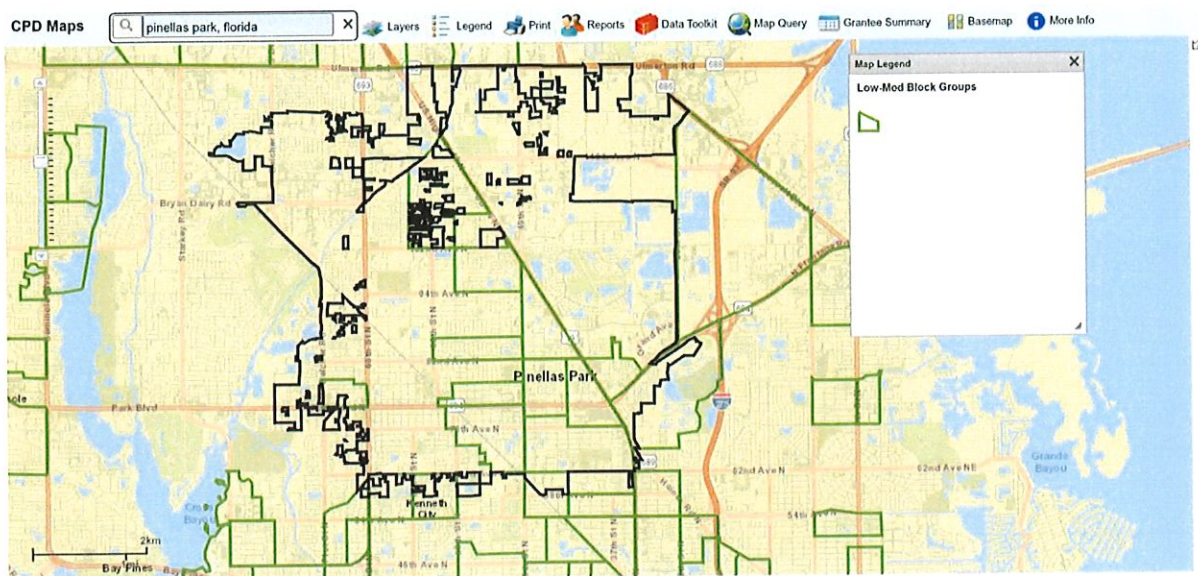
Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	No CDBG entitlement funds will be used for TBRA.
TBRA for Non-Homeless Special Needs	No CDBG entitlement funds will be used for TBRA.
New Unit Production	The City does not intend to use any of its entitlement funds towards new unit production in the five (5) year plan.
Rehabilitation	The City does not intend to use any of its entitlement funds towards rehabilitation of homes.
Acquisition, including preservation	No CDBG entitlement funds will be used for acquisition or preservation.

Table 49 – Influence of Market Conditions



Population-Pinellas Park



Low-Mod Areas

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The main funding to achieve Pinellas Park's goals are to utilize CDBG funding to maximize the potential for assisting its residents. For our projects within the next five (5) years, it is not anticipated that additional resources or funding will be needed for projects.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	400,000	0	0	400,000	The expected amount available is four (4) more years of the annual allocation amount. Prior year resources will be allocated towards public infrastructure projects in Program Year 2023.

Table 50 - Anticipated Resources

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

No matching requirements will be associated with resources utilized during completion of planned project activities. All activities will be completed utilizing only CDBG entitlement funds.

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

The City has not identified any publicly owned land or property that will be used to address the needs described in the plan. Any permits that are required will be obtained through the City to gain access to rights-of-way, including sidewalk projects and any other public infrastructure activities.

Discussion

The 2023 allocation for the City of Pinellas Park is xxxxxx . Below are the estimated amounts presented in the Annual Action Plan.

Planning and Administration: xxxxx

Public Facilities/Infrastructure: xxxxx

Public Services: xxxxx

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF PINELLAS P	Government	Homelessness Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
Homeless Leadership Alliance of Pinellas	Continuum of care	Homelessness	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

While the City of Pinellas Park is strong in addressing the needs of its residents, there are gaps that remain for providing services to our homeless and special needs populations. The City recognizes the need to upgrade our public facilities and infrastructure to provide safer accessibility for our LMI areas; however, the City lacks in providing direct social services to those in need. While the City does work closely with various social service agencies in order to refer our residents and provide them with the information necessary, there are gaps in providing all of the resources needed, either due to financial inability or lack of access. The City works closely with the Homeless Leadership Alliance of Pinellas and the Continuum of Care to address our homelessness needs; however, it would be beneficial for the City to maintain a readily-available list of resources for our residents that is also easily accessible. It would also be beneficial to provide public services to our residents, in terms of assisting the homeless directly or providing affordable housing opportunities.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		

Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X		
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 52 - Homeless Prevention Services Summary

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

There are several resources made available to our homeless persons and those with HIV/AIDS. Presently, our homeless population can obtain housing through our homeless shelter, Pinellas Hope. As noted in PR10, the City coordinated with several agencies that provide mental health, medical issues, and job training services to complete the City's five (5) year Consolidated Plan. Operation Par, Boley Centers, Inc, Safe Harbor and CASA are just a few that presently provide these types of services.

Additionally, HMIS is a HUD-mandated centralized, collaboration database which allows participating social service agencies and non-profit organizations to collect and track information for the homeless that they serve in order to measure performance, track outcomes, and improve the quality of data available for planning and policy purposes. The Homeless Leadership Alliance of Pinellas presently works hand-in-hand with over thirty (30) partner agencies to assist this population.

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

Again, it is one of many strengths of the City that so many resources can be readily available to our special needs population and homeless; however, gaps remain in giving those in these populations the

information that is needed to access the resources. It is difficult to relay information to these individuals to allow them access to the services available. Transportation and financial stability often stand in the way of allowing these persons to obtain the services needed.

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

The City of Pinellas Park can begin to overcome these gaps in the institutional structure by working closely with our Pinellas Park Police Outreach Team who can provide our homeless population with the necessary information to gain access to resources, while also working closely with the Continuum of Care in our jurisdiction to reach out to those in need of services.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Infrastructure/Facilities	2023	2027	Public Facilities	Harmony Heights Safety and Mobility Project 78th Avenue North	Expand/Improve Public Facilities/Infrastructure		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1500 Households Assisted
2	Public Services	2023	2027	Homeless Non-Homeless Special Needs		Public Services		Public service activities for Low/Moderate Income Housing Benefit: 25 Households Assisted Homeless Person Overnight Shelter: 5 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 5 Beds Homelessness Prevention: 5 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Homelessness	2023	2027	Homeless		Homelessness		Homeless Person Overnight Shelter: 20 Persons Assisted
4	Homeowners Assistance	2023	2027	Homeowners Assistance		Homeowners Assistance		Other: 2 Other
5	Affordable Housing	2023	2027	Affordable Housing		Affordable Housing		Homeowner Housing Added: 2 Household Housing Unit

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Public Infrastructure/Facilities
	Goal Description	This goal will expand and improve public infrastructure and facilities within the City of Pinellas Park as well as improving access to public facilities.
2	Goal Name	Public Services
	Goal Description	This goal will provide supportive services for the special needs population as well as providing vital services for low-moderate households.
3	Goal Name	Homelessness
	Goal Description	This goal will address the needs of the homeless population within Pinellas Park.

4	Goal Name	Homeowners Assistance
	Goal Description	This goal will address the need for assistance for first-time homebuyers wishing to purchase a housing unit in Pinellas Park.
5	Goal Name	Affordable Housing
	Goal Description	This goal will address the essential need for affordable housing for the residents within the City.

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

Throughout the course of the five (5) year Consolidated Plan, the City of Pinellas Park will direct funds toward affordable housing options. Because the City is directing many of its five (5) year funds towards Public Facilities and Public Services, it is estimated that approximately one (1) household will benefit from affordable housing options. However, this number may increase as the housing market stabilizes and allows for additional resources for those in crisis.

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

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

N/A-The City does not have a Section 504 Voluntary Compliance Agreement. Pinellas County operates a local housing authority that services Pinellas Park residents at this time.

Activities to Increase Resident Involvements

N/A-The City of Pinellas Park does not have its own local housing authority. Residents of Pinellas Park utilize the services of the Pinellas County Housing Authority.

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

N/A

Plan to remove the ‘troubled’ designation

N/A-The City of Pinellas Park does not have its own public housing authority.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City of Pinellas Park strives to eliminate any barriers to affordable housing and residential investments within City limits. Every effort to eliminate barriers that could deter those in need of affordable housing are taken so that there are multiple opportunities to become a homeowner/renter in the City. However, it is not always possible to eliminate every barrier, such as the rising cost of rent and rising interest rates to buy a home. According to Morgan Stanley, "single-family home prices-and price appreciation-have reached new records, the supply of existing homes for sale is the tightest it's been in several decades and housing affordability is at its lowest point since the financial crisis. The rental market isn't any better, with occupancy rates at all-time highs and rents on the rise." The City is taking steps to enact local policies that can positively impact housing affordability, such as allowing Accessory Dwelling Units (ADUs).

In 2018, the City of Pinellas Park completed an Analysis of Impediments to Fair Housing Choice (AI) and identified the following impediments to fair housing within the City:

1. Lack of Public Awareness: A substantial number of persons who experience discrimination do not report it.
2. Need for Greater Coordination: Coordination among government agencies, advocacy groups, and private market providers, such as landlords, property managers, and realtors is needed.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Pinellas Park will seek to further affordable housing opportunities for its residents by ensuring that efforts are made to remove or decrease those barriers to sustainable, affordable housing. The City will identify methods to make its residents aware of housing discrimination and how to report it. In addition, the City needs to continue its efforts to maintain coordination among other government agencies, social service agencies, and private market providers to assist those in obtain affordable housing.

SP-60 Homelessness Strategy – 91.215(d)

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

Within the past year of funding, the City did not identify an objective for reducing and ending homelessness; however, the City remained proactive in reaching out to our homeless population through our Community Policing efforts. The Pinellas Park Police Department Homeless Outreach Team works closely with the homeless population and has identified the following obstacles in addressing homelessness within the City:

- Affordability
- Shelter Availability
- Job Training

Jeremy Copeland, the City's Homeless Outreach Officer, works directly with the Pinellas Park homeless population to assess their needs and has identified affordable housing as a major point of concern for the homeless. Shelter availability is also a cause of concern as many are unable to access the shelters due to a lack of units. Presently, the Homeless Outreach Team utilizes Safe Harbor, whose primary objective is to assist any individual in need of a temporary home and to lay out the necessary stepping stones for each individual's reconnection with the workforce. Pinellas Safe Harbor provides these men and women with a safe environment while providing up-to-date resources for them to succeed. However, it remains a priority to make additional emergency shelters available to the homeless population of Pinellas Park. Through our 2020 CDBG-CV funding, Pinellas Park has allowed for homeless outreach for those affected by the COVID pandemic; however, as the price of housing continues to rise and homelessness remains an issue regardless of the pandemic, the City of Pinellas Park will need to continue working in conjunction with homeless shelters and resources throughout the City to address these needs. Staff also serves on the Safe Harbor tactical team which has prepared a needs assessment and strategic plan for the facility.

The Homeless Leadership Alliance of Pinellas and the Continuum of Care also actively work with the homeless population in Pinellas Park. Through their annual Point-in-Time Count, they are able to determine what the homeless need in terms of services and resources and how to best direct them in order to receive those services.

Addressing the emergency and transitional housing needs of homeless persons

In order to address the emergency shelter and transitional housing needs of our homeless population, it is necessary to understand that there remains a lack of available units to serve the persons currently

considered unsheltered. According to the Pinellas County Point-in-Time (PIT) count from 2022, the total number of homeless individuals is approximately 1,985. Additionally, the unsheltered homeless count was approximately 644 within the past year. A vast majority of these homeless individuals have been lifetime Pinellas County residents (21.3%). The City of Pinellas Park, specifically, had thirty-nine (39) unsheltered homeless individuals according to the PIT count. Unfortunately, Pinellas County remains as having the highest number of homeless veterans in the State of Florida, making that population, in particular, one of the most vulnerable to becoming and remaining homeless. The City of Pinellas Park is an active member of the Homeless Leadership Alliance of Pinellas who governs the local Continuum of Care. City staff participated in the 2023 Point-in-Time count to address the emergency shelter and housing needs of homeless persons within Pinellas Park.

The 2022 Florida Council on Homelessness has identified the State of Florida as "the epicenter of the nationwide housing crisis." In order to avoid median wage workers becoming homeless, many families have found housing solutions through "doubling up" in residences in an attempt to avoid being cost-burdened.

An additional issue that has arisen is the lack of shelter for those who have found themselves homeless. It has become necessary to identify what resources can be offered so that emergency shelter can be provided to those who have become homeless. These shelters are in need of additional funding to allow for more space to accommodate the increase in homelessness individuals in Pinellas Park and Florida. Presently, many homeless individuals seeking shelter are being placed in hotels due to a lack of availability at family shelters. These hotel vouchers have accounted for over 4 million dollars to provide shelter for homeless families. However, this becomes a "bandaid-on-a-bullet wound" solution. A long-term solution must be identified to assist these individuals in finding permanent shelter and housing.

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

The City of Pinellas Park works in coordination with the Homeless Leadership Alliance of Pinellas to provide chronically homeless individuals and those who have experienced sudden homelessness, with assistance finding shelter services, low-cost housing, and alternative solutions to homelessness through case management. Regarding permanent housing, it would take an additional seventy-eight (78) new units each year just to meet the current level of need, according to the Homeless Leadership Alliance. The Homeless Leadership Alliance has identified that additional funding for case management is necessary to help the homeless and locate permanent housing. Additionally, diversion methods including rental/mortgage assistance funding, rehabilitation funds for rental units, and expedition of

payments to providers for reimbursement can be useful in preventing first-time homelessness or recurring homelessness.

Since the inception of the 2018-2022 Consolidated Plan, the City has welcomed two (2) new affordable housing developments to the City: The Ranch at Pinellas Park and Palmetto Pointe Apartments. According to Theresa Gay, who oversees The Ranch at Pinellas Park through Boley Centers, Inc., there are twenty-five (25) voucher-based units and eight (8) Boley Center income-based units available. All of the units operated through Boley Centers, Inc. are one (1)-bedroom units while the remaining units are voucher-based. Palmetto Pointe Apartments are operated through WRH Realty Services who work closely with the St. Petersburg Housing Authority and the Pinellas County Housing Authority to provide affordable housing for residents. There are presently eighty-two (82) units and the rent is determined upon income level and household size.

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

Unfortunately, median wage workers are rapidly becoming one of the highest populations experiencing possible homelessness because wages are not increasing at the same rate as housing costs. According to the CHAS data for 2015-2019, there were a total of 6,905 households experiencing at least one of the four housing problems (incomplete kitchen facilities, incomplete plumbing facilities, more than one (1) person per room, and cost burden greater than 50%). The City of Pinellas Park has continued its relationships with Directions for Living, Operation Par, Suncoast Housing Connections, Boley Centers, and CASA (domestic violence shelter) to provide assistance to those in crisis and potentially facing homelessness. The City remains committed to its partnerships to ensure that our residents are provided with the best resources available. Additionally, the City works with the Pinellas County Housing Authority to provide alternative solutions for those individuals and families who could potentially become homeless after their release from an institution or system of care.

The City of Pinellas Park reached out to Family Resources, Inc., a non-profit agency serving kids and families in Pinellas County with programs and safe places. They provide three (3) shelters located both in Pinellas and Manatee Counties. These shelters provide short-term residential care and counseling for youth between the ages of 10 to 17. It is a refuge for homeless and runaway youth as well as an intervention to families in crisis. They also provide Safe Connections Street Outreach for homeless youth as well as family and individual counseling for children and teens ages 6 to 17.

Staff can also provide resources to those who have recently been released from a correctional institution through the Pinellas Ex-Offender Re-Entry Coalition. This program assists those who have been release into reintegrating into society by providing counseling and case management services.

SP-65 Lead based paint Hazards – 91.215(i)

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

The Florida Department of Health is the primary agency responsible for addressing lead-based paint hazards. Charles Minor, Environmental Administrator for the Florida Department of Health, explained that the Pinellas County Health Department Lead Prevention Program works with local doctors identifying potential lead-based paint poisonings. The Department of Health is notified by a doctor when a test result indicates an elevated blood lead level. The DOH then conducts an interview to attempt to ascertain the source of the lead poisoning so that it may be removed. The Department of Health is extremely diligent in following through with any test results indicating lead-based paint poisoning, especially those under the age of 16. Onsite investigations are conducted and a remedial plan is put in place to attempt to reduce the blood lead levels.

Lead-based paint found in older homes is the most common source of lead exposure in the environment. Lead-based paint containing up to 50% lead was commonly used through the 1940s, although it continued to be available for use until 1978. The map below shows that only 9% or less of the rental units within Pinellas Park were built before 1949, although the number of rental units built before 1980 is larger and could indicate a risk of lead-based paint still being a factor.

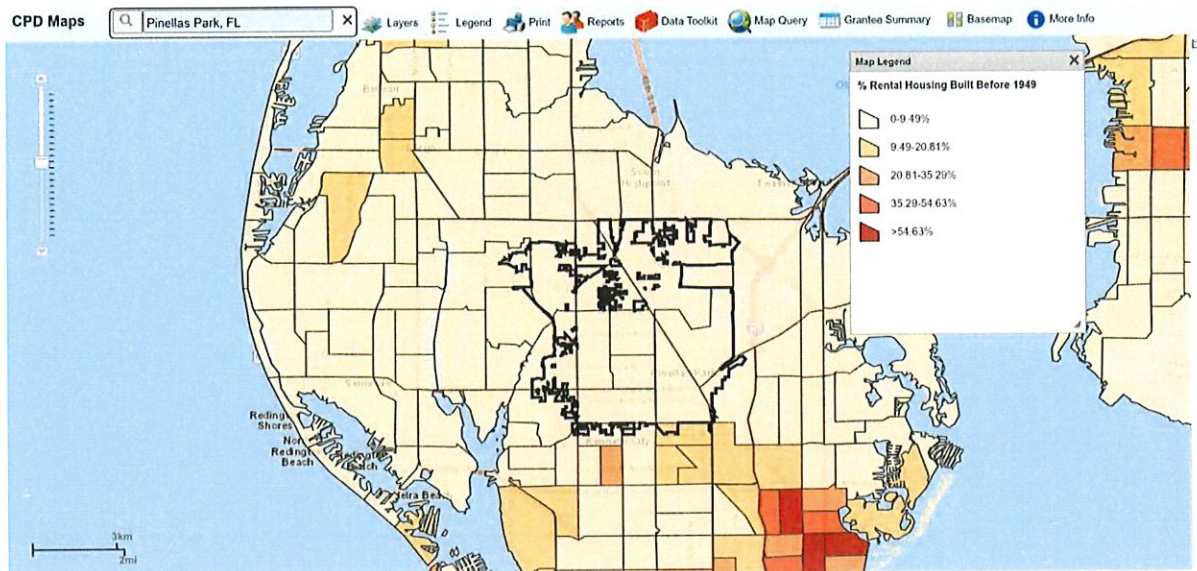
As the Pinellas County Health Department Lead Poisoning Prevention Program is in place to prevent childhood lead exposure, they will continue to remain diligent in assessing lead poisoning, especially in those younger than 16. A Department of Health EPA certified lead risk assessor will test interior paint for lead that might be chipping/peeling and ingested or inhaled.

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

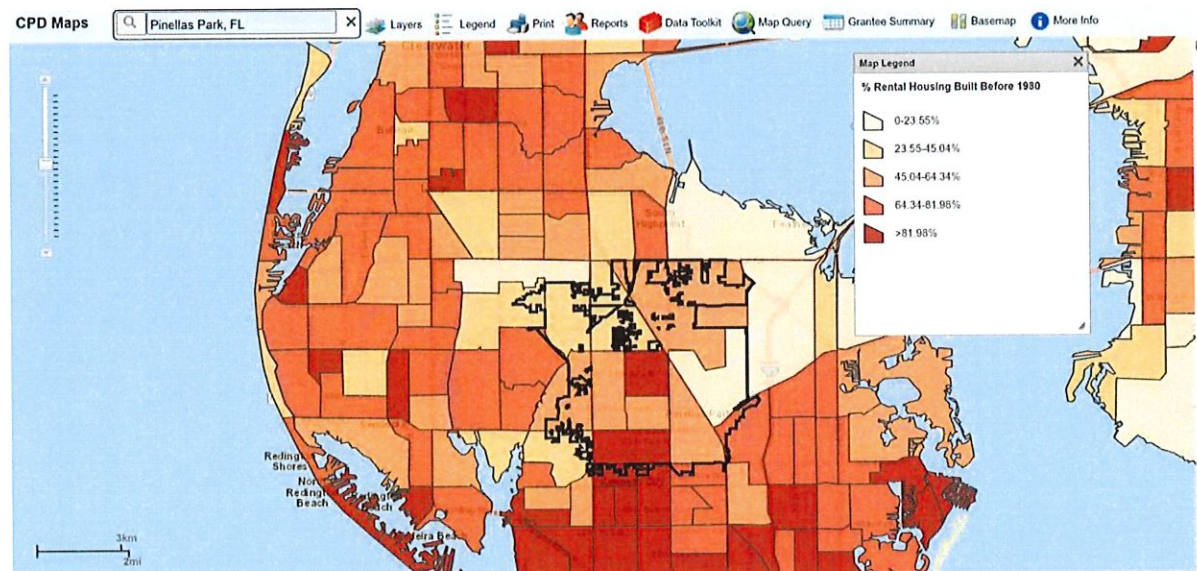
Since lead poisoning became reportable in 1992, Florida has lowered the Blood Lead Level from greater than or equal to ten (10) to greater than or equal to five (5) in both children and adults. This greatly increased the amount of cases with 1,155 cases reported in 2019 alone. It is imperative that health officials work in coordination with medical staff to determine those with higher BLLs and how the individual was exposed.

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

The City of Pinellas Park does not anticipate funding any activities that would necessitate the Lead Safe Housing Rule to be enforced. However, if during the course of the five (5) year Consolidated Plan, the City intends to fund any housing activities, the City would ensure that all federal requirements pertaining to the Lead Safe Housing Rule are enforced.



Rentals Built Before 1949



Rentals Built Before 1980

SP-70 Anti-Poverty Strategy – 91.215(j)

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

The City of Pinellas Park is tasked with working towards eliminating poverty within the City through addressing the priority needs identified in this plan. CDBG funds will be used exclusively in low-moderate income areas within City limits to improve the quality of life for those residents through public facilities and infrastructure upgrades, as well as incorporating public services into our goals in future years. The City will work with local service agencies to provide the necessary assistance to residents in order to reduce poverty. The State of Florida also provides statewide assistance that can be accessed by Pinellas Park residents.

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

As part of the City's coordinated efforts to reduce poverty and allow for affordable housing, the City will strive to reach the safe harbor benchmark for Section 3 workers for its projects. These efforts will encourage those who are identified as Section 3 to apply for job opportunities as well as utilizing Section 3 businesses as much as possible. If the safe harbor benchmark cannot be attained, the City will conscientiously undertake the necessary steps to provide job training for those who are identified as Section 3 workers.

SP-80 Monitoring – 91.230

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

The City of Pinellas Park has a Community Services Coordinator dedicated solely to administering the Community Development Block Grant. This Coordinator is responsible for the written reports submitted to HUD, including the Consolidated Plan, the Annual Action Plans, and the Consolidated Annual Performance Evaluation Report. This staff member works closely with other staff to ensure that grant conditions and HUD regulations are strictly adhered to and that all financial reporting is accurate.

Staff will follow proper City of Pinellas Park procurement procedures to secure bids and RFPs for all CDBG-related projects and that Davis-Bacon wage determinations, as well as Section 3 reporting, are followed. Staff will work closely with their field HUD representative and other department heads to ensure that all policies and procedures comply with HUD mandates and necessary remedial action will be taken if needed.

The Community Services Coordinator will continue to monitor the progress of any CDBG projects as well as any future subrecipient agreements and reporting. Requests for Reimbursement and payment of invoices will be guided by the Community Services Coordinator and approved by the Community Services Manager.

Expected Resources

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

Introduction

Pinellas Park intends to utilize CDBG funding to maximize the potential for assisting its residents. For our projects within the next five (5) years, it is not anticipated that additional resources or funding will be needed.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	400,000	0	0	400,000	0	The expected amount available is four (4) more years of the annual allocation amount. Prior year resources will be allocated towards public infrastructure projects in Program Year 2023.

Table 1 - Expected Resources – Priority Table

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

All activities will be completed utilizing only CDBG entitlement funds, with no matching funds proposed.

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

The City has not identified any publicly owned land or property that will be used to address the needs described in the plan. Any permits that are required will be obtained through the City to gain access to rights-of-way, including sidewalk projects and any other public infrastructure activities.

Discussion

The 2023 allocation for the City of Pinellas Park is xxxxxx . Below are the estimated amounts presented in the Annual Action Plan.

Planning and Administration: xxxxx

Public Facilities/Infrastructure: xxxxx

Public Services: xxxxx

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Public Infrastructure/Facilities
	Goal Description	The City of Pinellas Park intends to update and improve upon Public Facilities/Infrastructure within the LMI areas of the City, specifically Census Tract 249.06. For the 2023 Program Year, the City intends to complete the Harmony Heights Safety and Mobility Project using remaining funds from previous program years as well as dedicating the remaining allocation of our 2023 funding, excluding funds for Program Administration. This should equate to approximately \$320,000.00 for Public Facilities/Infrastructure and should be adequate funding to complete this goal.

Projects

AP-35 Projects – 91.220(d)

Introduction

During the 2023 Program Year, the City of Pinellas Park plans to fund three public facilities/infrastructure projects that will benefit low-moderate income persons residing in the community. The proposed projects were selected based on the needs identified through the citizen participation process, as well as conferring with the City Manager, other department managers, and self-identification by Community Services staff.

Projects

#	Project Name
1	CDBG: Administration
2	CDBG: Public Infrastructure/Facilities

Table 3 - Project Information

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

During the 2023 Program Year, the City of Pinellas Park will continue to make public infrastructure improvements in the Harmony Heights area, located in Census Tract 249.06, a low-moderate income area of 51.98% according to the CPD mapping tool. The project began in Program Year 2022 and was divided into two (2) phases. It is expected that phase 2 will be completed during Program Year 2023. This safety and mobility project will provide drainage, sidewalks, paving, curbs, and ADA-compliant ramps.

AP-38 Project Summary
Project Summary Information

Annual Action Plan
2023

6

1	Project Name	CDBG: Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$80,000
	Description	These funds will be used to plan and administer the CDBG program.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project is primarily used to fund the planning and administration of the CDBG program; it is not possible to accurately determine how many families will be assisted or benefit from this project.
	Location Description	6051 78th Avenue North Pinellas Park, Florida 33781
	Planned Activities	These funds will be used to plan and administer the CDBG program.
2	Project Name	CDBG: Public Infrastructure/Facilities
	Target Area	Harmony Heights Safety and Mobility Project
	Goals Supported	Public Infrastructure/Facilities
	Needs Addressed	
	Funding	CDBG: \$320,000
	Description	These projects will be used for safety and mobility purposes within our low-moderate income areas. These projects will primarily be used to construct sidewalks, curbs, and ADA-compliant ramps, as well as drainage improvements.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	It is expected that approximately 3,000 households will benefit from these projects based on the population residing within the low-moderate income areas.
	Location Description	86th Avenue-82nd Avenue from 60th Street to 49th Street Pinellas Park, Florida 76th North Pinellas Park, Florida

Planned Activities	<p>The City of Pinellas Park intends to establish one (1) activity within this project: the Harmony Heights Safety and Mobility Project. This will include replacing curbs, building ADA-complaint ramps, paving, sidewalks, and drainage as needed. This activity will take place in a low-moderate income area and will improve safety and mobility for the residents within that area. An expected goal indicator of 3000 households would be assisted.</p>
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AP-50 Geographic Distribution – 91.220(f)

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

The Harmony Heights Safety and Mobility Project is located in Census Tract 249.06 with an LMI of 51.98%. This was a multi-year project that is expected to be completed by the end of Program Year 2023. Completion of this project will be the City's primary goal for the 2023 Program Year.

Geographic Distribution

Target Area	Percentage of Funds
Harmony Heights Safety and Mobility Project	80

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

This area is considered an LMI area and is in need of infrastructure upgrades and improvements for safety and mobility purposes. Located in Census Tract 249.06 with an LMI of 51.98%, this area reaches the threshold of being considered a low-moderate income area that services the residents of that area primarily. These improvements and upgrades will benefit the residents within this census tract almost exclusively.

Discussion

During the 2023 Program Year, the City of Pinellas Park intends to use its entitlement funds for Safety and Mobility Projects in one (1) LMI area within City limits. This project will fulfill our Public Facilities/Infrastructure goal and will be used to benefit the residents of this area almost exclusively.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Although the City of Pinellas Park will not directly spend its allocation to assist with affordable housing in 2023, the City will be focusing on upgrading improving public facilities and infrastructure for the area previously identified. These improvements will assist with neighborhood stabilization and promote increased property values for those residing in those areas.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	3,000
Special-Needs	0
Total	3,000

Table 5 - One Year Goals for Affordable Housing by Support Requirement

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

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Pinellas Park does not intend to use its 2023 Program Year entitlement funds for affordable housing; however, it does plan to utilize this funding for Public Facilities/Infrastructure Projects for safety and mobility issues within a low-moderate income area. This will allow for neighborhood stabilization and improve property values within these areas. It is expected that in future program years, the City will utilize part of its funding to assist with affordable housing options.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Pinellas Park does not operate its own public housing authority and relies upon the Pinellas County Housing Authority (PCHA) to provide Pinellas Park residents with the assistance they require to obtain public housing. PCHA operates two (2) Section 8 properties within City limits, allowing for over 345 units as well as distributing three hundred and nine (309) vouchers to be used for units owned by private landlords. All Section 8 units must meet HUD's Housing Quality Standards. In addition, PCHA operates one public housing facility that accepts Section 8 vouchers for room rent only.

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

The City of Pinellas Park will continue to work closely with the Pinellas County Housing Authority to address any concerns or needs for public housing. At this time, PCHA operates two Section 8 housing properties within City limits and provides Section 8 vouchers to 309 active residents. Staff will continue to work with PCHA to ensure that residents receive the funds and assistance necessary to prevent homelessness. Staff will attend Pinellas Housing Finance Authority meetings on a regular basis.

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

Because the City of Pinellas Park does not operate its own public housing authority, City staff must work closely with PCHA to encourage public housing residents to explore homeownership options. Staff can provide the resources necessary so that residents can contact the service providers needed and become more self-sufficient in securing housing.

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

The City of Pinellas Park does not operate its own public housing authority and relies upon the Pinellas County Housing Authority (PCHA) to provide assistance to our residents. At this time, the PCHA is not designated as troubled; therefore, additional financial assistance is not necessary. PCHA has achieved a passing score in previous inspections and does not anticipate any needed rehabilitation to its properties at this time.

Discussion

As detailed above, the City of Pinellas Park does not operate its own public housing authority and relies on the Pinellas County Housing Authority for its public housing needs. Staff works closely with PCHA to determine if the needs of those residents are being met and what services can be provided going forward.

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

Introduction

For the 2023 Program Year, the City of Pinellas Park does not foresee utilizing its entitlement grant funds to assist the homeless and special needs population. For this program year, the City will use its funding to better assist the LMI areas within City limits by funding safety and mobility projects that will upgrade and improve public facilities and infrastructure.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The City of Pinellas Park will continue working with the Homeless Leadership Alliance of Pinellas and the Continuum of Care to accurately ascertain the number of homeless individuals within the City for their Point-in-Time count. City staff will work diligently to gather information regarding our City's homeless population. While the City does not intend to apply its entitlement funds directly to reducing and ending homelessness during the 2023 Program Year, it is expected that in future program years, the City may fund public services that will address the homeless population and their needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

While the City of Pinellas Park does not expect to directly address the needs of homeless persons in the 2023 Program Year through entitlement funding, the City will continue to work in coordination with the Homeless Leadership Alliance of Pinellas to assist with their Point-in-Time count and to also communicate with the City's Street Outreach Team through the Police Department. Both of these will allow the City to gauge the number of homeless individuals within the community and determine what services are needed.

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

While the City of Pinellas Park does not expect to directly address the needs of homeless persons in the 2023 Program Year through entitlement funding, the City will continue to work in coordination with the Homeless Leadership Alliance of Pinellas to assist with their Point-in-Time count and to also

communicate with the City's Street Outreach Team through the Police Department. Both of these will allow the City to gauge the number of homeless within the community and determine what services are needed. It is predicted that in upcoming program years, the City will use funding for public services that will aid the homeless population, including the chronically homeless, to transition to permanent housing.

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

The City does not intend to work directly with health care, mental health, or other publicly funded institutions or directly fund activities that will benefit the non-homeless special needs population during the 2023 Program Year. It is anticipated that the City will address some of these needs in future program years once staff can better assess the needs and activities that would most likely benefit this population.

Discussion

The 2023 Program Year will be used to improve Public Facilities and Infrastructure within the LMI areas of the City of Pinellas Park. While the City strongly recognizes the need for services for the homeless population, it would be beneficial for staff to better examine the needs and lack of services that the homeless population experience. Once staff can recognize these needs, it is anticipated that funding will be used for Public Services to address these needs and services that are presently lacking.

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

Introduction:

The City of Pinellas Park pursues opportunities to eliminate barriers to affordable housing for its residents. Staff works with the community to find solutions to the lack of housing options for our residents, including the ability to afford suitable housing. In order to accommodate our growing population, a variety of housing alternatives must be available so that those from all income levels may become homeowners or afford rent within the City. The City is exploring potential code amendments and policy changes that support affordable housing, such as allowing Accessory Dwelling Units and increased density limits for developers that create affordable housing. The City does offer grants to fund housing rehabilitation for those that meet the qualifications.

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

The City of Pinellas Park makes a conscientious effort to eliminate barriers to affordable housing for residents in the community. The City's Planning and Development Division, as well as the Building Development Division, both work closely with residents and property owners to encourage affordability, accessibility, and sustainability. The City is exploring potential code amendments and policy changes that support affordable housing, such as allowing Accessory Dwelling Units and increased density limits for developers that create affordable housing.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

The Community Development Block Grant (CDBG) Entitlement Program provides grants to entitled cities and counties to develop viable urban communities for low- and moderate-income persons. As an entitlement city, Pinellas Park will aim to:

- Improve the lives of all residents, especially those at low-and-moderate income levels
- Work in coordination with other agencies to strive to provide resources to the residents
- Implement projects that will be successful and beneficial to the community

Actions planned to address obstacles to meeting underserved needs

In the next five (5) years, the City of Pinellas Park will seek to identify what needs and/or obstacles the community is facing and will address them accordingly. As the City is facing an affordable housing crisis, it will remain a priority that the City addresses this concern and takes necessary steps to assist its residents. By reaching out to social service providers for referrals and information, the City can assist those who may be facing housing problems or potential homelessness. In addition, the City can better provide those with mental disabilities, physical abuse, and drug/alcohol problems with the treatment that they need by maintaining a close working relationship with local social service agencies.

Actions planned to foster and maintain affordable housing

It is apparent that the City is facing an affordable housing crisis; however, the City was not able to take the necessary steps in past program years to address this issue. The City of Pinellas Park does work with local social service agencies to provide referrals and information to those in need who reside within City limits. During the course of the 2023 Program Year, the City does plan to address these needs and acquire the information necessary to alleviate some of the obstacles presented.

Actions planned to reduce lead-based paint hazards

The Florida Department of Health (DOH) is the primary agency responsible for addressing lead-based paint hazards. After speaking with Charles Minor, Environmental Administrator for the Florida Department of Health, he indicated that the Pinellas County Health Department Lead Prevention Program works with local doctors identifying potential lead-based paint poisonings. The Department of Health is notified by a doctor when a test result indicates an elevated blood lead level. The DOH then conducts an interview to attempt to ascertain the source of the lead poisoning so that it may be removed. The Florida Department of Health is extremely diligent in following through with any test results that have indicated an elevated lead-based paint level, especially those under the age of sixteen (16). Onsite investigations are conducted and a remedial plan is put in place to attempt to reduce the levels. The City of Pinellas Park will continue working with the Florida Department of Health to ensure

that lead-based paint hazards are identified and reduced or eliminated.

Actions planned to reduce the number of poverty-level families

The City recognizes that reducing the number of poverty-level families within City limits will benefit not only the families, but will foster community development and allow for citywide economic improvement. This can be achieved by assisting residents with their financial and housing needs by partnering with local social service agencies. The City will also work diligently to adhere to Section 3 regulations mandated by HUD to foster job opportunities for those identified as Section 3 eligible.

Actions planned to develop institutional structure

The City of Pinellas Park Community Development Department hired a Community Services Coordinator whose sole focus is the Community Development Block Grant. This position was hired in September 2022 and is the primary contact for establishing the City's priority needs and objectives going forward. This coordinator has met with the City Manager, the Public Works Department, the Community Development Administrators, and various local social service agencies to begin identifying the priority needs for the 2023 Program Year. This position will also address priority needs with citizens, per the Citizen Participation Plan, as well as City Council and Administrators. Staff will also work closely with the Finance Administrator as well as the Office of Management and Budget Administrator to ensure that all procurement policies are being met and that all budgets align accordingly.

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

It is essential that the City of Pinellas Park maintains a stable and beneficial coordination between those residing in public and private housing and social service agencies. It becomes the responsibility of the City to assist in coordinating those efforts by identifying what agencies would best serve the residents of the City of Pinellas Park. Presently the City works with Pinellas County, the Pinellas County Housing Authority, Clearwater Housing Authority, the City of Largo, the Pinellas Park Police Department Street Outreach Team, CASA, Operation Par, Suncoast Housing Connections, Directions for Living, Florida Department of Health, Homeless Leadership Alliance of Pinellas, and the Continuum of Care. The City will remain proactive in working in conjunction with these and other social service agencies to provide the needed resources to our residents to assist them in overcoming housing-related obstacles avoiding homelessness.

Discussion:

Program Specific Requirements

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

Introduction:

The City of Pinellas Park does not expect to have funds available from program income or prior program year funds. Any previous year resources have been allocated in prior year Annual Action Plans.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Housing Trust Fund (HTF)
Reference 24 CFR 91.220(l)(5)

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).
- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.
- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.
- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.
- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. Performance Goals and Benchmarks. The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. Rehabilitation Standards. The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable

codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

6. Resale or Recapture Guidelines. Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

7. HTF Affordable Homeownership Limits. If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. Refinancing of Existing Debt. Enter or attach the jurisdiction's refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction's refinancing guidelines must, at minimum, 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. If the jurisdiction will not refinance existing debt, enter "N/A."

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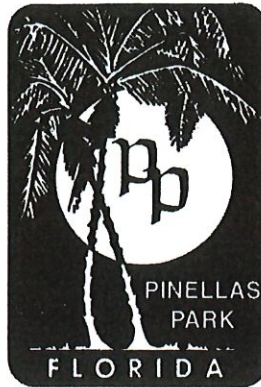
Discussion:

HUD requirements stipulate that at least 70% of CDBG funds benefit low-and-moderate income persons over a one, two, or three (1,2,3)-year period. According to 24 CFR 570.200 (a)(3)(i), this calculation does not include the cost of administration and planning activities eligible under 24 CFR 570.205 and 570.206, which are presumed to benefit low- and moderate-income persons in the same proportion as the remainder of the CDBG funds. Therefore, 100% of the activities proposed for program years 2023-2027 will benefit persons of low-to-moderate income.

City of

PINELLAS PARK

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February 6, 2023

Ms. Paulette Harbert
Community Services Coordinator
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100

RE: City Document #23-017
Resolution Approving 2023-2027 Consolidated Plan

Dear Ms. Harbert:

Our office has received and reviewed the above-referenced proposed Resolution approving the submission of the 2023-2027 HUD Consolidated Plan and the draft of the Consolidated Plan. Our office would approve of the same as to form and correctness.

Very truly yours,

Lauren C. Rubenstein
City Attorney

cc: Bart Diebold, City Manager
Diane M. Corna, MMC, City Clerk
Chief Michael Haworth, Asst. City Manager
Nick Colonna, Community Development Administrator
Aaron Petersen, Asst. Community Development Administrator
Erica Lindquist, Planning & Development Services Director

LCR/pl

23-017.02062023.LPH.CDBG Resolution.wpd



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