

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

Introduction

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

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

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)

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))

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Affordable housing barriers can be both deliberate and non-deliberate. Deliberate barriers are set up by local governments that are seeking to block any further affordable housing development from occurring in their jurisdiction. That is inexcusable and causable, not acceptable, and not done by Pasco County. The more likely cause for barriers to develop is because of well-meaning activities that are not intended to affect the cost of housing, but do. This includes actions such as setback requirements for public safety purposes, landscaping requirements to beautify areas, and density limitations for transportation effects. Pasco County has developed systems for review of local ordinances that may affect the cost of housing. County departments and divisions are required to quantify the cost of all changes to the Land Development Code in the cover memorandum to the Board of County Commissioners (BCC). This system forces County agencies to come up with a cost of their proposed actions, and allows the BCC to make a more informed decision on all ordinances. The total costs of these actions are reported annually to the Florida Housing Finance Corporation. There is no doubt that actions the BCC takes do affect the cost of housing. Allowing one unit per acre or 100 units per acre greatly affects the cost of housing. Deciding as to whether or not to impose impact fees has an effect on housing. Land use and zoning are always controversial items. The governing agency is limiting the action that can be taken by an individual on his property. Finding the line between the best use of the land for the individual and for the community is a very difficult issue. Building codes can affect the cost of housing; but they are, for the most part, out of the local government's hands. The State government sets the rules for codes; local governments must implement them. The State has increased the cost of housing significantly with various measures over the last few years. New codes for windows, aimed at hurricane wind protection, have increased the cost for those items. New anchoring systems for manufactured housing have caused an increased price in their installation. There is little doubt for the necessity of these actions; however, there is an increase to the cost of housing. The County building department did interpret part of the building code in a beneficial way for affordable housing. The State code states that if the cost of repairing a home is worth more than 50 percent of its value, then the entire structure must be brought up to code. This creates a greater impact to a lower valued property, i.e. one valued at \$40,000, than a higher valued property. The County chose to use the replacement value instead of the market value, making it easier to rehabilitate older, less expensive homes. If the other method is used, many older homes would be demolished, and a great deal of the affordable housing stock would be lost.

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

Introduction

The Community Development Block Grant Program is the primary Federal funding source in Pasco County available to meet non-housing community development needs.

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	1,474	715	1	1	0
Arts, Entertainment, Accommodations	16,443	9,753	14	16	2
Construction	7,928	5,351	7	9	2
Education and Health Care Services	26,370	15,536	22	25	3
Finance, Insurance, and Real Estate	10,439	3,654	9	6	-3
Information	3,011	592	2	1	-1
Manufacturing	7,039	2,544	6	4	-2
Other Services	4,605	2,994	4	5	1
Professional, Scientific, Management Services	12,129	3,750	10	6	-4
Public Administration	1,378	643	1	1	0
Retail Trade	20,387	12,428	17	20	3
Transportation and Warehousing	3,242	941	3	2	-1
Wholesale Trade	6,464	2,205	5	4	-1
Total	120,909	61,106	--	--	--

Table 40 - Business Activity

Data Source: 2005-2009 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)

Labor Force

Total Population in the Civilian Labor Force	200,377
Civilian Employed Population 16 years and over	181,300
Unemployment Rate	9.52
Unemployment Rate for Ages 16-24	24.29
Unemployment Rate for Ages 25-65	5.99

Table 41 - Labor Force

Data Source: 2005-2009 ACS Data

Occupations by Sector	Number of People
Management, business and financial	38,346
Farming, fisheries and forestry occupations	8,523
Service	17,759
Sales and office	34,323
Construction, extraction, maintenance and repair	19,849
Production, transportation and material moving	11,627

Table 42 – Occupations by Sector

Data Source: 2005-2009 ACS Data

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	87,916	52%
30-59 Minutes	60,055	36%
60 or More Minutes	20,436	12%
Total	168,407	100%

Table 43 - Travel Time

Data Source: 2005-2009 ACS Data

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	11,983	2,055	8,628
High school graduate (includes equivalency)	46,048	4,690	20,975
Some college or Associate's degree	54,777	4,644	18,163
Bachelor's degree or higher	41,177	2,039	8,740

Table 44 - Educational Attainment by Employment Status

Data Source: 2005-2009 ACS Data

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	481	975	1,410	2,942	6,747
9th to 12th grade, no diploma	5,940	3,994	4,376	8,969	12,812
High school graduate, GED, or alternative	11,192	13,308	18,194	40,310	37,834
Some college, no degree	8,722	11,951	13,734	28,600	16,703
Associate's degree	1,717	5,224	6,967	11,171	3,734
Bachelor's degree	1,312	9,025	11,067	17,498	7,024
Graduate or professional degree	204	2,323	4,252	7,975	4,567

Table 45 - Educational Attainment by Age

Data Source: 2005-2009 ACS Data

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2005-2009 ACS Data

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

More than half the working age population leaves Pasco County every day and commutes to another County for employment. The workers that stay in Pasco County are generally involved in retail and clerical sectors.

Describe the workforce and infrastructure needs of the business community:

Pasco's workforce suffers from lack of training and educational attainment compared to other Counties. While efforts have been made to offer training assistance and educational development to the unemployed and underemployed, it is one of the significant detracting elements when Pasco is compared to other parts of the region.

The Pasco Workforce Board has made a major effort to provide the training to people that are in need.

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.

Beginning in 2014, the County will start collecting a penny sales tax that has 20 percent of the tax going towards economic development. This will bring \$45 million to the County's economic development activities, which will bring in new businesses and expand existing ones.

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

Currently, the workforce has the education and the training to meet the needs of business. However, more training is needed to bring better paying and more high tech jobs to the community.

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 Pasco-Hernando Workforce Board provides training opportunities for job seekers to obtain the tools necessary to find employment in a good paying environment.

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

No

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.

No.

Discussion

The Economic Development Council is tasked with coordinating the interests of the public and private sectors in economic development activities. Greater emphasis must be placed on economic development, with the County being able to offer incentives for attracting new businesses. Creating jobs and providing our communities with a good commercial base is an important link to creating and sustaining viable neighborhoods. Placing a dollar value on these needs is difficult to determine due to the nature of the industry, or lack thereof, within the County. While no economic development activities using CDBG funds are contemplated, the Division will assist as necessary with technical

assistance. CDBG funds may assist business owners with storefront rehabilitation if projects are located within designated target areas and approved by the Board of County Commissioners.

MA-50 Needs and Market Analysis Discussion

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

Generally, the older sections of the County (New Port Richey, Dade City, Lacoochee) have the oldest housing stock and greatest percentage of low- and moderate-income households. These neighborhoods have poor housing stock and housing prices that are unaffordable to the people living there.

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

As defined by HUD, areas of minority concentration (AMC's) are any neighborhoods in which the percentage of households in a particular racial or ethnic minority group is at least 20 points higher than their percentage for the jurisdiction as a whole or a neighborhood in which the percentage of minorities is at least 20 points above the overall percentage of minorities in the jurisdiction. The minority population in Pasco County is generally clustered in the northeastern sections of the County.

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

These neighborhoods have single family homes that are principally rental and many in substandard condition.

Are there any community assets in these areas/neighborhoods?

Except for Lacoochee, all of the areas have a municipal government that works to better their neighborhoods through code enforcement and police presence. Lacoochee is an unincorporated place with a strong sense of identity. The neighborhood has banded together to work to improve the neighborhood. The PCHA has a strong presence in Lacoochee.

Dade City is the County seat, and has a long history of community involvement and citizen activism. Numerous churches in the area take a prominent role in the life of the community. The Hispanic population in the Dade City area has increased tremendously, and Farmworkers Self-Help and Redlands Christian Migrant Association both are there to help the community. The City received a grant from the State to help the Salvation Army with the homeless, and Premier Medical Health is available for low-income persons with their health care.

New Port Richey has many issues. The City is now majority rental, and its biggest property tax payer and employer, Community Hospital, has left the City. However, the City has a strong business community and vigorous code enforcement department. Good Samaritan Clinic provides free medical care, and Connections Job Development provides employment skills.

Are there other strategic opportunities in any of these areas?

The Lacochee area has been designated as a Target Area by the Board of County Commissioners. As such, the Community Development Division has been working with the neighborhood for improvements. The County received a Housing Preservation Grant from the United States Department of Agriculture to assist the rehabilitation of homes, and also a Choice Neighborhoods Planning Grant from HUD, to help prepare for a full Implementation Grant.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The five-year strategy establishes Pasco County's general priorities for allocating funds geographically and among priority needs as identified in the priority need tables for program years 2013 – 2017. The strategy also identifies specific actions and programs for assisting households, homelessness, special need populations, and community development needs. The strategy has been developed to achieve the following statutory goals, principally for the low-, very low-, and extremely low-income residents:

- Provide decent housing: Assist homeless persons in obtaining affordable housing; retain and increase the availability of permanent housing that is affordable to low-income residents without discrimination; and increase supportive housing and services to enable persons with special needs to live in dignity.
- Provide a suitable living environment: Improve the safety and livability of neighborhoods; increase access to quality facilities and services; reduce the isolation of income groups within areas by de-concentrating housing opportunities and revitalize deteriorating neighborhoods; restore and preserve natural physical features of special value for historic, architectural, or aesthetic reasons; and conserve energy resources.
- Expand economic opportunities: Create jobs accessible to low-income persons; provide access to credit for community development that promotes long-term economic and social viability; and empower low-income persons to achieve self-sufficiency in Federally assisted and public housing.

The priority levels have been established based upon an assessment of needs as demonstrated through previous CDBG applications, public hearings, community needs consultations designed to directly obtain community opinion about housing and community development needs, information received in consultation with other agencies, current census data, and funding availability. Needs identified as High Priority should expect to have funding allocated to them during the time period covered by this Consolidated Plan. Needs identified as Medium Priority may have funding allocated to them if there is sufficient funding available; Pasco County will generally provide certification of consistency for applications for grant funds to address these needs. Needs identified as Low Priority are not expected to receive funding through this Consolidated Plan, unless determined by the BCC as a priority for the program year; Pasco County will consider providing certifications of consistency for applications for other grant funds to address these needs.

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

Geographic Area

1	Area Name:	Lacoochee Neighborhood
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Lacoochee/Trilby area, which is a 2.5 square-mile area, consists of three neighborhoods: Lacoochee, Trilby, and Trilacoochee. Although Pasco County is considered an urban County, the Lacoochee-Trilby neighborhood is located in the rural, northeastern portion of the County, with a total population of 2,084 people, of which 50.4 percent in Census Block Group 324.01, 80.3 percent in Block Group 324.03, 84.5 percent in 324.04, and 59.3 percent in Block Group 324.05 are low/moderate income in accordance with CDBG guidelines.

<p>Include specific housing and commercial characteristics of this target area.</p>	<p>Lacoochee is home to four subsidized housing complexes: two HUD and two U.S. Department of Agriculture Rural Development complexes, managed by the Pasco County Housing Authority. Cypress Villas II was recently classified as significantly distressed and funding opportunities to rectify these conditions are being sought after by the County and the PCHA.</p> <p>According to the 2010 U.S. Census, there were 66 vacant residential units in Lacoochee. Of those units, 36 percent (24 units) were for rent and one-half were listed as "other vacant" with no explanation for the vacancy.</p> <p>Of the 1,249 parcels in the Lacoochee-Trilby neighborhoods, a substantial portion (42.51 percent) have never had a building on site, according to the Pasco County Property Appraiser; 50.7 percent of built parcels had buildings constructed between 1950 and 1979; and 16.85 percent of built parcels had buildings constructed between 1930 and 1949. The average value of parcels in the neighborhoods is \$36,448.85 according to the Pasco County Property Appraiser.</p> <p>During a preliminary study of the neighborhood, data shows that there are gaps in services and housing in the neighborhood as follows: lack of a hospital, health care clinic, and dentist office; lack of a brand-named grocery store; lack of an early learning program; Grade D elementary school; substandard public housing; substandard private housing; lack of employment choices; 14 percent unemployment rate; lack of a useful community center; lack of infrastructure; and improvements needed in public safety. This area has historically one of the most significant percentages of low- and moderate-income residents in Pasco County. In connection with the multiple other projects that are programmed for the Lacoochee-Trilby areas, proposed infrastructure improvements will have a significant impact on the community and will assist in the larger revitalization efforts that are envisioned by all parties involved.</p>
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<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>The Pasco County Consolidated Plan identified Lacoochee-Trilby as one of the top ten potential County priorities. This was based on four criteria:</p> <ol style="list-style-type: none"> 1. Percentage of low/moderate income. 2. Increase in percentage of low/moderate income. 3. Percentage of families in poverty. 4. Increase in percentage of families in poverty.
<p>Identify the needs in this target area.</p>	<p>This project is focused on infrastructure improvements, including potable water and road and stormwater improvements for the target neighborhoods. Approximately \$3,500,000.00 of the Section 108 loan will be used for design and construction to resurface residential roads, installation of utility infrastructure, residential connection fees, ancillary costs for street lighting installation, and contingencies in the Lacoochee--Trilby neighborhood.</p> <p>Proposed potable water infrastructure expansions for the neighborhood surrounding the existing and proposed Habitat for Humanity of East and Central Pasco homes are estimated to cost approximately \$320,177.25. The Section 108 funds shall pay for the installation of the utility infrastructure and the residential connection fees for low- moderate-income residents. As funding is available through local and State funding sources, the Pasco County Utilities Services Branch impact fees will be paid for residents to ensure accessibility of potable water to as many residents as possible in the area.</p> <p>A street lighting district will be established with a portion of the electrical infrastructure provided by the WREC as a donation. Individual households will be assessed annually to cover the cost of the electric usage to operate the system.</p> <p>Any remaining funds shall be used for ancillary costs related to the comprehensive improvements and reserves for additional costs necessary to complete the roadway and utility infrastructure.</p>

What are the opportunities for improvement in this target area?

On July 24, 2012, the BCC approved an application for the Housing Preservation Grant (HPG) to be submitted to the U. S. Department of Agriculture (USDA), Rural Development. This preapplication proposed to assist the Lacochee/Trilby Neighborhood homeowners with building improvements such as new roofs, electrical upgrades, new windows and doors, and other home improvement upgrades. On September 28, 2012, the USDA awarded Pasco County \$100,000.00 in HPG funding. Funding for the HPG is matched with \$101,000 in SHIP funding as a local match.

Pasco County has been awarded Choice Neighborhood Planning Grant funds in the amount of \$300,000 to provide an in-depth analysis of the needs in the neighborhood. This includes conducting market and physical needs assessments, completing utility and roadway master plans, and identifying key partners for the transformation of the neighborhood. The County is in the process of applying for the Choice Neighborhood Implementation Grant, which will allow major improvements to be funded for this neighborhood.

In addition to the above-referenced opportunities, the Lacochee Community Center, which is funded in part with CDBG funds, broke ground in July 2013. The Community Center is a joint partnership between HUD, the U. S. Environmental Protection Agency, the State of Florida, through the Department of Juvenile Justice, the County, through the Community Development Division, the Lacochee Area Redevelopment Corporation, a not-for-profit subsidiary of Withlacochee River Electric Cooperative, and multiple private donors, have committed over \$2,000,000 to construct the center, which will deliver essential human and social services to the residents of the community.

The Board of County Commissioners is scheduled to introduce a proposed ordinance creating the Lacochee/Trilby Redevelopment District, which will establish a home rule tax increment financing redevelopment district for the community. This ordinance will establish a dedicated local financing source for essential infrastructure to continue to facilitate the redevelopment efforts already begun through the receipt and implementation of various local, State, Federal, and private resources invested in the community.

	Are there barriers to improvement in this target area?	To continue with necessary housing and related infrastructure improvements, the award of the Choice Neighborhood Implementation Grant will be necessary.
2	Area Name:	Tommytown
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Tommytown Neighborhood Target Area is located in CT 325.00 BG 2. The Neighborhood, located in Dade City, is primarily a Hispanic neighborhood, accounting for 68.91 percent of the population. Seventy-eight percent of the resident's earn low- to moderate-income and over 27 percent live in poverty. The neighborhood was comprised of dirt roads, dilapidated, substandard housing units, and a high rate of crime, gang activities, and substance abuse problems. The infrastructure improvements in both the South and North project boundaries have been completed. Total CDBG and Section 108 loan funds expended to complete the infrastructure improvements was \$15,622,495. Remaining Section 108 funds have been reallocated to water and sewer improvements to assist eligible homeowners hook-up to the central facilities. No new funds will be allocated to this project. Remaining Section 108 funds will be reallocated to new neighborhoods that are in need of improvements. Owners of slum and blighted structures will continue to receive free demolition and clearance services.
Include specific housing and commercial characteristics of this target area.	Housing conditions remain a problem in the neighborhood. This community is considered a housing target area for homeowner rehabilitation and homebuyer assistance.	

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Consultation and citizen participation of this neighborhood began in 1998. Consultation with the community remain open for applications for water and/or sewer hookups. The community is also encouraged through neighborhood not-for-profit agencies to consult with the Community Development Division regarding development of the Consolidated Plan.
	Identify the needs in this target area.	Housing remains a need, as well as hookup to the central water and sewer facility for eligible homeowners.
	What are the opportunities for improvement in this target area?	Section 108 funds are available to assist eligible homeowners with hookup to central water and sewer facilities. SHIP funds are available for payment of utility impact fees. Housing programs are available for homeownership and owner-occupied housing.
	Are there barriers to improvement in this target area?	
3	Area Name:	Shamrock Heights and Uni-Ville Subdivision
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The neighborhoods chosen were based on the fact that they are located within the Neighborhood Stabilization Program (NSP) 3 target area. This area was identified by the County and approved by the HUD to receive an intense infusion of resources to help stabilize these neighborhoods. These areas are generally lower income, have an older and poorer housing stock, depressed property values, and lower homeownership rates than many areas of the County. With CDBG and the Section 108 assisting with infrastructure and NSP and other housing programs assisting with the housing stock, the Community Development Division feels that it has the resources to help several neighborhoods within the target area. Shamrock Heights and Uni-Ville Subdivision were chosen as the first of the neighborhood redevelopment areas.

	Include specific housing and commercial characteristics of this target area.	During the next program year, specific housing and commercial characteristics of the target areas will be developed. The infrastructure is in poor condition as well as most housing units, which were constructed in the 1970s.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Meetings will be held with the residents of the neighborhoods to discuss needs and provide information regarding available housing rehabilitation programs.
	Identify the needs in this target area.	All features of the neighborhood including infrastructure, housing, crime, and other quality of life aspects will be addressed in the neighborhood plan. The goal for the neighborhood plan would be a joint document from both the public and staff, and presented to the BCC for approval. The Community Development Division plans to work with the Planning and Development Department on this plan.
	What are the opportunities for improvement in this target area?	CDBG funds will set set-aside annually, as well as allocation of the Section 108 loan funds remaining from the Tommytown Neighborhood Redevelopment project.
	Are there barriers to improvement in this target area?	
4	Area Name:	County-wide Activities
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Activities carried out on a county-wide basis
	Identify the neighborhood boundaries for this target area.	Boundaries are the participating jurisdictions of Pasco County.
	Include specific housing and commercial characteristics of this target area.	Affordable housing activities are carried out not only within neighborhood target areas, but also on a County-wide basis.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	To effectively meet national objectives, activities are also carried-out on a County-wide basis.
	Identify the needs in this target area.	Priorities are identified in the Priority Needs table.

What are the opportunities for improvement in this target area?	Opportunities for improvement include affordable housing units, public facilities, and public services to low- and moderate-income populations on a county-wide basis.
Are there barriers to improvement in this target area?	Funding is always a barrier.

Table 47 - Geographic Priority Areas

General Allocation Priorities

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

The preservation and improvement of neighborhoods is vital to Pasco County, as are the other areas of need indicated by slum and blighted conditions. The neighborhoods in need of revitalization have been identified by symptoms of distress, which correspond to the percentage of low- and moderate-income households identified in the current census data. Some neighborhoods require more assistance than others and will need a broader range of activities to address all identified needs. Through community development programs, the County has made a large investment in the east side of the County, in Carver Heights, Otis Moody, Tommytown, and continues in Ladoochee.

The need for affordable housing exists in all areas of the County, but there are some areas that are more in need than others. The County has identified certain target areas that have the poorest housing, capital facilities, and low-income population to have precedence in receiving funds for repair, and for homebuyer assistance so the homeowner percentage can be increased in the community. The neighborhoods designated in the 2008-2013 Consolidated Plan, which are currently underway are Tommytown and Ladoochee. Improvements to these neighborhoods will continue through the 2013-2017 Consolidated Plan years. These areas received the benefit of the Section 108 Loan funds.

On April 10, 2013, the Board of County Commissioners (BCC) prioritized the need for neighborhood redevelopment, making redevelopment in the Harbors - West Market area its primary activity, while keeping in line with the BCC approved Strategic Plan. The Pasco County Planning and Development Department created a Redevelopment/Infill Plan for area redevelopment on a "macro" basis. The Consolidated Plan neighborhood focus will be on a "micro" basis, on smaller six or ten block areas, much smaller than the neighborhoods as defined in the Redevelopment/Infill Plan. In order to leverage CDBG and Section 108 funds, it makes sense to leverage other funds that the County has received. It is proposed that the neighborhoods redeveloped over the next five years be located within the Neighborhood Stabilization Program (NSP) 3 target area. This area was identified by the County and approved by the HUD to receive an intense infusion of resources to help stabilize area neighborhoods. These areas are generally lower income, have an older and poorer housing stock, depressed property values, and lower homeownership rates than many areas of the County. With CDBG assisting with infrastructure and NSP and other housing programs assisting with the housing stock, the Community

Development Division feels that it has the resources to help several neighborhoods within the target area. The first two neighborhoods to benefit from this priority are Shamrock Heights and Uni-Ville Subdivision. The two neighborhoods selected will receive more attention than just road paving. All features of the neighborhood including infrastructure, housing, crime, and other quality of life aspects will be addressed in the neighborhood plan. The goal for the neighborhood plan would be a joint document from both the public and County staff, and presented to the BCC for approval.

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

Priority Needs

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Tommytown Lacoochee Neighborhood Shamrock Heights and Uni-Ville Subdivision County-wide Activities

	Associated Goals	Owner-Occupied Rehabilitation Rental Development Construction of New Units Acquisition/Rehabilitation of Existing Units Homeownership Activities Substandard Housing Replacement
	Description	There is a need for affordable housing in all areas of the County, but there are some areas that are more in need than others are. The County has identified certain target areas that have the poorest housing, capital facilities, and low-income population to have precedence in receiving funds for repair, and for homebuyer assistance so the homeowner percentage can be increased in the community. The neighborhoods already designated (Tommytown, Lacochee, Shamrock Heights, and Uni-Ville) will be joined by other communities with the same type of needs as funding is available. We also spend rehabilitation and homebuyer assistance funds countywide. We do not restrict a person's choice to just one or two neighborhoods.
	Basis for Relative Priority	The Community Development Division looked at the data and performed a physical inspection of the communities to determine the priorities. Information was sought from both the Code Enforcement Department and the Sheriff's Office to get their perspective on community needs.
2	Priority Need Name	Homelessness
	Priority Level	High
	Population	Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Tommytown Lacochee Neighborhood Shamrock Heights and Uni-Ville Subdivision County-wide Activities

Associated Goals	Homeownership Activities Emergency Shelter and Transitional Housing Units Rapid Re-Housing Homeless Prevention Street Outreach to the Chronically Homeless Shelter Services Homeless Management Information System (HMIS)
Description	<p>The County is very diverse geographically, and homelessness is regarded as a countywide issue. The west side of the County is highly developed and home to a large population of retirees, many of whom came to the area in the 1960's, 70's, and 80's to enjoy life along Florida's Gulf Coast. The east side of the County is much more rural with four cities: Dade City, Town of Saint Leo, San Antonio, and Zephyrhills. The central portion of the County, especially along the State Route 54 corridor, is lined with new residential developments, an outgrowth of the spread of the population north from the City of Tampa, Hillsborough County, and Pinellas County. Due to these factors, it is imperative that services be available in several locations throughout the County to serve the homeless. There is an immediate concern to locate an emergency shelter on the east side of the County where there currently is no facility to serve either individuals or families. Due to the larger population, proximity to public transportation lines and public services, and more resources for employment, the west side of the County has a greater number of homeless persons and there is a need for additional beds and services. Although the central portion of the County is made up mostly of residential developments, homelessness is a problem for this area also. Local churches provide some outreach, but additional services are needed.</p> <p>The two domestic violence shelters in Pasco County, one on the west side and one on the east side, provide a great service to the women and children who often have nowhere else to go. However, 30 to 90 days is often not enough time for these women to break the cycle of abuse and become self-sufficient. Additional transitional housing units, with a length of stay up to 24 months, would allow time for more intense intervention and case management and provide more stability in the lives of these families.</p>
Basis for Relative Priority	<p>The basis for the priority is the estimated unmet need, which is based on the status of the current inventory and takes into account both existing beds and funded new beds that are not yet ready for occupancy but are under development. The Community Development Division has analyzed the priority needs established for the CoC, and had many discussions with Coalition members to identify housing and supportive services needs. This analysis provided the basis for assigning priorities to the long-term needs of the homeless and at risk of homelessness populations.</p>

3	Priority Need Name	Neighborhood Redevelopment
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Tommytown Lacoochee Neighborhood Shamrock Heights and Uni-Ville Subdivision
	Associated Goals	Acquisition of Real Property Public Facilities and Infrastructure Code Enforcement
	Description	The preservation and improvement of low-income neighborhoods is vital to Pasco County. For that reason, the Community Development Division will make its focus for the next five years, the improvement of local neighborhoods as approved by the Board of County Commissioners. To enhance the quality of life, the County proposes a practical approach to improving public safety and neighborhood amenities and design. Some neighborhoods require more assistance than others and will need a broader range of activities to address all identified needs. Resources will be directed to distressed areas within specified geographic areas, which have the greatest need and meet specific goals and objectives.
	Basis for Relative Priority	The neighborhoods in need of revitalization have been identified by symptoms of distress, are generally lower-income, have an older and poorer housing stock, depressed property values, and lower homeownership rates than many areas of the County. With CDBG and the Section 108 loan assisting with public improvements and infrastructure, and Neighborhood Stabilization Program (NSP) funds and other housing programs assisting with the housing stock, several neighborhoods located within the NSP 3 target area will be assisted.
4	Priority Need Name	Elimination of Slum and Blight
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Tommytown Lacoochee Neighborhood Shamrock Heights and Uni-Ville Subdivision County-wide Activities
	Associated Goals	Buildings Demolished/Buildings Boarded and Secured

	Description	To prevent the spread of slum or blighted conditions to adjacent properties, the Community Development Division administers a countywide program designed to eliminate slum and blighted structures on a spot basis. This activity provides sustainability for the purpose of creating suitable living environments.
	Basis for Relative Priority	The existence of such conditions is detrimental to public health and safety, contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous burdens that decrease the tax revenues, substantially impair sound growth, and retard the provision of housing accommodations.
5	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	Tommytown Lacoochee Neighborhood Shamrock Heights and Uni-Ville Subdivision County-wide Activities
	Associated Goals	Anti-Crime Programs Public Transportation Health Care Employment Training General Public Services
	Description	Activities may include senior services, handicapped services, legal services, youth services, transportation services, substance abuse services, employment training, crime awareness, health services, and other services as determined by the Board of County Commissioners as a high priority need. These primary services help residents to maintain self-sufficiency. The role of transportation in the community is important in the movement of people, goods, and services within and outside the area. There is a need for better accessibility to employment, business, educational, and entertainment centers. Pasco County will direct resources toward services that provide human development programs designed to help individuals and families to help themselves and provide them with opportunities to sustain self-sufficiency. Public service activities are provided county-wide.

	Basis for Relative Priority	Public services are a high priority to the County and constitute an important element in the quality of life for County residents. Obtaining necessary physical and social services allows very low- to moderate-income persons to retain jobs and stabilize the home environment. Funding is capped at 15 percent of the CDBG allocation plus 15 percent of the total program income received in the preceding program year.
6	Priority Need Name	Public Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development Other
	Geographic Areas Affected	Tommytown Lacoochee Neighborhood Shamrock Heights and Uni-Ville Subdivision County-wide Activities
	Associated Goals	Public Facilities and Infrastructure
	Description	Public facilities include senior, handicapped, youth, or neighborhood centers, and shelters for the homeless. The removal of architectural barriers is an eligible activity under public facilities.
	Basis for Relative Priority	To provide accessibility in both public and private buildings.
7	Priority Need Name	Program Administration
	Priority Level	High

	Population	Other
	Geographic Areas Affected	County-wide Activities
	Associated Goals	Program Administration
	Description	CDBG funds may be used to pay program administration costs and charges related to the planning and execution of community development activities assisted in whole or in part with funds provided under the CDBG, HOME, or ESG Programs.
	Basis for Relative Priority	To carry out the overall management of the Community Planning and Development Programs CDBG, HOME, and ESG.
8	Priority Need Name	Planning and Capacity Building
	Priority Level	High
	Population	Other
	Geographic Areas Affected	County-wide Activities
	Associated Goals	Planning & Capacity Building
	Description	CDBG funds may be used for studies, analysis, data gathering, preparation of plans, and identification of actions that will implement plans.
	Basis for Relative Priority	Activities designed to improve Pasco County's capacity or that of its subrecipients; to plan and manage programs and activities for the CDBG program. Funding is capped at 20 percent of the CDBG allocation.
9	Priority Need Name	Planned Repayment of Section 108 Loan
	Priority Level	High
	Population	Other
	Geographic Areas Affected	County-wide Activities
	Associated Goals	Repayment of Section 108
	Description	Pasco County received a \$13,000,000 Section 108 loan in 2006, to revitalize the Tommytown Neighborhood. Funds from CDBG were pledged to provide repayment of that loan over a 20-year period.

	Basis for Relative Priority	The Section 108 loan allowed for expanding available CDBG resources. The assistance provided for redevelopment of a slum and blighted area. Funds remaining from the Tommytown project will be allocated to other neighborhoods in need, as approved by the Board of County Commissioners.
10	Priority Need Name	Unprogrammed Funds
	Priority Level	High
	Population	Other
	Geographic Areas Affected	County-wide Activities
	Associated Goals	Unprogrammed Funds
	Description	Funds not yet allocated to a project or activity.
	Basis for Relative Priority	Funds not yet allocated to project or activities.

Table 48 – Priority Needs Summary

Narrative (Optional)

The priority levels have been established based upon an assessment of needs as demonstrated through previous CDBG applications, public hearings, and meetings with service providers, to directly obtain information about housing and community development needs. Needs identified as High Priority should expect to have funding allocated to them during the time period covered by this Consolidated Plan. Needs identified as Low Priority are not expected to receive funding through this Consolidated Plan; Pasco County will consider providing certificates of consistency for applications for other grant funds to address those needs.

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)	Rent levels that are unaffordable.
TBRA for Non-Homeless Special Needs	Rent levels that are unaffordable.
New Unit Production	Lack of affordable and decent rental housing.
Rehabilitation	Affordable rental housing that needs rehabilitation.
Acquisition, including preservation	Lack of affordable and decent rental housing.

Table 49 – Influence of Market Conditions

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

Introduction

As funds are declining at the Federal, State and local levels, it is important that local governments look at possibilities of leveraging existing resources so they will have a greater impact. In anticipation of no further reductions to entitlement funds, Pasco County expects approximately \$17.5 million in Federal CDBG, HOME, and ESG funds through the Consolidated Plan period to address priority needs and specific objectives as identified in the Strategic Plan. These funds are expected to leverage a significant amount of local, State and private funds. For the first year Action Plan, Sources of Funds total \$4,407,157, which includes CDBG, HOME, HOME match, CDBG and HOME Program Income, ESG, and ESG match, and Prior Year Resources.

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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,491,086	38,000	104,947	2,634,033	CDBG funds are leveraged with program funds from grant award recipients.

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	839,963	400,000	0	1,239,963	4,199,815	Private funds, available through local lending institutions, will be leveraged by Federal funds in the rehabilitation and homebuyers assistance programs. Housing Investment Partnership Program leverages private financial funds with rehabilitation dollars.

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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	176,925	0	0	176,925	884,625	ESG funds are leveraged with in-kind funds from subrecipients receiving grant awards.
Continuum of Care	public - federal	Housing Transitional housing Other	789,241	0	0	789,241	3,946,205	The CoC was awarded funds to operate and upgrade the HMIS database; Catholic Charities Project LIFT, a supportive, permanent housing project for disabled homeless persons; ACE Opportunities supportive housing project; and the PCHA Shelter Plus Care project.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
General Fund	public - local						The County provides funds to several agencies including BayCare for case management, crisis stabilization, and other programs; Bay Area Legal Services; not-for-profit agency funding through the United Way; and, economic development funding through the Economic Development Council. Through the Human Services Division, funds are provided for general, emergency and medical assistance to indigent residents. General and emergency services include utilities, rental assistance, food, indigent burials, and other basic living expenses. Medical services include prescriptions, medical supplies, dental services, physicians' office visits, lab and x-ray services, and outpatient surgeries. The Human Services Division receives funding through the Dept. of Elder Affairs and Area Aging of Pasco-Pinellas to assist citizens over sixty with past due utility bills twice during a contract period, as well as purchasing fans, heaters and/or blankets. Elderly Nutrition serves low-income and socially isolated
					PASCO COUNTY		

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: \$		
Section 8	public - federal	Housing	10,012,150	0	0	10,012,150	50,060,750	Annual Contributions for Section 8 Tenant-Based Rental Assistance.
Shelter Plus Care	public - federal	Housing Rental Assistance Other	84,008	0	0	84,008	420,040	Shelter Plus Care funds provided to ACE Opportunities and the PCHA.
Other	private	Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services	176,925	0	0	176,925	884,625	ESG funds are matched one to one. Match may be in-kind services, cash, or volunteer hours.
Other	public - federal	Admin and Planning	136,000	0	0	136,000	136,000	Pasco County was awarded a HUD Choice Neighborhood Planning Grant in the amount of \$300,000 for the Lacoochee/Trilby Neighborhood. Funding provides for the planning of neighborhood and public housing improvements in the target neighborhood. The Choice Neighborhood Implementation Grant will be applied for in September 2013.

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: \$		
Other	public - federal						Pasco County was awarded a Rural Housing Preservation Grant to assist the Lacochee/Trilby Neighborhood, to assist very low-income homeowners with building improvements such as new roofs, electrical upgrades, new windows and doors, and other improvements that may be code related.	
		Homeowner rehab	100,000	0	0	100,000		
Other	public - state	Acquisition Admin and Planning Homebuyer assistance Homeowner rehab New construction for ownership					Funds from the State Housing Initiatives Program (SHIP) over the consolidated plan period will come from Program Income and anticipated State allocation amounts. The State requires that 65 percent of the SHIP allocation be expended on home ownership activities and 75 percent be expended on construction activities.	
			1,200,000	0	0	1,200,000	6,000,000	

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: \$		
Other	public - state	Acquisition Homebuyer assistance Homeowner rehab New construction for ownership	209,990	0	0	209,990	1,049,953	The County uses SHIP funds to meet the local 25 percent match requirement for the HOME Program.
Other	public - local	Acquisition Admin and Planning Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership	2,400,000	0	0	2,400,000	12,000,000	Funds from the Neighborhood Stabilization Program (NSP) over the consolidated plan period will come from Program Income. The program is available to households that earn up to 120 percent of the area median income. The goal is to provide decent housing, with a measurable outcome of achieving neighborhood stabilization.

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

Not-for-profit and service agencies provide in-kind match for their share of ESG funds. Match includes volunteer hours, outside contributions, donated items, etc. Backup to substantiate the \$176,925 ESG match is provided by each recipient and verified by the Community Development Division. The 25 percent match requirement for the HOME Program comes principally from State Housing Initiatives Partnership (SHIP) dollars. These are local funds disbursed by the State from a State documentary stamp tax. The local match for the HOME program year will be \$209,990.

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

There are no publically owned lands or property that may be used to address the needs identified in the plan.

Discussion

As stated, the County utilizes SHIP funds to meet the local 25 percent match requirement for the HOME Program. The cooperation between the two programs enhances the program's effectiveness by affording more residents housing opportunities that would not be available to them otherwise. The State requires that 65 percent of the SHIP allocation be expended on home ownership activities and 75 percent be expended on construction activities. Pasco County's community planning and development program goals are intertwined with the SHIP Program goals. As a participation requirement, all recipients are required to adopt a Local Housing Assistance Plan. Pasco County received SHIP funds in the amount of \$780,000 in July 2013.

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
Pasco County Community Development	Government	Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
PASCO COUNTY HOUSING AUTHORITY	PHA	Public Housing	Jurisdiction
	Non-profit organizations	Homelessness Rental	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Most of the agencies that deal with social service needs are not based in Pasco County, and are underfunded. Many perform functions that were conducted by State agencies before privatization. These functions were given to outside agencies, and the budgets were cut. One of the biggest gaps is homeless residential providers. There are not enough beds or vouchers to assist people that need it.

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	X
Legal Assistance	X	X	X
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X

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

The CoC has worked closely with the Department of Children and Families to establish Access Centers throughout the County. The Access centers which are located in faith-based centers, Resources Centers, churches and food pantries have the ability to provide food stamp processing, Medicaid application and Temporary Assistance to Needy Families. The Resource Centers work closely with the VA for assistance to Veterans. The ROPE Center and Salvation Army work closely with the chronic homeless providing a shower program and daily feeding program. There is one agency in the Continuum that works exclusively with unaccompanied youth. They have a run-away shelter and provide on-site counseling. Our three mental health agencies also provide case management services to assist chronically homeless persons needing assistance with SSDI.

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

Funding is always a gap in the delivery of services for special needs populations and persons experiencing homelessness. With the number of Resource Centers currently available, and future plans for additional centers, the CoC is making progress in reaching those populations and referring them to agencies that have available funds to assist.

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 Community Development Division in conjunction with the municipalities, citizens, not-for-profit agencies, and for-profit organizations will continue networking and trying to assess what our residents need and how best to meet those needs. Keeping the private and public sector aware of all services provided will be a key objective for the County. In creating a Homeless Advisory Board, made up of officials from all areas of local government and the private sector, we have been able to better determine needs and how best to meet those needs.

Closer ties have been developed among the County, the PHA, and the community agencies. The Community Development Division will continue to strengthen these ties by making all interested parties aware of the various housing grants as they become available. Other services will be assessed, such as transportation, medical, nutrition, and social services, and networked together to overcome gaps. The Community Development Division is the liaison enhancing coordination between public and private housing and social service agencies and is fostering public housing improvements and resident initiatives.

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	Owner-Occupied Rehabilitation	2013	2018	Affordable Housing	Tommytown Lacoochee Neighborhood Shamrock Heights and Uni-Ville Subdivision	Affordable Housing		Homeowner Housing Rehabilitated: 250 Household Housing Unit
2	Rental Development	2013	2018	Affordable Housing		Affordable Housing		Rental units constructed: 1 Household Housing Unit Rental units rehabilitated: 4 Household Housing Unit
3	Construction of New Units	2013	2018	Affordable Housing	Tommytown Lacoochee Neighborhood Shamrock Heights and Uni-Ville Subdivision	Affordable Housing		Homeowner Housing Added: 200 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Acquisition/Rehabilitation of Existing Units	2013	2018	Affordable Housing	Tommytown Lacoochee Neighborhood Shamrock Heights and Uni-Ville Subdivision	Affordable Housing		Homeowner Housing Rehabilitated: 200 Household Housing Unit
5	Homeownership Activities	2013	2018	Affordable Housing	Tommytown Lacoochee Neighborhood Shamrock Heights and Uni-Ville Subdivision	Affordable Housing Homelessness		Direct Financial Assistance to Homebuyers: 500 Households Assisted
6	Substandard Housing Replacement	2013	2018	Affordable Housing		Affordable Housing		Homeowner Housing Rehabilitated: 55 Household Housing Unit
7	Emergency Shelter and Transitional Housing Units	2013	2018	Homeless		Homelessness		Overnight/Emergency Shelter/Transitional Housing Beds added: 75 Beds
8	Rapid Re-Housing	2013	2018	Homeless		Homelessness		Tenant-based rental assistance / Rapid Rehousing: 250 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Homeless Prevention	2013	2018	Homeless		Homelessness		Homelessness Prevention: 300 Persons Assisted
10	Street Outreach to the Chronically Homeless	2013	2018	Homeless		Homelessness	ESG: \$30,000	Other: 815 Other
11	Shelter Services	2013	2018	Homeless		Homelessness		Homeless Person Overnight Shelter: 1800 Persons Assisted
12	Homeless Management Information System (HMIS)	2013	2018	Homeless		Homelessness		Other: 6000 Other
14	Buildings Demolished/Buildings Boarded and Secured	2013	2018	Non-Housing Community Development	Tommytown Lacoochee Neighborhood Shamrock Heights and Uni-Ville Subdivision	Elimination of Slum and Blight		Buildings Demolished: 250 Buildings
15	Anti-Crime Programs	2013	2018	Non-Housing Community Development	Tommytown Lacoochee Neighborhood Shamrock Heights and Uni-Ville Subdivision	Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 30000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Public Transportation	2013	2018	Non-Housing Community Development	Tommytown Lacoochee Neighborhood Shamrock Heights and Uni-Ville Subdivision	Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted
17	Health Care	2013	2018	Non-Housing Community Development	Tommytown Lacoochee Neighborhood Shamrock Heights and Uni-Ville Subdivision	Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
18	Employment Training	2013	2018	Non-Housing Community Development	Tommytown Lacoochee Neighborhood Shamrock Heights and Uni-Ville Subdivision	Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
19	General Public Services	2013	2018	Non-Housing Community Development	Tommytown Lacoochee Neighborhood Shamrock Heights and Uni-Ville Subdivision	Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 7000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
20	Acquisition of Real Property	2013	2018	Non-Housing Community Development	Lacoochee Neighborhood Shamrock Heights and Uni-Ville Subdivision	Neighborhood Redevelopment		
21	Public Facilities and Infrastructure	2013	2018	Non-Housing Community Development	Lacoochee Neighborhood Shamrock Heights and Uni-Ville Subdivision	Neighborhood Redevelopment Public Facilities		
22	Code Enforcement	2013	2018	Non-Housing Community Development	Tommytown Lacoochee Neighborhood Shamrock Heights and Uni-Ville Subdivision	Neighborhood Redevelopment		
23	Program Administration	2013	2018	Administration	Tommytown Lacoochee Neighborhood Shamrock Heights and Uni-Ville Subdivision	Program Administration	CDBG: \$498,217 HOME: \$110,200 ESG: \$5,000	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
24	Repayment of Section 108	2013	2018	Repayment of Section 108 Loan		Planned Repayment of Section 108 Loan	CDBG: \$1,078,097	
25	Planning & Capacity Building	2013	2018	Planning & Capacity Building		Planning and Capacity Building		
26	Unprogrammed Funds	2013	2018	Unprogrammed Funds		Unprogrammed Funds		

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Owner-Occupied Rehabilitation
	Goal Description	Provide for the rehabilitation of single-family housing units owned and occupied by low- to moderate-income households on a county-wide basis.
2	Goal Name	Rental Development
	Goal Description	Provide for the acquisition and rehabilitation of existing rental units, and the construction of new rental units. Support developers, CHDO's, and the PCHA when seeking to create or rehabilitate rental development. Encourage not-for-profit CHDO agencies to use funds to develop rental housing. Provide funding for tax credit projects that need matching funds to develop senior or family housing units.
3	Goal Name	Construction of New Units
	Goal Description	Support not-for-profit agencies and homebuilders seeking to develop new affordable housing units.
4	Goal Name	Acquisition/Rehabilitation of Existing Units
	Goal Description	Continue the Pasco Opportunity Program (POP) to acquire and rehabilitate existing units through the use of not-for-profit, affordable housing agencies.

5	Goal Name	Homeownership Activities
	Goal	Continue the Homebuyer Assistance Program that provides down payment and closing cost assistance to homebuyers.
	Description	Continue to provide housing counseling to eligible homebuyers.
6	Goal Name	Substandard Housing Replacement
	Goal	Continue the Housing Replacement Program to help residents replace their homes when they are not economically feasible to repair. Replace mobile homes for owners who own their own land on lots which are zoned for mobile home use only.
	Description	Emergency Shelter and Transitional Housing Units
7	Goal Name	Emergency Shelter and Transitional Housing Units
	Goal	There is an immediate need for additional emergency shelter beds and transitional housing units for homeless families and individuals.
	Description	Rapid Re-Housing
8	Goal Name	Rapid Re-Housing
	Goal	Will provide housing relocation and stabilization services and short- and/or medium-term rental assistance as necessary to help a homeless individual or family move as quickly as possible into permanent housing and achieve stability in that housing. The program participant must meet the criteria under 24 CFR 576.2, paragraph (1) or the criteria under paragraph (4).
	Description	Homeless Prevention
9	Goal Name	Homeless Prevention
	Goal	Will assist individuals and families who are thirty (30) percent below AMI and will imminently lose their primary nighttime residence provided that: the primary residence will be lost in fourteen (14) days of the date of application for homeless assistance; no subsequent residence can be identified; and the individual or family lacks resources or a support network. Assistance will be in the form of short- and/or medium-term rental assistance to prevent individuals or families from moving into an emergency shelter.
	Description	Street Outreach to the Chronically Homeless
10	Goal Name	Street Outreach to the Chronically Homeless
	Goal	Will provide essential services which consist of engagement, locating, identifying, and building relationships with unsheltered homeless persons to provide them with immediate support intervention and connections with homeless assistance programs, mainstream social services, and housing programs. In addition, it will provide case management services, assessing housing and service needs, emergency health, mental health, and transportation to medical and referrals to other service providers.
	Description	

11	Goal Name	Shelter Services
	Goal Description	Will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided without regard to a particular site or structure as long as the same general population is served. Case management will be provided; monitoring and evaluating program participant progress; ongoing risk assessments; developing individual housing and service plans; educational and employment services.
12	Goal Name	Homeless Management Information System (HMIS)
	Goal Description	May pay the costs of contributing data to the HMIS designated by the COC for the area.
14	Goal Name	Buildings Demolished/Buildings Boarded and Secured
	Goal Description	Demolition and clearance of slum and blighted structures on a spot bases, as condemned by the Building Department using the criteria of the Slum and Blighted Structures Ordinance. Structures that do not meet the definition of slum and blight but are open to the public, may be boarded and secured on a temporary basis.
15	Goal Name	Anti-Crime Programs
	Goal Description	Although an important part of community redevelopment is the physical improvements to the infrastructure and public utilities within a neighborhood, crime control and prevention are critical to ensure the successful revitalization of a neighborhood. To that end, the Pasco County Sheriff's Office has assisted with numerous projects within our target areas. Officers have been available for neighborhood meetings, and persons from Operation Payback were provided to assist with loading and picking up trash and junk during neighborhood cleanups while the officers handled traffic control issues. Because our designated target areas have been in a state of socioeconomic decline for many years, many neighborhoods are victims of a disproportionate share of juvenile-related criminal activities. An inordinate number of both property and violent crimes have been associated with juvenile offenders. In part, many children living in a state of socioeconomic decline are at the receiving end of the antisocial behaviors that are bred in distressed areas. These children and the subsequent behavioral problems that often emerge in them ultimately impact the entire community.
16	Goal Name	Public Transportation
	Goal Description	The role of transportation in the community is important in the movement of people, goods, and services within and outside the area. There is a need for better accessibility of the roadways to employment, business, educational, and entertainment centers.

17	Goal Name	Health Care
	Goal Description	Provide County-wide health and dental care to low- and moderate-income persons.
18	Goal Name	Employment Training
	Goal Description	Provide funds for the purpose of directing resources toward services that provide human development programs designed to help individuals and families help themselves and provide them with opportunities to better themselves.
19	Goal Name	General Public Services
	Goal Description	Eligible public service activities determined by the Board of County Commissioners to meet a high priority.
20	Goal Name	Acquisition of Real Property
	Goal Description	Acquisition of real property for public purposes. Costs include surveys to identify the property to be acquired, appraisals, preparation of legal documents, recording fees, and other costs necessary to effect the acquisition. Real property acquisitions may include land for easements, road right-of-ways, or other land required for neighborhood redevelopment.
21	Goal Name	Public Facilities and Infrastructure
	Goal Description	Public improvements include, but are not limited to, streets, sidewalks, curbs and gutters, neighborhood parks, water and sewer lines, stormwater management facilities, utility lines
22	Goal Name	Code Enforcement
	Goal Description	Code enforcement involves the payment of salaries and overhead costs directly related to the enforcement of local codes. CDBG may be used for code enforcement only in deteriorating or deteriorated areas where such enforcement, together with public or private improvements, rehabilitation, or services to be provided, may be expected to arrest the decline of the slum or blighted area.
23	Goal Name	Program Administration
	Goal Description	Program administration costs to carry out projects and activities under CDBG, HOME, and ESG.
24	Goal Name	Repayment of Section 108
	Goal Description	Annual payment of Section 108 loan.

25	Goal Name	Planning & Capacity Building
	Goal Description	Planning activities and capacity building. Subject to 20 percent cap.
26	Goal Name	Unprogrammed Funds
	Goal Description	Funds not yet allocated to specific projects/activities.

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)

The estimated number of extremely low-income, low-income, and moderate-income families over the course of the Consolidated Plan period is 775, not including housing for homeless persons.

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)

The number of Section 504 units is in compliance. The PCHA has plans to convert one more unit when funds are available.

Activities to Increase Resident Involvements

Resident initiative is strongly encouraged by the PCHA administration. The PCHA has established regular monthly tenant meetings in all complexes. However, the tenant participation is very poor. In a few complexes, tenants do attend the the monthly meetings and give their input. The PCHA has prepared Bylaws and a Resident Association Management Agreement. Several public housing residents have been sent to different Resident Initiative Programs conducted by RAHRO, NAHRO, and other groups on occasions when a Resident Initiative Workshop was offered.

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

No

Plan to remove the ‘troubled’ designation

Does not apply.

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

Barriers to Affordable Housing

Affordable housing barriers can be both deliberate and non-deliberate. Deliberate barriers are set up by local governments that are seeking to block any further affordable housing development from occurring in their jurisdiction. That is inexcusable and causable, not acceptable, and not done by Pasco County. The more likely cause for barriers to develop is because of well-meaning activities that are not intended to affect the cost of housing, but do. This includes actions such as setback requirements for public safety purposes, landscaping requirements to beautify areas, and density limitations for transportation effects. Pasco County has developed systems for review of local ordinances that may affect the cost of housing. County departments and divisions are required to quantify the cost of all changes to the Land Development Code in the cover memorandum to the Board of County Commissioners (BCC). This system forces County agencies to come up with a cost of their proposed actions, and allows the BCC to make a more informed decision on all ordinances. The total costs of these actions are reported annually to the Florida Housing Finance Corporation. There is no doubt that actions the BCC takes do affect the cost of housing. Allowing one unit per acre or 100 units per acre greatly affects the cost of housing. Deciding as to whether or not to impose impact fees has an effect on housing. Land use and zoning are always controversial items. The governing agency is limiting the action that can be taken by an individual on his property. Finding the line between the best use of the land for the individual and for the community is a very difficult issue. Building codes can affect the cost of housing; but they are, for the most part, out of the local government's hands. The State government sets the rules for codes; local governments must implement them. The State has increased the cost of housing significantly with various measures over the last few years. New codes for windows, aimed at hurricane wind protection, have increased the cost for those items. New anchoring systems for manufactured housing have caused an increased price in their installation. There is little doubt for the necessity of these actions; however, there is an increase to the cost of housing. The County building department did interpret part of the building code in a beneficial way for affordable housing. The State code states that if the cost of repairing a home is worth more than 50 percent of its value, then the entire structure must be brought up to code. This creates a greater impact to a lower valued property, i.e. one valued at \$40,000, than a higher valued property. The County chose to use the replacement value instead of the market value, making it easier to rehabilitate older, less expensive homes. If the other method is used, many older homes would be demolished, and a great deal of the affordable housing stock would be lost.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Pasco County continues to implement its Local Housing Assistance Plan as provided for in the SHIP Program. This plan requires that the permitting process and land development regulations be examined to reduce regulatory barriers, including a mandatory provision of expedited review of affordable housing projects. The County has not identified any excessive, exclusionary, discriminatory or duplicate aspects in its statutes, ordinances, regulations, and administrative processes that may constitute barriers to affordability to date. Between the County's Consolidated Plan and SHIP program, we are addressing

affordable-housing needs. On August 12, 2008, the Board of County Commissioners updated the Analysis of Impediments to Fair Housing. The Fair Housing Plan responds to the obligation of certifying that Pasco County affirmatively furthers fair housing by developing strategies and implementing actions to overcome barriers to fair housing choice.

SP-60 Homelessness Strategy – 91.215(d)

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

The Coalition, through the CoC, has established a strategy for addressing the needs of homeless individuals and families. The 10-Year Plan to End Homelessness is the vision to develop a collaborative community wide effort to implement programs that ensures an end to homelessness in the County, with every individual and family being self-sufficient and having safe, decent, affordable, and permanent housing.

Street outreach teams, made up of formerly homeless persons and professionals, are used to identify and gain the confidence of homeless individuals with serious mental illness and/or substance abuse problems. The Coalition and member agencies have developed a comprehensive case management system for the chronically homeless, basing our model on the successful experience of other similar communities. The following actions are in development:

1. Development of additional mental health and substance abuse treatment resources targeting the homeless based on “best practices”.
2. Development of comprehensive employment and job training, and supportive services for the chronically homeless in both east and west Pasco County. Employment and job training would be developed in coordination with the workforce development and one-stop system. Supportive services would be available on a 24-hour, wrap-around basis to meet immediate needs.
3. Development of transitional and permanent housing (with appropriate supports), in concert with those local agencies and organizations that have the capacity to develop housing programs.
4. Development of a less complicated system for all homeless individuals to apply for and obtain mainstream and entitlement benefits, and to improve the responsiveness of those organizations that control benefits.
5. Continuation and strengthening of the Homeless Management Information System (HMIS).

Pasco County supports and encourages the ongoing efforts of the Coalition and understands that the Continuum of Care process is vital in addressing the needs of homeless persons living in the County. The CoC is the basis for the objectives, strategies, and proposed accomplishments set by the County for the next five years to address homeless needs.

Addressing the emergency and transitional housing needs of homeless persons

The estimated unmet need of emergency and transitional housing is based upon the status of the current inventory and takes into account both existing beds and funded new beds that are not yet ready for occupancy but are under development. The Community Development Division has analyzed the priority needs established for the CoC, distributed surveys, and had many discussions with Coalition members to identify housing and supportive services needs. This analysis provided the basis for assigning priorities to the long-term needs of the homeless population.

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.

Emergency Solutions Grant funds are primarily used to prevent homelessness and rapid re-house those that have become homeless. Enhancement of current programs which provide financial assistance and counseling to persons at risk of homelessness.

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

The CoC has established Community Resource Centers throughout the County. The Continuum is making progress in developing an outreach plan, using the Sheriff and City law enforcement to assist in identifying and referring chronic homeless individuals to the Resource Centers. The Continuum will also encourage agencies to apply for ESG funds to provide outreach services. The County hasn't received any new VASH vouchers, therefore, has limited ability to outreach to Veterans and their families. The County through its NSP has provided some affordable housing units for persons transitioning from transitional housing into permanent, supportive housing. The Continuum has been awarded several new programs through the SuperNOFA. These new programs will provide Shelter Plus Care vouchers, and scattered site house housing vouchers. ESG funds provide homeless prevention activities to assist individuals and families from becoming homeless. Discharge planning has been created between State and local institutions to refer discharged individuals to resources within the County.

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

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

All housing proposed for rehabilitation with Federal funds built before 1979 is first screened by the year built to determine possible lead paint hazard. A risk assessment will be performed by the certified lead based paint housing specialist.

If the house has lead-based paint, abatement of lead-based paint surfaces or fixtures, and the removal or covering of lead-contaminated soil procedures include, but are not limited to, removal of lead-based paint and lead-contaminated dust, the permanent containment or encapsulation of lead-based paint, the replacement of lead-based paint surfaces or fixtures, and the removal or covering of lead-contaminated soil.

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

Lead is a highly toxic metal that was used for many years in products found in and around homes. Lead may cause a range of health effects, from behavioral problems and learning disabilities to seizures and death. Children six years old and under are most at risk, because their bodies are growing quickly.

Research suggests that the primary sources of lead exposure for most children are:

- Deteriorating lead-based paint,
- Lead contaminated dust, and
- Lead contaminated residential soil,
- Lead contaminated consumer products.

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

Pasco County makes available, both in English and in Spanish, HUD's "Notification: Watch Out for Lead-Based Paint Poisoning" and the Federal Hotline telephone number which serves as the information and national clearinghouse. The application for the Housing Rehabilitation Program includes information about lead-based paint and how to protect your family.

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

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

The key goals are to assist not-for-profit agencies with the means to provide adequate and affordable housing.

- Implement an aggressive neighborhood revitalization program for target neighborhoods.
- Direct resources toward services that provide human development programs designed to help individuals and families help themselves and provide them with opportunities to better themselves.
- Work closely with Connections Job Development Corp., the New Port Richey Library, and other agencies to provide services to enhance employability, workplace skills, education, and quality of life.

The following funding resources, HUD and non-HUD, are being used for programs and activities to assist people and families in poverty:

1. Temporary Assistance for Needy Families (TANF): Created under the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, this is a Federally funded program administered by the State to provide assistance to needy families; end dependence of needy parents by promoting job preparation, work and marriage; prevent and reduce out-of-wedlock pregnancies, and encourage the formation and maintenance of two-parent families.
2. Work and Gain Economic Self Sufficiency (WAGES): Administered by the State, WAGES serves unemployed and underemployed persons.
3. Pasco County Human Services Division: Social service programs provide both a safety net for qualifying indigent and low-income individuals and families, helping them to maintain a stable environment through a time of emergency, and assistance to return to self-sufficiency.
4. Economic Development Council (EDC): The mission of the EDC is to coordinate the interests of public and private sectors in economic development activities; seek a means to enhance economic growth; to better utilize existing resources; and to identify additional funding methods for economic development.
5. Connections Job Development Program: Prepares participants for job search; provides counseling; identifies job skills; assists in preparation of resumes and interviews. Enables, when possible, connections with West Pasco employers and community resources.
6. American Association of Retired Persons, Senior Community Service Employment Program (SCSEP): Provides temporary work experience for people age 55 and older with limited financial resources. Gives clients the opportunity to sharpen and develop skills while searching for a permanent job. Clients are

placed in not-for-profit or public service host agency positions of 20 hours per week to receive on-the-job training.

7. It is the policy of Pasco County to require its contractors, to the greatest extent feasible, to provide equal employment opportunity to all section 3 residents for new hires. The section 3 preference requirements apply to any CDBG or HOME contract in excess of \$100,000.00.

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

The anti-poverty strategy ties together the housing, homeless, public housing, and non-housing community development strategies as one overall plan for reducing the number of families that fall below the poverty level. The Strategic Plan goals and objectives noted throughout the Consolidated Plan promote self-sufficiency and empowerment to low- and moderate-income persons.

Pasco County, as the lead agency in the implementation of the Consolidated Plan, will coordinate efforts among its many partner organizations to ensure that the goals outlined are met. Thus, initiatives aimed at eradicating poverty have to address a variety of interrelated social issues: disparities in education and training, access to health care facilities, family problems, crime, unemployment, inadequate housing, deteriorating neighborhoods, welfare dependence, and issues of self-worth. The goal is to provide the opportunity for a living wage for all individuals and families, breaking the cycle of poverty and enabling persons to live in a decent, safe, and sound environment.

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

Pasco County is responsible for ensuring that funds are used in accordance with all program requirements. The County uses its own staff to monitor the activities described in this document. Prior to disbursing funds to those agencies that will receive funding for priority activities, a written subrecipient agreement is executed to ensure that the Federal requirements are clearly stated and responsibilities are understood by the agency. Agencies receiving funding receive orientation, training, technical assistance, a Subrecipient Guidebook that focuses on the specific regulations and requirements governing their activity, and are provided a copy of monitoring documents to ensure they understand what staff will be reviewing when activities are monitored.

During the funding period, the CDD requires CDBG- and ESG-funded agencies to submit quarterly status reports that are reviewed for compliance with the primary and national objective and other program requirements. The primary focus of the annual monitoring is to ensure performance of intended purpose, to ensure that sufficient insurance coverage is in place, and to ensure that assets remain in good condition. Annual monitoring consists of both desk monitoring procedures and on-site visits to selected subrecipients. Subrecipients are required to submit financial statements as appropriate for review on an annual basis.

Due to the necessity of disbursing CDBG funds quickly, County staff will constantly monitor each project for timely expenditure of funds. Subrecipients that are not spending their allocations timely are informed to speed up the process or risk losing their funding.

Every HOME-funded rental project that is still covered by the period of affordability is inspected as required to ensure that it is still in standard condition and that the improvements that were completed are still in good order. Tenant files shall be reviewed to determine whether income certification is being done correctly, and whether the proper rent is being charged. By this action, the County ensures that the buildings are maintained to the housing codes in effect when they were constructed or rehabilitated.