

**PASCO COUNTY
CONSOLIDATED PLAN**



**COMMUNITY PLANNING
AND
DEVELOPMENT PROGRAMS**

FY 2013-2017

Lead Office:

Pasco County Community Development Division

5640 Main Street, Suite 200

New Port Richey, FL 34652-2634

727-834-3445

Executive Summary

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

1. Introduction

The Consolidated Plan consists of the information required in 24 Code of Federal Regulations (CFR) Part 91, Consolidated Submissions for Community Planning and Development Programs. The Consolidated Plan serves as a planning document, application for Federal Funds, strategic plan in carrying out U.S. Department of Housing and Urban Development (HUD) programs, and Action Plans that provide the basis for assessing performance on an annual basis. Programs and activities are intended to primarily benefit low- and moderate-income residents of Pasco County, within designated local target neighborhoods and on a County-wide basis.

This five-year planning document, which begins on October 1, 2013 and ends on September 30, 2018, identifies priority housing, homeless and special population needs, community development needs; and establishes general strategies for addressing those needs; and integrates the application, planning, and citizen participation requirements for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs.

Pasco County, designated as an Urban County by HUD, consists of all unincorporated areas of the County and four municipalities participating in the County's program. The municipalities are the City of New Port Richey, the City of Port Richey, the Town of St. Leo, and the City of San Antonio. The cities of Dade City and Zephyrhills are part of the County's HOME Program, but participate in the CDBG Program at the State level. The Pasco County Board of County Commissioners is the entity responsible for approving the application of grant funds for various activities outlined in the Consolidated Plan and the One-Year Action Plans.

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

Allocation priorities for CDBG and ESG funds are based upon a competitive application process, whereby organizations such as County departments and not-for-profit agencies have the opportunity to submit proposals to fund projects that meet the goals and objectives of the HUD approved Consolidate Plan. Grantees are required to incorporate prescribed HUD performance measurements into Consolidated Plans, determining which of the established Objectives and Outcomes best achieve the goals of the Consolidated Plan for each proposed activity based on the type of activity and its purpose. Objectives reflect the statutory goals of providing decent housing, a suitable living environment and expanding

economic opportunity; outcomes refer to the benefits to the public/program participant that are external to the program; the outcome statement connects each outcome to an overarching objective to produce a statement that can be used by HUD to develop narratives which will document results of program activities on a national level. The link between objectives, outcomes, and outcome statements is as follows:

	Outcome 1: Availability/Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
Objective 1: Suitable Living Environment	Accessibility for the purpose of creating suitable living environments.	Affordability for the purpose of creating suitable living environments.	Sustainability for the purpose of creating suitable living environments.
Objective 2: Decent Housing	Accessibility for the purpose of providing decent housing.	Affordability for the purpose of providing decent housing.	Sustainability for the purpose of providing decent housing.
Objective 3: Economic Opportunity	Accessibility for the purpose of creating economic opportunities.	Affordability for the purpose of creating economic opportunities.	Sustainability for the purpose of creating economic opportunities.

Availability/Accessibility – applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low- and moderate-income people, including persons with disabilities.

Affordability – applies to activities that provide affordability in a variety of ways to low- and moderate-income people.

Sustainability – applies to activities that are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefits to persons of low- and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

3. Evaluation of past performance

In Program Years 2008 through 2012, the County was allocated \$12,795,533 in CDBG funds; \$5,004,183 in HOME and American Dream Downpayment Initiatives (ADDI) funds; and \$660,261 in ESG funds to address the priorities set forth in the Five-Year Consolidated Plan. HOME requires a 25 percent match and that principally came from State Housing Initiatives Program (SHIP), which was a total of \$1,249,340. ESG requires a one for one match, and the funds for that came from the County and

agencies for a total of \$660,261. In September 2006, Pasco County received a Section 108 Loan in the amount of \$13,000,000 to undertake the infrastructure improvements in the Tommytown Neighborhood Revitalization area. Loan repayments, which are paid from annual CDBG allocations, have totaled \$7,434,208. The first phase of the Tommytown project was completed in May 2008. The second phase of the project was completed in September 2010. In April 2013, HUD approved a program amendment reallocating the remaining funds to improve the infrastructure in the Lacoochee/Trilby community, the Gulf Highlands neighborhood, and reserving funds to assist other targeted neighborhoods as determined by the Board of County Commissioners.

CDBG funds were used for a variety of activities, such as: acquisition, emergency and transitional housing units, public services, public infrastructure improvements, elimination of slum or blighted structures, administration and planning activities, and Section 108 Loan Repayments. The County has successfully met the CDBG statutory and regulatory requirement that at least 70 percent of all CDBG funds be spent on low- to moderate-income persons.

HOME and SHIP funds were the primary sources of funding for affordable housing programs and projects during the Consolidated Plan period. The County, in partnership with local community housing development organizations (CHDO), and other affordable housing not-for-profit agencies, used HOME funds to implement rental, homeowner and homebuyer strategies. HOME and SHIP funds provided assistance to households for repair or replacement of substandard housing, assisted families with homeownership funds, and assisted with the replacement of manufactured homes with utility hookups, provided foreclosure prevention funds, and property tax and insurance funds.

ESG funds were used to fund agencies for street outreach activities, homeless prevention activities, rapid rehousing, shelter operating costs, and the Homeless Management Information System.

HUD's review of the County's performance for the Consolidated Plan periods, found that the CDBG, HOME and ESG Programs were carried out substantially as described in the Pasco County Consolidated/Action Plan submissions. In addition, the County successfully leveraged funds with various other resources to meet the needs identified.

4. Summary of citizen participation process and consultation process

Pasco County's Citizen Participation Plan (CPP) incorporates the goals, policies, and implementation strategies that the County will undertake to encourage and ensure adequate citizen participation in the development of the Consolidated Plan, the One-Year Action Plan, and any substantial amendments that made be made to the Plan, and the required performance reports.

The Participation Plan requires that public meetings be held to obtain citizen comments, that a public period of not less than 30 days is allowed for citizen comment, and that timely responses to citizen inquiries is provided.

Citizen participation, as defined by HUD, provides a means of involving the citizens of Pasco County in an advisory capacity in all phases of HUD programs. Citizen participation in such efforts is essential if the activities to be undertaken are to be truly successful and respond to the concerns of the community. The CPP provides for and encourages residents to explain their needs and voice their concerns. Particular emphasis is placed on persons of low- and moderate-income who are residents of slum and blighted areas in which funds are proposed to be used. However, at the same time, residents are reminded that their input is advisory and that final authority for decision-making rests with the Board of County Commissioners, for they are ultimately responsible to both the citizens of Pasco County and the Federal government. The most recent update to the CPP was approved by the Pasco County Board of County Commissioners on March 24, 2009.

5. Summary of public comments

Comments received relative the the Consolidated Plan mostly centered around funding. There are never enough funds to help those that are homeless or at risk of homelessness. There are not enough emergency shelter beds or transitional housing facilities for those transitioning out of emergency shelter but still need supportive services. NSP funds have provided affordable rental housing units to several agencies, the Coalition for the Homeless included. These units will help to bring sustainability to households.

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

All comments and views were considered and included in the Plan.

7. Summary

The Community Development Division will hold additional public meetings during the 5-year Consolidated Plan period. Priorities for public services and neighborhood redevelopment are the focus of this Plan. Additional resident and not-for-profit input will be sought to ensure Pasco County is successfull in achieving established goals and objectives.

The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	PASCO COUNTY	
CDBG Administrator		
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

George Romagnoli, AICP, Community Development Manager

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Pasco County's Citizen Participation Plan incorporates the goals, policies, and implementation strategies that the County will undertake to encourage and ensure adequate citizen participation in the development of the Consolidated Plan, the One-Year Action Plan and any substantial amendments to the Plan, and the required performance reports.

Citizen participation provides a means of involving the citizens of Pasco County in an advisory capacity in all phases of HUD programs. Citizen participation in such efforts is essential if the activities to be undertaken are to be truly successful and respond to the concerns of the community. The Citizen Participation Plan provides for and encourages residents to explain their needs and voice their concerns. Particular emphasis is placed on persons of low- and moderate-income who are residents of slum and blighted areas in which funds are proposed to be used. However, at the same time, residents are reminded that their input is advisory and that final authority for decision-making rests with the Board of County Commissioners, for they are ultimately responsible to both the citizens of Pasco County and the Federal government. The most recent update to the Citizens Participation Plan was approved by the Pasco County Board of County Commissioners on March 24, 2009.

The Participation Plan requires that public meetings be held to obtain citizen comments, that a public period of not less than 30 days is allowed for citizen comment, and that timely responses to citizen inquiries is provided.

Summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

The public participation process included public hearings and consultation with public and private agencies that provide assisted/affordable housing, including the Pasco County Public Housing Authority, health service agencies, homeless service providers, and social and human service providers. In an effort to broaden public participation, public hearing notices were placed on the County's Pasco Television Bulletin Board, on the County's website, and in a local newspaper. Additionally, advisory emails were sent to all participating agencies and organizations, and letters were sent to adjacent units of local and State government. Notices of public meetings and hearings requested that clients of all agencies be invited to attend meetings in order to gather necessary information from citizens. The availability of the draft Consolidated Plan and One Year Action Plan and projected use of funds was advertised in a local newspaper, posted on the County's website at www.pascocountyfl.net and advisory emails were sent to all agencies and organizations.

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

The Community Development Division works closely with the Coalition for the Homeless of Pasco County, Inc. (Coalition). Staff attends general meetings of the Coalition and the Community Development Manager is on the Board of Directors. The Coalition has become increasingly more active and effective. The past two years have seen more than 50 homeless advocates and service providers engaged in an ongoing planning and development process that has resulted in a countywide plan to serve the homeless. This process has resulted in a shared vision for the future, and the development of a Continuum of Care (CoC) Plan. The Coalition with the assistance of the United States Interagency Council on Homelessness has completed its 10 Year Plan to end homelessness. The Coalition has conducted homeless surveys to determine the needs of homeless person, particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth, and person at risk of homelessness.

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

The Coalition's CoC Committee and the Community Development Division have consulted on a regular basis to determine how to allocate ESG funds in accordance with the CoC and the Consolidated Plan and review of applications for funding requests. Performance standards are currently being developed to evaluate the outcome of projects goals and objectives of the program. This allows better coordination with other service providers and provides integration with other programs targeted to homeless people in the area covered by the CoC. The 10-Year Plan to end Homelessness provides a strategic, community-wide system to prevent and end homelessness in Pasco County.

ESG funds are awarded to agencies that provide street outreach to the chronic homeless, case management services, homeless prevention services, assistance with shelter operations, and rapidly rehousing homeless persons. Funds are provided for short-term and medium term rental and utility assistance.

The Coalition is responsible for the administration and operation of the Homeless Management Information System (HMIS). Policies and procedures are in place and are consistently reviewed for necessary updates. ESG agencies awarded funds are required to enter client data into HMIS in accordance with HUD guidelines.

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

1	Agency/Group/Organization	AGENCY FOR COMMUNITY TREATMENT SERVICES, INC. (ACTS)
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency for Community Treatment Services provides housing to the homeless and homeless Veterans. CDBG funding has been provided to this agency to acquire and rehabilitate a group home of up to 15 beds for the homeless.
2	Agency/Group/Organization	BAY AREA LEGAL SERVICES
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Legal Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Bay Area Legal provides legal services to low-income persons, the homeless, and elderly populations. Discussion included the need for additional funding to serve those with legal needs.
3	Agency/Group/Organization	BayCare Behavioral Health, Inc.
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	BayCare Behavioral Health provides mental health services to the homeless and special needs populations. Additional housing and funding is needed.
4	Agency/Group/Organization	COMMUNITY AGING AND RETIREMENT SERVICES, INC.
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Discussion with the agency indicated that with the renovated Elfers Senior Center, more programs are available for the elderly in west Pasco.
5	Agency/Group/Organization	CATHOLIC CHARITIES OF THE DIOCESE OF ST. PETERSBURG
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs-Women and Women w/Children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted during through a specific meeting regarding the acquisition of an existing homeless shelter for women and women with children. The agency will provide minor renovations and add transitional housing to ensure their clients successfully transition to permanent housing.
6	Agency/Group/Organization	CENTER FOR INDEPENDENCE, INC.
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Development Division met with the agency to discuss public services or facilities needed for the disabled.
7	Agency/Group/Organization	Coalition for the Homeless of Pasco County, Inc.
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Development Division and the Coalition work together on an on-going basis to determine gaps in services to the homeless and how best to allocate ESG funds annually.
8	Agency/Group/Organization	CONNECTIONS JOB DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was contacted by Community Development to specifically discuss the employment needs of low- and moderate-income persons.
9	Agency/Group/Organization	FARMWORKERS SELF-HELP, INC
	Agency/Group/Organization Type	Migrant Workers
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency consulted with the Board of County Commissioners regarding the need for the Officer Friendly Program to be funded in Dade City (Tommytown Neighborhood) and Lacochee/Trilby with CDBG funds.
10	Agency/Group/Organization	Good Samaritan Health Clinic of Pasco, Inc.
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Health Care Needs of the Un-insured
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency consulted with the Board of County Commissioners regarding their need for CDBG funds to provide prescription medications and laboratory fees for the uninsured residents of the County.
11	Agency/Group/Organization	Metropolitan Ministries, Inc.
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Development Division and the agency met to discuss the need for transitional housing units for homeless families.
12	Agency/Group/Organization	Pasco County Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Development Division works with the PCHA on an on-going basis to determine the needs of public housing residents and Section 8 voucher holders.
13	Agency/Group/Organization	Pasco County Sheriff's Office
	Agency/Group/Organization Type	Services-Children Other government - Local Crime Prevention
	What section of the Plan was addressed by Consultation?	Non Housing Priority Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Development Division works with the Officer Friendly Program in the Lacoochee/Trilby Neighborhood target areas.
14	Agency/Group/Organization	PREMIER COMMUNITY HEALTHCARE GROUP, INC.
	Agency/Group/Organization Type	Services-Dental
	What section of the Plan was addressed by Consultation?	Non Housing Priority Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency consulted with the Community Development Division regarding the need to fund dental care for low-income persons.
15	Agency/Group/Organization	Salvation Army
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence Services-Domestic Violence Shelter
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provides emergency shelter and services for women and women with children that have been a victim of domestic violence.
16	Agency/Group/Organization	STEPS to Recovery, Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs - Veterans Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provides transitional housing and services for homeless Veterans.
17	Agency/Group/Organization	Sunrise of Pasco County, Inc.
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provides emergency shelter and services on the east side of the County for victims of domestic violence and sexual abuse.
18	Agency/Group/Organization	The Prayer House, Inc.
	Agency/Group/Organization Type	Housing Services-homeless Emergency Shelter
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provides emergency shelter and services for families and chronically homeless.
19	Agency/Group/Organization	YOUTH AND FAMILY ALTERNATIVES, INC.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provides housing and services for run away youth.
20	Agency/Group/Organization	WEST PASCO HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provides affordable housing.
21	Agency/Group/Organization	CENTRAL PASCO HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency has merged with East Pasco Habitat and provide affordable housing in both central and east Pasco.
22	Agency/Group/Organization	KEYSTONE CHALLENGE FUND, INC.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provides affordable housing.
23	Agency/Group/Organization	Workforce Housing Ventures
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provides affordable housing.
24	Agency/Group/Organization	TAMPA BAY COMMUNITY DEVELOPMENT CORP
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provides affordable housing.
25	Agency/Group/Organization	PASCO COUNTY HUMAN SERVICES
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-homeless Grantee Department

What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Human Services Division provides rapid rehousing and homeless prevention funds along with case management services.

Table 2 – Agencies, groups, organizations who participated

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

The Community Development Division has a master list of all agencies that provide services within the County. All agencies were invited to take part in the development of the Consolidated Plan; however not all agencies participated.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Coalition for the Homeless of Pasco County	Promote a county-wide goal to the commitment of ending homelessness. Promote access to and effective use of mainstream benefits. Optimizing self-sufficiency among individuals and families experiencing homelessness.
10 Year Plan to End Homelessness	Coalition for the Homeless of Pasco County	To receive funding agencies are required to use the HMIS for data collection purposes. Reduce homelessness. Increase self-sufficiency. Provide technical assistance to agencies. Increase case management services.
Pasco County Strategic Plan	Pasco County Board of County Commissioners	Enhance the Quality of Life; Create a Thriving Community; Stimulate Economic Growth
PHA 5-Year Plan	Pasco County Housing Authority	Provide safe, decent and affordable housing. Create additional housing units for low-income persons/families. Work with families receiving vouchers so they may obtain homeownership.
SHIP Plan	Pasco County Community Development	Promotes affordable housing,

Table 3 – Other local / regional / federal planning efforts

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

Copies of the draft Consolidated Plan were forwarded to adjacent units of government and the State Clearinghouse for comments. No comments were received.

Narrative (optional):

The Community Development Division has an on-going relationship with the Pasco County Housing Authority, affordable housing providers, and agencies providing services to low- and moderate-income populations and the homeless. Not all agencies were able to attend the public hearings, but individual meetings were held during the past year to discuss priority needs in the community and to determine the goals for the next five year period.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The Community Development Division made every effort to broaden citizen participation. Public notices were advertised in the newspaper, placed on the County's Pasco Television Bulletin Board and on the County's website. In addition, advisory emails were sent to all service providers advertising public meetings and requesting comments on the Consolidated Plan. County staff attended Coalition meetings to discuss services and needs with member agencies. Letters were sent to adjacent units of government and the State Clearing Housing requesting review and comments. Identifying strengths and needs; increasing the community's knowledge; establishing partnerships and aligning resources, allowed for community buy-in and support of the plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community Not-for-Profit Agencies	See Public Meeting for attendance	Advertisement of May 10, 2013, Public Hearing	Does not apply	
2	Internet Outreach	Non-targeted/broad community Not-for-Profit Agencies	See Public Meeting for attendance	Advertisement of May 10, 2013, Public Hearing	Does not apply	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Email Notifications	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing Not-for Profit Agencies	See Public Meeting for attendance	Email notification of May 10, 2013, Public Hearing	Does not apply	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Not-for-Profit Agencies</p>	Attendance records attached for public meeting of May 10, 2013	General discussion of needs in the community and focus on neighborhood redevelopment and public services	All comments were accepted	
5	Public Meeting	Individual not-for-profit agencies	Various meetings with various agencies as noted in Table 2	Discussion with numerous not-for-profit agencies over the course of several months to determine needs in each area of expertise	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Email Notifications	Non-targeted/broad community	See Public Meeting for attendance	Notification of May 10, 2013, Public Hearing	Does not apply	
7	Email Notifications	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Attendance records attached for Public Hearing of August 2, 2013	No comments received	Does not apply	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

In 2010, Pasco County had a total of 228,928 housing units, 17.2 percent of which were vacant, 62.1 percent of the units are single family structures and 20 percent are mobile homes. Forty percent of the housing units were built since 1990. The average household size of owner-occupied housing units was 2.39 and the average household size of renter-occupied housing units was 2.52. Family households consisted of 67 percent of people living in households and 25 percent of this sector had children under the age of 18. Nonfamily households were comprised of 33 percent of all households in the County. Nonfamily households were mainly people living alone and the majority was over the age of 65. Three percent of the households did not have telephone service and five percent did not have access to a vehicle for private transportation use.

There are 2,062 units managed/administered by the PCHA. They are as follows:

Public housing (six communities)	207 units
Section 8 New Construction (two communities)	133 units
Section 8 Housing Choice Voucher Program	1,498 units
USDA Rural Development (three communities)	96 units
USDA Rural Development Farm Workers Housing (one community)	102 units
Housing Opportunities for People with AIDS	26 units

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

Summary of Housing Needs

Housing cost burden is the greatest need in Pasco County. This affects all income levels, but affects the lower income levels the most. It demonstrates the need for downpayment assistance for homeowners that would lower their payments, and more subsidized rental housing. It also demonstrates the need for more economic development to increase the median income countywide.

Also significant is the amount of units that are in need of some kind of rehabilitation. That is a sign of the aging housing stock.

Demographics	Base Year: 2000	Most Recent Year: 2009	% Change
Population	327,744	436,492	33%
Households	140,371	176,713	26%
Median Income	\$32,969.00	\$0.00	-100%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2005-2009 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	16,335	23,435	31,539	19,019	86,375
Small Family Households *	4,660	5,685	9,318	6,558	44,975
Large Family Households *	545	1,285	1,889	999	5,913
Household contains at least one person 62-74 years of age	3,469	5,739	8,839	5,354	18,650
Household contains at least one person age 75 or older	2,984	7,662	7,649	3,468	7,592
Households with one or more children 6 years old or younger *	1,798	2,643	3,618	2,187	10,592

* the highest income category for these family types is >80% HAMFI

Table 6 - Total Households Table

Data Source: 2005-2009 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	145	95	60	85	385	105	60	145	25	335
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	30	105	35	10	180	25	40	20	60	145
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	170	145	324	15	654	30	154	130	134	448
Housing cost burden greater than 50% of income (and none of the above problems)	4,170	3,573	854	158	8,755	5,155	4,600	4,433	1,597	15,785
Housing cost burden greater than 30% of income (and none of the above problems)	485	2,143	4,184	1,240	8,052	1,344	4,428	5,531	3,722	15,025

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	578	0	0	0	578	1,725	0	0	0	1,725

Table 7 – Housing Problems Table

Data 2005-2009 CHAS
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,520	3,914	1,268	274	9,976	5,325	4,864	4,723	1,808	16,720
Having none of four housing problems	1,265	3,193	6,704	3,789	14,951	2,958	11,464	18,854	13,134	46,410
Household has negative income, but none of the other housing problems	578	0	0	0	578	1,725	0	0	0	1,725

Table 8 – Housing Problems 2

Data 2005-2009 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,925	2,108	2,134	6,167	1,648	2,410	3,876	7,934
Large Related	330	519	525	1,374	173	539	773	1,485

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Elderly	764	1,819	1,083	3,666	3,453	5,002	3,648	12,103
Other	1,910	1,486	1,474	4,870	1,365	1,259	1,764	4,388
Total need by income	4,929	5,932	5,216	16,077	6,639	9,210	10,061	25,910

Table 9 – Cost Burden > 30%

Data 2005-2009 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,815	1,119	330	3,264	1,525	1,530	1,863	4,918
Large Related	330	244	85	659	134	299	235	668
Elderly	609	1,109	179	1,897	2,440	2,009	1,454	5,903
Other	1,690	1,084	275	3,049	1,190	819	915	2,924
Total need by income	4,444	3,556	869	8,869	5,289	4,657	4,467	14,413

Table 10 – Cost Burden > 50%

Data 2005-2009 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	220	240	249	15	724	25	194	150	99	468
Multiple, unrelated family households	0	10	99	0	109	30	0	0	95	125
Other, non-family households	0	0	15	10	25	0	0	0	0	0
Total need by income	220	250	363	25	858	55	194	150	194	593

Table 11 – Crowding Information – 1/2

Data Source: 2005-2009 CHAS

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

Table 12 – Crowding Information – 2/2

Data Source
Comments:

What are the most common housing problems?

Dwelling units that are undersized for the family composition and units that require substantial rehabilitation repair are the most common housing problems, and that have cost burdens greater than 30 percent of income. The Community Development Division has performed several housing condition surveys, and has found that substandard housing is usually found in lower-income neighborhoods with older housing stocks. Manufactured homes represent over 20 percent of the housing stock and, over 80 percent of those are more than 20 years old. These older manufactured homes are not feasible to rehabilitate, so many are abandoned, forcing the County to condemn and remove the mobiles to keep neighborhoods from becoming more blighted.

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

Homeowner households are more affected by housing problems than rental households. Rental households are more affected by overcrowding than homeowner households.

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

The extremely low-income household population with regards to cost burdens for renters and homeowners are similar. However, small family households are significantly greater than the large family households that experience housing cost burdens. The need exists for the creation of more affordable rental units and more rental rehabilitation projects to address the substandard housing issues.

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

There have been no statistics collected related to the at-risk population. The County feels that those families that are doubled-up are at the greatest risk. The populations that have been affected by the scarce job environment and those populations experiencing part-time employment appear to be at the greatest risk for homelessness.

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

Housing instability is caused by many factors. Overcrowding, substandard housing units, lack of employment opportunities, and the cost of rental units. Populations experiencing drug addiction and/or mental health issues are at great risk of homelessness.

Discussion

The households with a negative income and those which experience a housing cost burden greater than 30 percent of their household income tends to be exposed to more risk of losing their homes. Income is the determining factor when homelessness occurs and it is driven by the lack of economic opportunities that are available in the County. Forty-seven percent of Pasco County residents pay 35 percent or more of gross household income towards rent. Thirty-one percent of gross rents range from \$750-\$999. Conversely, there were 87,461 units with a mortgage and 15 percent pay \$700-\$999 for their mortgage. Generally, when household rents and mortgages exceed 30 percent of gross income it indicates that there is a cost burden and a greater risk of becoming homeless.

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

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

Introduction

According to the information below supplied by HUD, minority populations in Pasco County do not have a higher housing problem than the County population as a whole.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,560	3,165	1,980
White	11,580	2,780	1,755
Black / African American	480	120	35
Asian	110	50	45
American Indian, Alaska Native	50	15	0
Pacific Islander	10	0	0
Hispanic	1,175	100	130

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,195	10,365	0
White	13,250	9,590	0
Black / African American	425	270	0
Asian	75	25	0
American Indian, Alaska Native	40	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	0	0
Hispanic	1,365	390	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,320	18,350	0
White	12,820	17,065	0
Black / African American	590	265	0
Asian	270	110	0
American Indian, Alaska Native	45	45	0
Pacific Islander	15	0	0
Hispanic	1,390	785	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,520	13,610	0
White	5,060	12,560	0
Black / African American	420	90	0
Asian	105	100	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	35	30	0
Pacific Islander	0	0	0
Hispanic	885	720	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

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

Discussion

At the very low-income levels (0-30%), white households experience a greater need of the identified housing problems than any of its counterparts. According to the 2005-2009 CHAS data nearly 90 percent of the total households experiencing one or more of the housing problems are white. In comparison, the white households make up 86 percent of the total households in Pasco County. The Black and Hispanic populations are generally clustered in communities in the northeastern section of the county. For the Black population, there is an outgrowth of the formal and non-formal segregation that occurred in the County until the middle of the last century. Minorities were forced to live in the areas that had the poorest housing stock and poorest capital facilities. They also had the worst opportunity for gainful employment. Hispanic populations are clustered in the northeastern corridor because of its proximity to the County's former agricultural areas; however, the Hispanic population is more dispersed around the County than it was 10 years ago.

In response to these conditions, target areas selected by the County were located in these communities. Generous homeownership loans were available, which assisted many existing residents to move from rental to homeownership. The program also attracted non-minority families and is helping to desegregate the neighborhoods.

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

(b)(2)

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

Introduction

According to the information below supplied by HUD, minority populations in Pasco County do not have a higher severe housing problem than the County population as a whole.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,850	5,875	1,980
White	9,085	5,275	1,755
Black / African American	415	180	35
Asian	110	50	45
American Indian, Alaska Native	50	15	0
Pacific Islander	10	0	0
Hispanic	1,025	255	130

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,185	17,370	0
White	6,920	15,920	0
Black / African American	295	405	0
Asian	75	25	0
American Indian, Alaska Native	15	25	0
Pacific Islander	0	0	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	845	910	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,570	28,105	0
White	4,370	25,520	0
Black / African American	240	620	0
Asian	150	220	0
American Indian, Alaska Native	25	70	0
Pacific Islander	0	15	0
Hispanic	695	1,480	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,875	18,255	0
White	1,330	16,290	0
Black / African American	144	355	0
Asian	20	180	0
American Indian, Alaska Native	25	45	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	0	0
Hispanic	340	1,260	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

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

Discussion

Pasco County has experienced an increase in population which directly affects the housing stock availability. Severe housing needs tend to be more prevalent for households making less than 30 percent of the area median income. The older housing stock is comprised of two bedrooms and one bath, and most families require three bedrooms and two baths to eliminate the problem of being under-housed. Manufactured housing is prevalent in Pasco County and most of this stock is old. It is cost prohibitive to rehabilitate this type of housing and it creates a problem of one or more severe existing housing problems.

In response to these conditions, target areas selected by the County have received generous homeownership loans, which assisted many existing residents to move from rental to homeownership. The County also rehabilitates older housing stock through its rehabilitation program. These programs benefit families and individuals and attract non-minority families and are helping to stabilize the neighborhoods.

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

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

Introduction:

Generally cost burden affects County residents, but does not disproportionately affect minority populations.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	116,525	34,605	25,795	2,035
White	104,460	29,305	21,330	1,815
Black / African American	2,395	1,580	1,060	35
Asian	1,605	550	350	45
American Indian, Alaska Native	405	60	115	0
Pacific Islander	0	40	10	0
Hispanic	6,725	2,885	2,675	130

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2005-2009 CHAS

Discussion:

There are more than 2,000 individuals with a negative income in Pasco County. The white sector is experiencing the greatest housing cost burden based on this factor. The risk of becoming homeless is greater for this group without any financial assistance. Fourteen percent of the residents are below the poverty level. These are determining factors for families and individuals to become homeless. The households with a negative income and those which experience a housing cost burden greater than 30 percent of their household income tends to be exposed to more risk of losing their homes.

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

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

As a whole, there is a need for more affordable rental and homeownership units. The housing stock in Pasco County is older and consists of more two bedrooms and one bath type units. 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. However, no minority or ethnic group is disproportionately affected.

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

Needs have been identified above.

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

As defined by HUD, areas of minority concentration 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: Dade City, Tommytown, Lacoochee, Lumberton, and Trilacoochee.

NA-35 Public Housing – 91.205(b)

Introduction

The Pasco County Housing Authority (PCHA) administers public housing in the County and all of the cities within the County. The PCHA is a State agency with a Board appointed by the Governor of Florida, consisting of five members. One of the members must be a tenant residing in one of the housing communities or a Section 8 Housing Choice Voucher tenant. The Board appoints the executive director to administer the day-to-day management of the PCHA. The mission of the PCHA is to provide low-income families, elderly, and disabled people with safe, decent, and affordable housing as they strive to achieve self-sufficiency and improve the quality of their lives. The PCHA is committed to operating in an efficient, ethical, and professional manner and will create and maintain partnerships with its clients and the appropriate community service agencies in order to successfully accomplish their mission.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	186	1,271	1	1,171	19	80	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Correct Table 22 Totals

Public Housing: 203; Vouchers: 1,254; Project Based Vouchers: 0; Tenant-Based Vouchers: 1,254

Veterans Affairs Supportive Housing: 55; Family Unification Program 43

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	9,751	13,163	31,497	13,229	11,238	12,419
Average length of stay	0	0	4	6	8	6	0	7
Average Household size	0	0	1	2	5	2	1	2
# Homeless at admission	0	0	5	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	76	231	1	224	4	2
# of Disabled Families	0	0	51	413	0	377	9	27
# of Families requesting accessibility features	0	0	186	1,271	1	1,171	19	80
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	160	978	1	890	16	71	0
Black/African American	0	0	25	282	0	272	3	7	0
Asian	0	0	1	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	10	0	8	0	2	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	38	227	1	221	2	3	0
Not Hispanic	0	0	148	1,044	0	950	17	77	0

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Although the public housing units meet the criteria for the percentage of accessible units per community, the demand is much greater. Those requiring accessibility are not a preference on the waiting list. Due to HUD funding cuts, the PCHA is unable to accommodate all in need.

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

The PCHA has identified Section 8 Tenant Based Rental Assistance as the most urgent need for families. Their waiting list is comprised of 609 families, and of that total 550 have children. The PCHA will maximize the number affordable units by establishing payment standards that will enable families to rent throughout the jurisdiction. Applying for additional Section 8 vouchers and pursuing other housing resources that have been identified by the PCHA as one of their goals. The families that are at or below 30 percent of AMI have been targeted by the PCHA to receive admissions preference, exceeding the HUD targeting requirements.

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

There is no difference in the needs of public housing residents as opposed to the population at large. However, the PCHA promotes self-sufficiency and provides on-going services to tenants to ensure that their housing needs are met. Asset Development of Families and Individuals is important to help obtain the goal of homeownership for public housing residents.

Discussion

The quality of assisted housing was identified by the PCHA in its needs assessment as one of its goals. Improving the housing stock by renovating and modernizing its public housing units will increase customer satisfaction of the tenants living in those units. Improving the Voucher Management scores will enhance the PCHAs chance at receiving additional vouchers once available. Reviewing the waiting list quarterly ensures the PCHA that their list is current with viable candidates. The PCHA will continue to seek approval for additional elderly designated properties, and apply for special purpose vouchers for the elderly.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Pasco County is quickly becoming more densely populated, especially along the borders with Hillsborough and Pinellas Counties. With an increase in population, more and more families are falling through the safety net and the County does not have an adequate number of facilities and services to meet their needs.

Located on Florida's Gulf Coast, the warm weather of Pasco County is an attraction to many of the homeless. However, with low paying service jobs and many residents commuting to other counties for work, Pasco is not the solution that many very low-income and homeless persons expect. Many of the homeless are working, but minimum-wage jobs with no benefits make it very difficult for individuals to afford shelter. A slowdown in the construction industry in Florida has caused many day labor jobs to be eliminated. This has caused additional hardship on those individuals drawn to the County during the construction boom. As the County takes on more urban characteristics, housing costs as well as non-housing costs continue to increase.

In recent years, the Coalition for the Homeless of Pasco County, Inc. (Coalition) has become increasingly more active and effective. Three years ago, more than 50 homeless advocates and service providers engaged in a planning and development process that has resulted in a countywide plan to eliminate homelessness. This process has resulted in a shared vision for the future, and the development of a Continuum of Care (CoC) Plan.

The Coalition conducted a homeless survey in January 2013. The primary data collection methods are surveys from homeless shelters, transitional housing providers, short-term residential treatment centers, day labor centers, the District School Board, migrant providers and other similar organizations, and surveys of the homeless conducted on the streets, including outreach to local woods (with the help of "homeless helpers") and other isolated areas where most of the homeless congregate. The next survey, which is now mandated by HUD every two years, is planned for January 2015. Periodically, providers are formally surveyed regarding their outreach methods, resources, and capabilities. The Coalition is actively engaged in identifying two additional resource centers for homeless outreach and case management on both the east and west side of the County. These resources centers will provide a place and point of contact for homeless individuals and families in need of services.

Although it is impossible to get a completely accurate count in one day of homeless persons in Pasco County, these surveys are an indication of the needs of the homeless that participated in the surveys. The Coalition conducted a Point-in-Time count for the County in 2013. The data on persons becoming homeless each year is not available, however, survey data can be provided.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	1,652	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	806	0	0	0
Chronically Homeless Individuals	0	0	815	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	368	0	0	0
Unaccompanied Child	0	0	477	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source

Comments:

Individuals experiencing homelessness each year equals 3,305

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness,"

describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Although the homeless population has decreased, this is due mainly to the fact that count was less comprehensive. However, Pasco County still showed the second highest homeless population in the state of Florida – and Pasco is the twelfth most populous County. The current situation for shelter is only 12 shelter beds exist for emergency shelter and only for woman with children. At the present time moving homeless into permanent housing has been the primary objective. The use of Emergency Solutions Grant has been the only vehicle for that purpose. In the last CoC competition the County received six (6) scattered site housing vouchers, six (6) Shelter Plus Care vouchers, no VASH vouchers, and no SSVF assistance for the County. Our ability to move people from homelessness is depending on jobs and housing.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

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

Pasco County has a shortage of emergency shelter beds and permanent supportive housing. Due to this shortage, eliminating the homeless problem is difficult. The majority of the chronic homeless in the County are unsheltered living such places as the woods and in their personal vehicles. The 10-year Plan to Eliminate Homelessness developed by the Coalition two years ago established the need for Resource Centers to process and refer homeless persons. The lack of funds available to the Continuum of Care to establish these Centers presents obstacles for the five thresholds developed by HUD to address homelessness. These thresholds are: create Permanent Supportive Housing, transition to Permanent Supportive Housing, increase employment; increase mainstream resources; and decrease homelessness. Twenty-five homeless individuals in Pasco County have HIV/AIDS. The homeless population is comprised of 180 severely Mentally Ill individuals, 190 Chronic Substance Abuse, 77 Domestic Violence individuals and 368 Veterans. These sectors include the sheltered and unsheltered populations. (Source: Point In Time Summary, 2013)

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

The composition of Race and Ethnicity with regards to being sheltered or unsheltered was not ascertained from the 2013 Point in Time (PIT) count. According to the most recent PIT count, there are 1,652 adults with children with an estimate of 628 households in need of assistance for this sector. It is estimated that roughly 11 percent of the homeless are Veterans. Only one percent of the homeless population is estimated to have HIV or AIDS. The Continuum of Care has worked closely with the Department of Children and Families to establish Access Centers throughout Pasco County. These Access Centers are located within faith-based facilities. They have the expertise in Medicaid application and

food stamp processing, along with providing Temporary Assistance to Needy Families. It is very important to note that there are 1,420 chronically homeless families and individuals with the vast majority being unsheltered. (Source: Point In Time Summary, 2013)

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Pasco County has a shortage of emergency shelter beds and permanent supportive housing beds. The majority of the homeless in the County are unsheltered, living in the woods and their personal cars. The 10-Year Plan to End Homelessness, developed by the Coalition for the Homeless two years ago, established the need for Resource Centers to process and refer homeless persons. The shortage of housing and jobs has created situations that if the homeless wanted to leave the camps leave their camps, there are no available accommodations for them.

Currently, only 20 shelter beds exist for emergency shelter and no beds for families with children. At the present time moving homeless into permanent housing has been the primary objective. The use of Emergency Solutions Grant has been the only vehicle for that purpose. Funding through the last CoC competition provided six scattered site housing vouchers, six Shelter Plus Care vouchers, no VASH vouchers, and no SSVF assistance for the County.

Discussion:

The County through its use of Neighborhood Stabilization Program funds has created over 200 units of affordable housing including those designated for the homeless. Homeless families also receive a housing preference through the Pasco Housing Authority for both communities and Section 8 vouchers. The PCHA has also utilized VASH vouchers to accommodate Veteran families. The Pasco County Human Services Division has used its allocation of Emergency Solution Grant funds for Homeless Prevention and Rapid Rehousing for homeless families registering their children for district schools. All of these programs are using some form of case management to monitor the progress of these families.

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

Introduction:

Pasco County has several programs in place to serve the non-homeless special needs populations. The Pasco County Elderly Nutrition Program serves approximately 2,783 meals yearly at nine sites throughout the County. The program provides congregate meals, home-delivered meals, outreach, and nutrition education to very-low, low-income, and socially isolated, handicapped, or minority elderly 60 years of age or older. Community Aging and Retirement Services, Inc. (CARES) has three Senior Enrichment Centers which offer a number of programs for the elderly. Some of these programs are custodial home care, representative payee and bill payer program, homemaker services, respite care, assisted living support services, skilled Medicare services, and senior health clinics. Various other agencies in the County also provide services for the elderly: - The Harbor Adult Day Care offers respite, protective, rehabilitative, and preventative services to older adults experiencing a loss of functional ability from mental and/or physical deterioration. Through its Geriatric Crisis Response Team, Gulf Coast Community Care provides in-home crisis intervention, counseling, and case management. Various other agencies such as Hospice, Florida Long-Term Care Ombudsman Program, Area Agency on Aging, and Alzheimer's support groups are also available to serve elderly persons in the County. The severely disabled populations have several agencies that provide day programs, such as Center for Independence, AFIRE, and the Red Apple School. Farmworkers Self-Help provides assistance to migrant workers.

Describe the characteristics of special needs populations in your community:

Persons with special needs live throughout Pasco County; however, the majority of services available to serve these populations are concentrated in the urban areas of the County. In the western part of the County, these services are located mostly in the Port Richey and New Port Richey area. In east Pasco County, the services are located in the cities of Zephyrhills and Dade City. Most investment for supportive housing for special needs populations will be directed to these areas which are in close proximity to services and public transportation lines.

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

Housing for the elderly and frail elderly is a priority need. As the elderly population in Pasco County ages, supportive housing becomes a key component to allowing these persons to remain as independent as possible and retain a good quality of life. The elderly also often become poorer as they age and, therefore, less able to afford suitable housing and services. It becomes crucial for the community to provide various options of affordable housing and services for this special group of citizens.

The institutional structure for providing care to persons with special needs such as severe mental illness, alcohol/drug addictions, those who have been dually diagnosed, or the developmentally disabled has

changed dramatically over the last few years. There is a move to serve these populations in smaller residential settings rather than large institutional facilities. A group home setting is preferred. As defined by Rule 9J-5, "Group Home" facilities are those that provide a living environment for unrelated residents who operate as the functional equivalent of family, which includes such supervision and care as may be necessary to meet the physical, emotional, and social needs of residents. Additional group home facilities and treatment facilities for these special needs populations are a priority need for the County.

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

Pasco County does not receive Housing Opportunities for People with HIV/AIDS (HOPWA) funds directly; HOPWA funds are set aside through the City of Tampa's allocation for Pasco/Hernando, Hillsborough, and Pinellas Counties. Area agencies compete for these funds on a yearly basis. The allocations are based on incidents of HIV/AIDS in each jurisdiction. Twenty-five individuals in Pasco County have HIV/AIDS.

Discussion:

As with homelessness, the most significant obstacle to addressing the needs of the special needs populations is the lack of available funding. In addition, there are only a small number of agencies involved in serving these persons, and they often cannot commit the staffing and resources needed to provide housing as well as supportive services to their clients. The County will support the efforts of for-profit and not-for-profit agencies to create more affordable rental units and supportive services for special needs populations.

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

Describe the jurisdiction's need for Public Facilities:

As the County's population grows, various public facilities and improvements will be in continual need in the community. These facilities include additional homeless shelters, transitional housing units, youth centers, neighborhood parks, community centers, and senior centers. The services provided by these facilities improve the overall quality of life opportunities available to County residents. Because the County does recognize the worthiness of the not-for-profits and the need for public facilities, it, sometimes provides general fund dollars in support of their efforts.

During the Consolidated Plan period, the County's public facility needs will be addressed through revenue sources other than CDBG, such as property taxes and other non-Federal dollars, unless determined by the Board of County Commissioners to be a high priority need during this period.

How were these needs determined?

During the previous Consolidated Plan period, the capacity of not-for-profit agencies were enhanced through the use of CDBG funds. Building were acquired and rehabilitated for programs for disabled persons, senior programs, expansion of a domestic violence shelter, a transitional housing facilities for homeless men, and the construction of an emergency shelter for women and for men. Not all public facility projects have been completed and will carry over to the next program year.

Describe the jurisdiction's need for Public Improvements:

The preservation and improvement of low-income neighborhoods is vital to the County. Neighborhoods in need of redevelopment have been identified by symptoms of distress, including poor housing conditions, a need to improve capital facilities such as public roads, flooding issues caused by poor stormwater management facilities, lack of sidewalks and streetlights. CDBG funds and Section 108 loan funds will be invested with Neighborhood Stabilization 3 funds, creating suitable living environments for low-income neighborhoods.

How were these needs determined?

The Board of County Commissioners prioritized the need for neighborhood redevelopment in the "West Market Area" as its primary activity, keeping in line with the Pasco County approved Strategic Plan. The West Market Area boundary coincides with the NSP 3 boundaries.

Describe the jurisdiction's need for Public Services:

Public services are a high priority and constitute an important element in the quality of life for low-income residents. Activities include senior services, handicapped services, youth services, transportation services, substance abuse services, employment training, crime awareness, and health services. These primary services help residents to maintain self-sufficiency. Obtaining necessary physical and social services allows very low- to moderate-income persons to retain jobs and stabilize the home environment. 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. 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 better themselves.

How were these needs determined?

Public services are based on documented needs as indicated in the Priority Needs Table.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Pasco County is made up of three principal housing markets. The west side area has transitioned from homes that were built principally for the elderly to a family oriented low and moderate income community. These homes are 30 and 40 years old, with a great deal of deferred maintenance. Because of the real estate crash in the last decade, many of these homes have become rental, not all of them kept well. The foreclosure epicenter in the County was located here.

The southern rim is the most prosperous section of the County. New homes have been built here, attracting commuters from Tampa, St. Petersburg and Clearwater. While there were foreclosures here, the values have partially recovered.

The northeastern section of the County is small town rural America. While they are large farms and ranchettes, there is also rural poverty and concentrated minority populations. Lacochee is a mill town with a closed mill and extreme poverty. The oldest housing stock is located here, and the most dilapidated.

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

Introduction

Single-family homes are the predominate housing structures in the County. The County also has the third highest manufactured housing stock in the State.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	134,639	63%
1-unit, attached structure	12,309	6%
2-4 units	6,826	3%
5-19 units	9,951	5%
20 or more units	5,326	2%
Mobile Home, boat, RV, van, etc	45,408	21%
Total	214,459	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2005-2009 ACS Data

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	151	0%	296	1%
1 bedroom	5,995	4%	7,047	19%
2 bedrooms	51,122	36%	16,363	45%
3 or more bedrooms	83,292	59%	12,447	34%
Total	140,560	99%	36,153	99%

Table 28 – Unit Size by Tenure

Data Source: 2005-2009 ACS Data

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

Most of Pasco County's homeownership resources will be directed towards single family homes, owned by persons under 80 percent of the median income.

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

There are units with expiring contracts from the United States Department of Agriculture. Contact has been made with the owners, but they have been unwilling to sell their apartments for a reasonable amount.

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

The housing units that are in Pasco County generally are a mismatch with the needs of the community today. Many of these homes are two bedrooms, one bath. They were built for the elderly and do not meet today's needs. New homes that are assisted with County funds generally are at least three bedrooms, two bath if the zoning and lot size allow such a structure.

Describe the need for specific types of housing:

While the homeownership rate has declined and the rental stock has increased, the rental stock is not of good quality. Many of these new rentals are single family homes that have not be kept well by the investors. Investment needs to be made in multifamily rental properties, which are much better suited for the rental market.

Discussion

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

Introduction

The housing prices in Pasco County peaked in 2007, and swiftly declined since then. The great recession hit Pasco County very hard, with properties losing up to half of their values. While some neighborhoods have come back, that is not true of low-moderate income areas. While the sales prices have stopped falling, they are not increasing at pre-boom levels.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2009	% Change
Median Home Value	67,800	0	(100%)
Median Contract Rent	432	0	(100%)

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2005-2009 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	8,345	23.1%
\$500-999	21,043	58.2%
\$1,000-1,499	5,364	14.8%
\$1,500-1,999	959	2.7%
\$2,000 or more	442	1.2%
Total	36,153	100.0%

Table 30 - Rent Paid

Data Source: 2005-2009 ACS Data

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,320	No Data
50% HAMFI	5,894	11,606
80% HAMFI	21,690	32,966
100% HAMFI	No Data	54,194
Total	28,904	98,766

Table 31 – Housing Affordability

Data Source: 2005-2009 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

For families earning less than 50 percent of the median income, there is not enough housing that is affordable to that income level to meet the demand.

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

Home prices are going up slightly, as are interest rates. This will affect affordability and reduce the amount of housing available to low income households.

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

Because HOME rents are calculated as part of the entire Tampa Bay region, they are generally higher than what landlords can ask for in market rate rent. All HOME rental units are owned by not-for-profit agencies, so they are not charging market rate rents. However, this characteristic must be considered in the evaluation of where to put the County’s resources.

Discussion

Housing affordability is the strategy that is targeted with the County’s HOME funds, whether it is rental or homeownership. The County will continue to use its resources to provide safe, decent and affordable housing with the resources available.

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

Introduction

While Pasco County may have a housing stock that is newer than many similar jurisdictions, it is starting to decline. Part of the reason for that is why it was built – for seniors, for retirement. Many of those houses were built very quickly and were not built to last more than 30 years. Additionally, Pasco County did not have a Building Department until the early 1970s, so many homes were not built to high standards.

Definitions

Standard Condition: a dwelling unit in this category is visibly free of major defects or decay. If there is need for repairs, the items are minor or singular in nature. Roof shingles or tiles lie flat without evidence of wear. Soffit and fascia are intact. The sidewalls are continuous and show no signs of blistering, cracking, or rotting. All windows and doors are undamaged.

Substandard Condition but Suitable for Rehabilitation: A dwelling unit in this category shows signs of minor structural damage and requires substantial rehabilitation. The roof is sagging and severely worn or rotting. The soffit, fascia, and rafter extensions are rotting. The sidewalls are bare in a number of places and are bulging or rotting. Several of the doors and windows are damaged and require replacement. The foundation is shifted or cracked.

Dilapidated: A dwelling unit in this category is not safe to live in. Major structural damage is clearly visible. Portions of the unit may be collapsed or in a state of total disrepair. Rehabilitation of the unit is not economically feasible under normal circumstances.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	44,754	32%	18,174	50%
With two selected Conditions	560	0%	664	2%
With three selected Conditions	74	0%	102	0%
With four selected Conditions	0	0%	20	0%
No selected Conditions	95,172	68%	17,193	48%
Total	140,560	100%	36,153	100%

Table 33 - Condition of Units

Data Source: 2005-2009 ACS Data

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	36,393	26%	7,279	20%
1980-1999	57,981	41%	13,684	38%
1950-1979	44,706	32%	14,518	40%
Before 1950	1,480	1%	672	2%
Total	140,560	100%	36,153	100%

Table 34 – Year Unit Built

Data Source: 2005-2009 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	46,186	33%	15,190	42%
Housing Units build before 1980 with children present	4,304	3%	71,539	198%

Table 35 – Risk of Lead-Based Paint

Data Source: 2005-2009 ACS (Total Units) 2005-2009 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

As was stated in the introduction, much of the County's housing stock was poorly built. Even though the housing may be younger than that of similar jurisdictions, the lack of quality construction has begun to affect current housing quality in the County.

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

As seen from the chart above the lead based paint possibilities are a small amount. The County has tested over 500 homes in its programs, and only two have had lead based paint.

Discussion

There is definitely a need for attention to be paid towards the quality of the County's housing stock. The blighted conditions that are in several neighborhoods need to be corrected to make Pasco a safe and decent place to live.

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

Introduction

The mission of the Pasco County Housing Authority (PCHA) is to provide low-income families, elderly and disabled people with safe, decent and affordable housing as they strive to achieve self-sufficiency and improve the quality of their lives. The PCHA is committed to operating in an efficient, ethical and professional manner, and creating and maintaining partnerships with clients and with appropriate community service agencies in order to successfully accomplish their mission.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			207	1,449			22	780	0
# of accessible units									

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

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

The PCHA manages six public housing communities in the County. There is a total of 207 units: Citrus Villas has 20 one-bedroom units for the elderly, 62+; Cypress Villas I has 27 family units, 14 one-bedroom, 9 two-bedroom, and 4 three bedroom; Cypress Villas II has 12 family units, 2 two-bedroom, 10 three-bedroom; Bonnie Dale Villas has 48 small family units, 10 one-bedroom and 20 two-bedroom; Sunny Dale has 50 small family units, 30 one-bedroom and 20 two-bedroom; Pasco Terrace has 50 elderly (62+) units, all one-bedroom. The quality of assisted housing was identified in by the PCHA in their needs assessment.

Public Housing Condition

Public Housing Development	Average Inspection Score
Citrus Villas	78
Cypress Villas I	78
Cypress Villas II	78
Pasco Terrace	92
Bonnie Dale Villas	80
Sunny Dale Villas	80

Table 38 - Public Housing Condition

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

The results of the PCHA physical needs assessment resulted in a multi-million dollar cost for repairs. With additional funding cuts by HUD, the PCHA is looking for other avenues to address the need to modernize and renovate the public housing units. One avenue is the Rental Assistance Demonstration Program, which allows PHA units to convert its buildings to long-term Section 8 rental assistance, allowing the PCHA to borrow funds and obtain other incentives to help address the physical improvements needed.

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

The PCHA will renovate and modernize public housing units through the capital fund and its operating funds. The scheduled work will include new ranges, refrigerator, washers and dryers. There will also be a conversion of an additional unit to 504 disability compliance. Replacement of exterior doors and windows will also be performed.

Discussion:

The PCHA manages two additional Section 8 New Construction communities, which were financed through the sale of tax-free bonds. Hudson Hills Manor is a 64-unit family community with units ranging in size from one to four bedrooms. Dade Oaks, also a family community, has 69 units ranging in size from one- to four-bedroom units.

Within the Section 8 Housing Choice Voucher Program, there are several programs such as Fair Share, Family Unification, and Family Self-Sufficiency. The Family Unification Program is designed to provide housing assistance to families for whom the lack of adequate housing is a primary factor in the separation, or threat of imminent separation, of children from their families. Through this program, the Department of Children and Families certifies a family for whom the lack of adequate housing is a primary factor in the imminent placement of the family's child or children in out-of-home care or in the delay of discharge from out-of-home care. The Family Self-Sufficiency program is designed to promote

economic self-sufficiency among participating families. The program uses housing as a stabilizing force, allowing participating families to focus their energies on attaining economic and personal self-sufficiency. A person must be a Section 8 Housing Choice Voucher tenant to be eligible for the Family Self-Sufficiency Program.

The PCHA manages four USDA Rural Development communities with a total of 198 units. Cypress Manor, which has 6 one-bedroom units; 14 two-bedrooms units; 14 three-bedroom units. Lake George Manor, which has 8 one-bedroom units; 14 two-bedroom units; 14 three-bedroom units; and 2 four-bedroom units. Dade Oaks Elderly, which has 24 one-bedroom units. Cypress Farms, which has 10 one-bedroom units; 44 two-bedroom units; 38 three-bedroom units; and 10 four-bedroom units.

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

Introduction

The County has allocated funding through its CDBG allocation to build a 40 bed emergency shelter facility for women and men. An additional 15 bed transitional facility for men and Veterans will open in the fall of 2013. Through the 2012 SuperNOFA an additional 10 transitional beds were added for the homeless with substance abuse issues. The Coalition also utilizes FEMA funds to house families through motel vouchers. The County provides additional funding for motel vouchers, after FEMA funds have been exhausted.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	61	0	0	9	0
Households with Only Adults	78	0	44	84	0
Chronically Homeless Households	0	0	0	30	0
Veterans	0	50	0	15	0
Unaccompanied Youth	18	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source
Comments:

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

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 with the 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 t assist the chronic persons needing assistance with SSDI.

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

The County through its use of NSP funds has created over 200 units of affordable housing with emphasize on homeless families. Homeless families also receive a housing preference through the PCHA. The PCHA also utilized VASH vouchers to accommodate veteran families. The Pasco Human Services Department uses its allocation of ESG for Homeless Prevention and Rapid Rehousing for homeless families registering their children for district schools. All of these programs are using some form of case management to monitor the progress of these families.

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/Tribby 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	There is an immediate need for additional emergency shelter beds and transitional housing units for homeless families and individuals.
	Goal	Rapid Re-Housing
	Description	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).
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	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.
	Goal	
	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.