

*PASCO COUNTY*

*2018 - 2019*

*ACTION PLAN*



*U.S. DEPARTMENT OF  
HOUSING & URBAN DEVELOPMENT*



*COMMUNITY DEVELOPMENT DEPARTMENT  
5640 MAIN STREET, SUITE 200  
NEW PORT RICHEY, FL 34652*

## Expected Resources

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

**Introduction:**

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: \$		
<b>CDBG</b>	public - federal	Admin, Planning, Housing, Public Improvements, Public Services, Slum & Blight	2,905,340	170,000	0	3,075,340	15,376,700	CDBG funds are leveraged with program funds from grant award recipients.
<b>HOME</b>	public - federal	Acquisition, homebuyer assistance, homeowner rehab, multifamily rental, new construction, multifamily rental rehab, new construction for ownership, TBRA	1,184,193	600,000	0	1,784,193	8,920,965	Leveraged through private lending. institutions, SHIP, owners, homebuyers
<b>ESG</b>	public - federal	Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	233,424	0	0	233,424	1,167,120	ESG funds are leveraged with in-kind funds from subrecipients receiving grant awards.

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: \$		
CoC	public - federal	Housing Transitional housing Other	1,622,464	0	0	1,622,464	8,112,320	HMIS, Catholic Charities Project LIFT, ACE Opportunities ; and the PCHA Shelter Plus Care project.
General Fund	public - local	Economic Development Financial Assistance Housing Public Services Rapid re-housing (rental assistance )	2,037,016	0	0	2,037,016	10,185,080	United Way outside agency; economic development; Human Services Division,
HUD-VASH	public - federal	Housing Rental Assistance	217,871	0	0	217,871	1,089,355	The PCHA receives 35 Veterans Vouchers.
LIHTC	public - state	Multifamily rental new construction	5,000,000	0	0	5,000,000	25,000,000	Tax Credit projects leveraged with HOME, SHIP, or NSP funds.
Public Housing Capital Fund	public - federal	Housing	379,334	0	0	379,334	1,896,670	Public Housing Capital fund provides for renovation and modernization of public housing units.
Section 108	public - federal	Public Improvements	3,500,000	0	0	3,500,000	2,000,000	Available funds
Section 8	public - federal	Housing	10,347,936	0	0	10,347,936	51,739,681	Annual Contributions for Section 8 Tenant-Based Rental Assistance.

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: \$		
<b>Shelter Plus Care</b>	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.
<b>ESG Match</b>	private	Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services	233,424	0	0	233,424	\$1,167,120	ESG funds are matched one to one. Match may be in-kind services, cash, or volunteer hours.
<b>Other</b>	public - federal	Homeowner rehab	100,000	0	0	100,000	100,000	Rural Housing Preservation Grant
<b>SHIP</b>	public - state	Acquisition; Admin; Planning; Homebuyer assistance; Homeowner rehab; New construction for ownership	760,188	1,700,000	0	2,460,188	12,300,940	State Housing Initiatives Program (SHIP)
<b>SHIP Match</b>	public - state	Acquisition Homebuyer assistance Homeowner rehab New construction for ownership	296,048	0	0	296,048	1,480,240	SHIP match (requirement for the HOME Program)

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 - local	Acquisition Admin and Planning Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership		400,000	0	400,000	2,000,000	NSP Program Income available to households that earn up to 120 percent of the area median income.

Table 52 - Expected Resources – Priority Table

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

Not-for-profit and service agencies provide in-kind match for their allocation of ESG funds. Match may include volunteer hours, outside contributions, donated items, etc. to substantiate the required \$233,424 match. ESG match is verified by the Community Development Department. The 25 percent match requirement for the HOME Program comes principally from State Housing Initiatives Partnership (SHIP) dollars. These are local funds the State disburses from a State documentary stamp tax. The local match for the HOME program year will be \$296,048.00.

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

Single-family residences will be constructed on several vacant parcels that are owned by the County for the purpose of creating affordable housing for low income households. These properties will be transferred to a not-for-profit partner and will remain affordable for a period of 50 years. In addition, the Coalition and the County have entered into a long-term lease agreement for property owned by Pasco County on Youth Lane. The intention of the Coalition is to provide a Housing Services Center in one building and a Family Rehousing Program in the second building. Several funding sources have been set aside to assist with this project, CDBG, SHIP, and the Affordable Housing Funds. This project will be on-going through the program year.

**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 homeownership activities and 75 percent be expended on construction activities; 30 percent of the allocation plus program income to be set aside for incomes under 50 percent of the Area Median Income, 20 percent of the allocation to be set aside for special needs populations. 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 was awarded SHIP funds in the amount of \$760,000.00 in July 2018.

## Annual Goals and Objectives

### ***AP-20 Annual Goals and Objectives***

#### **Goals Summary Information**

<b>Sort Order</b>	<b>Goal Name</b>	<b>Start Year</b>	<b>End Year</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	<b>Goal Outcome Indicator</b>
1	Program Administration	2018	2019	Administration	County-wide Activities	Program Administration	CDBG: \$615,068 HOME: \$178,419 ESG: \$924	Other: Program
2	Buildings Demolished/Buildings Boarded and Secured	2018	2019	Non-Housing Community Development	County-wide Activities	Elimination of Slum and Blight	CDBG: \$250,000	Buildings Demolished: 70 Buildings
4	Anti-Crime Programs	2018	2019	Non-Housing Community Development	Tommytown Lacoochee Neighborhood	Public Services	CDBG: \$87,626  General Fund: \$82,271	Public service activities other than Low/Moderate Income Housing Benefit: 4,000 Persons Assisted
5	Health Care	2018	2019	Non-Housing Community Development	County-wide Activities	Public Services	CDBG: \$95,200	Public service activities other than Low/Moderate Income Housing Benefit: 4,090 Persons Assisted
6	General Public Services	2018	2019	Non-Housing Community Development	County-wide Activities	Public Services	CDBG: \$81,935	Public service activities other than Low/Moderate Income Housing Benefit: 1,752 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Employment Training	2018	2019	Non-Housing Community Development	County-wide Activities	Public Services	CDBG: \$51,930	Public service activities other than Low/Moderate Income Housing Benefit: 900 Persons Assisted
8	Homeless Services	2018	2019	Non-Housing Community Development	County-wide Activities	Public Services	CDBG: \$53,310	Public service activities Low/Moderate Income: 175 Persons Assisted
9	Repayment of Section 108	2018	2019	Repayment of Section 108 Loan	County-wide Activities	Planned Repayment of Section 108 Loan	CDBG: \$1,095,455	Other: Other
10	Rental Development	2018	2019	Affordable Housing	County-wide Activities	Affordable Housing	HOME: \$500,000 SHIP: \$400,000 SHIP Match: \$100,000 NSP: \$400,000	Rental units constructed: 10 Household Housing Units Rental units rehabilitated: 10 Household Housing Units
11	Substandard Housing Replacement	2018	2019	Affordable Housing	County-wide Activities	Affordable Housing	HOME: \$300,000 SHIP: \$40,000 SHIP Match: \$36,048	Homeowner Housing Added: 2 Household Housing Units
12	Shelter Services	2018	2019	Homeless	County-wide Activities	Homelessness	ESG: \$65,000 ESG Match: \$65,000	Homeless Person Overnight Shelter: 637 Persons Assisted
13	Homeownership Activities	2018	2019	Affordable Housing	County-wide Activities	Affordable Housing	SHIP: \$1,309,860	Direct Financial Assistance to Homebuyers: Households Assisted
14	Owner-Occupied Rehabilitation	2018	2019	Affordable Housing	County-wide Activities	Affordable Housing	HOME: \$395,774 SHIP: \$370,000 SHIP Match: \$60,000 CDBG: \$118,000	Homeowner Housing Rehabilitated: <b>92</b> Household Housing Unit: Homeowner Rehabilitated 20 (NRP)



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	Construction of New Units	2018	2019	Affordable Housing	County-wide Activities	Affordable Housing	HOME: \$360,000 SHIP: \$395,328 SHIP Match: \$100,000	Homeowner Housing Added: 6 Household Housing Unit
16	Homeless Prevention	2018	2019	Homeless	County-wide Activities	Homelessness	ESG: \$22,500 ESG Match: \$22,500 SHIP: \$25,000	Homelessness Prevention: 20 Persons Assisted
17	Rapid Rehousing	2018	2019	Homeless	County-wide Activities	Homelessness	ESG: \$65,000 ESG Match: \$65,000 SHIP: \$25,000	Rapid Rehousing: 192 Households Assisted
18	Tenant Based Rental Assistance	2018	2019	Affordable Housing	County-wide Activities	Affordable Housing	HOME: \$50,000	Tenant-based rental assistance: 5 Households Assisted
19	Homeless Management Information System (HMIS)	2018	2019	Homeless	County-wide Activities	Homelessness	ESG: \$80,000 ESG Match: \$80,000	Other: 1 Other
20	Public Facilities and Infrastructure	2018	2019	Non-Housing Community Development	County-wide Activities	Homeless	CDBG: \$609,640	Other: 2 Other
21	Planning & Capacity Building	2018	2019	Planning & Capacity Building	County-wide Activities	Planning and Capacity Building	CDBG: \$2,826	Other: 1 Other

**Table 53 – Goals Summary**

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction:

The One-Year Action Plan outlines the activities which will be undertaken during the program year beginning October 1, 2018 and ending September 30, 2019 using Federal funds granted to Pasco County by HUD under the CDBG, HOME, and ESG Programs.

The County, designated as an Urban County by HUD, consists of all unincorporated areas of the County and four municipalities participating in the County's Urban County Program. Those municipalities are the Cities of New Port Richey, Port Richey, and San Antonio and the Town of St. Leo. The cities of Dade City and Zephyrhills are part of the County's HOME Consortia, but participate in the CDBG Program at the State level. The Pasco County Board of County Commissioners (BCC) is the entity responsible for approving the application of grant funds for various activities outlined in the ConPlan and the One-Year Action Plans. The BCC approved the projects at the July 10, 2018 board meeting. The Community Development Department is the lead entity responsible for ensuring effective grants management, compliance and reporting.

#### Projects List:

#	PROJECT NAME
	Administration – CDBG
	Slum & Blighted Structures
	Section 108 Loan Payment
	Sheriff's Office - Officer Friendly Program
	Connections Job Development Corp.
	Good Samaritan Health Clinic
	Premier Community HealthCare
	Volunteer Way - Food
	Catholic Charities - Hotbox
	Catholic Charities - Wellness
	Florida Home Partnership
	Public Facilities - TBD
	Metropolitan Ministries
	WestCare Gulf Coast
	City of New Port Richey - Housing Rehabilitation Program
	City of Port Richey - Sidewalks
	City of San Antonio –ADA City Park Project
	Town of St. Leo -Planning
	HOME Admin
	HOME CHDO
	HOME Continued Housing Activities
	ESG18 Programs-

**Table 54 – Project Information**

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

Allocations for projects and activities are based on priorities set by the Board of County Commissioners (BCC). On July 10, 2018, the BCC approved CDBG, HOME, and ESG projects and activities for Program Year 2018, based on the goals and objectives of the County's Strategic Plan and the Five-Year Consolidated Plan.

## AP-38 Project Summary

### Project Summary Information

<b>PROJECT NAME</b>	<b>ADMINISTRATION - CDBG</b>
Target Area	County-wide Activities
Goals Supported	Program Administration
Needs Addressed	Program Administration
Funding	CDBG: \$615,068
Description	Costs to administer the CDBG Program
Target Date	9/30/2019
Location Description	5640 Main Street, Suite 200, New Port Richey, FL
<b>PROJECT NAME</b>	<b>SLUM &amp; BLIGHTED STRUCTURES</b>
Target Area	Lacoochee Neighborhood County-wide Activities
Goals Supported	Buildings Demolished/Buildings Boarded and Secured
Needs Addressed	Elimination of Slum and Blight
Funding	CDBG: \$250,000
Description	Continuation of a multi-year project
Target Date	9/30/2019
Estimate the number that will benefit from the activities	70 condemnations/board and secure
Location Description	Elimination of slum and blight on a spot basis, county-wide.

<b>PROJECT NAME</b>	<b>SECTION 108 LOAN PAYMENT</b>
Target Area	Designated Neighborhoods
Goals Supported	Repayment of Section 108
Needs Addressed	Planned Repayment of Section 108 Loan
Funding	CDBG: \$1,090,963
Description	Debt service repayment of the Section 108 loan.
Target Date	09/30/2019
<b>PROJECT NAME</b>	<b>SHERIFF'S OFFICE - OFFICER FRIENDLY PROGRAM</b>
Target Area	Tommytown Lacoochee Neighborhood
Goals Supported	Anti-Crime Programs
Needs Addressed	Public Services
Funding	CDBG: \$87,626 General Fund: \$82,270.86
Description	A Sheriff's Deputy is assigned to the distressed target areas to work as a liaison between the community and the Sheriff's Office, with emphasis on the children. Deputies work in the target area schools, after school programs, community organizations, and with County staff..
Target Date	09/30/2019
Estimate the number that will benefit from the activities	4,000 individuals and families
Location Description	Target Areas

<b>PROJECT NAME</b>	<b>CONNECTIONS JOB DEVELOPMENT CORP.</b>
Target Area	County-wide Activities
Goals Supported	Employment Training
Needs Addressed	Public Services
Funding	CDBG: \$51,930
Description	Provides employability skills training, including computer skills, job search skills, employment counseling, group and individual mock interviews, and job leads to area employers.
Target Date	9/30/2019
Estimate the number that will benefit from the activities	900 low-income individuals
Location Description	5841 Main Street, New Port Richey, FL 34652
<b>PROJECT NAME</b>	<b>GOOD SAMARITAN HEALTH CLINIC</b>
Target Area	County-wide Activities
Goals Supported	Health Care
Needs Addressed	Public Services
Funding	CDBG: \$60,000
Description	Funds to provide prescription medications and laboratory fees for uninsured, low income residents between the ages of 18 and 65.
Target Date	9/30/2019
Estimate the number that will benefit from the activities	3,790 low-income individuals will benefit from the project.
Location Description	5334 Aspen Street, New Port Richey, FL 34652

<b>PROJECT NAME</b>	<b>PREMIER COMMUNITY HEALTHCARE</b>
Target Area	Lacoochee Neighborhood County-wide Activities
Goals Supported	Health Care
Needs Addressed	Public Services
Funding	CDBG: \$35,200
Description	Funds to improve health literacy as it relates to oral health and provide emergency dental services to extremely low and low income residents.
Target Date	9/30/2019
Estimate the number that will benefit from the activities	175 uninsured, low income
Location Description	37944 Pasco Avenue, Dade City, FL 33525
<b>PROJECT NAME</b>	<b>VOLUNTEER WAY</b>
Target Area	County-wide Activities
Goals Supported	General Public Service
Needs Addressed	Public Service
Funding	CDBG: \$30,000
Description	Food for All: Assist with the costs of providing food at the soup kitchen and the mobile unit.
Target Date	9/30/2019
Estimate the number that will benefit from the activities	1,500 low-income individuals
Location Description	County-wide

<b>PROJECT NAME</b>	<b>CATHOLIC CHARITIES</b>
Target Area	Agency Activities
Goals Supported	Public Service
Needs Addressed	General Public Service
Funding	CDBG: \$2,000
Description	To purchase a Hot-box for prevention of the infestation of bed bugs at the Homeless Shelter
Target Date	9/30/2019
Estimate the number that will benefit from the activities	15 individuals
Location Description	7801 Maryland Avenue, Hudson 34667
<b>PROJECT NAME</b>	<b>CITY OF NEW PORT RICHEY - HOUSING REHABILITATION PROGRAM</b>
Target Area	City-wide Activities
Goals Supported	Owner-Occupied Rehabilitation
Needs Addressed	Neighborhood Redevelopment
Funding	CDBG: \$118,332
Description	Owner-occupied rehab housing program
Target Date	9/30/2019
Estimate the number and type of families that will benefit from the proposed activities	15 moderate-income homeowners
Location Description	Project activities are located within the city limits of the City of New Port Richey



<b>PROJECT NAME</b>	<b>CITY OF PORT RICHEY</b>
Target Area	City of Port Richey
Goals Supported	Infrastructure
Needs Addressed	Neighborhood Redevelopment
Funding	CDBG: \$16,396
Description	Sidewalks will begin at the intersection of River Gulf Road and Washington Street and continue along River Gulf Road to U.S. Highway 19
Target Date	9/30/19
Estimate the number that will benefit from the activities	500 households
Location Description	City limits
<b>PROJECT NAME</b>	<b>CITY OF SAN ANTONIO – ADA IMPROVEMENTS</b>
Target Area	City-wide
Goals Supported	Public Facility
Needs Addressed	Public Services
Funding	CDBG: \$3,903
Description	ADA park improvements
Target Date	09/30/2018
Location Description	City park

<b>PROJECT NAME</b>	<b>TOWN OF ST. LEO – UPDATE COMPREHENSIVE PLAN</b>
Target Area	City-wide Activities
Goals Supported	Planning & Capacity Building
Needs Addressed	Planning and Capacity Building
Funding	CDBG: \$2,898
Description	Update comprehensive plan
Target Date	9/30/2018
Location Description	Town of St. Leo
<b>PROJECT NAME</b>	<b>WESTCARE GULF COAST</b>
Target Area	County-wide
Goals Supported	Public Service
Needs Addressed	Public Service
Funding	\$37,935
Description	Adult Drug Court Program
Target Date	9/30/18
Estimate the number that will benefit from the activities	208 individuals
Location Description	6636-6650 Rowan Road, New Port Richey

<b>PROJECT NAME</b>	<b>METROPOLITAN MINISTRIES</b>
Target Area	County-wide
Goals Supported	Homeless
Needs Addressed	Public Service
Funding	\$53,310
Description	Case Management
Target Date	9/30/19
Estimate the number and type of families that will benefit from the proposed activities	175 individuals
Location Description	3214 U.S. Highway 19, Holiday, FL
<b>PROJECT NAME</b>	<b>FLORIDA HOME PARTNERSHIP</b>
Target Area	Sunset Hills Neighborhood
Goals Supported	
Needs Addressed	Public Facility
Funding	\$32,500
Description	Construction of a playground
Target Date	9/30/20
Estimate the number and type of families that will benefit from the proposed activities	147 individuals
Location Description	Sunset Hills, Dade City

<b>PROJECT NAME</b>	<b>CATHOLIC CHARITIES</b>
Target Area	Bethany Apartments
Goals Supported	Homeless
Needs Addressed	Homelessness
Funding	\$12,000
Description	Health, Wealth, & Self-Sufficiency
Target Date	9/30/2019
Estimate the number and type of families that will benefit from the proposed activities	29 individuals
Location Description	Lee Avenue, Dade City
<b>PROJECT NAME</b>	<b>PUBLIC FACILITY PROJECTS - TBD</b>
Target Area	County-wide
Goals Supported	Public Facilities
Needs Addressed	Homelessness; Public Facilities
Funding	\$576,940
Description	Acquisition, construction, rehabilitation

<b>PROJECT NAME</b>	<b>ESG18 – PASCO COUNTY</b>
Target Area	County-wide Activities
Goals Supported	Program Admin; Rapid Rehousing; Homeless Prevention; Shelter Services; Homeless Management Information System (HMIS)
Needs Addressed	Homelessness
Funding	ESG Match: \$233,424 State Housing Initiatives Partnership Program
Description	Emergency Shelter services: Sunrise of Pasco County, Salvation Army, and Pasco County Human Services. Homeless Prevention: Pasco County Human Services. Rapid Rehousing: Pasco County Human Services, Catholic Charities, and ACE Opportunities. HMIS: The Coalition for the Homeless of Pasco County.
Target Date	9/30/2019
Location Description	County-wide
<b>PROJECT NAME</b>	<b>HOME COMMUNITY HOUSING DEVELOPMENT ORGANIZATION</b>
Target Area	County-wide
Goals Supported	Rental Development and Homebuyer
Needs Addressed	Affordable Housing
Funding	HOME: \$177,629
Description	Funding for a Community Housing Development Organization.
Target Date	9/30/2019
Estimate the number that will benefit from the activities	2 Low-Moderate Income households
Location Description	TBD

<b>PROJECT NAME</b>	<b>CONTINUED HOUSING ACTIVITIES</b>
Target Area	County-wide Activities
Goals Supported	Owner-Occupied Rehabilitation; Rental Development; Construction of New Units; Acquisition/Rehabilitation of Existing Units; Homeownership Activities; Substandard Housing Replacement
Needs Addressed	Affordable Housing
Funding	HOME: \$1,428,145 SHIP Match: \$296,048
Description	Homebuyer, Homeowner or Rental Development Assistant
Target Date	9/30/2019
Estimate the number that will benefit from the activities	
Location Description	County-wide
<b>PROJECT NAME</b>	<b>ADMINISTRATION - HOME</b>
Target Area	County-wide Activities
Goals Supported	Program Administration
Needs Addressed	Program Administration
Funding	HOME: \$178,419
Description	Costs to administer the HOME Program.
Target Date	9/30/2019
Estimate the number and type of families that will benefit from the proposed activities	N/A Planning activity
Location Description	5640 Main Street, Suite 200, New Port Richey, FL 34652

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction:

The Consolidated Strategic Plan establishes Pasco County's general priorities for allocating funds geographically and among priority needs to achieve the statutory goal of providing decent housing for low-, very low-, and extremely low-income residents. Funds will assist homeless persons to obtain affordable housing; retain and increase the availability of permanent housing that is affordable to residents without discrimination; and increase supportive housing that includes structural features and services to enable persons with special needs to live in dignity.

ONE YEAR GOALS FOR THE NUMBER OF HOUSEHOLDS TO BE SUPPORTED	
Homeless	41
Non-Homeless	315
Special-Needs	25
<b>Total</b>	<b>381</b>

Table 55 - One Year Goals for Affordable Housing by Support Requirement

ONE YEAR GOALS FOR THE NUMBER OF HOUSEHOLDS SUPPORTED THROUGH	
Rental Assistance	71
The Production of New Units	53
Rehab of Existing Units	157
Acquisition of Existing Units	100
<b>Total</b>	<b>381</b>

Table 56 - One Year Goals for Affordable Housing by Support Type

#### Discussion:

The Community Development Department shall continue to help existing homeowners repair their homes. Pasco County's housing stock continues to decline, particularly in the western areas of the County. In addition, major efforts are underway to assist homeless persons to obtain affordable housing.

On August 21, 2017, the Community Development Department hosted our fifth Housing and Community Development Summit. The Summit brought together local experts to host panel discussions on topics such as homeownership, homelessness, rental housing and neighborhood redevelopment. Jaimie Ross, President and CEO of the Florida Housing Coalition presented a statewide perspective on the State's affordable housing situation. Ms. Ross facilitated the creation of the William E. Sadowski Affordable Housing Act of 1992 which helped to ensure funding for Florida's housing programs. She has also served as the Affordable Housing Director of 1,000 Friends of Florida; is past Chair of the Affordable Housing Committee of the Real Property Probate & Trust Law Section of the Florida Bar; and a former Fannie Mae Foundation,

James A. Johnson, Community Fellow. Nationally, Ms. Ross serves on the Boards of Grounded Solutions Network and the Innovative Housing Institute. She is also a nationally recognized expert in avoiding and overcoming the NIMBY (Not In My Backyard) syndrome.

The Florida Housing Coalition, Inc. is a nonprofit, statewide membership organization whose mission is to bring together housing advocates and resources so that all Floridians have a quality, affordable home and a suitable living environment.



## **AP-60 Public Housing – 91.220(h)**

### **Introduction:**

The Pasco County Housing Authority (PCHA) administers public housing. 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 this mission.

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

Pasco County continues to work very closely with PCHA in creating affordable rental housing for households with very low income. In addition, PCHA has pledged support, to include setting aside housing vouchers for individuals leaving the Housing Service Center. Twenty-five vouchers have been set aside for homeless families, 50 vouchers are set aside for individuals who are homeless with a mental health diagnosis, and 20 vouchers have been set aside for first time homeownership.

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

Through the continued support of the Officer Friendly Program and the Lacoochee Steering Committee, many efforts have been made to incorporate the residents living in the Public Housing communities in Lacoochee into the community fabric. One of the most prominent ways to integrate the public housing residents is through bilingual communication in both English and Spanish, and reaching out to prominent public housing residents to become members of the Lacoochee Steering Committee leadership team. The Pasco County Sheriff's Office has a substation for the Officer Friendly Program in the Lacoochee Community Center, which was constructed in part with CDBG funds. Many of the residents have been encouraged to participate in the outreach campaigns completed by the County.

PCHA has a very successful Family Self-Sufficiency Program which allows residents to remain in public housing as their income increases and moves towards independence. Through this program, residents are able to save funds (which are matched by PCHA) and use these funds for down payment on a home. Households are linked with area resources such as Habitat for Humanity and other down payment assistance programs with the goal of homeownership.

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

The PCHA is not designated as troubled.

**Discussion:**

The Community Development Department will work closely with the PCHA to assist in addressing the needs of the housing units that are the responsibility of the PCHA. In addition, the Community Development Department will continue to actively serve as a liaison for many of these projects and to promote activism in the community through attendance at community meetings, recommending public involvement measures, and working closely with community residents to promote community identity and leadership, as well as homeownership opportunities.

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

### **Introduction:**

With this Action Plan, a total of \$466,848.00 in Emergency Solutions Grant (ESG) and matching funds is being used to address homeless and at risk of homeless needs. In addition to ESG funds, \$50,000.00 in State Housing Initiatives Program (SHIP) funds is being used for eviction prevention and rapid rehousing activities, and \$200,000 in HOME Tenant-Based Rental Assistance from Program Year 2017.

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

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

In funding years 2014 and 2015, a total of \$92,572.00 was allocated for Street Outreach and Rapid Rehousing Services for the chronically homeless. No additional funds for outreach were allocated from the last two years Action Plan. Catholic Charities was awarded the RFP and the agreement details the program, which was designed to rapidly rehouse chronically homeless individuals and households and provide them with support services to increase their self-sufficiency. A Navigation Center for homeless individuals is set for implementation in late 2017 or early 2018 (dependent upon rehabilitation activities of the building). The Navigation Center will provide outreach to the 100+ encampments within the county and will provide wrap-around services for all persons admitted to this low barrier emergency shelter.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons:**

Specific activities will include \$65,000.00 in ESG plus matching funds for Shelter Services. Sunrise of Pasco County, a domestic violence shelter, will be assisted; Salvation Army, also a domestic violence shelter, will be assisted; Pasco County Human Services will provide motel/hotel nights when shelter beds are not available. In addition, the Housing Service Center and Family Rehousing Program will be a low-barrier shelter for individuals who are homeless and will provide wrap-around services using the Housing First model. CDBG funds in the amount of \$250,000.00 were committed in Program Year 2017 for rehabilitation of the facility and \$4,000.00 in committed for operational expenses. The Extremely Low Income Program (ELI) is designed to offer safe and decent housing to families with a household income under 30 percent of the Area Median Income at an affordable rate. By offering case management in conjunction with housing in the ELI Program, it is anticipated the household will be able to improve their situation through increased employment opportunities, education, etc. with the goal of being able to return to market rate rents within one year. Households who are literally homeless have priority for accessing the ELI Program.

**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:**

Specific activities will include \$65,000.00 in ESG plus matching funds for rapid rehousing activities. Pasco County Human Services (Human Services), Catholic Charities, and ACE Opportunities will provide rapid rehousing services to eligible individuals and families. Human Services has also been awarded \$22,500.00 ESG and \$25,000.00 SHIP funds for homeless prevention activities.

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

As stated above, ESG and SHIP funds are being allocated to assist with homeless/eviction protection needs. Services are available to all eligible individuals and families. Pasco County's goal for homelessness is to ensure that episodes of homelessness are brief, rare and non-recurrent.

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

### **Introduction:**

The State of Florida requires that local governments have a process for reviewing policies, ordinances, plans, and other documents to determine whether they affect affordable housing. All ordinances that appear before the Pasco County Board of County Commissioners (BCC) must have an analysis performed to see what the financial effect will be on the cost of housing. This information is provided to the BCC as part of the information they receive for all agenda items.

The County must report to the Florida Housing Finance Corporation the cumulative financial effect to affordable housing each year. This form must be signed by both the Chairman of the Board of County Commissioners and the County Administrator.

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

Different programs have different obstacles in affordable housing. The Rehabilitation Program is faced by the State of Florida with establishing new and tougher codes, especially connected with hurricane protection. The new roofing standards have caused the price of rehabilitation to increase. In many cases, the house must be replaced because the price of rehabilitation is too high.

The Homebuyer Program has obstacles created by the lack of credit. This has hurt low-income families who were using subprime programs in the past. Subprime was not necessarily bad for all families, but that funding no longer exists.

The rental programs have difficulty finding available land and the lack of understanding neighborhoods. The "NIMBY" (Not In My Back Yard) problem regarding rental apartments is not because it is affordable, but because they are apartments. Both upper-income apartment communities and affordable apartments receive objections from neighborhood residents because of traffic, noise, overcrowding of schools, and other perceived problems.

Other potential areas of study that may be needed in the future include how to locate affordable housing in close proximity to employment centers, evaluation of the housing stock and infrastructure in older neighborhoods, and methods to address the deterioration of the many mobile homes that are present in the County.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The County recognizes that the needs of residents extend beyond housing and infrastructure. The needs include reducing lead based paint hazards, reducing poverty, developing institutional structures, and enhancing coordination between public and private social service agencies. The Community Development Department is addressing obstacles to meeting the needs of low and extremely low income households through the following actions.

### **Actions planned to address obstacles to meeting underserved needs:**

The primary obstacle to meeting underserved needs is having sufficient resources; CDBG, HOME, ESG and SHIP funding, as well as temporary funds such as NSP are addressing some needs, but not all. As previously noted, additional homeless shelters and transitional housing units are needed; forty (40) additional emergency shelter beds were added in Program Year 2016 with the assistance of CDBG, SHIP, the Affordable Housing Fund, and Government Acquisition Impact Fee Credits. The Samaritan Project, which receives no Federal, State, or local funds, has a 30 bed emergency shelter facility. A Helping Rock also receiving no Federal, State, or local funds, provides outreach programs such as food, shelter and clothing. There are many other grant funded agencies that work with the Continuum of Care to fulfill their missions. These agencies include food pantries, clothing, and outreach activities. The Community Development Department continues to network with municipalities, citizens, and not-for-profit agencies to identify priority needs and set specific courses of action to build on our existing assets and resources to better provide needed services with the goal of making sure homelessness is brief, rare and non-recurrent.

### **Actions planned to foster and maintain affordable housing:**

The 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. Pasco 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. Between the County's ConPlan and SHIP Program, we are addressing affordable housing needs. The Pasco County Fair Housing Plan has been updated with the ConPlan and responds to the obligation of certifying that Pasco County affirmatively furthers fair housing by developing strategies and implementing actions to overcome any barriers to fair housing choice.

### **Actions planned to reduce lead-based paint hazards:**

All housing proposed for rehabilitation with Federal funds is first screened by the year built to determine possible lead paint hazards. On any home constructed prior to 1978, a risk assessment is performed by a certified lead-based paint specialist under contract with the Community Development Department.

If the house contains lead-based paint, abatement 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.

### **Actions planned to reduce the number of poverty-level families:**

The ability to reach the dream of self-sufficiency, a home, and family is still unreachable to so many.

One of the major problems is the working poor. Although they may not have proper transportation, health insurance, affordable housing, and food, they have just enough income to be ineligible for most assistance programs. Many of the population at the poverty level and below lack sufficient skills and training necessary to obtain a job.

The County, through its public school system, offers adult vocational educational training that provides low-cost customized classes for special trades. In addition, Pasco-Hernando Community College and Rasmussen College offer specialized vocational classes; and the Pasco-Hernando Jobs and Educational Partnership offers, through the Job Training Participation Act, job training for many unskilled workers.

The Extremely Low Income (ELI) Housing Program is designed to allow households under 30 percent of the Area Median Income to be able to afford safe and decent housing and work on increasing the household income so that they may be able to move into market rent rates. It is anticipated that when a household rents one of the ELI homes, they will be able to obtain educational training to increase their earning potential and save for a vehicle that will allow the household to seek employment in a wider area. ELI participants receive supportive services, working closely with case managers.

### **Actions planned to develop institutional structure:**

The Community Development Department, in conjunction with the municipalities, citizens, not-for-profit agencies, and for-profit organizations, will continue networking and try 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, are better able to determine needs and share ideas and successes on how best to meet those needs.

Closer ties have been developed among the County, the PCHA, and the community agencies. The Community Development Department will continue to strengthen these ties by making all interested parties aware of the various housing grants as they become available. We will assess the various other services, such as transportation, medical, nutrition, and social services, and work to network all of these together. The Community Development Department is the liaison enhancing coordination between public and private housing and social service agencies and is fostering public housing improvements and resident initiatives.

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

One of the most prominent ways to integrate the public housing residents is through bilingual communication in both English and Spanish, and reaching out to prominent public housing residents to become members of the Lacochee Steering Committee leadership team. The Pasco County Sheriff's Office has a Sheriff's Office Substation in Lacochee adjacent to one of the housing complexes, and many of the residents have been encouraged to participate in the outreach campaigns completed by the County. When the community center in Lacochee was completed, the larger facility provided the opportunity for residents to become more involved in the community. The Sheriff's Department Officer Friendly is actively serving as a liaison for many of the events that take place in Lacochee, such as the Strong Families Support Network sponsored by HUD.



## Program Specific Requirements

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

#### Introduction:

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$170,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	
3. The amount of surplus funds from urban renewal settlements	
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	
5. The amount of income from float-funded activities	
<b>Total Program Income</b>	<b>\$170,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

#### 1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Notification from HUD states that Pasco County will receive as entitlement \$1,184,193 in HOME funds. Program income during the program year is expected to be \$600,000. This is repayment on housing loans. The 25 percent match will come from SHIP funds in the amount of \$296,048.

**2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

The HOME Program requires Participating Jurisdictions to have a policy regarding the recapture/resale of HOME funded homebuyer properties. Pasco County chooses to use the recapture system and requires all HOME funds lent to the client to be re-paid. Since all the funds will be recaptured, the period of affordability does not end until the loan is paid off. It does not matter whether the house is transferred to another owner in one year or fifty years. All funds will be secured by a mortgage in favor of the County. The recapture provisions are triggered when property interest is totally transferred from the original client(s) to another individual or entity. This may include sale of the property or inheritance. Only the direct subsidy to the homebuyer is recaptured. Developer subsidy or other costs attributed to the project, such as personnel costs, are not considered direct subsidy. The direct subsidy amount will be the same as the amount lent to the homebuyer to purchase the home. Only net proceeds can be obtained from the recapture. If the homebuyer sells the property, or the property is foreclosed or sold at a Tax Deed Sale and does not receive enough to pay off the County loan, the County cannot require funds from the homebuyer. However, as a lien-holder, the County must approve the pay-off amount recommended by the title company and reserves the right to negotiate better terms from itself, from the realtor, seller, and first mortgage holder, or bid at the foreclosure or Tax Deed Sale. If the homebuyer becomes non-compliant with the program, such as renting the property out, or the house is sold or is inherited to a non-eligible household without County permission, the entire amount of the subsidy becomes due, and the local HOME trust fund is re-paid. The County shall recover these amounts from the new property owner or client. The County reserves the right, however, to construct payment terms with the owner of the property in all situations.

**3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

In HOME-assisted homebuyer projects, the affordability restrictions may terminate upon foreclosure, transfer in lieu of foreclosure or assignment of an FHA insured mortgage to HUD. The affordability restrictions must be revived according to the original terms if, during the original affordability period, the owner of record before the termination event obtains an ownership interest in the housing. In the case of a foreclosure, Pasco County will attempt to recoup any net proceeds that may be available through the foreclosure sale. Because all recapture provisions must be limited to net proceeds, the County's repayment obligation is limited to the amount of the HOME subsidy, if any, that it is able to recover. All rules not listed here that are required by the HUD rule and other HUD notices shall also apply. The County utilizes an Affirmative Marketing Plan to ensure that subsidized multifamily housing is taking the necessary steps to eliminate discriminatory practices and overcome the effects of any past discrimination. Currently, the County has four projects that have over six assisted housing units. These projects are Stonehenge Apartments, Hilltop Landings, Congress Place Apartments and Sundance I Apartments. When there is a vacancy at any of these complexes, it shall be publicized if there is no waiting list. The

County is currently in the process of revising its Minority Outreach Plan which will be provided to HUD in its next action plan. This revision is necessary since the minority population in the County has increased according to the 2010 Census figures.

- 4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

Not applicable.

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

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

*ESG allocations are based on the agency request and ability to carry out activities, prior operating experience with ESG, priority of Shelter vs. Homeless Prevention/Rapid Rehousing, and priority needs. The Coalition, which also serves as the CoC, has a formerly homeless person on its Board of Directors; and the Continuum Committee has service providers that meet the homeless criteria providing information and serving as advisors. All providers are required to enter data into the Homeless Management Information system. Performance Standards used for evaluating the agency performance are in place.*

**2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

*The Coordinated Entry system will be implemented as soon as possible and will provide coordinated entry for all people seeking assistance throughout the county. Coordinated Entry will utilize the VISPDAT as a consistent assessment to determine eligibility. By standard forms, assessment processes, and referrals, each person seeking assistance will be referred to the most appropriate provider for their situation. This allows the sites to find the right type and amount of assistance for each person, and the process is smooth, easily accessible, and consistent, regardless of where the person asks for help. It also reduces frustration and time spent trying to find assistance and minimizes duplication of efforts. The Coalition for the Homeless of Pasco County is the lead agency for implementing Coordinated Entry.*

**3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).**

*Once a year, the Community Development Department (CDD) advertises the availability of ESG funds in accordance with the policies in the Citizens Participation Plan. Applications must be received at the CDD office by the deadline date listed in the application. The CoC has a review committee who ranks the applications. The committee provides the rankings and recommendations of funding to the CDD staff. Members of the CDD staff review applications for content, eligibility, and the priorities and goals listed in the ConPlan. Performance Indicators from prior years are also reviewed. Prospective subrecipients are assessed to determine capabilities and capacity. Once application review is complete, CDD staff makes a recommendation to the Assistant County Administrator for Public Services for funding awards. The County Administrator then reviews the application list, and the finalized recommendation is presented to the Board of County Commissioners for review and approval.*

**4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with**

**homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

*The Community Development Department would work with the CoC to ensure homeless participation in considering policies and funding decisions regarding facilities and services funded under ESG.*

**5. Describe performance standards for evaluating ESG.**

- *Capabilities*
- *Past Performance - Utilization of Previous Funding*
- *Past Performance – Review of Performance Indicators*
- *Number of Persons Served*
- *Other Source of Funding for Leverage*
- *Ability to Provide Match*
- *Application Completeness*
- *Documented Local Need*
- *Qualified Personnel*
- *Participation in Coalition Committees*