

*PASCO COUNTY*  
*2018 - 2022*  
*CONSOLIDATED PLAN*



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



*Community Development Department*  
*5640 Main Street, Suite 200*  
*New Port Richey, FL 34652*

# Executive Summary

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

### 1. Introduction:

The Consolidated Plan (ConPlan) consists of the information required in 24 Code of Federal Regulations (CFR) Part 91, Consolidated Submissions for Community Planning and Development Programs. The ConPlan serves as Pasco County's 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 the low- and moderate-income residents of Pasco County.

This five-year planning document, which begins on October 1, 2018 and ends on September 30, 2023, identifies priority housing; homeless and special population needs; and community development needs; it establishes general strategies for addressing those needs, and incorporates the grant 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 CDBG 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 City of New Port Richey will opt out of the County program beginning October 1, 2019; 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, which is what the City of New Port Richey has planned. The Pasco County Board of County Commissioners 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 Community Development Department is the lead entity responsible for ensuring effective grants management, compliance and reporting.

### 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 grant 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 ConPlan. The County is required to incorporate HUD approved performance measurements into the ConPlan, determining which of the established Objectives and Outcomes best achieve the goals of the ConPlan 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:

	<b>OUTCOME 1: AVAILABILITY /ACCESSIBILITY</b>	<b>OUTCOME 2: AFFORDABILITY</b>	<b>OUTCOME 3: SUSTAINABILITY</b>
<b>OBJECTIVE 1: SUITABLE LIVING ENVIRONMENT</b>	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.
<b>OBJECTIVE 2: DECENT HOUSING</b>	Accessibility for the purpose of providing decent housing.	Affordability for the purpose of providing decent housing.	Sustainability for the purpose of providing decent housing.
<b>OBJECTIVE 3: ECONOMIC OPPORTUNITY</b>	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

During Program Years 2013 through 2018, the County received \$12,769,858.00 in CDBG funds; \$4,153,158.00 in HOME funds; and \$1,068,876.00 in ESG funds to address the priorities set forth in the Five-Year ConPlan. HOME requires a 25 percent match and that principally came from State Housing Initiatives Partnership (SHIP), which totaled \$1,037,217.00; ESG requires a one for one match, and the funds for that came from the County and subrecipient agencies for a total of \$1,068,876.00. In September 2006, Pasco County received a Section 108 Loan in the amount of \$13,000,000.00 to undertake the infrastructure improvements in the Tommytown Neighborhood. The project was completed in September 2010. With the remaining balance of

the loan, the Board of County Commissioners allocated \$3,500,000.00 to the Lacoochee Neighborhood and \$1,000,000.00 to the Gulf Highlands Neighborhood for necessary road improvements. Gulf Highlands is complete; Lacoochee Phases I, II, and IIA have been completed.

#### **4. Summary of citizen participation process and consultation process**

Pasco County recognizes the importance of an effective citizen participation and stakeholder consultation process. Information gained is critical in understanding the County's priority needs, and setting appropriate goals to make a meaningful difference with the resources available. Public input was solicited through face to face meetings with housing providers, social service providers and local lenders and neighborhood associations. Public notices were placed in a local newspaper, posted on the County's website and public areas of the Government Center in West and East Pasco and through the County's "Notify Me/Message Center."

On August 21, 2017, the Community Development Department, in collaboration with various agency partners, held a Housing Summit to discuss local housing and homeless needs. Panel discussions were held on homeownership, Habitat for Humanity, homelessness, special needs, rental development, public housing and neighborhood redevelopment. The information gathered through the summit identified those needs with the highest priority. Public input was also solicited through public notice in a local newspaper on March 29, 2018, on Pasco County's website, and through the County's "Notify Me/Message Center." No written comments were received.

On September 13, 2017, the Board of County Commissioners (BCC) appointed nine members to the Affordable Housing Advisory Committee (AHAC), which is a requirement for receiving State Housing Initiatives Program (SHIP) funds pursuant to Florida Statutes 420.9076. The committee is responsible for reviewing and evaluating local plans, policies, procedures, land development regulations, the Comprehensive Plan, and other aspects of the County housing activities that impact the production of affordable housing and recommend "specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value." The Community Development Department and the Planning Department are responsible for staffing the committee and facilitating the development of its recommendations. The AHAC recommendations were presented to the BCC on July 10, 2018.

A public hearing was held on April 20, 2018, to "kick-off" the grant application process for CDBG and ESG and to discuss the development and process of the Five-Year Consolidated Plan, One-Year Action Plan, and the update to the 2013 Analysis of Impediments to Fair Housing Choice. Public notice was placed in a local newspaper, posted on the County's website, and through the County's "Notify Me/Message Center." No written comments were received.

On May 22, 2018, Community Development held a grant application workshop to assist local agencies competing for Community Development Block Grant funds and Emergency Solutions Grant funds. Multiple agency representatives were assisted. A selection committee will convene June 12, 2018 to score applications and select funding recipients. Staff was available for one-on-one and group discussions. Public notice was posted on the County's website and through the County's "Notify Me/Message Center."

A nine-member review committee from five County Branches met on June 12, 2018 to review the CDBG and ESG grant applications and make recommendations for funding. On July 10<sup>th</sup>, the BCC approved staff recommendations for funding at a public meeting. Notice of the public meeting was posted on the County's website, and through the County's "Notify Me/Message Center."

On August 3, 2018, a public hearing was held to discuss the priorities, goals, and objectives of the ConPlan and the sources and uses of funds in the Action Plan. The 2018-2022 Consolidated Plan and 2018 Action Plan is scheduled for the August 7, 2018, BCC public meeting for review, approval and transmittal to HUD. Public notice was placed in a local newspaper, posted on the County's website, and through the County's "Notify Me/Message Center."

#### **5. Summary of public comments**

Public comments centered mostly on funding and local needs. 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 help to bring sustainability to households. SHIP has also funded several single-family scattered site residential rental developments. There was discussion regarding the Housing Services Center and the general location of homeless facilities. There was also a question about the law as it pertains to unaccompanied youth; is there is a responsibility to report unaccompanied youth that are sleeping in cars? The Director of the Coalition for the Homeless will follow up to provide answers.

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

All citizen views are accepted.

#### **7. Summary**

The mission of the Community Development Department is to improve the living and housing conditions of very-low and low-income ( $\geq 80\%$  AMI) persons, maximize resources, and continually improve the efficiency and effectiveness of our programs and organizational performance through the fair, ethical and honest administration of all local, state and federal programs. The focus of the ConPlan is to continue neighborhood revitalization projects in the

Harbors Redevelopment area; to create safe, affordable housing county-wide; ensure the availability of supportive services and housing for the homeless and those with special needs; and provide funds for priority public service activities that improve the quality of life for our lower income residents.

# The Process

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

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

The following entity is responsible for preparing the ConPlan and administration of each grant program and funding source.

AGENCY ROLE	NAME	DEPARTMENT/AGENCY
LEAD AGENCY	PASCO COUNTY	COMMUNITY DEVELOPMENT DEPARTMENT
CDBG ADMINISTRATOR	PASCO COUNTY	COMMUNITY DEVELOPMENT DEPARTMENT
HOME ADMINISTRATOR	PASCO COUNTY	COMMUNITY DEVELOPMENT DEPARTMENT
ESG ADMINISTRATOR	PASCO COUNTY	COMMUNITY DEVELOPMENT DEPARTMENT

Table 1 – Responsible Agencies

### Narrative:

The Community Development Department is the lead entity responsible for preparing the Consolidated Plan, Action Plans, and CAPERS, ensuring effective grants management, compliance, and reporting of entitlement funds.

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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 ConPlan, 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 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.

The most recent Citizens Participation Plan was approved by the BCC on March 24, 2009. The Community Development Department is developing a policy manual that will set forth the procedures for public participation and notification that will identify our stakeholders, select the appropriate level of public participation based on the activity/project, establish the proper means of informing the public and requesting input, and to identify the resources, staff, and training that will be necessary to successfully communicate information and engage the public.

### **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. Notices of public meetings and hearings requested that clients of all agencies be invited to attend meeting in order to gather necessary information from citizens. The availability of the draft ConPlan 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](http://www.pascocountyfl.net) and advisory emails were sent to all agencies and organizations. A "Notify Me/Message Center" through Pasco County's website sends automatic notifications of public meetings and public notifications to interested parties. Pasco County staff encourages all providers to register for "Notify Me/Message Center" at public meetings.

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

The Community Development Department makes every effort to address a multitude of needs within the County, consulting 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.

**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 Department works closely with the Coalition for the Homeless of Pasco County, Inc. (Coalition). Staff attends general meeting of the Coalition and the Community Development Director sits on the Board of Directors for the Coalition. The general meetings of the Coalition bring together over 50 service providers and homeless advocates to engage them in ongoing planning and development process for the countywide plan to serve individuals and families experiencing homelessness. Soliciting input from all providers and advocates 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 persons, particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth, and persons at risk of homelessness. The Coalition also completes, with full community volunteer engagement, the biannual Point in Time count.

The Coalition continues to become a more active service provider as well as being the Lead Agency for the Continuum of Care and Homeless Management Information System (HMIS). In addition, the Coalition also provides street outreach, and coordinates the Housing Inventory Count (HIC) and is responsible for implementing Coordinated Entry county-wide.

Efforts are underway to develop a family shelter adjacent to a building where providers will be able to offer services. This family shelter and the adjacent office space will be managed by the Coalition.

**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 Department consult on a regular basis to determine how to allocate ESG funds in accordance with the CoC and the ConPlan and review of applications for funding requests. Performance Standards are 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 people experiencing homelessness 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.

Pasco County Community Development staff participates in the Performance Evaluation Review Committee for funding recommendations and the Coalition provides input and feedback into the Community Development Department's funding recommendations. Because funding is always limited, this joint effort helps to ensure that all areas of services are funded and that the recommended projects meet both the needs and desires of the entire community.

ESG funds are awarded to agencies for the five eligible components of ESG: Outreach, Emergency Shelter, Rapid Rehousing, Homeless Prevention and HMIS. Additional case management services may be provided in coordination with an eligible component. Funds may be provided for short-term and medium-term rent and utility assistance based upon the vulnerability assessment completed and 'By Name' list. The individuals and households with the highest acuity/needs will be served first through Coordinated Entry efforts.

The Coalition, through County ESG funding, provides coordination and training for HMIS usage throughout the CoC. The HMIS system is being used to develop a 'By-Name' list for use with Coordinated Entry. The Coalition and Community Development will be coordinating training on the assessment that is required for ESG assistance. Only providers participating in HMIS within the CoC are awarded ESG funds. The Coalition remains committed to providing each agency access to the HMIS system at no cost to the agency. Policies and procedures are in place and are reviewed on a regular basis for necessary updates. As stated previously, ESG agencies awarded funding 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	<b>AGENCY/GROUP/ORGANIZATION</b>	<b>COMMUNITY AGING AND RETIREMENT SERVICES, INC.</b>
	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.
2	<b>AGENCY/GROUP/ORGANIZATION</b>	<b>CATHOLIC CHARITIES OF THE DIOCESE OF ST. PETERSBURG</b>
	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?	This program provides Emergency Shelter Services to Women and Women with Children and also assists their clients with transitioning into permanent and stable housing.
3	<b>AGENCY/GROUP/ORGANIZATION</b>	<b>ARC NATURE COAST, INC.</b>
	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. Pasco County Community Development continues to support the ARC Nature Coast by providing them with properties that can be used for group living as these properties become available and are awarded to the agency based on the Request for Qualifications process.
4	<b>AGENCY/GROUP/ORGANIZATION</b>	<b>COALITION FOR THE HOMELESS OF PASCO COUNTY, INC.</b>
	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 Department and the Coalition work closely to determine gaps in services to the homeless and how best to allocate ESG funds on an annual basis. This agency will continue to administer the HMIS System for the Continuum of Care and, as Lead Agency for the CoC will continue to implement Coordinated Entry on a county-wide basis.

5	<b>AGENCY/GROUP/ORGANIZATION</b>	<b>CONNECTIONS JOB DEVELOPMENT CORPORATION</b>
	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.
6	<b>AGENCY/GROUP/ORGANIZATION</b>	<b>COMMUNITY DEVELOPMENT DEPARTMENT</b>
	Agency/Group/Organization Type	Government
	What section of the Plan was addressed by Consultation?	All sections
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Lead Agency
7	<b>AGENCY/GROUP/ORGANIZATION</b>	<b>GOOD SAMARITAN HEALTH CLINIC OF PASCO, INC.</b>
	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.
8	<b>AGENCY/GROUP/ORGANIZATION</b>	<b>METROPOLITAN MINISTRIES, INC.</b>
	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 Department and the agency met to discuss the need for transitional housing units for homeless families. The result of this consultation was partial funding for Miracles of Pasco transitional housing.

9	<b>AGENCY/GROUP/ORGANIZATION</b>	<b>PASCO COUNTY HOUSING AUTHORITY</b>
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Special Needs Housing, including HOPWA 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 Department works with the PCHA on an on-going basis to determine the needs of public housing residents and Section 8 voucher holders. Additionally, through the RFQ process, the PCHA has been awarded single family residences that must be rented to income eligible families at an affordable rate.
10	<b>AGENCY/GROUP/ORGANIZATION</b>	<b>PASCO COUNTY SHERIFF'S OFFICE</b>
	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 Department continues to support the Officer Friendly Program in the Lacoochee/Trilby Neighborhood target areas by providing funding for one Officer Friendly position.
11	<b>AGENCY/GROUP/ORGANIZATION</b>	<b>PREMIER COMMUNITY HEALTHCARE GROUP, INC.</b>
	Agency/Group/Organization Type	Services-Medical and 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 Department regarding the need to fund dental care for low-income persons.
12	<b>AGENCY/GROUP/ORGANIZATION</b>	<b>SALVATION ARMY</b>
	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 victims of or fleeing domestic violence.

13	<b>AGENCY/GROUP/ORGANIZATION</b>	<b>STEPS TO RECOVERY, INC.</b>
	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. The agency also operates a small 6 bed Emergency Shelter. Pasco County Community Development, through the RFQ process has awarded STEPS with several single family residences that must be rented at affordable rates.
14	<b>AGENCY/GROUP/ORGANIZATION</b>	<b>SUNRISE OF PASCO COUNTY, INC.</b>
	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.
15	<b>AGENCY/GROUP/ORGANIZATION</b>	<b>PASCO COUNTY HUMAN SERVICES</b>
	Agency/Group/Organization Type	Government
	What section of the Plan was addressed by Consultation?	Homeless Needs Assessment Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Responsible for the County's Rapid Rehousing and Homeless Prevention Programs
16	<b>AGENCY/GROUP/ORGANIZATION</b>	<b>YOUTH AND FAMILY ALTERNATIVES, INC.</b>
	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, including an emergency shelter for homeless youth.
17	<b>AGENCY/GROUP/ORGANIZATION</b>	<b>WEST PASCO HABITAT FOR HUMANITY</b>
	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. The agency assists low and moderate income households with homeownership at affordable rates.

18	<b>AGENCY/GROUP/ORGANIZATION</b>	<b>HABITAT FOR HUMANITY OF EAST AND CENTRAL PASCO, INC.</b>
	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. The agency assists low and moderate income households with homeownership at affordable rates
19	<b>AGENCY/GROUP/ORGANIZATION</b>	<b>KEYSTONE CHALLENGE FUND, INC.</b>
	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.
20	<b>AGENCY/GROUP/ORGANIZATION</b>	<b>TAMPA BAY COMMUNITY DEVELOPMENT CORP</b>
	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. The agency also provides Homebuyer and Foreclosure counseling and education training.

**Table 2 – Agencies, groups, organizations who participated**

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

The Community Development Department has a master list of all agencies that provide services within the County. This list is cross-referenced with the list of attendees at the general meetings of the Continuum of Care to ensure that all provider agencies were invited to participate in the development of the ConPlan. All agencies were invited to take part in the development of the ConPlan; 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-sufficiently. 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, creates additional housing units for low income households, and reduces/prevents homelessness and foreclosure.

**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 ConPlan (91.215(I))**

**Narrative:**

The Community Development Department 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

SORT ORDER	MODE OF OUTREACH	TARGET OF OUTREACH	SUMMARY OF ATTENDANCE	SUMMARY OF COMMENTS RECEIVED	SUMMARY OF COMMENTS NOT ACCEPTED AND REASONS
1	<b>Housing Summit</b> Newspaper Ad Notify Me/Message Website Calendar	Non-targeted/broad community Not-for-Profit Agencies Housing Providers/Housing Authority Habitat Branches Lenders/Realtors Social Service Providers Neighborhood Associations Not-for-Profits -Special Needs	See Attendance Sheet	Panel discussions	No written comments received
2	<b>Public Meeting</b> Newspaper Ad Notify Me/Message Website Calendar Posted at Public Buildings	Non-targeted/broad community Not-for-Profit Agencies Service Providers	See Attendance Sheet	Grant applications	No written comments received

3	<b>Open House</b>	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	Grant application requirements	No written comments received
4	<b>Public Meeting</b>	Non-targeted/broad community	7/10/18	General discussion of needs in the community and focus on neighborhood redevelopment and public services	No written comments received
5	<b>Public Meeting</b>	Individual not-for-profit agencies	8/3/18	Discussion with numerous not-for-profit agencies over the course of several months to determine needs in each area of expertise and any concerns.	No written comments received
6	<b>Public Meeting</b>	Non-targeted/broad community	8/7/18		

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview:

The population in Pasco County is growing at a fast pace. The population grew by 34.8 percent from 2000 to 2010 – the highest in the Tampa Bay Region – with the largest increase in the elderly population. Pasco County is expected to maintain a similar growth pattern through 2050. In 2016, Pasco County had a total of 189,292 housing units. Approximately 6.8 percent of these units were vacant. Approximately 27 percent of all housing units are occupied by renters. Mobile Homes account for 24 percent of all housing units (44,559). Mobile homes have a higher incidence of substandard housing because they tend to deteriorate faster than traditional housing. Approximately 34 percent of all housing units were built prior to 1980.

The average size household is 2.42 persons.

The Pasco County Housing Authority (PCHA) is a nonprofit organization established in 1973 by Pasco County. In 1977 the Pasco County Housing Authority became its own separate organization in accordance with Florida statutes to develop, manage, and maintain low income housing and housing assistance programs for low income families, disabled, and elderly citizens of Pasco County. Funding for the PCHA and its programs is provided by HUD, the U.S. Department of Agriculture (USDA) Rural Development Association (formerly Farmers Home Development), State and local funds, as well as Tenant Rents. The PCHA has over 2000 units under its management in its various housing programs. These units are as follows:

- Cypress Manor – USDA Rural Development Sites – Families – 34 units
- Dade Oaks Elderly – USDA Rural Development Sites – Elderly – 24 units
- Lake George Manor – USDA Rural Development Sites – Families – 38 units
- Bonnie Dale Villas – Public Housing Site – Families – 48 units
- Citrus Villas – Public Housing Site – Elderly – 20 units
- Cypress Villas I and II – Public Housing Site – Families – 27 units & 12 units
- Pasco Terrace – Public Housing Site – Elderly – 50 units
- Sunny Dale Villas – Public Housing Site – Families – 50 units
- Hudson Hills Manor – Section 8 New Construction – Families – 64 units
- Stonehenge Apartments – Affordable Housing Site – Families - 12
- Sunset Hills – Affordable Housing Sites (Single Family Homes) – Families – 13 SF Housing Units

In addition, PCHA manages the Section 8 Housing Choice Voucher Program. This is a program where privately owned properties are leased to tenants with PCHA paying a portion of the

monthly rent to the owner with the balance being paid by the tenant. This is a county-wide program. PCHA provides Section 8 Rental Assistance as part of a Housing Opportunity for People with Aids (HOPWA) as well as Section 8 rental assistance as part of a Veterans Affairs Supportive Housing (VASH) program. Their Shelter *Plus* Care Program provides Section 8 rental assistance for applicants diagnosed with a mental illness or medical illness such as AIDS and is referred for coordinated services with case management from the appropriate agency.

Waiting lists of eligible clients are maintained – further substantiating the need for additional affordable housing.

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

### Summary of Housing Needs

The United Way estimates that 42 percent of Pasco County households fall below the ALICE (*Asset Limited, Income Constrained, Employed*) threshold. ALICE households may earn more than the Federal Poverty Level, but less than the basic cost of living for Pasco County. Many of these households spend over 30 percent of their income for housing. Housing cost burden and lack of affordable housing are the greatest needs 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 monthly payments, and more subsidized rental housing. It also demonstrates the need for more economic development to increase the median income countrywide.

**Table 5 - Housing Needs Assessment Demographics**

DEMOGRAPHICS	BASE YEAR: 2000	MOST RECENT YEAR: 2013	% CHANGE
Population	344,765	447,969	30%
Households	173,717	174,063	0%
Median Income	\$32,969.00	\$43,888.00	33%

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

**Table 6 - Total Households Table**

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	15,792	20,855	31,445	17,729	88,309
Small Family Households	4,188	5,380	9,538	6,104	43,595
Large Family Households	488	1,220	1,604	1,006	6,219
Household contains at least one person 62-74 years of age	3,791	5,623	8,837	5,090	22,462
Household contains at least one person age 75 or older	2,145	5,763	8,224	3,777	9,482
Households with one or more children 6 years old or younger	1,378	2,432	3,583	2,151	10,571

Data Source: 2009-2013 CHAS

## Housing Needs Summary Tables

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

Table 7 – Housing Problems Table

	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
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	74	95	80	60	309	100	25	115	30	270
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	59	64	33	0	156	100	64	35	29	228
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	259	344	217	113	933	0	149	159	89	397
Housing cost burden greater than 50% of income (and none of the above problems)	3,665	3,724	1,369	63	8,821	4,687	4,455	3,742	1,753	14,637
Housing cost burden greater than 30% of income (and none of the above problems)	404	2,303	4,262	1,359	8,328	966	3,223	5,398	2,864	12,451
Zero/negative Income (and none of the above problems)	1,033	0	0	0	1,033	2,527	0	0	0	2,527

Data Source: 2009-2013 CHAS

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
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	4,060	4,239	1,689	237	10,225	4,892	4,690	4,053	1,903	15,538
Having none of four housing problems	1,049	3,033	6,923	3,774	14,779	2,188	8,895	18,758	11,809	41,650
Household has negative income, but none of the other housing problems	1,033	0	0	0	1,033	2,527	0	0	0	2,527

Data Source: 2009-2013 CHAS Table 8 – Housing Problems 2

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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	1,649	2,613	2,655	6,917	1,277	1,890	3,815	6,982
Large Related	303	423	399	1,125	92	596	615	1,303
Elderly	767	1,929	1,374	4,070	2,925	4,139	3,698	10,762
Other	1,678	1,469	1,399	4,546	1,518	1,178	1,107	3,803
Total need by income	4,397	6,434	5,827	16,658	5,812	7,803	9,235	22,850

Data Source: 2009-2013 CHAS Table 9 – Cost Burden > 30%

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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	1,479	1,545	624	3,648	1,089	1,402	1,626	4,117
Large Related	279	143	60	482	68	434	263	765
Elderly	707	1,200	328	2,235	2,324	1,902	1,352	5,578
Other	1,504	937	375	2,816	1,338	779	559	2,676
Total need by income	3,969	3,825	1,387	9,181	4,819	4,517	3,800	13,136

Data Source: 2009-2013 CHAS Table 10 – Cost Burden > 50%

## 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
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	293	403	221	113	1,030	30	148	144	98	420
Multiple, unrelated family households	0	0	29	0	29	0	65	50	20	135
Other, non-family households	25	10	0	0	35	70	0	10	0	80
<b>Total need by income</b>	<b>318</b>	<b>413</b>	<b>250</b>	<b>113</b>	<b>1,094</b>	<b>100</b>	<b>213</b>	<b>204</b>	<b>118</b>	<b>635</b>

Data Source:

2009-2013 CHAS Table 11 – Crowding Information – ½

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

The ALICE Report (United Way) suggests that a household should strive to pay no more than 30 percent of the household income on housing expenses – rent or mortgage payments – for housing to be considered affordable. ALICE is a United Way acronym for *Asset Limited, Income Constrained, Employed*. These are the residents within Pasco County who work hard and are above the poverty line, but, due to high costs, are often living paycheck to paycheck. The United Way estimates that 42 percent of all Pasco County households fall below the ALICE threshold.

#### WHAT AFFORDABLE HOUSING LOOKS LIKE

INCOME LEVEL	ANNUAL INCOME	MONTHLY INCOME	30% OF MONTHLY HOUSEHOLD INCOME FOR HOUSING	ACTUAL (ESTIMATED) HOUSING COSTS FOR AVERAGE PRICE HOME
Very Low	\$29,600	\$2,467	\$740	\$1,141
Low	\$47,350	\$,3946	\$1,184	\$1,141
Moderate	\$71,040	\$,5920	\$1,776	\$1,141

Source: Florida Housing Dada Clearing House/Shimberg Report/HUD 2016 Income Limits



## AFFORDABLE HOUSING DEMAND

### Availability of Affordable Housing

VALUE	NUMBER OF UNITS
Less than \$50,000	24,276
\$50,000 to \$99,999	33,919
\$100,000 to \$149,999	22,116
\$150,000 to \$199,999	21,984
\$200,000 to \$299,999	21,154
\$300,000 to \$499,999	10,803
\$500,000 to \$999,999	2,864
\$1,000,000 or more	744

Source: American Community Survey-2016 5-year estimates

The median value of an owner-occupied unit in 2016 was \$122,100. This property will cost approximately \$710 per month and is barely affordable to a Very Low Income Household. Lower valued properties are not as plentiful as the table above may appear when taking into consideration that 24 percent of the housing units are mobile homes. Although the median value of a mobile home is \$44,200, oftentimes the ones affordable to a Very Low Income Household are older and have additional challenges that the homeowner will face such as increased electric bills. A higher incidence of substandard housing is generally typical with mobile homes because they tend to deteriorate at a faster rate than traditional housing.

### OWNER OCCUPIED HOUSING

The generally accepted standard for determining housing affordability is that housing expenses should not exceed 30 percent of the annual household income. These costs include the principal and interest payments on a mortgage, plus taxes and insurance. In 2016, 73 percent (137,860) of all housing units were owner-occupied. 33,316 of these households (24 percent) are reported to have housing expenses exceeding the standard of 30 percent (“housing burdened”). Households with an annual income of 50% AMI (\$29,600) are disproportionately represented in these statistics – 11,999 households with an annual income of less than 50 percent of the AMI (Very Low) are housing burdened. This population represents 38 percent of the total number of owner-occupied households that are housing burdened. Low Income Households with housing expenses exceeding 30 percent of the household income account for an additional 8,622 (6 percent) of Pasco County homeowners that may be at risk of needing assistance to “make ends’ meet”. The income limit for a Low Income Household is \$47,350. Another 5419 households earning \$35,000-\$49,999 also pay over 30 percent of the household

income for housing expenses. This figure exceeds the income limits for low income households by a mere \$2,649 and therefore is noteworthy to include in these figures. Of the 33,316 owner-occupied households reported to be housing burdened, 26,040 (78 percent) of these households fall in the low or very low income range (or within \$2,649 of the low income range). For these households, the risk of a small emergency can throw the homeowner into a major financial crisis. Car repairs and health care emergencies can cause financial chaos. Households may have to make difficult decisions regarding maintenance on their homes, and the condition of the property may deteriorate. The purchase of a median priced home in Pasco County is well out of range for a very low household and barely within range for a low income household.

**Housing Burdened by Income (Homeowner and Renter)**

HOUSEHOLD INCOME	# HOUSING BURDENED	HOUSING BURDENED	# HOUSING BURDENED	HOUSING BURDENED
	HOMEOWNER	HOMEOWNER	RENTER	RENTER
Less than \$20,000	11,999	9%	11,215	22%
\$20,000 to \$34,999	8,622	6%	8,975	17%
\$35,000 to \$49,999	5,419	4%	3,724	7%
\$50,000-\$74,999	5,113	4%	1,327	3%
\$75,000 or more	2,163	2%	217	<1%

*Source: American Community Survey 2012-2016 5-year estimates*

**RENTER OCCUPIED DWELLING UNITS**

In Pasco County approximately 51,432 (approximately 27 percent) of housing units are occupied by renters. The average rent is \$1,118. Referring back to the Table – What Affordable Housing Looks Like – the average rent is not affordable to a Very Low Income Household and barely affordable for a Low Income Household. The table above also shows that the rate of being “Housing Burdened” for a renter is at least twice as likely then for homeowners for most of the income brackets. This indicates that there is a major unit shortage of affordable housing units for the very low and low income ranges.

### **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:**

Estimates are provided for the at risk populations. "At Risk" was defined by the United Way ALICE Report (2017 Florida Update). ALICE stands for *Asset Limited, Income Constrained, Employed*. Incomes were compared against the United Way Household Survival Budget which calculates the actual costs of basic necessities (housing, child care, food, health care, and transportation) for Pasco County to determine the ALICE threshold. The ALICE threshold is the average income that a household needs to afford the basic necessities defined by the Household Survival Budget for Pasco County. Households falling below the ALICE threshold are considered "At Risk" of losing housing through foreclosure or eviction because these

households lack sufficient resources needed to overcome a slight financial issue such as a car payment, health care emergency or loss of hours at a job.

**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	10,308	1,903	3,560
White	8,602	1,673	3,271
Black / African American	325	35	70
Asian	155	0	45
American Indian, Alaska Native	8	4	30
Pacific Islander	0	0	0
Hispanic	961	159	158

Data Source: 2009-2013 CHAS

Table 12 - Disproportionally Greater Need 0 - 30% AMI

\*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	14,470	6,383	0
White	12,149	6,013	0
Black / African American	549	35	0
Asian	63	0	0
American Indian, Alaska Native	15	14	0
Pacific Islander	0	0	0
Hispanic	1,601	307	0

Data Source: 2009-2013 CHAS

Table 13 - Disproportionally Greater Need 30 - 50% AMI

\*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	15,426	16,002	0
White	12,231	14,860	0
Black / African American	633	74	0
Asian	179	250	0
American Indian, Alaska Native	40	44	0
Pacific Islander	55	0	0
Hispanic	2,147	638	0

Data Source: 2009-2013 CHAS

Table 14 - Disproportionally Greater Need 50 - 80% AMI

\*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	6,381	11,362	0
White	4,977	10,402	0
Black / African American	328	254	0
Asian	110	132	0
American Indian, Alaska Native	14	10	0
Pacific Islander	10	0	0
Hispanic	859	515	0

Data Source: 2009-2013 CHAS

Table 15 - Disproportionally Greater Need 80 - 100% AMI

\*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	8,952	3,237	3,560
White	7,381	2,873	3,271
Black / African American	260	100	70
Asian	155	0	45
American Indian, Alaska Native	8	4	30
Pacific Islander	0	0	0
Hispanic	873	242	158

Data Source: 2009-2013 CHAS

Table 16 – Severe Housing Problems 0 - 30% AMI

\*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	8,929	11,928	0
White	7,194	10,982	0
Black / African American	384	199	0
Asian	39	24	0
American Indian, Alaska Native	0	29	0
Pacific Islander	0	0	0
Hispanic	1,249	627	0

Data Source: 2009-2013 CHAS

Table 17 – Severe Housing Problems 30 - 50% AMI



\*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	5,742	25,681	0
White	4,438	22,695	0
Black / African American	205	507	0
Asian	74	350	0
American Indian, Alaska Native	20	65	0
Pacific Islander	25	30	0
Hispanic	930	1,857	0

Data Source: 2009-2013 CHAS

Table 18 – Severe Housing Problems 50 - 80% AMI

\*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	2,140	15,583	0
White	1,615	13,757	0
Black / African American	219	364	0
Asian	45	197	0
American Indian, Alaska Native	10	14	0
Pacific Islander	0	10	0
Hispanic	189	1,184	0

Data Source: 2009-2013 CHAS

Table 19 – Severe Housing Problems 80 - 100% AMI

\*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	112,199	32,474	25,816	3,610
White	98,559	26,199	20,979	3,310
Black / African American	2,874	1,403	1,058	70
Asian	1,808	468	268	55
American Indian, Alaska Native	233	39	38	30
Pacific Islander	10	40	25	0
Hispanic	7,861	4,007	3,035	158

Data Source: 2009-2013 CHAS

Table 20 – Greater Need: Housing Cost Burdens AMI

### 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

**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					
				TOTAL	PROJECT - BASED	TENANT - BASED	SPECIAL PURPOSE VOUCHER		
							VETERANS AFFAIRS SUPPORTIVE HOUSING	FAMILY UNIFICATION PROGRAM	DISABLED *
# of units vouchers in use	0	0	186	1,271	1	1,171	19	80	0

Data Source: PIC (PIH Information Center)

Table 21 - Public Housing by Program Type

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

	PROGRAM TYPE								
	CERTIFICATE	MOD-REHAB	PUBLIC HOUSING	VOUCHERS					
				TOTAL	PROJECT - BASED	TENANT - BASED	SPECIAL PURPOSE VOUCHER		
							VETERANS AFFAIRS SUPPORTIVE HOUSING	FAMILY UNIFICATION PROGRAM	
Average Annual Income	0	0	9,751	13,163	31,497	13,229	11,238	12,419	

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PROGRAM TYPE								
	CERTIFICATE	MOD-REHAB	PUBLIC HOUSING	VOUCHERS				
				TOTAL	PROJECT - BASED	TENANT - BASED	SPECIAL PURPOSE VOUCHER	
							VETERANS AFFAIRS SUPPORTIVE HOUSING	FAMILY UNIFICATION PROGRAM
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

Data Source: PIC (PIH Information Center)

Table 22 – Characteristics of Public Housing Residents by Program Type

### Race of Residents

PROGRAM TYPE									
RACE	CERTIFICATE	MOD-REHAB	PUBLIC HOUSING	VOUCHERS					
				TOTAL	PROJECT - BASED	TENANT - BASED	SPECIAL PURPOSE VOUCHER		
							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

Data Source: PIC (PIH Information Center)

Table 23 – Race of Public Housing Residents by Program Type

## Ethnicity of Residents

ETHNICITY	PROGRAM TYPE								
	CERTIFICATE	MOD-REHAB	PUBLIC HOUSING	VOUCHERS					
				TOTAL	PROJECT - BASED	TENANT - BASED	SPECIAL PURPOSE VOUCHER		
							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

Data Source: PIC (PIH Information Center)

Table 24 – Ethnicity of Public Housing Residents by Program Type

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

**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. HOME funds were awarded to rehab 24 units at Dade Oaks Elderly; one unit will be converted to ADA accessibility.

**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 becoming more densely populated, especially along its borders of Hillsborough and Pinellas Counties. As the population increases the lack of affordable housing decreases and jobs begin to become difficult to find. More and more families may find themselves in a time of need, but find that there is a lack of services and facilities to help them become stable in their housing.

Located on Florida's Gulf Coast, the warm weather of Pasco County is an attraction to many people, including people experiencing homelessness. However, the primary employment industries in Pasco County are retail trade, health care, and social assistance. While compensation in these industries will greatly fluctuate, the majority of employment opportunities will be at the lower end of the spectrum – low wage jobs are projected to grow faster than higher wage jobs over the next decade; 67 percent of all jobs pay less than \$20 per hour and 75 percent of these jobs pay less than \$15 per hour. In addition, employers in the service sector industries are increasingly shifting away from traditional full time employment with benefits towards part time, on-demand, or contingent employment with fluctuation of hours and few benefits. Many of our homeless population is employed, however minimum wage jobs with no benefits, compounded with a lack of affordable housing, makes it difficult to earn a living wage and afford shelter. As the county takes on more and more urban characteristics, housing costs and non-housing costs continue to increase.

The Coalition for the Homeless of Pasco County (Coalition) has become increasingly more active and effective. The Coalition serves as the Lead Agency in the Continuum of Care (CoC). The Coalition is also the lead in implementing Coordinated Entry for the CoC this will enable those with the highest needs and acuity to receive services first.

The Coalition conducted its last homeless Point in Time (PIT) count in 2017. Primary data collection methods are surveys from homeless shelters, transitional housing providers, short-term residential treatment centers, the District School Board, migrant providers and other similar organizations. Additionally, volunteers and outreach workers completed surveys of the homeless on the streets, local encampments and other isolated areas where many of the homeless population in Pasco County is known to congregate. The next survey, which is mandated by HUD every two years, is now planned for January 2019. Periodically, providers are formally surveyed regarding their outreach methods, resources and capabilities. The Coalition is actively engaged in identifying additional resource centers for homeless outreach and case management and anticipates opening a Family Service Center within the next year. Locations are currently being sought for a shelter that can accommodate single men and women. These resource centers will provide a place and point of contact for individuals and

families experiencing homelessness and are in need of services.

**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):**

The PIT count for Pasco County may be the best indicator of the number of homeless persons within Pasco County. The number of homeless counted at the last PIT count rose significantly but is believed to be partly due to a better count than the previous count – partially due to significant instability within the encampments that prevented outreach workers from entering encampments without law enforcement. Pasco County reports the second highest homeless population in the state of Florida – and Pasco County is the twelfth most populous County in the state. The current shelter situation is a 20 bed Emergency Shelter for women and women with children, a 40 bed, high barrier shelter for individuals, a 18 bed youth runaway shelter and two shelters available for persons fleeing domestic violence. The number of shelter beds has increased since the last ConPlan, however the shelters are operating at capacity and community needs remain great. At the present time, Housing First is the primary objective. Funding for Housing First initiatives is mainly through ESG and SHIP funding. Both of these funding streams are limited and our ability to move people out of homelessness is dependent upon jobs and affordable housing.

## **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 ConPlan period, the County’s public facility needs will be addressed through CDBG and other revenue sources, such as property taxes and other non-Federal dollars.

### **How were these needs determined?**

During the previous ConPlan period, the capacity of not-for-profit agencies was 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.

### **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 NSP 3, HOME, and SHIP 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 location for neighborhood redevelopment; 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 become self-sustaining and provide them with opportunities for self-sufficiency. Public service activities are provided county-wide.

**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. Ladoochee 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 predominating 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	137,170	63%
1-unit, attached structure	11,852	5%
2-4 units	7,950	4%
5-19 units	10,784	5%
20 or more units	6,465	3%
Mobile Home, boat, RV, van, etc	43,771	20%
<b>Total</b>	<b>217,992</b>	<b>100%</b>

Data Source: 2009-2013 ACS

Table 25 – Residential Properties by Unit Number

### Unit Size by Tenure

	OWNERS		RENTERS	
	NUMBER	%	NUMBER	%
No bedroom	523	0%	598	2%
1 bedroom	5,510	4%	6,503	16%
2 bedrooms	47,003	35%	18,131	46%
3 or more bedrooms	81,254	61%	14,541	37%
<b>Total</b>	<b>134,290</b>	<b>100%</b>	<b>39,773</b>	<b>101%</b>

Data Source: 2009-2013 ACS

Table 26 – Unit Size by Tenure

### 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 three types of subsidy expirations that will be the most common in the next two decades: Housing Credit developments reaching their 30<sup>th</sup> year, maturing mortgages from USDA Rural Development (RD) (providing critical rental opportunities mainly in small, more rural areas), and expiration of HUD rental assistance contracts. The table below projects the risks to RD and HUD properties through 2026. The risk to Housing Credit developments is tracked through 2030.



### Risk of Loss Due to Expiring Restrictions

		Housing Credit 30-Year (through 2030)	RD Maturing Mortgages (through 2026)	HUD Expiring Rental Assistance (through 2026)
<b>Property and Unit Counts</b>	At-Risk Properties	93	145	157
	At-Risk Units	15,891	7,217	12,132
	HUD/RD Rental Assistance Units	320	4,543	12,132
	% of All Units in Program at Risk	10%	38%	24%
<b>Target Population</b>	Family	96%	66%	54%
	Elderly	4%	2%	43%
	Other	-	32% (Farmworker/ Family)	3% (Persons with Disabilities, Family/ Farmworker)
	Average Tenant Income	\$25,242	\$19,075	\$10,189
<b>Location</b>	Large County	66%	23%	70%
	Medium County	34%	57%	24%
	Small County	0.1%	20%	5%
	Counties with the Most Affected Units	Orange, Miami- Dade, Hillsborough, Osceola, Duval	Palm Beach, Polk, Pasco, Lake, Collier	Duval, Miami-Dade, Hillsborough, Orange

Source: Shimberg Center for Housing Studies, University of Florida, Assisted Housing Inventory.

### 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 baths 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 been kept well by the investors. Investment needs to be made in multifamily rental properties, which are much better suited for the rental market.

## 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: 2013	% CHANGE
Median Home Value	67,800	120,000	77%
Median Contract Rent	432	740	71%

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Table 27 – Cost of Housing

RENT PAID	NUMBER	%
Less than \$500	8,038	20.2%
\$500-999	23,071	58.0%
\$1,000-1,499	6,548	16.5%
\$1,500-1,999	1,550	3.9%
\$2,000 or more	566	1.4%
<b>Total</b>	<b>39,773</b>	<b>100.0%</b>

Data Source: 2009-2013 ACS

Table 28 - Rent Paid

### Housing Affordability

% UNITS AFFORDABLE TO HOUSEHOLDS EARNING	RENTER	OWNER
30% HAMFI	1,249	No Data
50% HAMFI	4,911	16,033
80% HAMFI	20,448	39,183
100% HAMFI	No Data	56,073
<b>Total</b>	<b>26,608</b>	<b>111,289</b>

Data Source: 2009-2013 CHAS

Table 29 – Housing Affordability

### Monthly Rent

MONTHLY RENT (\$)	EFFICIENCY (NO BEDROOM)	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM
Fair Market Rent					
High HOME Rent					
Low HOME Rent					

Data Source: HUD FMR and HOME Rents

Table 30 – Monthly Rent

### 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	39,875	30%	19,160	48%
With two selected Conditions	658	0%	956	2%
With three selected Conditions	54	0%	24	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	93,703	70%	19,633	49%
<b>Total</b>	<b>134,290</b>	<b>100%</b>	<b>39,773</b>	<b>99%</b>

Data Source: 2009-2013 ACS

Table 31 - Condition of Units

## Year Unit Built

YEAR UNIT BUILT	OWNER-OCCUPIED		RENTER-OCCUPIED	
	NUMBER	%	NUMBER	%
2000 or later	37,329	28%	9,369	24%
1980-1999	54,456	41%	14,382	36%
1950-1979	40,778	30%	15,081	38%
Before 1950	1,727	1%	941	2%
<b>Total</b>	<b>134,290</b>	<b>100%</b>	<b>39,773</b>	<b>100%</b>

Data Source: 2009-2013 CHAS

Table 32 – Year Unit Built

## 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	42,505	32%	16,022	40%
Housing Units build before 1980 with children present	15,562	12%	11,476	29%

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

Table 33 – Risk of Lead-Based Paint

## Vacant Units

	SUITABLE FOR REHABILITATION	NOT SUITABLE FOR REHABILITATION	TOTAL
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 34 - Vacant Units

## 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									

Data Source: PIC (PIH Information Center)

Table 35 – Total Number of Units by Program Type

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

### 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 36 - 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 family separating; 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-bedroom 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 a total of 220 year-round beds.

### 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)	60	7	40	90	
Households with Only Adults	40		78	101	
Chronically Homeless Households					
Veterans	15		24	88	
Unaccompanied Youth	2				

Table 37 - Facilities and Housing Targeted to Homeless Households

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

The 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 to 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 utilized VASH vouchers to accommodate veteran families. The Pasco Human Services Department uses its allocation of ESG and SHIP 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.

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

### **Introduction:**

Youth & Family Alternatives currently has under development a new supportive housing project that will have fifty-six (56) apartments. The Commons at Speer Village will consist of six (6) supportive housing units that will serve eight developmentally disabled adults and fifty supportive housing units that will serve over one hundred (100) low and moderate income individuals and families, as well as, youth aging out of foster care.

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

BayCare Behavioral Health, a not-for-profit community mental health center, was awarded \$264,219.00 in federal funds for the Projects for Assistance in Transition from Homelessness (PATH) program for street outreach and case management for individuals who are homeless or at risk of homelessness and have serious mental illnesses. BayCare partners with the Pasco County Sheriff's Department, the Public Defender's Office, Drug Court, the Dependency Court and Unified Family Court to identify and link services for individuals in need.

### **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)**

WestCare Gulf Coast-Florida provides intensive outpatient case management services including individualized and evidence-based substance abuse and mental health treatment to individuals who have been incarcerated (non-violent felony).

## **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	1,112	554	1	1	0
Arts, Entertainment, Accommodations	19,003	12,347	13	15	2
Construction	10,081	7,263	7	9	2
Education and Health Care Services	28,964	19,693	20	24	4
Finance, Insurance, and Real Estate	11,903	3,577	8	4	-4
Information	3,095	831	2	1	-1
Manufacturing	7,698	2,977	5	4	-2
Other Services	4,734	3,223	3	4	1
Professional, Scientific, Management Services	14,030	4,492	9	5	-4
Public Administration	0	0	0	0	0
Retail Trade	24,601	17,803	17	21	5
Transportation and Warehousing	3,808	1,145	3	1	-1
Wholesale Trade	6,801	2,685	5	3	-1
<b>Total</b>	<b>135,830</b>	<b>76,590</b>	<b>--</b>	<b>--</b>	<b>--</b>

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs) Table 38 - Business Activity

Total Population in the Civilian Labor Force	197,594
Civilian Employed Population 16 years and over	173,876
Unemployment Rate	12.00%
Unemployment Rate for Ages 16-24	26.99%
Unemployment Rate for Ages 25-65	7.53%

Data Source: 2009-2013 ACS Table 39 - Labor Force

OCCUPATIONS BY SECTOR	NUMBER OF PEOPLE
Management, business and financial	38,588
Farming, fisheries and forestry occupations	8,147
Service	18,838
Sales and office	50,645
Construction, extraction, maintenance and repair	15,553
Production, transportation and material moving	9,618

Data Source: 2009-2013 ACS Table 40 – Occupations by Sector

#### Travel Time:

Travel Time	Number	Percentage
< 30 Minutes	83,101	51%
30-59 Minutes	59,977	37%
60 or More Minutes	18,292	11%
<b>Total</b>	<b>161,370</b>	<b>100%</b>

Data Source: 2009-2013 ACS Table 41 - Travel Time

#### 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	9,627	2,496	9,890
High school graduate (includes equivalency)	40,696	6,360	24,536
Some college or Associate's degree	55,133	5,665	20,077
Bachelor's degree or higher	41,186	2,597	8,716

Data Source: 2009-2013 ACS Table 42 - Educational Attainment by Employment Status

## Educational Attainment by Age

	AGE				
	18–24 YEARS	25–34 YEARS	35–44 YEARS	45–65 YEARS	65+ YEARS
Less than 9th grade	613	1,025	1,201	3,440	6,603
9th to 12th grade, no diploma	5,207	3,692	3,911	8,744	11,507
High school graduate, GED, or alternative	11,807	12,975	16,455	42,241	39,201
Some college, no degree	9,844	12,301	13,400	28,876	18,543
Associate's degree	2,644	5,617	7,634	13,264	4,595
Bachelor's degree	1,516	8,638	10,507	17,266	8,781
Graduate or professional degree	121	2,908	4,580	8,695	5,098

Data Source: 2009-2013 ACS Table 43 - Educational Attainment by Age

## Educational Attainment – Median Earnings in the Past 12 Months

EDUCATIONAL ATTAINMENT	MEDIAN EARNINGS IN THE PAST 12 MONTHS
Less than high school graduate	20,112
High school graduate (includes equivalency)	25,584
Some college or Associate's degree	31,519
Bachelor's degree	45,363
Graduate or professional degree	55,074

Data Source: 2009-2013 ACS Table 44 – Median Earnings in the Past 12 Months

### 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 began collecting a penny sales tax with 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 ConPlan.**

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 ConPlan? 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, Lacochee) 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 Lacochee, all of the areas have a municipal government that works to better their neighborhoods through code enforcement and police presence. Lacochee 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 Lacochee.

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 is designated as a Target Area by the Board of County Commissioners. As such, the Community Development Department 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.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The priority levels have been established based upon data gathered from the Housing Needs Assessment, Market Analysis, citizen participation process, and agency consultation related to housing and community development. The Strategic Plan outlines goals and measurable outcomes for addressing priority needs during the ConPlan period. Needs identified as High Priority may expect to have funding allocated; needs identified as Medium Priority may have funding allocated to them if there is sufficient funding available; needs identified as Low Priority are not expected to receive funding through this ConPlan, unless determined by the BCC as a priority for the program year. The County will generally provide certification of consistency for applications for grant funds to address Low Priority needs.

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.

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

### Geographic Area

Table 45 - Geographic Priority Areas

AREA NAME:	LACOOCHEE NEIGHBORHOOD
Area Type:	Local Target area
Other Target Area Description:	Census Tract/Block Group - 32402.2
% of Low/ Mod:	66.73%
Revital Type:	Comprehensive
Identify the neighborhood boundaries for this target area.	<p>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 neighborhood is located in the rural, northeastern portion of the County, in Census Tract Block Group 32402.2. According to the 2012-2016 American Community Survey 5-year Estimates U.S. Census, 93.85% of the residents are low/moderate-income; of which 43% are below poverty level.</p>
Include specific housing and commercial characteristics of this target area.	<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.</p> <p>According to the 2012-2016 American Community Survey (5-Year Estimates) U.S. Census, there is a total of 701 housing units, 569 occupied and 132 vacant. Of the occupied units, 44.3% are owner occupied and 55.7% are renter occupied, approximately 60 units of the total are overcrowded.</p> <p>Although specific census data is not available for the number of companies, there is the lack of a hospital, health care clinic, and dentist office; lack of a brand-named grocery store; lack of early learning programs. The elementary school has improved and is rated about average in school quality compared to other schools, but test scores fall below the state average; substandard public housing; substandard private housing; lack of employment choices; 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>
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	<p>Neighborhood meetings have been ongoing particularly during the period of time the Choice Neighborhood Planning Grant activities were underway.</p>

<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. Approximately \$3.5M of the Section 108 loan is set aside for resurfacing residential roads, installing utility infrastructure, residential connection fees, ancillary costs for street lighting installation, and other contingencies. The infrastructure, other than street lighting has been completed in Phase I, II and IIA.</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. Design work has been completed.</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>
<p>What are the opportunities for improvement in this target area?</p>	<p>Pasco County was 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 included a market and physical needs assessment, completing utility and roadway master plans, and identifying key partners for the transformation of the neighborhood. The County was not awarded the Choice Neighborhood Implementation Grant, which would have allowed major improvements to be funded for this neighborhood.</p> <p>In addition to the referenced opportunities, the Lacoochee 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 Department, the Lacoochee Area Redevelopment Corporation, a not-for-profit subsidiary of Withlacoochee River Electric Cooperative. Multiple private donors, committed over \$2,000,000 to construct the center, which provides essential human and social services to the residents of the community.</p> <p>The Board of County Commissioners approved an ordinance creating the Lacoochee/Trilby Redevelopment District, which establishes a home rule tax increment financing redevelopment district for the community. The ordinance establishes 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.</p>
<p>Are there barriers to improvement in this target area?</p>	<p>To continue with necessary housing and related infrastructure improvements, the award of the Choice Neighborhood Implementation Grant will be necessary.</p>

3	<b>AREA NAME:</b>	<b>WEST MARKET AREA</b>
	Area Type:	Local Target area
	Other Target Area Description:	
	% of Low/ Mod:	Census Tracts $\geq$ 60% L/M
	Revital Type:	Comprehensive
	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 UniVille 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.	
4	<b>AREA NAME:</b>	<b>COUNTY-WIDE ACTIVITIES</b>
	Area Type:	Local Target area
	Other Target Area Description:	
	% 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.
5	<b>AREA NAME:</b>	<b>CITY-WIDE ACTIVITIES</b>
	Area Type:	Local Target area
	Other Target Area Description:	Located within the boundaries of the city
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Activities carried out on a city-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 City-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 city-wide basis.
	Are there barriers to improvement in this target area?	Funding is always a barrier.

**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 2012-2016 American Community Survey 5-Year Estimates, U.S. 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 Lacochee.

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.

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 ConPlan 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 any remaining 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, HOME, and SHIP programs assisting with the housing stock, the Community Development Department feels that it has the resources to help several neighborhoods within the target area. The first two neighborhoods to benefit from this priority were Shamrock Heights and Uni-Ville Subdivision; which have been completed under the previous ConPlan.



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

### Priority Needs

Table 46 – Priority Needs Summary

1	<b>PRIORITY NEED NAME</b>	<b>AFFORDABLE HOUSING</b>
	<b>Priority Level</b>	<b>High</b>
	<b>Population</b>	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; Veteran; 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
	<b>Geographic Areas Affected</b>	West Market Area Lacoochee Neighborhood County-wide Activities Participating Municipalities HOME Consortia NSP-1, 2 & 3 Target Area Boundaries
	<b>Associated Goals</b>	Owner-Occupied Rehabilitation Rental Development Construction of New Units (includes multi-family, rental, SF) Acquisition/Rehabilitation of Existing Units Homeownership Activities (includes HAP & Rehab) Substandard Housing Replacement (Demolition/Reconstruction)
	<b>Description</b>	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. The County has identified the West Market Area to have precedence in receiving funds for homebuyer assistance so the homeownership percentage can be increased in the community. The neighborhoods already designated (Tommytown, Lacoochee, Shamrock Heights, and UniVille) will remain target areas for affordable housing and will be joined by other communities with the same type of needs as funding is available.
	<b>Basis for Relative Priority</b>	The Community Development Department 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.

<b>2</b>	<b>PRIORITY NEED NAME</b>	<b>HOMELESSNESS</b>
	<b>Priority Level</b>	<b>High</b>
	<b>Population</b>	Rural; Chronic Homelessness; Individuals; Families with Children; Mentally Ill; Chronic Substance Abuse; Veterans; Persons with HIV/AIDS; Victims of Domestic Violence; Unaccompanied Youth
	<b>Geographic Areas Affected</b>	County-wide Activity Participating Municipalities
	<b>Associated Goals</b>	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)
	<b>Description</b>	<p>The County is very diverse geographically, and homelessness is regarded as a county-wide 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. Given these factors, it is imperative that services be available in several locations throughout the County to effectively 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.</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 some families.</p>

	<b>Basis for Relative Priority</b>	The current inventory that takes into account both existing beds and funded new beds that are not yet ready for occupancy but are under development are the basis for this priority,. The Community Development Department 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.
<b>3</b>	<b>PRIORITY NEED NAME</b>	<b>NEIGHBORHOOD REDEVELOPMENT</b>
	<b>Priority Level</b>	<b>High</b>
	<b>Population</b>	Extremely Low; Low; Moderate; Non-housing Community Development
	<b>Geographic Areas Affected</b>	Lacoochee Neighborhood West Harbors Market Area Participating Municipalities
	<b>Associated Goals</b>	Acquisition of Real Property Public Facilities Public Infrastructure Code Enforcement
	<b>Description</b>	The preservation and improvement of low-income neighborhoods is vital to Pasco County. 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.
	<b>Basis for Relative Priority</b>	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. CDBG and any remaining Section 108 loan funds will assist with public improvements and infrastructure; Neighborhood Stabilization Program (NSP) funds and other housing program funds will assist with the housing stock ensuring several neighborhoods will be assisted through the ConPlan period.

4	<b>PRIORITY NEED NAME</b>	<b>ELIMINATION OF SLUM AND BLIGHT</b>
	<b>Priority Level</b>	<b>High</b>
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	County-wide Activity Lacoochee Neighborhood Participating Municipalities Tommytown Shamrock and Uni-Ville Gulf Highlands East Brown Acres
	<b>Associated Goals</b>	Buildings Demolished/Buildings Boarded and Secured
	<b>Description</b>	To prevent the spread of slum or blighted conditions to adjacent residential properties, the Building Construction Services Department administers the county-wide program designed to eliminate slum and blighted structures on a spot basis. This activity provides sustainability for the purpose of creating suitable living environments.
	<b>Basis for Relative Priority</b>	The existence of such conditions in residential neighborhoods 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	<b>PRIORITY NEED NAME</b>	<b>PUBLIC SERVICES</b>
	<b>Priority Level</b>	<b>High</b>
	<b>Population</b>	Extremely Low; Low; Moderate; Large Families; Families with Children; Elderly; Public Housing Resident; Non-housing Community Development
	<b>Geographic Areas Affected</b>	County-wide Activity Tommytown Lacoochee Neighborhood Participating Municipalities
	<b>Associated Goals</b>	Anti-Crime Programs Public Transportation Health Care Employment Training General Public Services

	<b>Description</b>	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 become self-sustaining and provide them with opportunities for self-sufficiency. Public service activities are provided county-wide.
	<b>Basis for Relative Priority</b>	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.
<b>6</b>	<b>PRIORITY NEED NAME</b>	<b>PUBLIC FACILITIES</b>
	<b>Priority Level</b>	<b>High</b>
	<b>Population</b>	Extremely Low; Low; Moderate; Large Families; Families with Children; 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
	<b>Geographic Areas Affected</b>	County-wide Activities Lacoochee Neighborhood Participating Municipalities
	<b>Associated Goals</b>	Public Facilities and Public Infrastructure
	<b>Description</b>	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. Public infrastructure includes roads, drainage, water and sewer, streetlights
	<b>Basis for Relative Priority</b>	To provide accessibility in both public and private buildings.

7	<b>PRIORITY NEED NAME</b>	<b>PROGRAM ADMINISTRATION</b>
	<b>Priority Level</b>	<b>High</b>
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	County-wide Activities
	<b>Associated Goals</b>	Program Administration
	<b>Description</b>	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.
	<b>Basis for Relative Priority</b>	To carry out the overall management of the Community Planning and Development Programs CDBG, HOME, and ESG.
8	<b>PRIORITY NEED NAME</b>	<b>PLANNING AND CAPACITY BUILDING</b>
	<b>Priority Level</b>	<b>High</b>
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	County-wide Activities
	<b>Associated Goals</b>	Planning & Capacity Building
	<b>Description</b>	CDBG funds may be used for studies, analysis, data gathering, preparation of plans, and identification of actions that will implement plans.
	<b>Basis for Relative Priority</b>	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	<b>PRIORITY NEED NAME</b>	<b>PLANNED REPAYMENT OF SECTION 108 LOAN</b>
	<b>Priority Level</b>	<b>High</b>
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	County-wide Activities
	<b>Associated Goals</b>	Repayment of Section 108 Loan

	<b>Description</b>	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. The loan will be paid in full 2026.
	<b>Basis for Relative Priority</b>	The Section 108 loan allowed for expanding available CDBG resources. The assistance provided for redevelopment of a slum and blighted areas; funds remaining from the Tommytown project have been reallocated to other neighborhoods in need, as approved by the Board of County Commissioners.
<b>10</b>	<b>PRIORITY NEED NAME</b>	<b>UN-PROGRAMMED FUNDS</b>
	<b>Priority Level</b>	<b>High</b>
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	County-wide Activities
	<b>Associated Goals</b>	Un-programmed Funds
	<b>Description</b>	Funds not yet allocated to a project or activity.
	<b>Basis for Relative Priority</b>	Funds not yet allocated to project or activities.

**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 discuss 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 ConPlan. Needs identified as Low Priority are not expected to receive funding through this ConPlan; 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
<b>Tenant Based Rental Assistance (TBRA)</b>	<ul style="list-style-type: none"> <li>• Shortage of affordable rental units</li> <li>• Increasing housing costs due to high demand</li> <li>• Increase in fair market rents</li> <li>• High rates of cost burden and severe cost burden especially for LMI renters</li> <li>• Extensive waiting list for Section 8 Housing Choice Vouchers and Public Housing</li> </ul>
<b>TBRA for Non-Homeless Special Needs</b>	<ul style="list-style-type: none"> <li>• Shortage of affordable rental units</li> <li>• Increasing housing costs due to high demand</li> <li>• Increase in fair market rents</li> <li>• High rates of cost burden and severe cost burden especially for LMI renters</li> <li>• Extensive waiting list for Section 8 Housing Choice Vouchers and Public Housing</li> <li>• Lower earning potential and lower household income of persons with special needs</li> </ul>
<b>New Unit Production</b>	<ul style="list-style-type: none"> <li>• Loss of affordable housing stock</li> <li>• Limited supply of decent, affordable housing for LMI households</li> <li>• Population growth</li> <li>• High housing development costs</li> </ul>
<b>Rehabilitation</b>	<ul style="list-style-type: none"> <li>• Aging housing stock</li> <li>• Condition of housing units</li> <li>• Deteriorated homes driving down property value</li> <li>• Risk of exposure to lead-based paint</li> <li>• Cost of new construction/housing replacement</li> </ul>
<b>Acquisition, including preservation</b>	<ul style="list-style-type: none"> <li>• Increasing home values</li> <li>• Stricter lending requirements</li> </ul>

**Table 47 – 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 \$22.8 million in Federal CDBG, HOME, and ESG funds through the ConPlan 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 \$5,622,429.00 which includes CDBG, HOME, HOME Match, CDBG and HOME Program Income, ESG, and ESG Match.

**Anticipated Resources Table 48 - Anticipated Resources**

PROGRAM	SOURCE OF FUNDS	USES OF FUNDS	EXPECTED AMOUNT AVAILABLE YEAR 1				EXPECTED AMOUNT AVAILABLE REMAINDER OF CONPLAN \$	NARRATIVE DESCRIPTION
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<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

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>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.
<b>CoC</b>	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.
<b>General Fund</b>	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,
<b>HUD-VASH</b>	public - federal	Housing Rental Assistance	217,871	0	0	217,871	1,089,355	The PCHA receives 35 Veterans Vouchers.
<b>LIHTC</b>	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.

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>Public Housing Capital Fund</b>	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.
<b>Section 108</b>	public - federal	Public Improvements	3,500,000	0	0	3,500,000	2,000,000	Available funds
<b>Section 8</b>	public - federal	Housing	10,347,936	0	0	10,347,936	51,739,681	Annual Contributions for Section 8 Tenant-Based Rental Assistance.
<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

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>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)
<b>Other</b>	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	0	400,000	2,000,000	NSP Program Income available to households that earn up to 120 percent of the area median income.

**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 award of ESG funds. Match may include volunteer hours, outside contributions, donated items, etc. to substantiate the required \$233,424.00 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 disbursed by the State 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, a long term lease has been executed by the County and the Coalition for the Homeless for the purpose of providing a Housing Services Center and Family Rehousing Program.

**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 \$760,188 in July 2018.

**SP-40 Institutional Delivery Structure – 91.215(k)**

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

RESPONSIBLE ENTITY	RESPONSIBLE ENTITY TYPE	ROLE	GEOGRAPHIC AREA SERVED
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 Low-income Special Needs rentals	Jurisdiction
	Non-profit organizations	Homelessness Rental	Jurisdiction

**Table 49 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

Most of the agencies that deal with social service needs are 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
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy			
Legal Assistance			
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			

Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training			
Healthcare			
HIV/AIDS			
Life Skills			
Mental Health Counseling			
Transportation			
Other			
Other			

Table 50 - 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 Department 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 Department 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 Department 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)**

<b>Goals Summary Information 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	2022	Administration	County-wide Activities	Program Administration	CDBG: \$3,057,340 HOME: \$892,095 ESG: \$4,620	Other: Program
2	Buildings Demolished/Buildings Boarded and Secured	2018	2022	Non-Housing Community Development	County-wide Activities	Elimination of Slum and Blight	CDBG: \$1,250,000	Buildings Demolished: 350 Buildings
3	Public Transportation	2018	2022	Non-Housing Community Development	County-wide Activities	Public Services	CDBG: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
4	Anti-Crime Programs	2018	2022	Non-Housing Community Development	Tommytown Lacochee Neighborhood	Public Services	CDBG: \$438,130 General Fund: \$82,271	Public service activities other than Low/Moderate Income Housing Benefit: 7,500 Persons Assisted
5	Health Care	2018	2022	Non-Housing Community Development	County-wide Activities	Public Services	CDBG: \$476,000	Public service activities other than Low/Moderate Income Housing Benefit: 15,875 Persons Assisted
6	General Public Services	2018	2022	Non-Housing Community Development	County-wide Activities	Public Services	CDBG: \$409,675	Public service activities other than Low/Moderate Income Housing Benefit: 8,760 Persons Assisted
7	Employment Training	2018	2022	Non-Housing Community Development	County-wide Activities	Public Services	CDBG: \$259,650	Public service activities other than Low/Moderate Income Housing Benefit: 4,500 Persons Assisted

8	Homeless Services	2018	2022	Non-Housing Community Development	County-wide Activities	Public Services	CDBG: \$266,550	Public service activities Low/Moderate Income 875 Persons Assisted
9	Repayment of Section 108	2018	2022	Repayment of Section 108 Loan	County-wide Activities	Planned Repayment of Section 108 Loan	CDBG: \$5,477,275	Other: Other
10	Rental Development	2018	2022	Affordable Housing	County-wide Activities	Affordable Housing	HOME: \$2,500,000 SHIP: \$2,000,000 SHIP Match: \$500,000 NSP: \$2,000,000	Rental units constructed: 25 Household Housing Units Rental units rehabilitated: 25 Household Housing Units
11	Substandard Housing Replacement	2018	2022	Affordable Housing	County-wide Activities	Affordable Housing	HOME: \$1,500,000 SHIP: \$200,000 SHIP Match: \$180,240	Homeowner Housing Added: 10 Household Housing Units
12	Shelter Services	2018	2022	Homeless	County-wide Activities	Homelessness	ESG: \$260,000 ESG Match: \$260,00	Homeless Person Overnight Shelter: 1,056 Persons Assisted
13	Homeownership Activities	2018	2022	Affordable Housing	County-wide Activities	Affordable Housing	SHIP: \$6,549,301 SHIP PI: \$8,500,000	Direct Financial Assistance to Homebuyers: 100 Households Assisted
14	Owner-Occupied Rehabilitation	2018	2022	Affordable Housing	County-wide Activities	Affordable Housing	HOME:\$1,978,870 SHIP:\$1,350,000 SHIP Match: \$300,000 CDBG: \$118,000	Homeowner Housing Rehabilitated: 92 Household Housing Unit: Homeowner Rehabilitated 20 (NRP)
15	Construction of New Units	2018	2022	Affordable Housing	County-wide Activities	Affordable Housing	HOME: \$1,800,000 SHIP: \$1,976,639 SHIP MATCH: \$500,000	Homeowner Housing Added: 6 Household Housing Unit

16	Homeless Prevention	2018	2022	Homeless	County-wide Activities	Homelessness	ESG: \$112,500 ESG Match: \$112,500 SHIP: \$125,000	Homelessness Prevention: 205 Persons Assisted
17	Rapid Rehousing	2018	2022	Homeless	County-wide Activities	Homelessness	ESG: \$325,000 ESG Match: \$325,000 HOME: \$125,000	Tenant-based rental assistance / Rapid Rehousing: 125 Households Assisted
18	Tenant Based Rental Assistance	2018	2022	Affordable Housing	County-wide Activities	Affordable Housing	HOME: \$250,000 SHIP: \$100,000	Tenant-based rental assistance: 5 Households Assisted
19	Homeless Management Information System (HMIS)	2018	2022	Homeless	County-wide Activities	Homelessness	ESG: \$400,000 ESG Match: \$400,000	Other: 1 Other
20	Public Facilities and Infrastructure	2018	2022	Non-Housing Community Development	County-wide Activities	Homeless	CDBG: \$3,048,200	Other: 8 Other
21	Planning & Capacity Building	2018	2022	Planning & Capacity Building	County-wide Activities	Planning and Capacity Building	CDBG: \$14,130	Other: 1 Other

Table 51 – 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 Description	Continue the Homebuyer Assistance Program that provides down payment and closing cost assistance to homebuyers. Continue to provide housing counseling to eligible homebuyers.
6	Goal Name	Substandard Housing Replacement
	Goal Description	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.
7	Goal Name	Emergency Shelter and Transitional Housing Units

	<b>Goal Description</b>	There is an immediate need for additional emergency shelter beds and transitional housing units for homeless families and individuals.
8	<b>Goal Name</b>	Rapid Re-Housing
	<b>Goal Description</b>	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	<b>Goal Name</b>	Homeless Prevention
	<b>Goal Description</b>	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.
10	<b>Goal Name</b>	Street Outreach to the Chronically Homeless
	<b>Goal Description</b>	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.
11	<b>Goal Name</b>	Shelter Services
	<b>Goal Description</b>	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.
13	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.
14	Goal Name	Anti-Crime Programs
	Goal Description	<p>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.</p> <p>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.</p>
15	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.
16	Goal Name	Health Care
	Goal Description	Provide County-wide health and dental care to low- and moderate-income persons.
17	Goal Name	Employment Training

	<b>Goal Description</b>	<b>Provide funds for the purpose of directing resources toward services that provide human development programs designed to help individuals and families help them and provide them with opportunities to better themselves.</b>
18	<b>Goal Name</b>	<b>General Public Services</b>
	<b>Goal Description</b>	<b>Eligible public service activities determined by the Board of County Commissioners to meet a high priority.</b>
19	<b>Goal Name</b>	<b>Acquisition of Real Property</b>
	<b>Goal Description</b>	<b>Acquisition of real property for public purposes. Costs include surveys to identify the property to be acquired, appraisals, and 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.</b>
20	<b>Goal Name</b>	<b>Public Facilities and Infrastructure</b>
	<b>Goal Description</b>	<b>Public improvements include, but are not limited to, streets, sidewalks, curbs and gutters, neighborhood parks, water and sewer lines, storm water management facilities, utility lines</b>
21	<b>Goal Name</b>	<b>Code Enforcement</b>
	<b>Goal Description</b>	<b>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.</b>
22	<b>Goal Name</b>	<b>Program Administration</b>
	<b>Goal Description</b>	<b>Program administration costs to carry out projects and activities under CDBG, HOME, and ESG.</b>
23	<b>Goal Name</b>	<b>Repayment of Section 108</b>
	<b>Goal Description</b>	<b>Annual payment of Section 108 loan.</b>
24	<b>Goal Name</b>	<b>Planning &amp; Capacity Building</b>
	<b>Goal Description</b>	<b>Planning activities and capacity building. Subject to 20 percent cap.</b>

25	<b>Goal Name</b>	<b>Un-programmed Funds</b>
	<b>Goal Description</b>	<b>Funds not yet allocated to specific projects/activities.</b>



## **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 Dade Oaks Elderly complex was awarded HOME funds to rehabilitate the 24 units, converting one unit to ADA accessible.

### **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 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 developments 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 (LHAP) 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 ConPlan 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 Department 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 rapidly 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 County through its NSP has provided some affordable housing units for persons transitioning from transitional housing into permanent, supportive housing. 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.