

Executive Summary

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

1. Introduction

The One-Year Action Plan (AAP) is a requirement for Pasco County to receive funds through the HUD formula programs including the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions (ESG).

The AAP represents an overview of the goals and projects for the upcoming program year addressing the needs identified in the Five-Year Consolidated Plan approved by the Board of County Commissioners on August 7, 2018. These goals and projects will address the needs of low- and moderate-income residents including homeowners, renters, persons experiencing homelessness, and persons with special needs. This document represents a strategic plan based on general areas of need and how Pasco County will address these needs during the program year Oct. 1, 2022 - Sept. 30, 2023, using Federal funds granted to Pasco County by HUD. The County does not receive HOPWA funds directly; instead, HOPWA funds are set aside through the City of Tampa's allocation for Pasco, Hernando, Hillsborough, and Pinellas Counties.

The County, designated as an Urban County by HUD, consists of all unincorporated areas of the County and three municipalities participating in the County's urban county program. The municipalities are the cities of Port Richey, San Antonio, and the Town of St. Leo. The Cities of New Port Richey, Zephyrhills and Dade City have opted out of the Urban County Participation for 2022-2024.

The HOME Consortium qualification process was completed beginning with Fiscal Year 2010. Pasco County is the lead entity for the Consortium, other consortium members are the Cities of Dade City and Zephyrhills. The lead entity assumes overall responsibility for compliance with the HOME program and is responsible for the long-term affordability requirements of all projects and ensuring that the HOME Program is carried out in compliance with the requirements of the Cranston-Gonzalez National Affordable Housing Act of 1990. Forming a consortium is a way for local governments that would not otherwise qualify for funding to join with other contiguous units of local government to directly participate in the HOME program. HUD has re-qualified the Pasco County HOME Consortium for Fiscal Years 2015, 2016, and 2017. The Florida Housing Finance Corporation for the State of Florida certified the Pasco County HOME Consortium for Fiscal Years, 2018, 2019, and 2020. Consortium agreements automatically renewed for subsequent three (3) year periods - none of the members have requested changes to the consortium agreement.

The Director of Community Development is the Co-Chair with the Executive Director of the Coalition for the Homeless of Pasco County for the Continuum of Care. Under this leadership CoC funding has increased from \$800,000 to \$1,700,000 and has been recognized in the community with a focus on Outreach and Assessment, Coordinated Entry and Rapid Rehousing. Coordinating efforts between the services provided through the Continuum of Care and the County prevents a duplication of efforts.

Community Development is the lead office in the development, coordination, submission, and implementation of the County's Consolidated Plan and AAPs. Programs and activities described in this AAP are intended to primarily benefit low- and moderate-income (LMI) residents of Pasco County. Pasco County is proud to report that it has consistently exceeded the HUD requirement that 70% of CDBG funds benefit LMI residents of Pasco County.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Allocation is done through a competitive application process, whereby organizations such as County departments and not-for-profit agencies can submit applications to fund projects that meet the goals and objectives of the HUD approved ConPlan. These applications are ranked by a review committee and funding recommendations made by this committee are presented to the Board of County Commissioners (BCC) for funding approval. As required, Pasco County incorporates prescribed HUD performance measurements into the Consolidated Plan (ConPlan). 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; and 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:

Availability/Accessibility – Applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to LMI people, including persons with disabilities.

Affordability – Activities that provide affordability, such as assistance with payment of rent/utilities, and first month rent/security deposit for rented unit and landlord/tenant mediation/legal services to prevent homelessness. Rehabilitation of owner-occupied properties and down payment assistance are also key services to ensure affordability to the homeowner.

Sustainability – Applies to activities that are aimed at improving communities or neighborhoods and 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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

CDBG funds are used for a variety of activities, such as: Economic Development, Affordable Housing, General Public Services, Homeless Services, Public Facilities and Infrastructure and Section 108 Loan Repayments. The Section 108 Loan was paid off during this past fiscal year. The County has consistently surpassed the CDBG statutory and regulatory requirement that at least 70 percent of all CDBG funds be spent on LMI persons.

HOME and State Housing Initiatives Program (SHIP) funds were the primary sources of funding for affordable housing programs and projects during the current Consolidated Plan period. CDBG funds may be utilized for owner-occupied rehabilitation to keep owner occupied properties affordable. The County, in partnership with local Community Housing Development Organizations (CHDO), and other affordable housing not-for-profit agencies, used HOME funds to implement rental, homeowner and homebuyer strategies. HOME, CDBG and SHIP funds provided assistance to households for homeowner repairs, assisted families with homeownership funds, provided foreclosure prevention funds, and property tax funds to prevent tax deed auctions. ESG funds were used to fund agencies to provide eligible services to ensure that homelessness is rare, brief, and not recurrent, including the Homeless Management Information System. CDBG-CV funds were used to augment services and activities to prevent, prepare and respond to COVID-19 and an 8-unit complex was acquired with CDBG-CV funds and extensively renovated with SHIP funds to create 14 units of permanent supported housing and to create a Safer Emergency Housing Alternative (SEHA) which provides non-congregate emergency shelter for our most vulnerable citizens.

Highlights from the past program year include:

- Beginning renovation on the acquired the Amskills Job Training Center
- The development and implementation of a Coordinated Investment Plan (CIP) that rapidly rehoused 254 of the most vulnerable of our homeless population
- 277 households supported through rental assistance
- 25,563 general public services provided
- 122 households supported through rehab of existing units
- 43 owner-occupied housing rehabilitated
- 100% of CDBG funds benefitted low- and moderate- income households

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Citizen Participation Plan includes goals, policies, and implementation strategies that will be used to encourage and ensure citizen participation in the development of the ConPlan, Action Plan, and substantial amendments to the Plan and performance reports. The CPP was updated on June 16, 2020 to incorporate disaster specific language as a direct result of the COVID-19 Pandemic. A new CPP was adopted by the BCC on March 9, 2021 that incorporates virtual hearings due to public safety concerns.

Citizen participation is a means of involving the citizens of Pasco County in an advisory capacity in all phases of HUD programs. Participation is essential for activities to be responsive to community needs. Emphasis is placed on participation by persons of low- and moderate- income who are residents of areas in which funding is proposed.

Citizen Participation took on a variety of different forms over the past year. CD built upon the annual citizen survey that is completed by the county by recommending the inclusion of questions and reviewing the responses to determine what our citizens believe are our greatest needs in the county. CD Staff are participating in resiliency and broadband workgroups. Social distancing guidelines that had restricted in person meetings are beginning to relax. Virtual meetings have the added benefit of enabling people to attend meetings without travel and has resulted in increased participation at public meetings. Two Public Hearings were held as part of the Grant Kick Off process. Our Review Committee meetings were also public meetings as a way to solicit citizen participation. All public hearings and opportunities for public comment are advertised in a newspaper of general circulation. CD also utilizes the Pasco County "Notify Me" system to reach community partners to make sure they are invited to public meetings.

Survey results and public comments are shared at mandatory Public Hearing/Grant Kick Off meetings. This information is shared with the Review Committee when funding recommendations are developed for consideration by the BCC and with citizens during the public comment period. This year, the Review Committee consisted of county employees from two different county branches and nine community representatives. The Five-Year ConPlan, the 2021 AAP and availability of CDBG, ESG and HOME funds for the 2022 Program Year were discussed during these meetings. Also discussed were COVID funds available for reallocation. COVID funds have been added to the 2019-2020 AAP however many of the projects awarded are current services in Pasco County. Pasco County continues to take action to prevent a duplication of benefits. The Review Committee met on Apr 26, Apr 28, and May 5, 2022 to review applications and make the funding recommendations that were presented to and approved by the BCC on Aug 9, 2022.

The CPP 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. Pasco County held its first public hearings on Mar 10 and 11, 2022 to present annual allocations, strategic plan goals, community survey results and grant application information. Another public hearing was held on July 7, 2022 to solicit citizen comments on the projects and activities proposed for this annual action plan.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

While COVID-19 restrictions had begun to lift over the past year, many in-person meetings have not yet resumed and outreach efforts were impeded. However, PCCD attended a variety of public meetings, when possible, over the course of this year to obtain comments from all facets of the residents of Pasco County. This year we also relied heavily on surveys to help determine community needs. These surveys included the GAPS Analysis completed by the Florida Housing Coalition in conjunction with our Continuum of Care, the 2021 County Survey completed by the National Community Survey and a 2022 Survey from the Department of Health.

A common theme identified in the surveys is a decline in the availability of affordable housing. 72% of respondents reported an inadequate amount of affordable housing which was a decline from 51% from previous years. Another area of improvements identified in the NCS was a decline in responses when asked if Pasco County does a good job taking care of its vulnerable residents. 41% of respondents felt we did; however, this is a decline from previous years and Pasco County ranked in the low 20% of all communities asked the same question. The Gaps Analysis identified several areas of need amongst the homeless population by identifying who our homeless neighbors are. 91% of our homeless population are adults without children. This information was shared during the Grant Kick off Public Hearings and with the Review Committees when making funding recommendations. Applications to fill identified gaps were solicited and the Review Committee attempts to fill these gaps when making funding recommendations.

AAP goals and recommended projects are also brought to the Continuum of Care (CoC) meetings for discussion. It's important to note that while PCCD actively solicits public comments during the action planning process, public comments are always accepted. PCCD has increased its transparency by updating its webpage to include the draft action plan so that it may be reviewed online, and public comments can be provided via email. Any public comments that are emailed to PCCD are shared during the Public Hearing and are made a part of formal public comments.

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

There were no comments or views presented during any Public Meetings or Public Hearings that were not accepted.

7. Summary

Pasco County has carried out the preparation of this Annual Action Plan according to HUD requirements and has gathered valuable public input as well as additional data that has been used to help guide the

funding recommendations for the CDBG, HOME and ESG programs that are presented to the Board of County Commissioners for their approval.

The methods of engaging the public in the participation process included notifications in a newspaper of general circulation, and information provided on the Pasco County Community Development Department website. In addition, notification was sent out via the Pasco County's "Notify Me" system to everyone who has registered for Notify Me. Notification of public meetings was provided during inter-agency meetings. Staff consistently encourages citizens and agency partners to register for "Notify Me" at all public meetings. Announcement of the open application period for ESG and CDBG (Development and Services) and HOME was made at monthly meetings of the Continuum of Care.

As previously stated, the needs in the community consistently far outweigh the funds that are available and therefore all needs identified in this plan cannot be fully addressed. The County makes every effort to partner with non-profit groups, other government agencies and for-profit developers. Through program design changes and more focused funding strategies, it is the County's hope that programs and projects funded will have the greatest impact to the low- and moderate-income citizens of our community.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

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

Table 1 – Responsible Agencies

Narrative (optional)

The Pasco County Community Development Department (PCCD) is the lead entity responsible for preparing the Consolidated Plan, Action Plans, and CAPERS, ensuring effective grants management, compliance, and reporting. PCCD is a department within the Public Services Branch of Pasco County government. Our sole mission is to improve the lives of Pasco’s citizens through homeless initiatives, neighborhood revitalization, affordable housing and community partnerships using state and federal funding. Annually, we receive State and Federal Funding to assist the very low- to moderate-income citizens of Pasco County.

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

This section of the Action Plan covers the citizen participation requirements an Entitlement Community such as Pasco County must perform during the development of the Action Plan. These requirements include public hearings, consultation with other public and provide agencies, coordination with the Continuum of Care and publication of the Plan. Pasco County remains in regular contact with CDBG, ESG and HOME subrecipients who provide housing and services directly to the community. It is through this contact that enables Pasco County to maintain an understanding of changing conditions, such as when new programs and services are offered, when existing programs are no longer viable and what current vacancy rates are and needs for affordable housing. PCCD is routinely invited to discussions that might impact low- moderate- income households and is knowledgeable about most of the community resources to enable connections to be made. There is not enough funding to fill all of the needs in the community so ensuring that there is not a duplication of efforts is vital and cannot be adequately addressed without consulting the agencies that serve the same people.

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 Continuum of Care (CoC) membership includes public and assisted housing providers and private and governmental health, mental health, and interested individuals not associated with an agency. Monthly membership meetings facilitate coordination among all service providers. The Public Housing Authority (Pasco County Housing Authority - PCHA) hosts an annual meeting of all partner agencies. Collaboration between agencies is important because often the clients that are served have more than one need. The Director of Pasco County Community Development serves as the Chair of the CoC. During the COVID-19 restrictions on large gatherings, the CoC meetings have gone “virtual”, and this has resulted in increased membership attendance and public comments. The meetings remain virtual.

Pasco County Housing Authority (PCHA) administers the Section 8 and Public Housing Programs for the County. PCHA administers a variety of vouchers including ones that can be used in units targeting those with physical or mental disabilities, veterans, elderly and the homeless. PCHA is an active member of the CoC and coordinates the usage of these vouchers in a way to maximize the benefit to both the community and individual. Vouchers are made available to help rehouse families experiencing homelessness. PCHA is anticipating over 100 Emergency Housing Vouchers that will be used to provide permanent housing to homeless individuals and households by accepting referrals through Coordinated Entry. PCHA and PCCD have a longstanding partnership which includes renovations on many of their low-income housing properties when their capital improvements budget was insufficient.

PCCD continues to enjoy a positive relationship with our Qualified Medical Center (Premier) and our health clinics. We have been able to award them with CDBG funds to provide health related services such as diabetes care and podiatry care to fill gaps in service. Public Services are awarded on a two-year cycle so the agency can collect data and seek alternative funding sources for a successful pilot project. Access to mental health services is also a concern and CDBG Public Service funding has been provided to agencies providing mental health services.

Agencies send information regarding events to PCDD for PCDD to distribute this information to other service agencies. The CoC distributes daily information detailing community resources – this began as a response to the COVID-19 pandemic but was well received in the community and the practice continues. PCCD participates in many community meetings and continuously tries to connect service providers when a gap is identified that another can fill. These meetings include the Homeless and Runaway Youth Task Force, the SPAN executive committee which brings quarterly training to community providers, and the Technical Advisory Committee for the Pasco Hernando State College. New this year are resiliency meetings and broadband meetings. Community Development staff also participate in the Coordinated Entry Subcommittee, By-Name list meetings and the Point In Time Count. Meetings are held both virtually and in person.

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.

Community Development is an active member of the Pasco County Continuum of Care. The Director serves as Chair of CoC which includes providers, funders, and government representatives. Unprecedented funding because of COVID-19 has enabled the CoC to address the needs of homeless persons in a variety of ways. Working with consultants from the Florida Housing Coalition, a Coordinated Investment Plan (CIP) has been implemented to house 225 households and prevent homelessness from occurring for 100 at-risk households, housing singles and families. The CoC also completed a Gaps Analysis which identified who our homeless neighbors are and where our County funding is going. The Family Service Shelter opened during this program year and has been at capacity ever since. The SEHA (Safer Emergency Housing Alternative) continues to provide emergency housing in motel/hotels for persons experiencing homelessness that need to isolate due to exposure to COVID-19 or due to being high risk for complications from COVID-19. The Homeless Management Information System (HMIS) is being used to document assessments, services provided, and to prevent a duplication of benefits.

The COVID-19 pandemic required that agencies work together to create innovative solutions to community issues never imagined and mutual concerns amongst agencies. Weekly emails provided by the CoC helps the community at large to remain aware of any changes, challenges or needs faced by partner agencies in their service delivery. The neighboring building is providing space for service providers so that families in residence in the Family Rehousing Center will have easy access services.

Services will be available to others seeking homeless services regardless of their status at the Family Rehousing Center with the goal of providing centralized services including case management, substance abuse and mental health resources, job resource training and coordination, transportation, and low barrier pathways to permanent housing solutions.

CARES funds available to the community have been used by agency partners to prevent homelessness. These funds have a shorter period in which they can be expended and therefore have been utilized by the community to stabilize at-risk households by paying rent, mortgage, and utilities.

To prevent homelessness, the County continues to coordinate with Human Services, United Way, and other non-profit agencies to provide temporary rental assistance, utility assistance and, within Community Development Department, a tax payment assistance and homeowner occupied repair programs.

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

The Community Development Department is an active member of the Pasco County Continuum of Care. Staff attends general and membership meetings of the Continuum of Care. The Community Development Director serves as Chair of the Continuum of Care.

All recipients of ESG funds are required to consult with their Continuums of Care (CoC) in determining how to allocate ESG funds for eligible activities to increase efficiency and coordination among the different HUD homeless programs, mainstream, and other resources that are targeted to the homeless population. This provides a challenge because oftentimes the individuals being consulted are the same entities submitting applications for funding. The lead agency for the CoC is the Coalition for the Homeless of Pasco County, Inc. The Review Committee included a representative from the CoC's Leadership Council that do not apply for funding. ESG funds may be awarded to agencies that provide street outreach to the chronic homeless, homeless prevention services, emergency shelter operations, rapid rehousing services and Homeless Management Information System (HMIS). Funds are provided for short-term and medium-term rental and utility assistance. All recipients of ESG funds in Pasco County are required to document services utilizing the Homeless Management Information System (HMIS) that is provided at no cost to all service providers (Providers of services for victims of domestic violence may use a comparable database to ensure anonymity). On August 09, 2022, the Board of County Commissioners approved the recommendation for funding provided by the Community Development Department, in consultation with the CoC, community agencies, county departments and community representatives (Review Committee).

Performance Standards and the criteria for evaluating outcomes are currently being developed or updated by the Community Development Department and the CoC. The Coalition provides training in HMIS and assists all users of HMIS download their data into the SAGE data base on an annual basis. HMIS documentation was utilized to prevent a Duplication of Benefits that could result from multiple agencies providing similar services. HMIS is the tool used to document services provided to enhance coordination with other service providers and provides integration with other programs targeted to homeless people in the area covered by the CoC. The CoC continues to work with all service providers on Coordinated Entry and the By-Name list to prevent/end homelessness in Pasco County.

HMIS is required by HUD to collect data on the homeless and the use of HMIS (or comparable data base for providers of Domestic Violence) is a requirement of ESG funding. Staff salaries, operation, maintenance, and other costs contributing to the operation of the HMIS program are eligible ESG activities. The Homeless Coalition is the HMIS lead agency for the CoC. Policies and procedures are in place to ensure all funded agencies document services provided in HMIS and this requirement is included in their Subrecipient Agreement. This year will bring enhanced training and implementation of the HMIS system because the CoC was awarded an HMIS grant through HUD to collaborate with an effective and outstanding HMIS system. The Coalition and Pasco County remain committed to providing licensures and training for HMIS at no cost to provider agencies.

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

Table 2 – Agencies, groups, organizations who participated

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

All agency types are encouraged to attend public meetings/hearings and provide input. In addition to advertising public meetings/hearings in a newspaper of general circulation, additional outreach is done through the “Notify Me” system. The “Notify Me” system ensures that no agency is intentionally not consulted. The attendance at public meetings/hearings this year has increased – thought to be due to the availability of attending such meetings in a virtual format. The list above does not include individuals or agencies that attended meetings virtually but did not sign in as instructed – resulting in an attendance roster that lists the attendee as “Call In”. There were approximately 20 unduplicated attendees that were not able to be identified or included in the listing above.

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	The goals of the COC and the Strategic Plan are to identify and reduce the gap in services and rehouse our homeless neighbors.
10-Year Plan	Coalition for the Homeless of Pasco County	The 10-Year Plan provides goals and objectives to end homelessness.
Pasco County Strategic Plan	Pasco County	Enhance the Quality of Life; Create a Thriving Community; Stimulate Economic Growth
Pasco County Housing Authority	PCHA 5-Year Plan	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.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Local Housing Assistance Plan	Pasco County Community Development	Provide safe, decent, and affordable housing, strategies to end homelessness
Coordinated Investment Plan	Continuum of Care	Ensures funds allocated to the community through CV funds have a greater, lasting impact in the community to rehouse or prevent homelessness.
Gaps Analysis	Coalition for the Homeless of Pasco County	The Gaps Analysis helps identify who our homeless population is and where our funds have been directed.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The Community Development Department has an on-going relationship with affordable housing providers, service providers, other County departments, the Cities of Port Richey, San Antonio, Dade City, Zephyrhills, and the Town of St. Leo. Affordable housing and non-community development needs are discussed on a regular basis. Community Development held two public hearings during the Grant Kick off Process and another after applications were submitted, reviewed and considered for funding recommendation to the Board of County Commissioners. The AAP is made available in draft on the PCDD website and a “Notify Me” is sent out advising the community of its availability for review. PCCD also added to the annual Countywide survey to solicit input from citizens because the reach for the County Survey went further than what PCCD could achieve. By adding to this survey, we were able to extract the needs identified by the community and review the trends in responses. The results of the surveys, Gaps Analysis and the needs identified in the County’s Five-Year Consolidated Plan were presented to the Review Committee prior to making funding recommendations.

Public input was gathered through public hearings, public meetings, and the Countywide survey. Within Pasco County, needs from community to community differ, as did the number of citizens participating and the extent of their participation. The meetings were publicly advertised in a newspaper of general circulation and through the “Notify Me” system. Surveys were also advertised through the “Notify Me” system. Many of the agencies registered for “Notify Me” serve special populations such as veterans, homeless, those with physical or mental disabilities, minorities, and non-English speakers. All agencies were encouraged to attend meetings, participate in the Countywide survey or both and were encouraged to invite their clients to attend the meetings and complete the survey. Participation at one of the first two public hearings/grant kick offs was mandatory for all agencies intending to submit applications for funding to PCCD.

The Review Committee is an integral part of our citizen engagement. Great emphasis is taken to ensure that the individuals on the Review Committee are active community representatives with an understanding of the needs and gaps in the community. Ensuring that all areas of the county are equally represented in the Review Committee is a high priority for Community Development because the County has several different areas that may have differing needs.

Citizen comments and requests are always encouraged and taken into consideration.

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AP-12 Participation – 91.105, 91.200(c)

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

Community Development has an on-going relationship with affordable housing providers, service providers, other County departments, and the Cities of Port Richey, San Antonio, Dade City, Zephyrhills, and the Town of St. Leo. Affordable housing and non-community development needs are discussed on a regular basis. Community Development held two public hearings during the Grant Kick off Process and another once applications were submitted being and considered for funding recommendation to the Board of County Commissioners. The AAP is made available in draft on the PCCD website and a “Notify Me” is sent out advising the community of its availability for review. Additionally, PCCD added questions to the Countywide survey to gather citizen input. Using this survey, we were able to extract the needs identified by the community and review trends in responses. The results of meetings and survey, along with the needs identified in the County’s Five-Year Consolidated Plan and Gaps Analysis were presented to the Review Committee prior to making funding recommendations.

Public input was gathered through public hearings, public meetings, the Countywide survey, and a variety of other meetings that PCCD routinely attends. The meetings were publicly advertised in a newspaper of general circulation and through the “Notify Me” system. Many of the agencies registered for “Notify Me” serve special populations such as veterans, homeless, those with physical or mental disabilities, minorities, and non-English speakers. All agencies were encouraged to attend meetings, complete the survey or both and were encouraged to invite their clients to attend the meetings and complete the survey. Participation at one of the first public hearings/grant kick offs was mandatory for all agencies intending to submit applications for funding to CD. The public hearing/grant kick off virtual meetings had attendance that was significantly higher than in previous years.

The Review Committee is also a part of our citizen engagement. Great emphasis is taken to ensure that the individuals on the Review Committee are active community representatives with an understanding of the needs and gaps in the community. Ensuring that all areas of the county are equally represented in the Review Committee is a high priority for PCCD because the County has several different areas that have differing needs.

Citizen comments and requests are always encouraged and taken into consideration.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing All Interested Parties	Attendance rosters for 3/10/2022 and 3/11/2022 public hearings are included. Attendance has increased from prior years.	Comments made, in general, revolved around the application process. Comments received are included as unique appendices.	All comments are welcomed and accepted and taken into consideration during the preparation of the Annual Action Plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>All Interested Parties</p>	Attendance Roster for public hearing 7/7/2022 is included.	No comments were received during the public comment period or at the Public Hearing	All comments are welcomed and accepted and taken into consideration during the preparation of the Annual Action Plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>All Interested Parties</p>	<p>Pasco County published a notice in the Tampa Bay Times on 2/9/2022 advertising the Grant Kick of and notification of the application process. Pasco County published a notice in the Tampa Bay Time on 6/15/22 advertising the availability of the 2022-2023 Annual Action Plan Draft. Notice provided the start and end dates for the 30-day comment period and date of Public Hearing.</p>	No Comments received	All comments are welcomed and accepted and taken into consideration during the preparation of the Annual Action Plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Internet Outreach	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>All Interested Parties</p>	<p>This is the Pasco County Notify Me system. Interested persons register and we notify the community of public hearings, etc. It is not known how many people receive the messages. PCCD encourages using Notify Me at public meetings to educate those that might not be registered.</p>	<p>No Comments received</p>	<p>All comments are welcomed and accepted and taken into consideration during the preparation of the Annual Action Plan.</p>	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Pasco County will receive \$2,903,885 in CDBG funds from our annual allocation and estimates \$660,547 in CDBG Program Income, \$3,145,588 from Prior Year funds to reallocate, \$1,379,250 in HOME funds, \$1,000,000 in HOME Program Income and \$255,892 in ESG funds. Pasco County has also been awarded HOME funds from the American Rescue Plan in the amount of \$4,455,673. Additional resources include funds received from HUD in response to COVID-19. \$1,706,818 for CDBG-CV (Coronavirus) and \$834,545 for ESG-CV was allocated to Pasco County by HUD in response to COVID-19 as part of the first tranche of funding, \$3,810,934 in ESG-CV for the second tranche and \$1,996,434 in CDBG-CV funds for the third tranche of funding. These funds are specifically required to be used to prevent, prepare, or respond to COVID-19. These funds were added to the 2019-2020 Action Plan as substantial amendments however expenditure of these funds will span the upcoming program year and will augment the programs and projects identified in this Action Plan and funds that become available due to an agency not fully expending their

grant will be reallocated during this upcoming year to continue to Prevent, Prepare and Respond to the COVID-19 pandemic.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,903,885	660,547	3,145,588	6,710,020	0	PI is actual from 2020-2021. Prior year resources are funds to be reallocated into the community. CDBG Funds will be used to support the Goals and Objectives included in AP-20 and AP-38 Project Summary.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,379,250	1,000,000	2,566,959	4,946,209	0	HOME funds are leveraged by the 25% match required by subrecipients and private funds available through local lending institutions for the housing rehabilitation and homebuyer assistance programs. HOME Funds will be used to support the Goals and Objectives included in AP-20 and AP-38 Project Summary.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	255,892	0	0	255,892	0	ESG funds require 100% match by subrecipients receiving a grant award. Match may include non-federal dollars. ESG Funds will be used to support the Goals and Objectives included in AP-20 and AP-38 Project Summary.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Acquisition Admin and Planning Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Rapid re-housing (rental assistance)	5,591,034	0	0	5,591,034	0	State Housing Initiatives Partnership Program. State of Florida funds to be used primarily for low- moderate-income households.

Table 5 - Expected Resources – Priority Table

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

Pasco County makes every reasonable effort to leverage financial support from other sources for projects receiving federal grant funds. CDBG

program applicants must identify project funding from other sources as part of the competitive application process. As part of the Review Committee recommendation process, projects with other non-federal leverage funding receive additional points based on the amount of other non-federal funding contributed to the project. This process encourages applicants to structure project funding to include additional private, state and local resources to leverage federal funds. ESG requires 100% match and HOME requires a 25% match (with the exception of TBRA). Not-for-profit and service agencies are required to provide in-kind match for their allocation of HOME and ESG funds. Match may include volunteer hours, outside contributions, donated items, etc. to substantiate the required match. Match is verified by the Community Development Department. HOME funds are also used in support of affordable housing development projects, leveraging other federal, state, local and private project funding. Agencies are required to identify anticipated Match sources when grant applications are submitted.

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

Although publicly owned land is rarely available, the County may lease land to agencies that address the County identified needs of providing public services to low- and moderate- income persons. One such example is The Coalition for the Homeless entering into a Long-Term Lease agreement for property owned by Pasco County on Youth Lane. One of these buildings has been renovated for use as a Family Rehousing Center (Emergency Shelter). The second building on this property houses the Coalition for the Homeless and a variety of service providers to help clients of the Family Rehousing Center access services.

Vincent Academy, a clubhouse model for individuals with serious and persistent illness has been completed and is currently serving clients. The Vincent Academy was built with the assistance of CDBG funds on land that was donated to the not-for-profit agency by the Pasco County Board of County Commissioners. Vincent Academy is currently serving clients. An infrastructure project for this property is included in this action plan as the first step to creating affordable housing on site.

Community Development routinely reviews the Pasco County list of surplus lands for properties that might be appropriate for affordable housing opportunities. In addition, prior to county-owned land being offered for sale to the public, Community Development is offered the opportunity to assess the land for its use, or for use by a not-for-profit partner to further address the needs identify in the ConPlan and AAP. Pasco County has developed an Interest Amnesty program. This program targets property owners whose properties are encumbered by a board/secure or demolition lien (originally paid for using CDBG funds) and will waive all accrued interest on these loans. Property owners are asked if they would consider selling the property to a not-for-profit agency for creation of affordable housing.

Discussion

Pasco County has developed a process to ensure that properties being made available for sale on the open market is first evaluated by all county departments. PCCD evaluates these properties to make sure these properties are not better suited to benefit the community through affordable housing opportunities.

Pasco County will allocate up to 15% of its annual allocation, plus 15% of prior year program income to determine the resources available to fund public service activities for each fiscal year. Public Service activities are detailed in AP-38. Pasco County will utilize 20% of its annual allocation, plus 20% of prior year program income for administrative costs.

The cooperation between the State Housing Initiatives Program (SHIP) and HOME programs has enhanced 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. The goals identified in Pasco County's five-year ConPlan and annual action plans are intertwined with the SHIP Program goals. As a SHIP participation requirement, all recipients are required to adopt a Local Housing Assistance Plan. Pasco County has been notified that the allocation of SHIP funds for Program Year 2022 will be \$5,591,034.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

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

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Acquisition/Rehabilitation of Existing Units
	Goal Description	Affordable Housing: 45 Owner Occupied Rehabs 114 Rental Units Rehabbed (PCHA) 100 Rental Units Created (77 Magnolia Oaks, 8 Met Min Campus Expansion, 15 acquisition/rehab of 'Berlin')

2	Goal Name	Rapid Re-Housing / Tenant Based Rental Assistance
	Goal Description	Homeless Services: Homeless Prevention - 24 TBRA - 30 ES - 554 New Shelter Beds Added - 24
3	Goal Name	General Public Services
	Goal Description	General Public Services: LVIB - 150 Catholic Charities - 110 Feeding Tampa Bay - 480 Volunteer Way - 22500 STEPS - 20 Fresh Start - 384

4	Goal Name	Public Facilities and Infrastructure
	Goal Description	Housing Infrastructure: Vincent Academy - 18 Habitat for Humanity - 90 STEPS - 20 Public Facilities Infrastructure: YFA Public Facilities Construction: Volunteer Way PCHA One Community Now Good Samaritan
5	Goal Name	Program Administration
	Goal Description	Program Administration

Projects

AP-35 Projects – 91.220(d)

Introduction

This Action Plan outlines the activities which will be undertaken during the program year beginning October 1, 2022 and ending September 30, 2023 using Federal funds granted to Pasco County by HUD under the CDBG, HOME, and ESG Programs.

The County, designated as an Urban County by HUD, consists of all unincorporated areas of the County and 3 municipalities participating in the County's Urban County Program (Cities of Port Richey, San Antonio, Town of St. Leo). The Cities of Dade City and Zephyrhills are part of the County's HOME Consortia but participate in the CDBG Program at the State level. The City of New Port Richey has opted out of both the Urban County Program and the HOME Consortia for 2019-2022. Revised Cooperation Agreements between the County and the participating municipalities, as required by HUD's Urban County Notice CPD18-02, for Fiscal Years 2019-2022 have been accepted by HUD and the agreements will automatically renew for subsequent three-year periods unless timely written notification of changes to the agreements is provided.

The HOME Consortium qualification process was completed beginning with Fiscal Year 2019. The County is the lead entity for the Consortium, the other Consortium members are the Cities of Dade City and Zephyrhills. As the PJ, the lead entity is responsible for the long-term affordability requirements of all projects and ensuring that the HOME Program is carried out in compliance with the requirements of the Cranston-Gonzalez National Affordable Housing Act of 1990. The projects and activities described in this Plan are intended to primarily benefit low- and moderate-income residents of the County.

Public services will be provided as a two-year grant to subrecipients to allow the agency to collect data and find alternate sources to fund the project for future years. CDBG funds will be used to support housing infrastructure projects that will create 128 units of affordable housing. CDBG funds are also directed to a Public Facilities Infrastructure for a Center for Children and Families – creating a hub for those navigating the child welfare system and to new construction of a multi-purpose building for The Volunteer Way. CDBG funds continue to be allocated to projects that will prevent, prepare or respond to the COVID-19 pandemic even as social distancing requirements are abating. CDBG funds will be used to acquire a building to both expand the Pasco Women's Shelter from 20 beds to 40 beds and to be able to provide shelter more in line with CDC recommended guidelines for socially distancing. CDBG funds will be used to renovate the pharmacy at a health clinic to allow for more social distancing and rehab of another building will be completed with social distancing guidelines in mind.

The BCC is the entity responsible for approving the activities to be supported with grant funds as detailed in the Five-Year ConPlan and Action Plans. The BCC approved these activities at the Aug 9, 2022 board meeting. The Community Development Department is the lead entity responsible for grant management, compliance and reporting for the use of CDBG, HOME and ESG funds. The Community

Development Department is the lead office in the development, coordination, submission, and implementation of the County's 5-Year ConPlan, Action Plans and CAPERS.

Projects

#	Project Name

Table 7 - Project Information

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

Allocations for projects and activities are based on priorities set by the Board of County Commissioners (BCC). On August 9, 2022, the BCC considered and approved the activities recommended to them by the Community Development Review Committee for the use of CDBG, HOME, and ESG funds for Program Year 2022, based on the goals and objectives of the County's Strategic Plan and the Five-Year Consolidated Plan.

Several factors were considered when the Review Committee made funding allocation recommendations: activities must comply with CDBG National Objectives; must address a priority identified in the Consolidated Plan; and must provide decent housing, a suitable living environment, or expand economic opportunities principally for low- and moderate- income people. Pasco County does not generally allocate investments geographically – all projects and activities are available countywide. Every application presented to the Review Committee met a National Objective designed to assist low- and moderate- income households. Because funding is not available to meet all needs, the Review Committee is responsible for evaluating applications and making funding recommendations to the Board of County Commissioners for their final approval. Identified community needs and the needs identified through the countywide survey Gaps Analysis and PACE survey were shared with the Review Committee so that funding recommendations may align with identified community needs.

One of the major obstacles for addressing underserved needs is the lack of affordable housing. The Tampa Bay area has experienced an incredible growth in population and rents are increasing up to 30% in some cases. Residents in current rentals are often unable to re-sign a lease because of the increase in rents. The supply of rental housing in the County is not able to keep up with the demand which has resulted in increased rents. Average rents are no affordable and households are barely able to afford rent making it difficult to afford necessities such as food, clothing, medical care or transportation. Families transitioning to rental housing as a result of foreclosure are finding it difficult to secure and maintain housing due to recent rent increases. One of the barriers for these families, and others with poor credit history, is the inability to qualify for housing due to credit issues and underemployment/unemployment. The effects of the COVID-19 pandemic are still being felt. Our Low-moderate- income households were most impacted by the pandemic and the recovery of these

households are slower than households with higher incomes. The recommendations of the Review Committee attempted to fill some of these gaps by providing services for people navigating the health care system such as the support services that will be provided by the Lighthouse for the Blind and Visually Impaired and Fresh Start for Pasco and CDBG funds will be used to bridge the gap for households experiencing food insecurity through the Volunteer Way and Feeding Tampa Bay programs that were recommended for funding.

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AP-38 Project Summary
Project Summary Information

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AP-50 Geographic Distribution – 91.220(f)

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

Funding for all activities is available Countywide. There are activities that may be carried out primarily or solely in certain areas of the county for various reasons:

Funding for affordable housing programs offered by the County and its not-profit partners is available Countywide. However, because of a concentration of low-income households and older housing stock in older areas of Pasco County, it can be expected that many housing rehabilitation activities may take place in these areas. New development of affordable housing, both homeowner and rental, is also eligible Countywide. Additionally, although funding is available Countywide, the County or its non-profit community partners may offer targeted outreach in particular areas of the County, especially in those areas where redevelopment is anticipated to occur, to encourage better overall neighborhood quality in areas of new development or homeownership. This could include outreach for to areas of designated as “Target Areas” within the County

Funding for public facilities and infrastructure offered by the County is available Countywide however, because of a concentration of low-income households and older housing stock in older areas of the County, it can be expected that infrastructure projects might occur in these areas. New development of affordable housing, both homeowner and rental, is also eligible throughout the County and slightly less than \$2.5 million dollars in CDBG funds is being directed towards infrastructure projects in this upcoming year. Attempts will be made to encourage that development to take place near public transportation and outside of areas where it has traditionally been made available. 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.

Funding for Public Services offered by the County’s non-profit community partners is available Countywide. Community Partners provide services to all low- moderate- income households regardless of their residential location within the County. Care and consideration are taken when allocating funds for Public Services to ensure that they are provided in a centralized location, and that they are directed to priority needs within the community. Factors taking into consideration when making allocation recommendations include: the activity must comply with CDBG National Objectives, must address a priority identified in the Consolidated Strategic Plan and must provide decent housing, a suitable living

environment or expand economic opportunities principally for low- and moderate- income persons.

Geographic Distribution

Target Area	Percentage of Funds
Tommytown	
Lacoochee Neighborhood	
Shamrock Heights and Uni-Ville Subdivision	
City-wide Activities	
County-wide Activities	100
West Market Area	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The majority of the allocation of funds are for County-wide initiatives to benefit all Pasco County Residents.

Through Community Development programs, Pasco County has made large investments in targeted areas of the County. Efforts continue to ensure funding is invested into those areas with a higher need as indicated by slum and blighted conditions or neighborhoods identified by symptoms of distress or have a high percentage of low- and moderate- income households. Examples of programs likely to be most utilized in older areas are public service programs, which are likely to benefit areas where low to moderate income households are most concentrated. Another program might be our owner-occupied rehabilitation program. Regardless of the location of the program, public services and public development, in general, are available to all residents of Pasco County.

Discussion

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. This is inexcusable 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, landscaping requirements, and density limitations. Pasco County has a system 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 requires County agencies/departments to determine the cost of their proposed actions and allows the BCC to make informed decisions on all ordinances. The total costs of these actions are reported annually to the Florida Housing Finance Corporation. At the request of the PCCD Director, along with Planning, the BCC has given staff direction to waive mobility fees for affordable housing. The ordinance

change has been approved and implemented.

Land use and zoning are always controversial items because a governing agency is limiting the action that can be taken by an individual on his property. Building codes can affect the cost of housing and are out of the local government's hands. The State government sets the rules for codes; local governments must implement them. 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, these actions often result in an increased cost of housing. Ongoing increased expenses for supplies and a reduction in the workforce because of the COVID-19 pandemic continues to contribute to higher costs/delays for construction and rehabilitation projects. Florida is experiencing a homeowners' insurance crisis. Homeowners are being canceled because of the age of roof and not its integrity. Costs to insure properties with aging roofs are increasing at impressive rates. The County building department has interpreted 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 within Pasco County would be lost. Pasco County's OOR Program has expanded to include properties in flood zones with limited scope of rehab (up to 50% of building value) to allow properties to remain affordable. Property values are skyrocketing. The maximum value of a property that could be assisted with Owner Occupied Rehabilitation was modest (per SHIP funding approved Local Housing Assistance Plan - LHAP) and reflected the median value of homes in Pasco County. These homes now exceed the maximum value of a property that can be assisted while the homeowners remain income eligible. Pasco County is revising its LHAP to increase the maximum value to enable us to assist these homeowners remain in their affordable housing.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The Affordable Housing crisis is evident in Pasco County. Pasco County has experienced one of the highest increases in rent in the nation. According to the article “Rents Are Rising Everywhere” (Washington Post 4/21/22) rents in Pasco County have spiked over 31%. The article “What will stop Tampa Bay Rising Rents?” (Tampa Bay Times 4/21) reported a 29% increase in rents just one year prior. Adding to the crisis is that Pasco County is experiencing record low vacancy rates of just 4%.

Creation/retention of affordable housing is one of the highest priorities within Pasco County.

One Year Goals for the Number of Households to be Supported	
Homeless	30
Non-Homeless	233
Special-Needs	50
Total	313

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	54
The Production of New Units	85
Rehab of Existing Units	159
Acquisition of Existing Units	15
Total	313

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Pasco County has experienced one of the highest increases in rent in the nation. According to the article “Rents Are Rising Everywhere” (Washington Post 4/21/22) rents in Pasco County have spiked over 31%. The article “What will stop Tampa Bay Rising Rents?” (Tampa Bay Times 4/21) reported a 29% increase in rents just one year prior. Adding to the crisis is that Pasco County is experiencing record low vacancy rates of just 4%.

Ongoing increased expenses for supplies and a reduction in the workforce as a result of the COVID-19 pandemic continues to contribute to higher costs and delays for construction and rehabilitation projects. Florida is experiencing a homeowners’ insurance crisis. Homeowners are being canceled because of the age of roof and not its integrity. Costs to insure properties with aging roofs are

increasing at impressive rates.

Pasco County's Owner-Occupied Rehabilitation Program continues to help existing homeowners repair their homes and has expanded to include properties in flood zones with limited scope of rehab (up to 50% of building value) to allow properties to remain affordable. The Owner-Occupied Rehabilitation Program assists homeowners with major repairs to their homes such as roofs and HVAC systems. This program also assists with necessary handicap modifications to the homeowner occupied property. This program helps low- and moderate- income homeowners keep their housing affordable, and, for some, this program is literally the difference between remaining in independent living or moving to an institutional setting such as an Assisted Living Facility.

Property values are skyrocketing. The maximum value of a property that could be assisted with Owner Occupied Rehabilitation or Down Payment Assistance was modest (per SHIP funding approved Local Housing Assistance Plan - LHAP) and reflected the median value of homes in Pasco County at the time the LHAP was approved. These homes now exceed the maximum value of a property that can be assisted with Owner Occupied Rehab while the homeowners remain income eligible. Pasco County is revising its LHAP to increase the maximum value to enable us to assist these homeowners remain in their affordable housing. The Down Payment Assistance Program helps new homebuyers purchase housing that is affordable to them. Skyrocketing property values are impeding households from purchasing affordable housing and PCCD is amending its LHAP to increase the maximum value of a property that can receive down payment assistance.

Pasco County maintains its strong partnership with many not-for-profit providers of affordable housing and is dedicating almost \$2 million dollars for housing infrastructure projects for Habitat for Humanity, Vincent Academy and STEPs to Recovery in support of their projects which will create an anticipated 128 units of affordable housing.

Pasco County Community Development continues with its partnership with the Pasco County Housing Authority on the rehabilitation of their properties and will install windows at two of their complexes (Sunny Dale and Palm Terrace) for a total of 114 units assisted and anticipates completing Owner Occupied Rehabilitation on an additional 45 homes.

Pasco County is anticipating 100 new rental units to be created by providing gap funding for PCHA Magnolia Oaks, acquisition of 15 rental units at 'Berlin' and creation of 8 affordable units as part of the Metropolitan Ministries Miracles of Pasco campus expansion.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

Pasco County continues to work very closely with PCHA in creating affordable rental housing for households with very low income. In addition, PCHA has pledged support, to include setting aside housing vouchers for households leaving the Family Rehousing Center. Twenty-five vouchers have been set aside for homeless families, 50 vouchers are set aside for individuals who are homeless with a mental health diagnosis, and 20 vouchers have been set aside for first time homeownership. PCHA has also purchased property and is in the Architectural and Firm Application stage of development of a 77-unit affordable housing apartment complex for veterans. PCHA also has ownership of 15 single family residences that are rented to income eligible households at an affordable rate. PCHA is anticipating receiving 100+ Emergency Housing Vouchers as a part of the American Rescue Plan.

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

The PCHA has benefited from consistent tenure of a Resident Liaison as a member of the PCHA Board of Directors. The Resident Liaison is familiar with many of the residents and their needs because they live in public housing. They can bring forth concerns to PCHA management, through monthly Board meetings, before these concerns become a crisis. It has been reported that the Resident Liaison on the Board has made a positive impact on the communities they serve, and more residents have increased their community activism with their encouragement.

PCHA has a robust Family Self-Sufficiency Program which allows residents to remain in housing as their incomes increase and enables them to move towards independence. Through this program, residents can save funds through a PCHA managed escrow account. Upon successful graduation from the program, these funds may be used towards down payment on a home, continued education, and training, to assist with paying off debt to clean up credit, or towards repair or purchase of a vehicle which is to be used to obtain or maintain employment. Households are linked with area resources such

as Habitat for Humanity and other down payment assistance programs with the goal of homeownership.

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

The PCHA is not designated as troubled.

Discussion

The Community Development Department and the Pasco County Housing Authority continue to work in partnership to assist the most vulnerable residents in Pasco County and to provide safe, decent and affordable housing options for residents of Pasco County. Additionally, Community Development, using CDBG funds continues to partner with PCHA in the rehabilitation of their housing units with plans for updating windows in 114 units between two of their housing developments in the upcoming year. Community Development will continue to actively serve as a liaison for many of these projects and to promote activism in the community through attendance at community meetings, recommending public involvement measures, and working closely with community residents to promote community identity and leadership, as well as homeownership opportunities. The Pasco County Housing Authority is an active and valued member of the Continuum of Care and a valued partner of PCCD.

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

Introduction

With this Action Plan, a total of \$255,892 in Emergency Solutions Grant (ESG) and \$255,892 of matching funds will be used to address homeless and at risk of homeless needs. In addition to ESG funds, funds are allocated for a permanent supportive housing coordinator for case management and permanent employment and homeless prevention through CDBG. Funding is awarded to food pantries to assist the food insecure - many of whom are our homeless neighbors. The need for Homeless prevention services is also why Pasco County's Review Committee recommended supporting activities designed to expand economic opportunities and increase affordable housing opportunities as funding allows.

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

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

The Continuum of Care has established partnerships with multiple agencies and volunteer organizations to ensure a comprehensive outreach program that is inclusive of all unsheltered individuals and families of Pasco County. Outreach agencies includes Metropolitan Ministries' Brigade, The Sword and the Spoon, the Coalition for the Homeless of Pasco County, Inc., and the Pasco County Sheriff's Office Behavioral Unit. These agencies develop relationships with homeless and refer them to agencies within the homeless network of service providers. A Coordinated Entry Committee of the CoC continues to work with all service providers in the implementation of Coordinated Entry and consistent use of a by-name list. The Community Development Director serves as the chair of the Leadership Council of the Continuum of Care, which increases coordinated efforts between the Continuum of Care and Community Development, especially as it relates to funding recommendations to bridge a gap in services. Enhanced use of the Homeless Management Information System facilitates coordination of efforts between service providers, evaluation of program performance, and recidivism. Administration of a single assessment tool enables the homeless service community to consistently perform assessments and enter this data into HMIS. The Coalition for the Homeless of Pasco County, Inc. is the lead entity responsible for the implementation of HMIS and is awarded partial ESG grant funds to provide HMIS licenses and software for usage, at no charge to all homeless service providers within the county. CHPC, in conjunction with Suncoast Partnership, is transitioning to a new HMIS provider. Use of HMIS (or, for Domestic Violence providers, a comparable data base) is a requirement for agencies providing homeless services using either ESG or CDBG funds. The CoC has embarked on a housing surge and, as of June 27th, 2022, 346 households have found stable permanent housing. The goal was to re-house 225 households, and we expect to house more as we identify clients in need of re-housing and identify affordable housing options. 254 were housed between 10-01-2020 and 9-30-2021 and 92 have

been housed since 10-1-2021.

Addressing the emergency shelter and transitional housing needs of homeless persons

A Family Rehousing Center is designed to provide emergency shelter and wrap around services to homeless families. This program was designed to house up to nine (9) families at one time with the expectation that housing will be found within sixty (60) days. Due to the lack of affordable housing inventory, it is taking closer to 90-120 days to obtain housing. CDBG Development funds were utilized to renovate and remodel the existing building and both CDBG-CV and CDBG Public Service funds are allocated for operating expenses of this shelter. The shelter opened in September 2021 but had been delayed due to COVID-19 social distancing recommendations. CDBG funds are allocated to the acquisition of a building that will be retrofitted into a family shelter with consideration for social distancing guidelines. This building will recognize 40 new shelter beds. Additional ESG resources are allocated for the emergency shelter providers of victims of domestic violence. As contractually obligated, recipients of ESG funds are required to provide matching funds and enter data into HMIS.

The Continuum of Care reviewed and ranked applications for its last funding cycle and was awarded a 35% increase in funding. This increase was almost \$1,000,000 in increased funding from prior years. These funds are in addition to the ESG and CDBG funds available through Pasco County Community Development. Through CoC funding, St. Vincent de Paul will assist survivors of domestic violence with Rapid Rehousing funds. ACE Opportunities will serve homeless with a new joint Transitional Housing-Rapid Rehousing project, and St. Vincent de Paul received a new Rapid Rehousing grant. In addition, the CoC's HMIS and Coordinated Entry were expanded to better serve the Pasco County 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

Implementation of Coordinated Entry and management of a By-Name list ensures that the homeless services are provided to the most vulnerable homeless and that these individuals or households are provided the necessary wrap-around services to help make the transition from homelessness to permanent housing and prevent a return to homelessness. An active By Name List with scores from a standard VISPDAT and other data prioritizes the chronic homeless for permanent supportive housing. County-wide case management training and HMIS training has been conducted and will continue to be provided to all agencies that provide services to the homeless. Service providers attend meetings of the Continuum of Care where resources are shared, including announcements of vacancies at any residential site or affordable housing options that a member might be aware of. Pasco County, like

many other jurisdictions, has a lack of affordable housing options. An emphasis on diversion is being made throughout the county to ease the strain on the homeless system. Agencies are looking at unique options such as shared housing to rehouse homeless individuals. Landlords may be financially incentivized to lease to a client with a history of evictions or homelessness.

Families with children will be supported in the new Family Rehousing Center. Families experiencing homelessness will be assessed through Coordinated Entry and rehoused as quickly as possible – the goal is to rehouse these families within 60 days. An additional 40 beds for families with children will be recognized after the acquisition and retrofit of a new shelter that will be known as Felicity House.

HOME TBRA funds are being dedicated to house our most vulnerable homeless. TBRA funds were awarded to an agency using HOME entitlement funds.

Veterans - Annually a Veterans Stand Down is held locally and Veterans are connected to housing and services. St. Vincent DePaul works with SSVF to house chronically homeless veterans and continues to expand their Permanent Supported Housing at Ozanam Village which began leasing to the first tenants in June 2021. SHIP funds are supporting 30 units in this development. COVID-19 has caused substantial delays in completing projects due to lack of supplies and employees such as the delay in completing 77 units of veteran's housing.

To prevent the recurrence of homelessness, the County has invested in training for case managers and connecting clients to on-going wrap around services, funding for rental assistance or utility assistance and, within Community Development, assistance for homeowners to maintain their housing. The CoC embarked on a Coordinated Investment Plan to address Homelessness utilizing the additional funds allocated to the community as a response to the COVID-19 pandemic. The momentum in the fight to end homelessness in Pasco County that began with the Coordinated Investment Plan has not wavered and additional resources remain available within the community to prevent homelessness for households impacted by COVID-19. These funds include funds from the American Rescue Plan that were allocated to the county and are being used for a Pasco HEART (Helping with Emergency Assistance Rent for Tenants) and Community HEART program - which can help an eligible household with past due housing and utility expenses and future housing expenses to stabilize a household that was impacted by COVID-19. These funds are required to prevent, prepare, or respond to COVID-19 and should stabilize an eligible household prior to the expiration of the federal eviction moratorium.

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

employment, education, or youth needs.

Several of the activities being funded with CDBG and ESG Program Year 2022 funds are geared towards prevention of homelessness. These activities include general public services funded to help seek food and health resources, and Substance Abuse and Mental Health Services, and homeless services. An emphasis on diversion is preventing households and individuals from entering the homeless system at all and has been very successful. Pasco County's goal for homelessness is to ensure that episodes of homelessness are brief, rare, and non-recurrent.

Pasco County Community Development offers two programs designed to help people remain in their homes. The first is the Tax Assistance Program. This program will assist the homeowner by paying 3 years of property taxes for very low-income households thereby preventing these very-low-income property owners from losing their homes through tax auction. The second program is the Owner-Occupied Rehabilitation Program. This program can assist an income-eligible homeowner with critical repairs or handicap modifications that will enable the homeowner to remain in their housing.

Discussion

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

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

Introduction:

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

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

Actions planned to foster and maintain affordable housing

Actions planned to reduce lead-based paint hazards

Actions planned to reduce the number of poverty-level families

Actions planned to develop institutional structure

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

Discussion:

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

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

1. Include written standards for providing ESG assistance (may include as attachment)
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.
5. Describe performance standards for evaluating ESG.

