

# 2019/2020 ANNUAL ACTION PLAN



City of Clearwater, Florida  
August 1, 2019



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Attachments - Maps

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## **Executive Summary**

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

#### **1. Introduction**

The City of Clearwater, Florida, completed the planning process for the 2019/2020 Annual Action Plan. This plan is the fourth (4th) Annual Action Plan of the FY2016/2017 – FY2019/2020 Four-Year Consolidated Plan (Consolidated Plan).

Under the Consolidated Plan, the City is required to create and implement a plan each year to identify the sources and uses of these funds for housing, community programs, and economic development. This plan, referred to as an Annual Action Plan, provides HUD with the City's housing budget and proposed expenditures based on prior years carry-over funds, entitlement funds and estimated program income that the City will receive in the upcoming fiscal year to meet the goals and objectives established in the Consolidated Plan.

Funds will be used to develop viable communities and sustain existing ones. In addition, the funds will be used to provide safe, decent and affordable housing to assist very-low to moderate-income households. This year's Annual Action Plan allocates federal funds to provide housing opportunities to very-low to moderate-income households for new and existing homes, construction and/or renovation of public facilities, economic development and to fund public services programs.

#### **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.

The 2019/2020 Annual Action Plan identified the following goals and objectives to measure the process addressing the priority needs of six major areas of focus in the Consolidated Plan: Program Administration, Housing, Homelessness, Non-Homeless Special Needs, Community Development and Public Services, and Economic Development.

#### **3. Evaluation of past performance**

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

The development of the Annual Action Plan was based on the previously adopted Consolidated Plan and a number of other studies, plans and reports that have been prepared in recent years. The primary documents include the City's Neighborhood Revitalization Strategy Area documents, Local Housing Incentives Strategy and Local Housing Assistance Plan, Economic Development Strategic Plan, Pinellas County Homeless Leadership Board Point-in-Time (PIT) Homeless Report and Annual Homeless Assessment reports, among others.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City conducted a technical assistance workshop for program applicants, two (2) public hearings with the Neighborhood and Affordable Housing Advisory Board (NAHAB) and one public hearing with the City Council. The purpose of the process was to receive citizen input on the current housing and community development needs of the City.

#### **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.

No public comments were received.

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

No public comments were received.

#### **7. Summary**

This plan is the fourth (4th) Annual Action Plan of the FY2016/2017 – FY2019/2020 Four-Year Consolidated Plan (Consolidated Plan) to implement the goals and objectives set forth in the Consolidated Plan. In the upcoming year, the City of Clearwater will continue to deliver housing and community development activities that support housing rehabilitation and assistance, public facility and infrastructure improvements, economic development and maintain partnerships with an array of housing and public service providers.



## 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
CDBG Administrator		CLEARWATER	Economic Development and Housing Department
HOME Administrator		CLEARWATER	Economic Development and Housing Department

**Table 1 – Responsible Agencies**

### Narrative (optional)

The City of Clearwater, Florida, is the lead agency responsible for overseeing the development of the Annual Action Plan. The Economic Development and Housing Department is the internal department that is responsible for the day-to-day administration of CDBG and HOME funding. However, the Economic Development and Housing Department does work with both the City Council and the Neighborhood and Affordable Housing Advisory Board (NAHAB) in addition to residents and subrecipients to develop this plan.

### Consolidated Plan Public Contact Information

Inquiries, comments or complaints concerning the Plan, any amendments, or performance reports, can be conveyed by contacting City staff at:

City of Clearwater Economic Development and Housing Department

P.O. Box 4748

Clearwater, FL 33758

Telephone: (727) 562-4033

Fax: (727) 562-4037

[kimberly.dupont@myclearwater.com](mailto:kimberly.dupont@myclearwater.com)

Business hours: 8:00 a.m. to 5:00 p.m., Monday through Friday

Written complaints may also be made to the Jacksonville Field Office of the U.S. Department of Housing and Urban Development (HUD) at the following address:

U.S. Department of Housing and Urban Development

Community Planning and Development Division

400 West Bay Street, Suite 1015

Jacksonville, FL 32202

Phone: (904) 232-2627

Fax: (904) 232-3759

Business hours: 8:00 a.m. to 4:30 p.m., Monday through Friday

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

### **1. Introduction**

The City uses a collaborative process to shape various programs into effective and coordinated strategies. The process also facilitates the opportunity for planning and citizen participation to take place in a comprehensive context, attempting to reduce duplication of efforts at the local level.

The City will implement this Annual Action Plan in coordination with public, private and nonprofit agencies. Nonprofit agencies may include, but are not limited to, service providers and Community Housing Development Organizations (CHDOs). Private sector partners may include, but are not limited to, local financial institutions, developers and local businesses. Public entities may include, but are not limited to, City of Clearwater Parks and Recreation, Engineering and Planning Departments. The City works closely with its partners to design programs that address identified needs.

### **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 City will implement this Annual Action Plan in coordination with public, private and nonprofit agencies. Nonprofit agencies may include, but are not limited to, service providers and Community Housing Development Organizations (CHDOs). Private sector partners may include, but are not limited to, local financial institutions, developers and local businesses. The City works closely with its partners to design programs that address identified needs.

### **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 City coordinated with the Pinellas County Homeless Leadership Board through its most recent Point-In-Time Homeless Report and Annual Homeless Assessment Report and with residents through community meetings. The consultation was important in preparing the various components of the Annual Action Plan concerning the homeless.

### **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**



Consultation with the Continuum of Care (CoC) included research of the Pinellas County Homeless Leadership Board Annual Reports and Plans and meetings with the Board.

The Pinellas County Homeless Leadership Board (HLB) is comprised of 21 members, an Executive Officer and three staff persons. In addition to the Board, the HLB has established the Providers Council and Funders Council that work together to identify concerns and make policies and recommendations on homeless issues. The mission of the HLB is to be the lead organization in ending homelessness in Pinellas County.

The City of Clearwater does not receive or administer Emergency Shelter Grant (ESG) funding.

**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**

1	<b>Agency/Group/Organization</b>	PINELLAS COUNTY HOMELESS LEADERSHIP BOARD
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Research of Annual Reports and Identification of Needs
2	<b>Agency/Group/Organization</b>	City of Clearwater, Florida
	<b>Agency/Group/Organization Type</b>	City Departments
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City was the lead agency and consulted with various departments to develop the Annual Action Plan
3	<b>Agency/Group/Organization</b>	City of Clearwater Neighborhood and Affordable Housing Advisory Board
	<b>Agency/Group/Organization Type</b>	Advisory Board
	<b>What section of the Plan was addressed by Consultation?</b>	All
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Reviews and recommends Council approval of the Annual Action Plan

4	<b>Agency/Group/Organization</b>	HOMELESS EMERGENCY PROJECT, INC.
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Identification of Need
5	<b>Agency/Group/Organization</b>	City of Clearwater City Council
	<b>Agency/Group/Organization Type</b>	Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	All
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public Hearings and Approval of Strategies
6	<b>Agency/Group/Organization</b>	Community Housing Development Organizations (CHDOs)
	<b>Agency/Group/Organization Type</b>	Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Identification of Need
8	<b>Agency/Group/Organization</b>	DIRECTIONS FOR MENTAL HEALTH, INC.
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Identification of Need
9	<b>Agency/Group/Organization</b>	HABITAT FOR HUMANITY OF PINELLAS, INC.
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Identification of Need
10	<b>Agency/Group/Organization</b>	PINELLAS OPPORTUNITY COUNCIL - CHORE SERVICES
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Identification of Need
11	<b>Agency/Group/Organization</b>	RELIGIOUS COMMUNITY SERVICES, INC.
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Identification of Need
12	<b>Agency/Group/Organization</b>	Clearwater Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Identification of Need, Referrals
13	<b>Agency/Group/Organization</b>	GULFCOAST LEGAL SERVICES, INC.
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Client Advocacy
	<b>What section of the Plan was addressed by Consultation?</b>	Legal Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Identification of Need
14	<b>Agency/Group/Organization</b>	InterCultural Advocacy Institute
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Youth Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Identification of Need
15	<b>Agency/Group/Organization</b>	Miracles Outreach Community Development Center, Inc.
	<b>Agency/Group/Organization Type</b>	Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Human Trafficking
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Identification of Need
16	<b>Agency/Group/Organization</b>	KIMBERLY HOME
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless - Pregnant Teens

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Identification of Need
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### Identify any Agency Types not consulted and provide rationale for not consulting

The City of Clearwater consulted with the lead agency for the CoC, local and county PHAs, affordable housing providers, various social service providers, city departments, and civic leaders. The City also consulted with the general public to include very-low to moderate-income residents and other entities impacted by housing and community development activities. Community meetings were noticed by email, City website and public hearings which were noticed in the newspaper. Other agencies and organizations not directly consulted with were consulted indirectly by research of published plans and reports.

### 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	Pinellas County Homeless Leadership Board	Homelessness/Preventing and reducing homelessness within the City of Clearwater
State Housing Initiatives Partnership	City of Clearwater/State of Florida	Housing/providing decent affordable housing (identification of barriers and incentives strategy through Local Housing Incentives Strategy and Local Housing Assistance Plan)
Clearwater Florida: A New Vision (Imagine Clw)	Urban Land Institute (ULI)	Housing/Providing decent affordable housing; Economic Development/Creating economic opportunities
Comprehensive Economic Development Plan	Tampa Bay Regional Planning Council	Economic Development/Creating economic opportunities

**Table 3 – Other local / regional / federal planning efforts**

### Narrative (optional)



## 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

The City conducted a technical assistance workshop for program applicants, two public hearings with the Neighborhood and Affordable Housing Advisory Board (NAHAB), and one public hearing with the City Council. The purpose of this process was to receive citizen input on current housing and community development needs of the city.

#### 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)
2	Newspaper Ad	Non-targeted/broad community	February 22, 2019 NOFA	Notice of Funding Availability	N/A	N/A
3	Newspaper Ad	Non-targeted/broad community	March 1, 2019 Notice of Annual Action Plan Application Meeting	Notice of Annual Action Plan Application Meeting	N/A	N/A
4	Public Hearing	Non-targeted/broad community	April 9, 2019 NAHAB Meeting	NAHAB Subrecipient Presentations	All Comments Recorded; see Appendix	N/A



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)
5	Newspaper Ad	Non-targeted/broad community	April 26, 2019	Notice of Proposed Funding and NAHAB Meeting	N/A	N/A
6	Public Hearing	Non-targeted/broad community	May 14, 2019 NAHAB Meeting	NAHAB Approval of Recommended Allocations	All Comments Recorded; see Appendix	N/A
7	Newspaper Ad	Non-targeted/broad community	June 21, 2019	Notice of 30-Day Public Comment Period	N/A	N/A
8	30-Day Public Comment Period)	Non-targeted/broad community	June 21, 2019 thru July 22, 2019	None Received During the 30-Day Period	All Comments Recorded; See Appendix	<a href="http://www.myclearwater.com">www.myclearwater.com</a>
9	Public Hearing	Non-targeted/broad community	July 9, 2019 NAHAB Meeting	NAHAB Adoption of Annual Action Plan	All Comments Recorded; See Appendix	
10	Public Hearing	Non-targeted/broad community	August 1, 2019 City Council Meeting	Council Input on Plan/Approval	All Comments Recorded; See Appendix	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The Annual Action Plan must identify the federal, state, local and private resources expected to be available to the City to address priority needs and specific objectives identified in the Consolidated Plan.

The City of Clearwater is expected to receive an allocation of \$764,043 in CDBG funding for the 2019/2020 program year. Program income for CDBG from the same year is expected to be \$225,000. Prior-year CDBG resources is expected to be \$285,033 from reprogrammed entitlement funding and \$505,000 from Revolving Loan Funds. CDBG and Revolving Loan funds will be used for housing and community development activities including, but not limited to, acquisition, rehabilitation, public services and facilities, economic development, administration and activity delivery of the City's CDBG program.

The City of Clearwater is expected to receive an allocation of \$383,978 in HOME funding for the 2019/2020 program year. Program income for HOME is expected to be \$500,000, with \$2,038,614 in prior-year resources. HOME funds will be used for housing activities including, but not limited to, acquisition, rehabilitation, new construction, administration of the City's HOME program and CHDO support.

While the the City of Clearwater expects to receive and utilize funding as described in prior paragraphs, funding sources that are anticipated to be allocated to projects are denoted in the Expected Amount Available Priority Table funding sources that are anticipated to be allocated to projects shown in AP 35.

Since this is the final year of the Consolidated Plan (2018/2019-2019/2020), there is no estimated total funding amount for the remainder of the Plan.

Other resources, such as private and non-Federal public sources may become available to the City of Clearwater during the program year. For CDBG leveraging, these include funding from State Housing Initiatives Partnership (SHIP) Program, Community Redevelopment Agency (CRA),

City Departments (e.g. Engineering, Parks and Recreation), public or social service providers, or other sources. The City will also look to leverage funds, if available, from SHIP funds, Community Housing Development Organizations (CHDOs), Public Housing Authority (PHA), or other agencies and programs as a match to HOME dollars.

The Annual Action Plan must summarize the City's priorities and the specific goals it intends to initiate and/or complete within the fourth year of the Consolidated Plan. These goals must be described in quantitative terms. The City of Clearwater has selected goal outcome indicators and quantities based on the anticipated performance measures of the 2019/2020 Annual Action Plan.

### 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	754,176	225,000	790,033	1,769,209	0	The Federal CDBG allocation will be used for housing and community development activities. Funding from other sources may be leveraged against CDBG dollars for public benefit. Note: Program income projections are estimated amounts; actual amounts may differ if larger sums are received from loan payoffs. Prior year resources amounts were estimated based on activities to be encumbered by the end of September 2019. These amounts will be updated during the 2019 program year close-out.

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	364,401	500,000	2,038,614	2,903,015	0	The Federal HOME allocation will be used for housing activities. Funding from other sources may be leveraged against HOME dollars for public benefit. Note: Program incomes projections are estimated amounts; actual amounts may differ if larger sums are received from loan payoffs. Prior year resources amounts were estimated based on activities to be encumbered by the end of September 2019. These amounts will be updated during the 2019 program year close-out.

**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**

The City will look to leverage funds, if available, from SHIP, the Community Redevelopment Agency (CRA), City Departments (e.g. Engineering, Parks and Recreation), public or social service providers or other sources against CDBG dollars. The City will look to leverage private funds, if available, from lending institutions, homeowner contributions and public funds from SHIP, Public Housing Authorities (PHAs) and other agencies and programs as a match to HOME dollars.

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

The City of Clearwater owns a number of properties within low- and moderate-income areas of its jurisdiction. The City also maintains an Affordable Housing Inventory List that is updated every three years by City resolution. This is a list of city-owned properties that may be available for development of affordable housing. As of June 2019, there are eighteen properties on the list: 1002 LaSalle Street, 1011 LaSalle Street, 1408 Monroe Avenue, 1112 Palm Bluff Street, 1415 Taft Avenue; 1454 S. MLK Jr. Avenue; 1006 N. MLK Jr. Boulevard; 1009 N. Garden Avenue; 1304 N. Madison Avenue; 0 Marshall Street; 1002 Marshall Street; 1004 Marshall Street; 1006 Marshall Street; 406 Vine Avenue; 1532 Smallwood Circle; 1125 Pierce Street; 1129 Pierce Street; and 0 Pennsylvania Avenue.

**Discussion**

The City of Clearwater's anticipated funding allocation from CDBG and HOME will address many of the City's goals, including Housing, Homelessness, Non-Homeless Special Needs, Community Development and Public Services, and Economic Development. The City is fortunate to have a network of public and nonprofit social service providers to help address these goals through financial leveraging, as well as other potential non-federal and state funding sources such as SHIP, Pinellas County Housing Trust Fund, the Community Redevelopment Agency (CRA), City Departments, Community Housing Development Organizations (CHDOs) and other agency and program funding.

## 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
1	Program Administration	2016	2019	Program Administration	Citywide Low- and Moderate-Income Areas Lake Bellevue Neighborhood Revitalization Strategy Area East Gateway District Neighborhood Revitalization Strategy Area North Greenwood Neighborhood Revitalization Strategy Area	Program Administration	CDBG: \$197,809 HOME: \$88,398	Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Housing	2016	2019	Affordable Housing	Citywide Low- and Moderate-Income Areas Lake Bellevue Neighborhood Revitalization Strategy Area East Gateway District Neighborhood Revitalization Strategy Area North Greenwood Neighborhood Revitalization Strategy Area	Homeowner Assistance Multi-Family New Construction Owner-Occupied Housing Rehabilitation Renter-Occupied Housing Rehabilitation Single-Family New Construction	CDBG: \$667,500 HOME: \$2,814,617	Rental units constructed: 33 Household Housing Unit Rental units rehabilitated: 5 Household Housing Unit Homeowner Housing Added: 15 Household Housing Unit Homeowner Housing Rehabilitated: 6 Household Housing Unit Direct Financial Assistance to Homebuyers: 30 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Homelessness	2016	2019	Homeless	Citywide Low- and Moderate-Income Areas Lake Bellevue Neighborhood Revitalization Strategy Area East Gateway District Neighborhood Revitalization Strategy Area North Greenwood Neighborhood Revitalization Strategy Area	Case Management Homeless Facilities and Shelters Homeless Services for Youth Mental Health Services	CDBG: \$282,069 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 198 Persons Assisted Rental units rehabilitated: 1 Household Housing Unit Homeless Person Overnight Shelter: 1105 Persons Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Non-Homeless Special Needs	2016	2019	Non-Homeless Special Needs	Citywide Low- and Moderate-Income Areas Lake Bellevue Neighborhood Revitalization Strategy Area East Gateway District Neighborhood Revitalization Strategy Area North Greenwood Neighborhood Revitalization Strategy Area	Senior Services	CDBG: \$13,881 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 31 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Community Development and Public Services	2016	2019	Non-Housing Community Development	Citywide Low- and Moderate-Income Areas Lake Bellevue Neighborhood Revitalization Strategy Area East Gateway District Neighborhood Revitalization Strategy Area North Greenwood Neighborhood Revitalization Strategy Area	Case Management Health Services Homeless Services for Youth Legal Services Substance Abuse Services Youth Services	CDBG: \$417,950 HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6090 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 503 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Economic Development	2016	2019	Economic Development	Citywide Low- and Moderate-Income Areas Lake Bellevue Neighborhood Revitalization Strategy Area East Gateway District Neighborhood Revitalization Strategy Area North Greenwood Neighborhood Revitalization Strategy Area	Building Facade Improvements Economic Opportunity	CDBG: \$190,000 HOME: \$0	Facade treatment/business building rehabilitation: 4 Businesses assisted: 82 Businesses Assisted

**Table 6 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	Funds provided for program administration to implement the City's five (5) remaining goals. Program administration addresses all outcomes, objectives and priority needs. Twenty percent (20%) of CDBG Entitlement Grant and ten percent (10%) of HOME Entitlement Grant will be reserved for administration and planning activities; includes program income.

2	<b>Goal Name</b>	Housing
	<b>Goal Description</b>	Funds provided for the availability of, and access to, decent affordable housing for the residents of the City of Clearwater.
3	<b>Goal Name</b>	Homelessness
	<b>Goal Description</b>	Funds provided to assist in the prevention and reduction of homelessness in the City of Clearwater.
4	<b>Goal Name</b>	Non-Homeless Special Needs
	<b>Goal Description</b>	Funds provided to expand the accessibility and coordination of social services to City of Clearwater special needs populations.
5	<b>Goal Name</b>	Community Development and Public Services
	<b>Goal Description</b>	Funds provided to enhance the living environment for persons in low- and moderate-income areas through community development activities, public service programs and elimination of blight.
6	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	Funds provided to support programs that create economic opportunities in the City of Clearwater, particularly for persons of low- and moderate-income and in Neighborhood Revitalization Strategy Areas.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City's planned actions for the 2019/2020 Annual Action Plan are intended to support housing and community development for the City's low- and moderate-income populations as well as the City's homeless and special needs groups.

The City will continue to operate its CDBG and HOME programs through the Economic Development and Housing Department, which will continue to provide funding for housing rehabilitation, homeownership assistance and blight prevention/elimination. These actions will further the goal of improving the availability and accessibility of affordable housing in Clearwater.

The City will continue to coordinate with public or social service providers to prevent homelessness and promote access to public services for special needs populations generally assumed to be low- and moderate-income.

During the 2019/2020 program year, the City will fund activities that address the needs of the homeless and those at risk of becoming homeless, the elderly, persons with disabilities, victims of domestic violence, youth and families of low- and moderate-income. Planned community development activities include service provider facility improvements.

See map titled, "**Project Locations Map**" in the Appendix.

#### Projects

#	Project Name
1	Tampa Bay Community Development Corporation (Down Payment Assistance)
2	Clearwater Neighborhood Housing Services, Inc. (Down Payment Assistance)
3	CHDO Set-Aside (15%)
4	Clearwater Neighborhood Housing Services, Inc. (New Construction)
5	Miracles Outreach Community Development Center (New Construction)
6	Owner-Occupied Land Acquisition (Acquisition)
7	Owner-Occupied New Construction (New Construction)
8	Multi-Family Rehabilitation (Rehabilitation)
9	Multi-Family New Construction (New Construction)
10	Multi-Family Land Acquisition (Acquisition)
11	Revolving Loan Program (Infill)
12	Revolving Loan Program (Rehabilitation)

#	Project Name
13	Business Development (Facade Improvements)
14	Tampa Bay Black Business Investment Corporation (Technical Assistance)
15	Hispanic Business Initiative Fund of Florida, dba Prospera (Technical Assistance)
16	Clearwater Neighborhood Housing Services, Inc. (Homebuyer Education)
17	Bright Community Trust, Inc. (Homebuyer Education)
18	Tampa Bay Community Development Corporation (Homebuyer Education)
19	Intercultural Advocacy Institute, Inc. (Youth Services)
20	Pinellas Opportunity Council, Inc. (Senior Services)
21	Westcare Gulfcoast, Inc. (Inebriate Shelter Services)
22	Safety Harbor Neighborhood Family Center, Inc. (Youth Services)
23	Homeless Emergency Project, Inc. (Homeless Shelter)
24	Religious Community Services, Inc. (Safe House Shelter)
25	Gulfcoast Legal Services, Inc. (Legal Services)
26	The Kimberly Home, Inc. (Case Management)
27	Directions For Living (Mental Health Services)
28	Miracles Outreach Community Development Center, Inc. (Youth Services)
29	Directions For Living (Restroom Rehabilitation)
30	Homeless Emergency Project, Inc. (Adult Shelter Rehabilitation)
31	Religious Community Services, Inc. (Safe House Shelter Rehabilitation)
32	The Kimberly Home, Inc. (Transitional Housing Renovation)
33	CDBG Administration/Planning
34	HOME Administration/Planning
35	Activity Delivery - Rehabilitation
36	Activity Delivery - Infill
37	Public Facilities (TBD)
38	Economic Development (TBD)

**Table 7 - Project Information**

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

The allocation priorities are focused on the six goals of the Strategic Plan: Program Administration, Housing, Homelessness, Non-Homelessness Special Needs, Community Development and Public Services, and Economic Development. Total funding for public services is capped at fifteen percent (15%) of the total CDBG allocation; total funding for activities related to administration is capped at twenty percent (20%) for CDBG and ten percent (10%) for HOME including program income.

### **Strategic Plan Goal: CDBG + HOME (% of Total Award)\***

Program Administration (Includes Program Income Admin): \$286,207 (6%)

Housing: \$3,482,117 (75%)

Homelessness: \$282,069 (6%)

Non-Homeless Special Needs: \$13,881 (.1%)

Community Development and Public Services: \$417,950 (8.9%)

Economic Development: \$190,000 (4%)

*\*Includes program income, admin from program income and prior year resources. Percentages rounded to equal 100%.*

In recent years, spurred by a nation-wide recession, reduced revenues have plagued all levels of government (federal, state, and local). These reduced revenues have hindered the City's ability to meet the needs of lower-income residents. Another obstacle to meeting underserved needs, is the generally increasing demand for public services that is placing an additional burden on public service agencies within the City.

The lack of available land and rapidly rising housing prices will continue to put constraints on the City's ability to provide affordable housing. Rapidly rising prices will also increase the need for affordable rental units for households being priced out of the owner market. The need for affordable rental projects will also increase as rents for market-rate apartments increase.

**AP-38 Project Summary**  
**Project Summary Information**



1	<b>Project Name</b>	Tampa Bay Community Development Corporation (Down Payment Assistance)
	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas Lake Bellevue Neighborhood Revitalization Strategy Area East Gateway District Neighborhood Revitalization Strategy Area North Greenwood Neighborhood Revitalization Strategy Area
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Homeowner Assistance
	<b>Funding</b>	HOME: \$15,000
	<b>Description</b>	Funds to sponsor the processing of down payment assistance loans to eligible households.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Fifteen (15) low- to moderate-income families.
	<b>Location Description</b>	2139 N.E. Coachman Road, Suite 1, Clearwater, FL 33765
2	<b>Planned Activities</b>	Homeownership Assistance (Down Payment Assistance)
	<b>Project Name</b>	Clearwater Neighborhood Housing Services, Inc. (Down Payment Assistance)
	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas Lake Bellevue Neighborhood Revitalization Strategy Area East Gateway District Neighborhood Revitalization Strategy Area North Greenwood Neighborhood Revitalization Strategy Area
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Homeowner Assistance
	<b>Funding</b>	HOME: \$15,000
	<b>Description</b>	Funds to sponsor the processing of down payment assistance loans to eligible households.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Fifteen (15) low- to moderate-income families.

	<b>Location Description</b>	608 North Garden Avenue, Clearwater, FL 33755
	<b>Planned Activities</b>	Homeowner Assistance (Down Payment Assistance)
<b>3</b>	<b>Project Name</b>	CHDO Set-Aside (15%)
	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas Lake Bellevue Neighborhood Revitalization Strategy Area East Gateway District Neighborhood Revitalization Strategy Area North Greenwood Neighborhood Revitalization Strategy Area
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Owner-Occupied Housing Rehabilitation
	<b>Funding</b>	HOME: \$57,597
	<b>Description</b>	Funds mandated to local CHDO to carry-out housing activities.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One (1) low- to moderate-income family.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Acquisition and Rehabilitation of a Single-Family Home
<b>4</b>	<b>Project Name</b>	Clearwater Neighborhood Housing Services, Inc. (New Construction)
	<b>Target Area</b>	North Greenwood Neighborhood Revitalization Strategy Area
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Single-Family New Construction
	<b>Funding</b>	HOME: \$360,000
	<b>Description</b>	Funds provided as loans for construction of single-family homes.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Two (2) low- to moderate-income families.
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	New Construction
<b>5</b>	<b>Project Name</b>	Miracles Outreach Community Development Center (New Construction)

	<b>Target Area</b>	North Greenwood Neighborhood Revitalization Strategy Area
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Multi-Family New Construction
	<b>Funding</b>	HOME: \$657,020
	<b>Description</b>	Funds provided as a loan for acquisition and construction of multi-family housing.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Eight (8) low- to moderate-income families.
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Acquisition and New Construction
<b>6</b>	<b>Project Name</b>	Owner-Occupied Land Acquisition (Acquisition)
	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas Lake Bellevue Neighborhood Revitalization Strategy Area East Gateway District Neighborhood Revitalization Strategy Area North Greenwood Neighborhood Revitalization Strategy Area
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Single-Family New Construction
	<b>Funding</b>	CDBG: \$100,000 HOME: \$100,000
	<b>Description</b>	Funds provided as a loan for land acquisition to construct single-family homes.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Eight (8) low- to moderate-income families.
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Acquisition
<b>7</b>	<b>Project Name</b>	Owner-Occupied New Construction (New Construction)

	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas Lake Bellevue Neighborhood Revitalization Strategy Area East Gateway District Neighborhood Revitalization Strategy Area North Greenwood Neighborhood Revitalization Strategy Area
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Single-Family New Construction
	<b>Funding</b>	HOME: \$560,000
	<b>Description</b>	Funds provided as loans for construction of single-family homes.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Four (4) low- to moderate-income families.
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	New Construction
<b>8</b>	<b>Project Name</b>	Multi-Family Rehabilitation (Rehabilitation)
	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas Lake Bellevue Neighborhood Revitalization Strategy Area East Gateway District Neighborhood Revitalization Strategy Area North Greenwood Neighborhood Revitalization Strategy Area
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Renter-Occupied Housing Rehabilitation
	<b>Funding</b>	HOME: \$200,000
	<b>Description</b>	Funds provided as loans for the rehabilitation of multi-family housing.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Five (5) low- to moderate-income families.
	<b>Location Description</b>	N/A
<b>9</b>	<b>Planned Activities</b>	Rehabilitation
	<b>Project Name</b>	Multi-Family New Construction (New Construction)

	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas Lake Bellevue Neighborhood Revitalization Strategy Area East Gateway District Neighborhood Revitalization Strategy Area
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Multi-Family New Construction
	<b>Funding</b>	HOME: \$500,000
	<b>Description</b>	Funds provided as loans for construction of multi-family units.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Twenty-five (25) low- to moderate-income families.
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	New Construction
<b>10</b>	<b>Project Name</b>	Multi-Family Land Acquisition (Acquisition)
	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas Lake Bellevue Neighborhood Revitalization Strategy Area East Gateway District Neighborhood Revitalization Strategy Area North Greenwood Neighborhood Revitalization Strategy Area
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Multi-Family New Construction
	<b>Funding</b>	HOME: \$350,000
	<b>Description</b>	Funds provided as loans for acquisition of land to construct multi-family units.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Twenty-five (25) low- to moderate-income families.
	<b>Location Description</b>	N/A
<b>11</b>	<b>Planned Activities</b>	Acquisition
	<b>Project Name</b>	Revolving Loan Program (Infill)

	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas Lake Bellevue Neighborhood Revitalization Strategy Area East Gateway District Neighborhood Revitalization Strategy Area North Greenwood Neighborhood Revitalization Strategy Area
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Single-Family New Construction
	<b>Funding</b>	CDBG: \$280,000
	<b>Description</b>	Funds provided as loans for land acquisition activities for affordable housing development.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Eight (8) low- to moderate-income families.
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Acquisition
<b>12</b>	<b>Project Name</b>	Revolving Loan Program (Rehabilitation)
	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas Lake Bellevue Neighborhood Revitalization Strategy Area East Gateway District Neighborhood Revitalization Strategy Area North Greenwood Neighborhood Revitalization Strategy Area
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Owner-Occupied Housing Rehabilitation
	<b>Funding</b>	CDBG: \$225,000
	<b>Description</b>	Funds provided as loans to homeowners for rehabilitation housing activities.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Five (5) low- to moderate-income families.
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Rehabilitation
<b>13</b>	<b>Project Name</b>	Business Development (Facade Improvements)

	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas Lake Bellevue Neighborhood Revitalization Strategy Area East Gateway District Neighborhood Revitalization Strategy Area North Greenwood Neighborhood Revitalization Strategy Area
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Building Facade Improvements
	<b>Funding</b>	CDBG: \$80,000
	<b>Description</b>	Funds provided to support two (2) facade improvement projects.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Building Facade Improvements
<b>14</b>	<b>Project Name</b>	Tampa Bay Black Business Investment Corporation (Technical Assistance)
	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas Lake Bellevue Neighborhood Revitalization Strategy Area North Greenwood Neighborhood Revitalization Strategy Area
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Opportunity
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Funds provided for salary support of a Business Development Consultant and CEO.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Fifty (50) low- to moderate-income individuals.
	<b>Location Description</b>	N/A
<b>15</b>	<b>Project Name</b>	Hispanic Business Initiative Fund of Florida, dba Prospera (Technical Assistance)

	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas Lake Bellevue Neighborhood Revitalization Strategy Area East Gateway District Neighborhood Revitalization Strategy Area North Greenwood Neighborhood Revitalization Strategy Area
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Opportunity
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Funds provided for salary support and fringe benefits to provide technical assistance to start-ups and micro and small business owners.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Thirty-two (32) low- to moderate-income individuals.
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Economic Opportunity
16	<b>Project Name</b>	Clearwater Neighborhood Housing Services, Inc. (Homebuyer Education)
	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas Lake Bellevue Neighborhood Revitalization Strategy Area East Gateway District Neighborhood Revitalization Strategy Area North Greenwood Neighborhood Revitalization Strategy Area
	<b>Goals Supported</b>	Community Development and Public Services
	<b>Needs Addressed</b>	Homeowner Assistance
	<b>Funding</b>	CDBG: \$3,500
	<b>Description</b>	Funds provided for costs associated with homebuyer education and counseling.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Fifty (50) low- to moderate-income individuals.
	<b>Location Description</b>	608 North Garden Avenue, Clearwater, FL 33755



	<b>Planned Activities</b>	Housing Counseling
<b>17</b>	<b>Project Name</b>	Bright Community Trust, Inc. (Homebuyer Education)
	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas Lake Bellevue Neighborhood Revitalization Strategy Area East Gateway District Neighborhood Revitalization Strategy Area North Greenwood Neighborhood Revitalization Strategy Area
	<b>Goals Supported</b>	Community Development and Public Services
	<b>Needs Addressed</b>	Homeowner Assistance
	<b>Funding</b>	CDBG: \$3,500
	<b>Description</b>	Funds provided for costs associated with homebuyer education and counseling.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Fifty (50) low- to moderate-income individuals.
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Housing Counseling
<b>18</b>	<b>Project Name</b>	Tampa Bay Community Development Corporation (Homebuyer Education)
	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas Lake Bellevue Neighborhood Revitalization Strategy Area East Gateway District Neighborhood Revitalization Strategy Area North Greenwood Neighborhood Revitalization Strategy Area
	<b>Goals Supported</b>	Community Development and Public Services
	<b>Needs Addressed</b>	Homeowner Assistance
	<b>Funding</b>	CDBG: \$3,500
	<b>Description</b>	Funds provided for costs associated with homebuyer education and counseling.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Fifty (50) low- to moderate-income individuals.

	<b>Location Description</b>	2139 N.E. Coachman Road, Suite 1, Clearwater, FL 33765
	<b>Planned Activities</b>	Housing Counseling
<b>19</b>	<b>Project Name</b>	Intercultural Advocacy Institute, Inc. (Youth Services)
	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas East Gateway District Neighborhood Revitalization Strategy Area
	<b>Goals Supported</b>	Community Development and Public Services
	<b>Needs Addressed</b>	Youth Services
	<b>Funding</b>	CDBG: \$13,881
	<b>Description</b>	Funds provided for salary support and fringe benefits for a Family Facilitator, a driver, child care worker, student support worker and administration.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Thirty-five (35) low- to moderate-income individuals.
	<b>Location Description</b>	612 Franklin Street, Clearwater, FL 33774
	<b>Planned Activities</b>	Youth Services
<b>20</b>	<b>Project Name</b>	Pinellas Opportunity Council, Inc. (Senior Services)
	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas
	<b>Goals Supported</b>	Community Development and Public Services
	<b>Needs Addressed</b>	Senior Services
	<b>Funding</b>	CDBG: \$13,881
	<b>Description</b>	Funds provided for cleaning and minor repair for elderly persons age 65 and over.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Thirty-one (31) low- to moderate-income individuals.
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Senior Services
<b>21</b>	<b>Project Name</b>	Westcare Gulfcoast, Inc. (Inebriate Shelter Services)

	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Substance Abuse Services Homeless Facilities and Shelters
	<b>Funding</b>	CDBG: \$13,880
	<b>Description</b>	Funds provided for salary support and fringe benefits for a Case Manager to administer the Turning Point program, an inebriate shelter facility.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Two hundred twenty (220) very-low to low-income individuals.
	<b>Location Description</b>	1801 5th Avenue North, St Petersburg, FL 33713
	<b>Planned Activities</b>	Homelessness and Substance Abuse Services
<b>22</b>	<b>Project Name</b>	Safety Harbor Neighborhood Family Center, Inc. (Youth Services)
	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas
	<b>Goals Supported</b>	Community Development and Public Services
	<b>Needs Addressed</b>	Youth Services
	<b>Funding</b>	CDBG: \$12,145
	<b>Description</b>	Funds provided for an administrative position, Youth Development Coach and a Bus Driver to implement the Bridge the Gap program.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Three hundred fifty (350) low- to moderate-income individuals.
	<b>Location Description</b>	1003 Dr. ML King Jr. Street North, Safety Harbor, FL 34695
<b>23</b>	<b>Planned Activities</b>	Youth Services
	<b>Project Name</b>	Homeless Emergency Project, Inc. (Homeless Shelter)
	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas
	<b>Goals Supported</b>	Homelessness

	<b>Needs Addressed</b>	Homeless Facilities and Shelters Case Management
	<b>Funding</b>	CDBG: \$12,145
	<b>Description</b>	Funds provided for salary support and fringe benefits for a Case Manager in the Emergency Shelter program.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Seven hundred eighty-five (785) very-low to low-income individuals.
	<b>Location Description</b>	1120 North Betty Lane, Clearwater, FL 33755
	<b>Planned Activities</b>	Homelessness
24	<b>Project Name</b>	Religious Community Services, Inc. (Safe House Shelter)
	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homeless Facilities and Shelters
	<b>Funding</b>	CDBG: \$12,144
	<b>Description</b>	Funds provided for salary support and fringe benefits for an Advocate position for the Haven House a domestic violence Safe House shelter.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One hundred (100) very-low to low-income individuals.
	<b>Location Description</b>	Address Protected
	<b>Planned Activities</b>	Homelessness
25	<b>Project Name</b>	Gulfcoast Legal Services, Inc. (Legal Services)
	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas
	<b>Goals Supported</b>	Community Development and Public Services
	<b>Needs Addressed</b>	Legal Services
	<b>Funding</b>	CDBG: \$6,507

	<b>Description</b>	Funds provided for salary support and fringe benefits for a staff attorney, paralegal, legal secretary, housing managing attorney and Finance Manager to represent clients for the Housing Preservation program.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Twenty-five (25) low- to moderate-income individuals.
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Legal Services
<b>26</b>	<b>Project Name</b>	The Kimberly Home, Inc. (Case Management)
	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas
	<b>Goals Supported</b>	Community Development and Public Services
	<b>Needs Addressed</b>	Case Management
	<b>Funding</b>	CDBG: \$6,507
	<b>Description</b>	Funds provided for salary support and fringe for a Resident Advisor to support the Transitional Housing program.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Forty-three (43) very-low to low-income individuals.
	<b>Location Description</b>	1189 NE Cleeland Street, Clearwater, FL 33755
<b>27</b>	<b>Planned Activities</b>	Case Management
	<b>Project Name</b>	Directions For Living (Mental Health Services)
	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas
	<b>Goals Supported</b>	Community Development and Public Services
	<b>Needs Addressed</b>	Mental Health Services
	<b>Funding</b>	CDBG: \$6,507
	<b>Description</b>	Funds provided for salary support and fringe for a Homeless Case Manager that will assist in connecting Pinellas Hope residents with psychiatric services.

	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One hundred ninety-eight (198) very-low to low-income individuals.
	<b>Location Description</b>	5726 126th Avenue North, Clearwater, FL 33760
	<b>Planned Activities</b>	Mental Health Services
<b>28</b>	<b>Project Name</b>	Miracles Outreach Community Development Center, Inc. (Youth Services)
	<b>Target Area</b>	North Greenwood Neighborhood Revitalization Strategy Area
	<b>Goals Supported</b>	Community Development and Public Services
	<b>Needs Addressed</b>	Case Management Youth Services
	<b>Funding</b>	CDBG: \$6,506
	<b>Description</b>	Funds provided for salary support and fringe for a Case Manager and a Program Assistant to implement the Miracles Outreach Prevention and Diversion program.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Fifty (50) very-low to low-income individuals.
	<b>Location Description</b>	1002 Marshall Street, Clearwater, FL 33755
	<b>Planned Activities</b>	Youth Services
<b>29</b>	<b>Project Name</b>	Directions For Living (Restroom Rehabilitation)
	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas
	<b>Goals Supported</b>	Community Development and Public Services
	<b>Needs Addressed</b>	Mental Health Services
	<b>Funding</b>	CDBG: \$55,904
	<b>Description</b>	Funds provided for the replacement of 30-year old faucets, toilets and plumbing fixtures with sustainable, energy efficient materials that will reduce wattage consumption that will in turn create eco-friendly restrooms.

	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Six thousand (6,000) very-low to moderate-income individuals.
	<b>Location Description</b>	1437 South Belcher Road, Clearwater, FL 33764
	<b>Planned Activities</b>	Mental Health Services
<b>30</b>	<b>Project Name</b>	Homeless Emergency Project, Inc. (Adult Shelter Rehabilitation)
	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homeless Facilities and Shelters
	<b>Funding</b>	CDBG: \$102,000
	<b>Description</b>	Funds provided for the purchase of materials to rehabilitate a 110-bed adult shelter.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Seven hundred eighty-five (785) very-low to low-income individuals.
	<b>Location Description</b>	1120 North Betty Lane, Clearwater, FL 33755
	<b>Planned Activities</b>	Rehabilitation
<b>31</b>	<b>Project Name</b>	Religious Community Services, Inc. (Safe House Shelter Rehabilitation)
	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homeless Facilities and Shelters
	<b>Funding</b>	CDBG: \$52,600
	<b>Description</b>	Funds provided to replace fencing, trees for a playground, installation of a permanent shade shelter, landscaping, painting of bedrooms, bathrooms, exterior of the Haven House and a youth building.
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One hundred (100) very-low to low-income individuals.
	<b>Location Description</b>	Address Protected
	<b>Planned Activities</b>	Rehabilitation
<b>32</b>	<b>Project Name</b>	The Kimberly Home, Inc. (Transitional Housing Renovation)
	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Homeless Facilities and Shelters
	<b>Funding</b>	CDBG: \$82,793
	<b>Description</b>	Funds provided for the complete renovation of a 2-story masonry and frame building utilized for transitional housing.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One very-low to low-income family.
	<b>Location Description</b>	1194 Grove Street, Clearwater, FL 33755
	<b>Planned Activities</b>	Rehabilitation
<b>33</b>	<b>Project Name</b>	CDBG Administration/Planning
	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	Program Administration
	<b>Funding</b>	CDBG: \$197,809
	<b>Description</b>	Funds provided for City staff costs related to the administration of the CDBG Program. The City will also be utilizing \$46,000 in anticipated Program Income Administration.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A



	<b>Location Description</b>	600 Cleveland Street, Clearwater, FL 33755
	<b>Planned Activities</b>	Program Administration
<b>34</b>	<b>Project Name</b>	HOME Administration/Planning
	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	Program Administration
	<b>Funding</b>	HOME: \$88,398
	<b>Description</b>	Funds provided for City staff costs related to the administration of the HOME Program. The City will also be utilizing \$50,000 in anticipated Program Income Administration.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	600 Cleveland Street, Clearwater, FL 33755
	<b>Planned Activities</b>	Program Administration
	<b>Project Name</b>	Activity Delivery - Rehabilitation
<b>35</b>	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas Lake Bellevue Neighborhood Revitalization Strategy Area East Gateway District Neighborhood Revitalization Strategy Area North Greenwood Neighborhood Revitalization Strategy Area
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Owner-Occupied Housing Rehabilitation
	<b>Funding</b>	CDBG: \$12,500
	<b>Description</b>	Funds provided for City staff costs for activity delivery of the Rehabilitation Program.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Five (5) low- to moderate-income families.
	<b>Location Description</b>	600 Cleveland Street, Clearwater, FL 33755

	<b>Planned Activities</b>	Activity Delivery Administration
<b>36</b>	<b>Project Name</b>	Activity Delivery - Infill
	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas Lake Bellevue Neighborhood Revitalization Strategy Area East Gateway District Neighborhood Revitalization Strategy Area North Greenwood Neighborhood Revitalization Strategy Area
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Single-Family New Construction
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Funds provided for City staff costs related to the activity delivery of the Infill Program.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Twenty (20) low- to moderate income families.
	<b>Location Description</b>	600 Cleveland Street, Clearwater, FL 33755
	<b>Planned Activities</b>	Activity Delivery Administration
<b>37</b>	<b>Project Name</b>	Public Facilities (TBD)
	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas Lake Bellevue Neighborhood Revitalization Strategy Area East Gateway District Neighborhood Revitalization Strategy Area North Greenwood Neighborhood Revitalization Strategy Area
	<b>Goals Supported</b>	Community Development and Public Services
	<b>Needs Addressed</b>	Homeless Facilities and Shelters Youth Services Senior Services Services for Persons with Disabilities Community Resource/Recreation Centers Sidewalks and Roadway Improvements
	<b>Funding</b>	CDBG: \$306,000
	<b>Description</b>	Funds provided for future public facilities activities.
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Ninety (90) low- to moderate-income individuals.
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Future Public Facilities Activities
<b>38</b>	<b>Project Name</b>	Economic Development (TBD)
	<b>Target Area</b>	Citywide Low- and Moderate-Income Areas Lake Bellevue Neighborhood Revitalization Strategy Area East Gateway District Neighborhood Revitalization Strategy Area North Greenwood Neighborhood Revitalization Strategy Area
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Opportunity
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Funds provided for future economic development activities.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Future Economic Development Activities

## 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

For the 2019/2020 Annual Action Plan, Clearwater will provide direct assistance to low- and moderate-income areas and approved Neighborhood Revitalization Strategy Areas (NRSAs) of the City. The geographic distribution of funding percentages are misleading since only 3 projects are solely concentrated in a NRSA; most projects are not solely concentrated in a NRSA, but are included in the city-wide, low- and moderate-income areas and multiple NRSAs. See the map titled, "**Low and Moderate Income Areas Map**" in the Grantee Unique Appendices [attached hereto] for a graphical representation of low- and moderate-income area locations. See the map titled, "**Strategy Areas Map**" for the locations of the City's strategy areas.

### Geographic Distribution

Target Area	Percentage of Funds
Citywide Low- and Moderate-Income Areas	78
Lake Bellevue Neighborhood Revitalization Strategy Area	0
East Gateway District Neighborhood Revitalization Strategy Area	0
North Greenwood Neighborhood Revitalization Strategy Area	22

**Table 8 - Geographic Distribution**

### Rationale for the priorities for allocating investments geographically

Four areas have been designated as either a Local Target Area or a Strategy Area within the City of Clearwater. These are citywide very-low- to moderate-income areas, Lake Bellevue Neighborhood Revitalization Strategy Area, East Gateway District Neighborhood Revitalization Strategy Area and North Greenwood Neighborhood Revitalization Strategy Area. The designation of Local Target Area and Strategy Area increases the potential for coordinated planning and investment. The areas selected for the 2016/2017-2019/2020 Consolidated Plan were confirmed through the citizen participation process, which included service provider and community meetings, as well as meetings with staff of the City's Economic Development and Housing Department. Each of these areas meets the eligibility requirements for low- and moderate-income benefit. While Local Target Areas and Strategy Areas allow the City to plan and invest in a coordinated manner, they do not limit the city from expending funds in other areas of Clearwater that meet the eligibility requirements for very-low to moderate-income benefit.

### Discussion

The City of Clearwater has identified 38 projects to implement the goals of the Consolidated Plan during the fourth year of the 2016/2017-2019/2020 Consolidated Plan. These projects benefit very-low to moderate-income persons citywide and within the City's Neighborhood Revitalization Strategy Areas.

Projects with citywide benefit include housing activities, homeless and public services, business development and administration and activity delivery of the CDBG and HOME programs.

## Affordable Housing

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

#### Introduction

The City places a high priority on providing homeownership opportunities within Clearwater. This goal will be addressed, in part, by local non-profit organizations and developers that construct affordable housing for lower-income, first-time homebuyers. In addition, the City will continue to deliver its housing rehabilitation and down payment assistance programs and support homebuyer education and fair housing activities.

The Annual Action Plan must specify goals for the number of homeless, non-homeless, and special needs households to be supported within the program year. For the purposes of this section, the term “affordable housing” is defined in the HOME regulations at 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. [This section replaces the former HUD Table 3B.]

One Year Goals for the Number of Households to be Supported	
Homeless	1,304
Non-Homeless	6,743
Special-Needs	31
Total	8,078

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	47
Rehab of Existing Units	11
Acquisition of Existing Units	31
Total	89

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

#### Discussion

The City will continue to deliver its long-standing housing programs, including housing rehabilitation and down payment assistance, coordinate with non-profit organizations and developers that construct affordable housing and support homebuyer education and fair housing activities. These housing activities will support 239 households through a combination of production of new units, rehabilitation of existing units, down payment assistance and homebuyer education.



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

### **Introduction**

This section of the Annual Action Plan describes what actions the City of Clearwater will take during the 2019/2020 program year to carry out the public housing strategy identified in the Strategic Plan.

The Clearwater Housing Authority (CHA) administers housing assistance for low- and very-low income persons in the greater Clearwater area. The operations of the CHA are funded through annual appropriations provided by U.S. Department of Housing and Urban Development. Assistance includes public housing, tenant-based vouchers (Housing Choice Vouchers or HCVs) and special purpose voucher activities. Combined, these activities supply approximately 1,500 publicly assisted housing units in the greater Clearwater area.

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

The City works cooperatively with Pinellas County, the CHA and private entities in the provision of public and subsidized housing within Clearwater. The CHA administers public housing for seniors and families in addition to the Housing Choice Voucher (HCV) program that provides financial rental assistance to eligible individuals and families based upon income. The CHA and other housing providers in the community continuously seek to rehabilitate the supply of housing affordable to low- and very-low income persons. The City of Clearwater will continue to coordinate housing referrals with the CHA, as well as the Pinellas County Housing Authority, in the delivery of the City's CDBG and HOME housing programs.

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

The CHA has an ongoing management program in place to involve residents in its operations. Additionally, through the 2019/2020 Annual Action Plan, the City of Clearwater will support homebuyer education, fair housing counseling and housing placement activities that facilitate the transition from public housing to homeownership.

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

The CHA is not listed as troubled by HUD.

### **Discussion**

Affordable housing needs are met by multiple service providers in the greater Clearwater area. The CHA currently administers public housing units and tenant-based vouchers (HCVs). The City will continue to



coordinate referrals with the CHA in order to connect very-low and low-income residents with housing options.

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

### **Introduction**

This section of the Annual Action Plan describes the City of Clearwater's one-year goal and specific actions the City will undertake in the program year to carry out the homeless strategy identified in the Strategic Plan. Additionally, this section addresses any activities related to the supportive housing needs of non-homeless populations.

The Pinellas County Homeless Leadership Board serves as the lead agency for the Continuum of Care (CoC) that addresses the needs of the homeless, and persons at risk of becoming homeless, in the greater Clearwater area.

Consistent with the Consolidated Plan's Strategic Plan, the City of Clearwater will pursue the goal of helping to prevent and reduce homelessness within the City of Clearwater. It is the City's objective to support the activities of the Pinellas County Homeless Leadership Board and other members of the region's Continuum of Care (CoC), a countywide consortium of homeless service providers. For the fourth year Action Plan, the City will support the following activities toward the goal of preventing and reducing homelessness:

- Religious Community Services, Inc. - Safe House Rehabilitation - Services for victims and their children of domestic violence facing homelessness (100 persons assisted)
- Religious Community Services, Inc. - Case management for families facing homelessness (100 persons assisted)
- Homeless Emergency Project, Inc. - Adult Shelter Rehabilitation - Services for families and individuals facing homelessness (785 persons assisted)
- Homeless Emergency Project, Inc. - Case management for an emergency shelter program (785 persons assisted)
- Directions For Living, Inc. - Case management for services for the homeless at Pinellas Hope (198 persons assisted)
- The Kimberly Home, Inc. - Transitional Housing Rehabilitation - Services for pregnant women, with or without children, facing homelessness (1 person assisted)
- Westcare Gulfcoast Florida, Inc. - A Turning Point - Homeless Shelter – Case management for a behavioral and mental health program serving the homeless (220 persons assisted)

In total, these activities will assist an estimated 1,304 persons during the fourth year Action Plan by either preventing homelessness or reducing the duration of homelessness.

**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**

Annually, the Pinellas County Homeless Leadership Board conducts a Point-in-Time Homeless Report and prepares a Homeless Assessment Report, both of which document the extent of homelessness in the community. The City also received input on the needs of the homeless population through the Consolidated Plan citizen participation process and community survey. This year, the priority needs of homeless persons include: homeless services for pregnant women, mental health services, substance abuse services, homeless facilities and shelters and case management.

For the fourth year Action Plan, the City of Clearwater will support four case management activities through Homeless Emergency Project, Inc., Westcare Gulfcoast Florida, Inc., Religious Community Services, Inc. and Directions For Living to assess the individual needs of homeless persons including the unsheltered. The Homeless Emergency Project, Inc. offers adult shelter, Westcare Gulfcoast Florida, Inc. provides behavioral and mental health services for the homeless, Directions For Living provides for behavioral and mental health services for the homeless at Pinellas Hope and Religious Community Services, Inc. offers shelter services for domestic violence victims and their children facing homelessness.

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

As previously mentioned the Pinellas County Homeless Leadership Board annually conducts a Point-in-Time Homeless Report and prepares a Homeless Assessment Report, both of which document the extent of homelessness in the community. In addition to other metrics, these reports identify the number of person or families in emergency shelter or transitional housing.

In the Clearwater area, homeless services such as emergency shelter and transitional housing are provided by churches and non-profit organizations, including but not limited to Homeless Emergency Project, Inc., The Kimberly Home, Inc., Boley Centers, Religious Community Services, Inc., Westcare Gulfcoast Florida, Inc., Salvation Army and Family Resources, Inc. (SafePlace2B), among others. Additionally, the Homeless Leadership Board and the Pinellas Suncoast Transit Authority (PSTA) maintain an online map-based directory of emergency shelter and transitional housing services, as well as food and clothing assistance, targeted to homeless persons.

One of the City's goals in the Consolidated Plan is to prevent and reduce homelessness within the City of Clearwater by supporting programs that offer shelter facilities and beds for the homeless, and by assisting agencies that engage in homeless prevention and service programs. For the fourth year Action Plan, the City will support shelter activities through Religious Community Services, Inc., Homeless Emergency Project, Inc., Westcare Gulfcoast Florida, Inc. and The Kimberly Home, Inc. which provide emergency shelter and transitional housing.

**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**

The City will support, in coordination with the Pinellas County Homeless Leadership Board, activities to end chronic homelessness within the City of Clearwater. One strategy to ending chronic homelessness in the community is to provide housing to individuals and families, regardless of whether or not they have achieved common “prerequisites” to housing such as long-term sobriety. National research around “Housing First” suggests that individuals and/or head of household members who have been homeless are more successful in achieving self-sufficiency when housing stability is acquired first, regardless of whether or not they are sober or financially self-sufficient in the beginning. Once their housing situation is stabilized, their ability to achieve sobriety, financial self-sufficiency, or other common barriers to housing stability dramatically improve.

For the fourth year Action Plan, the City has identified no specific activities to this end; however, the City will support an array of activities that, when combined, may shorten the duration of homelessness, help persons transition to more stable housing, and/or provide access to affordable housing. These activities include case management, emergency shelter and transitional housing, behavioral and mental health services, supportive services for the elderly, referrals to appropriate housing providers, affordable housing unit construction or rehabilitation, homebuyer education, down payment assistance and access to economic opportunities.

**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.**

For the fourth year Action Plan, the City has identified one activity to this end; Miracles Outreach Community Development Center, Inc. whom provides transitional shelter and case management services for youth transitioning out of the foster care system. The City also supports an array of activities that, when combined, may help very-low to low-income individuals and families avoid becoming homeless. These activities include case management, emergency shelter and transitional housing, behavioral and mental health services, supportive services for the elderly, referrals to appropriate housing providers, affordable housing unit construction or rehabilitation, homebuyer education, down payment assistance and access to economic opportunities.

For the fourth year Action Plan, the City of Clearwater will continue to coordinate referrals for facilities and services available in the community that support low-income individuals and families. In addition to the programmed homeless activities at Religious Community Services - Safe House, Homeless Emergency Project, Inc., Westcare Gulfcoast Florida, Inc. and The Kimberly Home, Inc., the City will support facility improvements and public service activities at Directions For Living, Intercultural Advocacy Institute, Inc., Safety Harbor Neighborhood Family Center, Inc. and Miracles Outreach Community Development Center, Inc.

The City will continue to work with housing and homeless service providers to implement a cohesive, community-wide discharge coordination policy that can be successfully implemented to ensure that persons being discharged from publicly funded agencies and institutions do not become homeless upon release. Examples of such efforts include the Pinellas County Sherriff Department's Operation PAR, which allows ex-inmates to receive substance abuse treatment; and the State's "Transition from Prison to Community Initiative" (TPCI).

## **Discussion**

For the fourth year Action Plan, the City has programmed seven homeless activities to address the need for case management, emergency shelter and transitional housing, and behavioral and mental health services and the rehabilitation of said facilities, as well as referrals to appropriate housing providers and other assistance. The City will continue to coordinate with the Pinellas County Homeless Leadership Board and the Continuum of Care (CoC), including numerous homeless service providers operating in the greater Clearwater area.

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

### **Introduction:**

This section of the Annual Action Plan summarizes actions the City of Clearwater will undertake during the program year to reduce barriers to affordable housing and influence whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include land use controls, zoning ordinances, building codes, and policies that affect the return on residential investment.

### **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**

The City of Clearwater has several programs that removes or ameliorate the negative effects of public policies that are barriers to affordable housing. These programs are documented in the City's 2018-2020 Local Housing Assistance Plan (LHAP) and the related City of Clearwater 2017 Local Housing Incentives Strategies (LHIS) report. The City's ongoing actions to remove or ameliorate the barriers to affordable housing, as identified in the City's LHAP and LHIS documents, include the following:

- Expedited permitting
- Ongoing review process
- Allowance of flexible densities for affordable housing
- Reduction of parking setback requirements for affordable housing
- Allowance of flexible lot configurations, including zero-lot-line configuration for affordable housing
- Preparation of a printed inventory of locally-owned public lands suitable for affordable housing
- Support of development near transportation hubs, major employment centers, and mixed-use developments

See also SP-55, "Barriers to Affordable Housing" for more detailed explanations of the barriers to affordable housing identified in the LHAP and LHIS documents.

### **Discussion:**

The City of Clearwater will continue to implement the programs that it utilizes to remove or ameliorate the negative effects of public policies that are barriers to affordable housing. The last Analysis of Impediments to Fair Housing was conducted in 2016 in conjunction with Pinellas County. In order to ensure the continuation of Fair Housing practices, the City will continue to work closely with Pinellas County on the preparation of the next Assessment of Fair Housing during the program years of the

corresponding Consolidated Plan.

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

### **Introduction:**

This section of the Annual Action Plan describes the City of Clearwater’s planned actions to carry out the following strategies outlined in the Consolidated Plan:

- Foster and maintain affordable housing
- Evaluate and reduce lead-based paint hazards
- Reduce the number of poverty-level families
- Develop institutional structure
- Enhance coordination

In addition, the City has identified obstacles to meeting underserved needs and proposed actions to overcome those obstacles.

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

The major obstacle to meeting underserved needs is the lack of financial resources among housing and public service providers that support the City’s institutional delivery structure.

To address such obstacles, the City of Clearwater will administer CDBG funds to pursue the goal of enhancing the living environment for persons in very-low to moderate-income areas through community development activities, public service programs and the elimination of blight. Priority will be given to the City’s NRSAs, where need is greatest. The City will also pursue the goal of expanding the accessibility and coordination of social services to the City of Clearwater special needs population.

Programmed activities to meet underserved needs during the fourth year include, but are not limited to, the following:

- Directions For Living - Facility Improvements - benefitting low- and moderate-income persons
- Intercultural Advocacy Institute, Inc. - Youth Leadership Partnership program - benefitting very-low and low-income families and youth
- Pinellas Opportunity Council, Inc. - Chore Services program - benefitting the elderly
- Safety Harbor Neighborhood Housing Services, Inc. - Bridge the Gap program - benefitting low- and moderate income youth
- Gulfcoast Legal Services, Inc. - Legal Services - benefitting very-low and moderate-income families
- Miracles Outreach Community Center, Inc. - Prevention and Diversion program - benefitting very-low and low-income youth
- The Kimberly Home, Inc. - Pregnancy Services - benefitting very-low and low-income women and youth



Additional activities to meet underserved needs are described previously with regard to homelessness (AP-65) and subsequently with regard to affordable housing and economic development (AP-85, as follows).

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

Consistent with the Consolidated Plan's Strategic Plan, the City will pursue the goal of providing availability of, and access to, decent affordable housing for the residents of the City of Clearwater. The City has programmed sixteen housing activities that meet the following objectives of the Consolidated Plan:

- Preserve the existing housing stock
- Increase the availability of affordable housing units
- Assist qualified very-low to moderate-income households to become homeowners through supporting agencies that provide housing counseling
- Provide mortgage assistance for very-low to moderate-income homebuyers

Programmed activities to foster and maintain affordable housing during the fourth year include the following:

- City of Clearwater, CDBG Owner-Occupied Land Acquisition
- City of Clearwater, HOME Owner-Occupied Land Acquisition
- City of Clearwater, HOME Multi-Family Land Acquisition
- City of Clearwater, HOME Multi-Family New Construction
- City of Clearwater, HOME Owner-Occupied New Construction
- City of Clearwater, HOME Multi-Family Rehabilitation
- Community Housing Development Organization (CHDO), Acquisition and Rehabilitation of Owner-Occupied Housing
- Clearwater Neighborhood Housing Services, Inc., Acquisition and Construction of Owner-Occupied Housing
- Miracles Outreach Community Development Center, Inc., Acquisition and Construction of Multi-Family Housing
- Revolving Loan Program (Rehabilitation), Loans for Homeowners
- Revolving Loan Program (Infill), Loans for Construction of Owner-Occupied Housing
- Tampa Bay Community Development Corporation, Down Payment and Closing Cost Assistance
- Tampa Bay Community Development Corporation, Homebuyer Education
- Clearwater Neighborhood Housing Services, Down Payment and Closing Cost Assistance
- Clearwater Neighborhood Housing Services, Homebuyer Education
- Bright Community Trust, Inc., Homebuyer Education

These activities preserve the existing housing stock through rehabilitation of aging units, increase the

availability of affordable housing through new construction, and improve access to affordable housing through homebuyer education and downpayment assistance for qualified very-low to moderate-income households.

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

The City will continue to include lead-based paint education and mitigation measures in all housing rehabilitation activities and, if needed, will identify and apply for additional funding resources to finance abatement. Contractors are required to be trained and certified to supervise removal of lead-based paint hazards in order to comply with HUD regulations. Furthermore, subrecipients of the City's CDBG and HOME funding devise their own lead-based paint hazard programs to comply with HUD regulations for rehabilitation projects.

Additionally, the City will continue to coordinate with agencies in the Clearwater area that screen residents for elevated blood lead levels (EBL) and inspect housing units for lead-based paint hazards. These agencies include the Pinellas County Health Department and the Clearwater and Pinellas County housing authorities, among others.

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

The City of Clearwater will continue to coordinate with a number of agencies that support poverty-level families, homeless and non-homeless special needs populations, as well as to very-low to moderate-income families. Services include referrals to affordable housing, employment assistance/job training and other activities to promote economic opportunity.

For the fourth year Action Plan, the City of Clearwater will support three activities, through Intercultural Advocacy Institute, Inc. Safety Harbor Neighborhood Family Center, Inc. and Miracles Outreach Community Development Center, Inc. to provide family advocacy and mentoring toward academic and employment success, as well as self-sufficiency. The Intercultural Advocacy Institute, Inc. serves Clearwater's Hispanic community, the Safety Harbor Neighborhood Family Center, Inc. serves eastern Clearwater and Miracles Outreach Community Development Center, Inc. serves the North Greenwood NRSA community.

Additionally, the City of Clearwater will support two activities through Tampa Bay Black Business Investment Corporation and the Hispanic Business Initiative Fund of Florida, Inc. dba Prospera, to provide technical assistance to start-up micro and small business owners and fund two facade improvements toward job creation and removal of slum and blight.

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

The City of Clearwater has a strong institutional delivery structure. The City will continue to work with its own departments and various housing and public service providers, as well as partners of their

programs, in an effort to expand opportunities and to make continuous improvements to the institutional structure. Continued actions will include solicitation of feedback on referral processes and other means of coordination between such providers and the City of Clearwater.

For the fourth year Action Plan, the City will support an array of activities that strengthen the institutional structure's ability to serve persons of very-low to moderate-income, persons with special needs, and the homeless. These activities include case management, emergency shelter and transitional housing, behavioral and mental health services, supportive services for the elderly, referrals to appropriate housing providers, affordable housing unit construction or rehabilitation, homebuyer education, downpayment assistance and access to economic opportunities.

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

The City of Clearwater will continue to coordinate with housing and public service providers to develop an effective institutional structure and enhance inter-agency coordination.

The City continues to work with regional housing authorities, such as the Clearwater Housing Authority and Pinellas County Housing Authority, to improve access to public housing and tenant-based assistance. Although funding for public housing authorities is limited, and competition for affordable housing is high, these agencies continue to provide housing-related activities, such as rental assistance, rehabilitation and new construction for low-income persons. Input from public housing authorities is regularly solicited during preparation of the City's Annual Action Plan.

Additionally, the City promotes coordination between non-profit and private for-profit housing providers through its Neighborhood and Affordable Housing Advisory Board (NAHAB), through the SHIP-mandated Affordable Housing Advisory Committee (AHAC) in conjunction with the LHAP and LHS reports, and through the Annual Action Plan process. Moreover, annual meetings in conjunction with the Annual Action Plan provide an opportunity for these providers to interact.

Public service providers in the greater Clearwater area provide a wide array of services to very-low to moderate-income persons. These organizations typically have a specific target population that they serve (e.g. the homeless, persons with special needs, low-income families, etc.), and accordingly possess a level of knowledge and expertise that is invaluable when identifying underserved needs. The continuation and expansion of these public services will be encouraged over the fourth-year by means of matching programs with funding, as available. The City recognizes that improved coordination between housing and public service providers will continue to be critical action toward preventing homelessness. Therefore, input from public service providers is regularly solicited during preparation of the City's Annual Action Plan.

### **Discussion:**

For the fourth year Action Plan, the City will support activities that will address underserved needs through community development and public services; foster and maintain affordable housing through rehabilitation, new construction, and homebuyer assistance; reduce lead-based paint hazards through responsible rehabilitation; reduce the number of poverty-level families through a combination of mentoring and economic development; and develop institutional structure through a network of community partners, including the City and its departments. Additionally, the City will continue to encourage coordination between public housing authorities, non-profit and private for-profit housing providers, and public service providers through the NAHAB and AHAC, Annual Action Plan participation and regular day-to-day referrals through the Economic Development and Housing Department.

## Program Specific Requirements

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

#### Introduction:

This section addresses the program-specific requirements for the Annual Action Plan.

#### 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	0
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.	0
3. The amount of surplus funds from urban renewal settlements	0
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	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

#### 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:

The City will use funding from the State Housing Initiatives Program (SHIP), Pinellas County Housing

Trust Fund and/or volunteer hours from Habitat For Humanity projects for the matching requirements under the HOME program.

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:

Where direct subsidy provided, the recapture provision will be utilized. The recapture provisions are required when a HOME-assisted homebuyer sells his/her property, either voluntarily or involuntarily, during the applicable affordability period. The recapture provision is subject to the limitation that when the recapture requirement is triggered by a sale, voluntary or involuntary, of the housing unit, and there are no net proceeds or the net proceeds are insufficient to repay the HOME investment due, the City can only recapture the net proceeds, if any. The net proceeds are the sales price minus the superior loan repayment and closing costs. This language is included in the loan documents and will be used for other eligible HOME activities.

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: Where no direct subsidy is provided, the resale provisions will be utilized. The resale provisions are required when a HOME-assisted homebuyer sells his or her property, either voluntarily or involuntarily, during the applicable affordability period, the property is to be sold to another low- to moderate-income homebuyer who will utilize the property as his/her principal residence. The City does not use a presumption of affordability, the City performs an income and asset certification on the purchaser of the property before approving the sale of the home to ensure the purchaser is low to moderate-income. The original homebuyer shall receive a fair return on investment (ROI); ROI is defined as the average change on Consumer Price Index (CPI) over the period of affordability. The property must be sold at a price that is affordable to a reasonable range of very-low to moderate-income buyers.
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:

The City will not use HOME funds to refinance the existing debt for multi-family projects.

The City of Clearwater expects to receive \$225,000 in CDBG program income to be utilized for CDBG eligible activities and \$500,000 in program income to be utilized for HOME eligible activities. The percentage of overall benefit to very-low to moderate-income persons is expected to be 100%.

## Attachments



## Grantee Unique Appendices





