

**2019/2020
Consolidated Annual
Performance and
Evaluation Report
(CAPER)**



City of Clearwater, Florida
March 18, 2021



CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Clearwater is designated an Urban City for the Community Development Block Grant (CDBG); HOME Investment Partnerships (HOME); State Housing Initiatives Partnership (SHIP); and Pinellas County Housing Trust Fund (PCHTF) programs.

The City of Clearwater's objectives and outcomes are:

Objective: Performance Measure One – Provide Availability of and Accessibility to Decent Affordable Housing for the Residents of the City of Clearwater: 30 households will have access to affordable housing through down payment and closing cost assistance. 57 households will have new or improved access to housing through the preservation of existing, creation or acquisition of units for the purpose of preserving and/or creating decent affordable housing. Outcome: 2 households served; additional housing activities remain underway and will be reported upon project completion.

Objective: Performance Measure Two – Prevent and Reduce Homelessness within the City of Clearwater: 480 individuals will have access to shelter facilities and beds and have access to agencies that provide homeless prevention and service programs. Outcome: 3,880 individuals served.

Objective: Performance Measure Three – Expand Accessibility and Coordination of Social Services to the City of Clearwater Special Needs Population: 20 special needs individuals will have access to support programs that assisted elderly, frail/elderly, disabled, veterans and other populations with special needs. Outcome: 35 individuals served.

Objective: Performance Measure Four – Enhance the Living Environment for Persons in Low- and Moderate-Income Areas Through Community Development Activities, Public Service Programs and Elimination of Blight: 4,406 individuals will have a more livable environment through infrastructure construction and improvements and facility rehabilitation. 50 individuals will have access to social services and a more livable environment through the support of programs that promote neighborhood safety and security; youth accountability and mentoring; affordable youth/children centers; community outreach; meal and/or food bank services; senior services; health and mental health facilities; and the expansion and improvement of public parks. Outcome: 469 individuals served. The table below shows 457, but an additional 12 were assisted for COVID-related activities.

Objective: Performance Measure Five – Support Programs that Create Economic Opportunities in the City of Clearwater; Particularly in Neighborhood Revitalization Strategy Areas: 2 façade loan-to-grants will be awarded for the removal of slum or blight or job creation. 2 businesses will be assisted through microenterprise/entrepreneurial technical assistance. Outcome: 0 façade loan to grant was awarded; 83 businesses were assisted.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

| GOAL | Category | Source/ Amount | Unit of Measure | Expected Strategic Plan | Actual Strategic Plan | Percent Complete | Expected Program Year | Actual Program Year | Percent Complete |
|---|-----------------------------------|-------------------|---------------------|----------------------------|--------------------------|---------------------|--------------------------|------------------------|---------------------|
| <i>Community Development and Public Services</i> | | | | | | | | | |
| Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Non-Housing Community Development | CDBG | Persons Assisted | 8,906 | 8,269 | 92.8% | 8,228 | 0 | 0.0% |
| Public service activities other than Low/Moderate Income Housing Benefit | Non-Housing Community Development | CDBG | Persons Assisted | 4,550 | 8,083 | 177.6% | 653 | 457 | 70.0% |
| Public service activities for Low/Moderate Income Housing Benefit | Non-Housing Community Development | CDBG | Households Assisted | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Homeless Person Overnight Shelter | Non-Housing Community Development | CDBG | Persons Assisted | 0 | 1,372 | 0.0% | 0 | 0 | 0.0% |
| <i>Economic Development</i> | | | | | | | | | |
| Facade treatment/business building rehabilitation | Economic Development | CDBG | Business | 3 | 1 | 33.3% | 0 | 0 | 0.0% |
| Jobs Created Maintained | Economic Development | CDBG | Jobs | 3 | 0 | 0.0% | 0 | 0 | 0.0% |
| Businesses Assisted | Economic Development | CDBG | Businesses Assisted | 2 | 176 | 8800.0% | 20 | 41 | 205.0% |
| Public service activities other than Low/Moderate Income Housing Benefit | Economic Development | CDBG | Persons Assisted | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Other | Economic Development | CDBG | Other | 0 | 0 | 0.0% | 50 | 42 | 84.0% |

| | | | | | | | | | |
|---|----------------------------|------------|------------------------|-------|-------|----------|--------|-------|--------|
| Homelessness | | | | | | | | | |
| Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Homeless | CDBG | Persons Assisted | 0 | 0 | 0.0% | 785 | 0 | 0.0% |
| Public service activities other than Low/Moderate Income Housing Benefit | Homeless | CDBG | Persons Assisted | 50 | 6,584 | 13168.0% | 518 | 3,633 | 701.4% |
| Rental Units Rehabbed | Homeless | CDBG | Household Housing Unit | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Homeless Person Overnight Shelter | Homeless | CDBG | Persons Assisted | 50 | 3,198 | 6396.0% | 785 | 247 | 31.5% |
| Overnight/Emergency Shelter/Transitional Housing Beds added | Homeless | CDBG | Beds | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Homelessness Prevention | Homeless | CDBG | Persons Assisted | 1,280 | 1,434 | 112.0% | 0 | 0 | 0.0% |
| Housing | | | | | | | | | |
| Public service activities other than Low/Moderate Income Housing Benefit | Affordable Housing | HOME | Households Assisted | 0 | 145 | 0.0% | 0 | 0 | 0.0% |
| Public service activities for Low/Moderate Income Housing Benefit | Affordable Housing | HOME | Households Assisted | 188 | 0 | 0.0% | 0 | 0 | 0.0% |
| Rental units constructed | Affordable Housing | HOME | Household Housing Unit | 15 | 12 | 80.0% | 87 | 0 | 0.0% |
| Rental units rehabilitated | Affordable Housing | HOME | Household Housing Unit | 24 | 21 | 87.5% | 5 | 0 | 0.0% |
| Homeowner Housing Added | Affordable Housing | CDBG, HOME | Household Housing Unit | 0 | 4 | 0.0% | 28, 44 | 0,1 | 0%,2% |
| Homeowner Housing Rehabilitated | Affordable Housing | CDBG,HOME | Household Housing Unit | 83 | 8 | 9.6% | 10,1 | 0,1 | 0%,10% |
| Direct Financial Assistance to Homebuyers | Affordable Housing | HOME | Households Assisted | 90 | 21 | 23.3% | 0 | 0 | 0.0% |
| Housing for Homeless Added | Affordable Housing | CDBG | Household Housing Unit | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Housing for People with HIV/AIDS added | Affordable Housing | CDBG | Household Housing Unit | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Other | Affordable Housing | HOME | Other | 20 | 0 | 0.0% | 0 | 0 | 0.0% |
| Non-Homeless Special Needs | | | | | | | | | |
| Public service activities other than Low/Moderate Income Housing Benefit | Non-Homeless Special Needs | CDBG | Persons Assisted | 320 | 180 | 56.3% | 31 | 35 | 112.9% |
| Program Administration | | | | | | | 0 | 0 | N/A |

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

CDBG, HOME, SHIP and PCHTF funds were used to address high priority needs by providing down payment and closing cost assistance; homeowner rehabilitation; homebuyer education; acquisition of land and new construction of housing; public facility and public service programs; and economic development opportunities.

Goal: Provide availability of, and access to, decent affordable housing for the residents of the City of Clearwater: Addressed goal through completion of the following activities: acquisition of land and construction of 1 new housing unit in collaboration with Habitat for Humanity of Pinellas County, Inc.; funded the rehabilitation of 2 recently acquired rental units in collaboration with Community Service Foundation; provided 1 down payment and closing cost assistance loan through Tampa Bay Community Development Corporation; and provided homebuyer education/fair housing education for 79 households through Tampa Bay Community Development Corporation, Clearwater Neighborhood Housing Services, Inc. and Bright Community Trust.

Goal: Help to prevent and reduce homelessness within the City of Clearwater: Addressed goal through completion of the following activities: WestCare GulfCoast, Inc. – Substance Abuse; Homeless Emergency Project, Inc. – Homeless Shelter; RCS Pinellas, Inc. – Safe House Shelter; Directions for Living – Mental Health Services; Homeless Emergency Project, Inc. – Adult Shelter Rehabilitation; RCS Pinellas, Inc. – Safe House Shelter Rehabilitation; and The Kimberly Home, Inc. – Transitional Housing Renovation.

Goal: Expand the accessibility and coordination of social services to City of Clearwater special needs populations: Addressed goal through completion of the following activities: Pinellas Opportunity Council, Inc. – Senior Services.

Goal: Enhance the living environment for persons in low- and moderate-income areas through community development activities, public service programs, and elimination of blight: Addressed goal through completion of the following activities: Clearwater Neighborhood Housing Services, Inc. – Homebuyer Education; Bright Community Trust, Inc. – Homebuyer Education; Tampa Bay Community Development Corporation – Homebuyer Education; InterCultural Advocacy Institute, Inc. – Youth Services; Safety Harbor Neighborhood Family Center – Youth Services; Gulfcoast Legal Services, Inc. – Legal Services; The Kimberly Home, Inc. – Case Management; Miracles Outreach Community Development Center, Inc. – Youth Services; Directions for Living – Restroom Rehabilitation; and Clearwater Neighborhood Housing Services, Inc. – Public Facilities.

Goal: 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: Addressed goal through completion of the following activities: Tampa Bay Black Business Investment Corp. – Microenterprise Technical Support and Hispanic Business Initiative Fund of Florida, Inc., dba Prospera, – Microenterprise Technical Support.

Expenditures for each priority need during FY 2019-2020 were consistent with the Action Plan and identified objectives. Affordable housing projects often span multiple reporting periods, thus carry over into subsequent years.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

| | CDBG | HOME |
|---|--------------|----------|
| White | 3,147 | 0 |
| Black or African American | 710 | 1 |
| Asian | 39 | 0 |
| American Indian or American Native | 23 | 0 |
| Native Hawaiian or Other Pacific Islander | 14 | 0 |
| Total | 3,933 | 1 |
| Hispanic | 451 | 0 |
| Not Hispanic | 3,482 | 1 |

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

In FY 2019-2020, CDBG funded public service, public facility, acquisition, housing and economic development activities that served 4,470 individuals of which 3,933 individuals are reflected in Table 2. The following are the racial and ethnic status of all program participants: White - 3,147 (70.4%); Black/African American - 710 (15.88%); Asian - 39 (0.87%); American Indian/Alaskan Native - 23 (0.51%); Native Hawaiian/Other Pacific Islander -14 (0.31%); Asian & White - 3 (0.07%); Black/African American & White - 11 (0.25%); American Indian/Alaskan Native & Black/African American - 1 (0.02%); Other Multi-Racial - 522 (11.68%); 671 program participants identified as Hispanic.

Additionally, in FY 2019-2020 CDBG-CV funded public service and economic development activities that served 418 individuals and 1 business to prepare for, prevent, or respond to the health and economic impacts of COVID-19.

(***The table above does not reflect Asian & White; Black/African American & White; American Indian/Alaskan Native & Black/African American; or Other Multi-Racial utilizing CDBG funds.)

In FY 2019-2020, HOME funded housing activities served 1 household. The following are the racial and ethnic status of program participants: Black/African American – 1 (100%); 0 program participants identified as Hispanic.

In FY 2019-2020, SHIP funded housing activities served 9 households. The following are the racial and ethnic status of program participants: White - 3 (33%); Black/African American - 6 (67%); 1 program participants identified as Hispanic.

The following activities are currently underway: Three new single-family homes are currently under construction and one more is in the permitting process. Two duplexes are currently undergoing rehabilitation activities. Seven units in a large multifamily project are currently undergoing rehabilitation activities. It is anticipated that these projects will be completed during the current fiscal year. Additionally, there are two large multi-family new construction projects currently working through the permitting process. One is an 81-unit tax credit project and the other is a 171-unit mixed income, multi-family project. It is anticipated that these two projects will begin construction during the current fiscal year.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

| Source of Funds | Source | Resources Made Available | Amount Expended During Program Year |
|-----------------|------------------|--------------------------|-------------------------------------|
| CDBG | public - federal | 2,860,087 | 560,101 |
| HOME | public - federal | 1,775,216 | 185,104 |

Table 3 - Resources Made Available

Narrative

In FY 2019-2020, the City had \$4,635,303 in CDBG and HOME program funding available to fund eligible housing and community development activities, economic development activities, and local agencies that provide services that assist extremely low to moderate-income residents. Funding consisted of \$1,148,021 in new entitlement funding through the CDBG and HOME programs; \$492,592 in new entitlement funding through the CDBG CARES Act (CDBG-CV); \$1,682,755 of prior year entitlement, interest and program income; \$119,761 in current year Revolving Loan interest and CDBG program income; and \$1,192,174 in CDBG Revolving Loan funding.

Additionally, the City had a total of \$782,661 in Florida State Housing Initiatives Partnership (SHIP) and \$238,237 in County Housing Trust program funds available to assist housing needs.

In FY 2019-2020, the City expended \$549,298 in CDBG Funds for 2019 activities and \$10,802.50 for 2018 activities; 2018 activities, where funds were expended and completed in 2019, include 1 Public Facility Rehabilitation activity.

In FY 2019-2020, the City expended \$100,992.70 in HOME funds for 2019 activities including administrative costs for 2018 activities; no HOME funds were expended in 2019 for 2018 activities.

Identify the geographic distribution and location of investments

| Target Area | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description |
|---|----------------------------------|---------------------------------|--|
| Citywide Low- and Moderate-Income Areas | 78 | 71 | Allocation was accomplished through housing assistance, economic development, public services and one public facility project. |
| Downtown Gateway District Neighborhood Revitalization Strategy Area | 0 | 11 | Allocation was accomplished through economic development technical assistance. |

| | | | |
|--|----|----|--|
| Lake Bellevue Neighborhood Revitalization Strategy Area | 0 | 2 | In FY 2019-2020, 1 public service activity was completed in the NRSA. |
| North Greenwood Neighborhood Revitalization Strategy Area | 22 | 16 | Allocation was accomplished through various housing activities and economic development. |

Table 4 – Identify the geographic distribution and location of investments

Narrative

In FY 2019-2020, the City expended 71% of CDBG and HOME funds on activities through down payment and closing cost assistance, owner-occupied rehabilitation, economic development, public services and one public facility project that benefited individuals/families in the low- to moderate-income areas of the city. The City expended 11% of CDBG and HOME funds through microenterprise technical assistance that benefited individuals/families in the Downtown Gateway Neighborhood Revitalization Strategy Area. A public service activity to assist homeless families was completed in the Lake Bellevue Neighborhood Revitalization Strategy Area. The City expended 16% of CDBG and HOME funds on activities through down payment and closing cost assistance; new construction; acquisition of land for owner-occupied housing activities; and economic development technical assistance that benefited individuals/families in the North Greenwood Neighborhood Revitalization Strategy Area.

By September 30, 2021, Community Service Foundation and Kimberly Home will each have 2 rental units rehabilitated; 7 rental units at Lexington Club at Renaissance Square will be rehabilitated, SP Financial will begin construction on 171 mixed income rental units; Blue Sky Communities will begin construction on 81 low- to moderate-income units; and construction of several single-family homes will be completed.

Public facility improvements and public service activities are utilized by extremely low- to moderate-income individuals/families located throughout the city. Economic Development activities are utilized by extremely low- to moderate-income individuals/businesses primarily located within the three Neighborhood Revitalization Strategy Areas.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City leverages federal funds through the use of other public and private resources to include allocations and program income generated through SHIP and PCHTF programs; private lenders; homeowner contributions; and other city departments.

In FY 2019-2020, the City expended \$745,205 in CDBG and HOME funds on housing, public service, public facility, and economic development activities. Completed federal funded activities leveraged \$1,246,401 in state/local funds and \$242,500 in private/community funding.

In FY 2019-2020, the City expended \$145,047.63 in CDBG funds on 5 public facilities projects. The City provided \$0.00 to Homeless Emergency Project to rehabilitate its adult shelter on North Betty Lane; \$1,845.00 to RCS Pinellas to rehabilitate its domestic violence shelter at confidential address; \$55,607.25 to Directions for Living for a restroom rehabilitation at its facility on Belcher Road; \$10,802.50 to Miracles Outreach CDC to rehabilitate its youth group home on Marshall Street; and \$76,792.88 to The Arc Tampa Bay for improvements at its Ranch Group Home on County Road 193.

The HOME match requirements for funds expended in a Major Disaster area between October 1, 2019, and September 30, 2021 were waived by HUD due to the COVID-19 pandemic.

| Fiscal Year Summary – HOME Match | |
|--|----------------|
| 1. Excess match from prior Federal fiscal year | \$1,288,277.00 |
| 2. Match contributed during current Federal fiscal year | \$0.00 |
| 3. Total match available for current Federal fiscal year (Line 1 plus Line 2) | \$1,288,277.00 |
| 4. Match liability for current Federal fiscal year | \$14,367.97 |
| 5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4) | \$1,273,909.03 |

Table 5 – Fiscal Year Summary - HOME Match Report

| Match Contribution for the Federal Fiscal Year | | | | | | | | |
|--|----------------------|----------------------------|-------------------------------|------------------------------|-------------------------|---|----------------|-------------|
| Project No. or Other ID | Date of Contribution | Cash (non-Federal sources) | Foregone Taxes, Fees, Charges | Appraised Land/Real Property | Required Infrastructure | Site Preparation, Construction Materials, Donated labor | Bond Financing | Total Match |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | |
| | | | | | | | | |

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

| Program Income – Enter the program amounts for the reporting period | | | | |
|---|---|---|--------------------------------|--|
| Balance on hand at begin-ning of reporting period \$ | Amount received during reporting period \$ | Total amount expended during reporting period \$ | Amount expended for TBRA \$ | Balance on hand at end of reporting period \$ |
| 1,391,357 | 369,465 | 185,104 | 0 | 1,575,718 |
| | | | | |

Table 7 – Program Income

| Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period | | | | | | |
|--|-----------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
| | Total | Minority Business Enterprises | | | | White Non-Hispanic |
| | | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic | |
| Contracts | | | | | | |
| Number | 3 | | | | | 3 |
| Dollar Amount | \$240,681 | | | | | \$240,681 |
| Sub-Contracts | | | | | | |
| Number | 1 | | | | | 1 |
| Dollar Amount | \$18,436 | | | | | \$18,436 |
| | Total | Women Business Enterprises | Male | | | |
| Contracts | | | | | | |
| Number | 3 | 0 | 3 | | | |
| Dollar Amount | \$240,681 | 0 | \$240,681 | | | |
| Sub-Contracts | | | | | | |
| Number | 1 | 0 | 1 | | | |
| Dollar Amount | \$18,436 | 0 | \$18,436 | | | |

Table 8 - Minority Business and Women Business Enterprises

| Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted | | | | | | |
|--|--------------|--|----------------------------------|---------------------------|-----------------|---------------------------|
| | Total | Minority Property Owners | | | | White Non-Hispanic |
| | | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic | |
| Number | 0 | 0 | 0 | 0 | 0 | 0 |
| Dollar Amount | 0 | 0 | 0 | 0 | 0 | 0 |

Table 9 – Minority Owners of Rental Property

| Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition | | | | | | |
|--|-------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
| Parcels Acquired | | 0 | | 0 | | |
| Businesses Displaced | | 0 | | 0 | | |
| Nonprofit Organizations Displaced | | 0 | | 0 | | |
| Households Temporarily Relocated, not Displaced | | 0 | | 0 | | |
| Households Displaced | Total | Minority Property Enterprises | | | | White Non-Hispanic |
| | | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic | |
| Number | 0 | 0 | 0 | 0 | 0 | 0 |
| Cost | 0 | 0 | 0 | 0 | 0 | 0 |

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

| | One-Year Goal | Actual |
|--|---------------|----------|
| Number of Homeless households to be provided affordable housing units | 0 | 0 |
| Number of Non-Homeless households to be provided affordable housing units | 87 | 1 |
| Number of Special-Needs households to be provided affordable housing units | 0 | 0 |
| Total | 87 | 1 |

Table 11 – Number of Households

| | One-Year Goal | Actual |
|--|---------------|----------|
| Number of households supported through Rental Assistance | 0 | 0 |
| Number of households supported through The Production of New Units | 19 | 1 |
| Number of households supported through Rehab of Existing Units | 38 | 0 |
| Number of households supported through Acquisition of Existing Units | 30 | 0 |
| Total | 87 | 1 |

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City worked diligently to meet the fourth-year goals as identified in the 2016/2017 - 2019/2020 Consolidated Plan. The Coronavirus pandemic affected staff production with an allocation of approximately \$1,000,000 of CARES Act funding passed through the Florida Housing Finance Corporation with an expenditure deadline of December 30, 2020. Housing staff worked diligently to provide rent, mortgage and utility payment assistance to Clearwater residents affected financially by the pandemic. The City made modest progress in meeting the affordable housing goals; a major

obstacle the City faces is the availability of land and/or housing stock for affordable housing. The City continues to work with its housing partners to identify land purchase opportunities for affordable housing. The City's use of SHIP funds facilitated the development of 160 units of affordable housing with the completion of two multi-family tax credit projects in FY19-20. The city also completed 8 homeowner rehabilitation projects and one down payment assistance loan in FY19-20.

Currently, four single-family homes are under or awaiting construction two duplexes are being rehabilitated and seven units in a large affordable multi-family housing complex are being rehabilitated.

Discuss how these outcomes will impact future annual action plans.

Affordable housing and homelessness continue to be a high priority and is identified in the FY 2019-2020 Annual Action Plan. More emphasis is being placed on the utilization of the City's 2 Revolving Loan funds to assist more low-to moderate-income families in their pursuit of homeownership and to assist in the rehabilitation of housing to ensure a safe and decent place to live. The City continued to support economic development with its microenterprise technical assistance program, especially in the City's 3 Neighborhood Revitalization Strategy Areas. The City continued to utilize CDBG, HOME, SHIP and Housing Trust funds and all other available resources to meet the needs identified.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

| Number of Households Served | CDBG Actual | HOME Actual |
|------------------------------------|--------------------|--------------------|
| Extremely Low-income | 0 | 0 |
| Low-income | 1 | 1 |
| Moderate-income | 0 | 0 |
| Total | 1 | 1 |

Table 13 – Number of Households Served

Narrative Information

The City's housing programs are available to extremely-low to moderate-income households that meet the eligibility requirements for each program.

In FY 2019-2020, the City's housing programs assisted 170 households utilizing CDBG, HOME, SHIP and PCHTF funds. Owner housing opportunity, owner preservation and owner housing production programs served a total of 170 households whose incomes range from extremely low to moderate. The City also distributed \$845,562 to help 245 Clearwater residents to remain in their homes by providing rent, mortgage and utility assistance to households affected financially by the pandemic.

Based on the data sourced from the 2013-2017 Comprehensive Housing Affordability Strategy database, the City of Clearwater had 26,510 households whose income was 80% or more of HUD's Adjusted Median Family Income (HAMFI); 7,990 households whose income was 50-80% of HAMFI; 5,920 households whose income was 30-50% of HAMFI; and 6,020 households whose income was below 30% of HAMFI.

Cost burden is a fraction of a household's total gross income spent on housing costs; severe cost burden is defined as more than 50% of income going towards rent and utilities. Among all income groups, 10,925 renters have a cost burden greater than 30% of income and 5,115 renters have a cost burden greater than 50% of income. Among all income groups, 7,470 owner-households have a cost burden greater than 30% of income and 3,340 owner-households have a cost burden greater than 50% of income.

The City of Clearwater is a built-out community and lacks developable land for construction of new affordable owner-occupied and rental housing. These barriers continue to have a negative impact on projects and programs utilized to implement the City's stated strategies.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City of Clearwater initiated and maintains a comprehensive, holistic approach and established the Homeless Initiative. This initiative provides homeless individuals and families access to comprehensive services.

The City is committed to advocating for and supporting those organizations who provide wrap-around services and address the root causes of homelessness. Therefore, the City of Clearwater provides financial assistance to five organizations that are part of Pinellas County's Homeless Continuum of Care: Homeless Empowerment Program (\$50,000.00), Pinellas Hope (\$25,000.00), Pinellas Safe Harbor (\$100,000.00), RCS Pinellas (\$25,000.00), and The Salvation Army of Upper Pinellas (\$10,000.00). In addition, the City contributes \$25,000.00 to the Homeless Leadership Alliance (HLA), which is the lead organization overseeing the continuum of care providers in Pinellas County.

Following are some of the ways in which city funds are being used to provide services to individuals and families experiencing homelessness:

- Overnight, emergency, transitional, or permanent housing to homeless individuals and/or families.
- Delivery of case management.
- Transportation services for veterans to Bay Pines Hospital.

The City of Clearwater actively participates in the two major Councils under the HLA Continuum of Care with very specific roles: 1) Providers Council, made up of local government representatives, public and private homeless and at-risk of becoming homeless service providers, develops recommendations to the HLA on issues affecting the homeless services system, addresses the needs of all target groups, and coordinates planning and recommendations with other community-wide planning groups; and 2) The Funders Council, composed of representatives from local and state governments, businesses, foundations, and other funders of services that affect all homeless/at-risk target groups. The Funders Council develops recommendations to the HLA board on funding of homeless and at-risk of becoming homeless programs and services, as well as on strategically aligning funding resources available for homeless or at-risk of becoming homeless services to make the most effective use of scarce resources.

The City provides staff support for the annual Point-In-Time Survey and Count. According to the Point-In-Time Survey and Count of the homeless population in Pinellas County for 2020, the total number of

homeless individuals was 2,226. Approximately 25.5% of the entire homeless population in Pinellas County self-reported coming from Clearwater.

In FY 2019-2020, City staff continued educating City employees and the general public on the city's homeless initiative. Staff frequently updates the City's webpage at www.myclearwater.com/homelessinitiative. Additionally, the handout created by City staff containing information on the city's homeless initiative on how the city can assist the homeless population is placed at every Clearwater public library and city facilities. "Give a Hand Up, Not a Hand Out" is the city's motto. In addition, every new employee receives a wallet-size card with information on how to approach homeless service providers.

In 2019-2020, the Clearwater Homeless Street Outreach Team directly assisted 119 homeless individuals that were placed in Safe Harbor, Pinellas Hope, Homeless Emergency Project, Turning Point, and other continuum of care providers. The case manager identifies mentally ill individuals that are eligible for Social Security benefits and assists them through the process in obtaining their benefits.

In FY 2019-2020, the City provided \$235,074.17 in CDBG funds supporting homeless operations and transitional housing rehabilitation. Funding was provided to 6 projects: Homeless Emergency Project, Inc. – Adult Shelter Rehabilitation; RCS Pinellas – Homeless Shelter Rehabilitation of their domestic violence shelter; Directions for Living – For salary support of a Homeless Case Manager; Directions for Living – Restroom Rehabilitation; Homeless Emergency Project, Inc. – For case management service in their Emergency Shelter Program; and RCS Pinellas – For salary support of an advocate position in their Emergency Shelter Program.

The funding provided addressed the following priority needs: Supporting improvements of transitional housing serving extremely-low to moderate-income persons, including the homeless and special needs populations and supporting operations of programs serving extremely-low to moderate-income persons, including the homeless and special needs population.

Addressing the emergency shelter and transitional housing needs of homeless persons

In FY 2019-2020, the City provided \$235,074.17 in CDBG funding to assist with rehabilitation projects and operational support for the following: \$102,000.00 to Homeless Emergency Project, Inc., to rehabilitate their homeless adult shelter; \$51,000.00 to RCS Pinellas to rehabilitate their domestic violence shelter; \$3,986.68 to Directions for Living for salary support of a Homeless Case Manager that assisted 3,361 individuals; \$55,904.00 to Directions for Living for restroom rehabilitation; \$12,145.00 to Homeless Emergency Project, Inc., for case management service in their Emergency Shelter Program that assisted 247 individuals; and \$10,038.49 to RCS Pinellas for salary support of an advocate position in their Emergency Shelter Program that assisted 161 individuals.

In FY 2019-2020, the City, through its General Fund, contributed \$100,000 to Pinellas Safe Harbor; \$50,000 to Homeless Emergency Project, Inc.; \$25,000 to the Homeless Leadership Alliance; \$25,000 to Pinellas Hope; \$25,000 to RCS Pinellas of America; and \$10,000 to The Salvation Army of Upper Pinellas. The funding supports the operation of programs serving persons and families experiencing homelessness or at risk of becoming homeless and special needs populations.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Pinellas County Human Services provides homeless prevention and self-sufficiency programs targeting the homeless population. The programs target high poverty zone areas throughout the County, to include Clearwater, and focuses on individuals who are disabled and need assistance applying for Federal benefits, assisting homeless families with children seeking affordable, permanent housing and veterans who need assistance with obtaining Federal benefits, with a special focus on homeless veterans to include the following programs: Family Housing Assistance Program; Adult Emergency Financial Assistance Program and Veterans Services Program.

The City continues to work closely with Pinellas County to ensure all eligible recipients are referred to the appropriate organization that will assist with their various needs.

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

In FY 2019-2020, the City provided \$235,074.17 in CDBG funding to assist with rehabilitation projects and operational support for the following: \$102,000.00 to Homeless Emergency Project, Inc., to rehabilitate their homeless adult shelter; \$51,000.00 to RCS Pinellas to rehabilitate their domestic violence shelter; \$3,986.68 to Directions for Living for salary support of a Homeless Case Manager that assisted 3,361 individuals; \$55,904.00 to Directions for Living for restroom rehabilitation; \$12,145.00 to Homeless Emergency Project, Inc., for case management service in their Emergency Shelter Program that assisted 247 individuals; and \$10,038.49 to RCS Pinellas for

salary support of an advocate position in their Emergency Shelter Program that assisted 161 individuals.

Additionally, the City, through its General Fund, contributed the following in support of transitioning from homelessness to permanent housing and independent living:

- \$100,000 to Pinellas Safe Harbor, a 470-bed homeless shelter and jail diversion program that opened in January 2011. Transportation is provided to individuals who are willing to enter and receive case management services rather than going to jail.
- \$50,000 to Homeless Emergency Project, Inc. (HEP) to support their emergency shelter program, family transition program, and permanent supportive and rapid re-housing services. HEP provides shelter and wrap-around services to homeless veterans.
- \$25,000 to the Pinellas County Homeless Leadership Alliance who is the lead agency for the Pinellas County Continuum of Care (CoC) and is also in charge of the Homeless Management Information System (HMIS) that assists service providers to prioritize available resources to the most in need.
- \$25,000 to Pinellas Hope, a temporary emergency shelter for 250 men and women located on 20 acres provided by Bishop Robert N. Lynch and the Diocese of St. Petersburg. Case Managers meet with the individuals on a regular basis to set goals towards self-sufficiency. Case Managers also assist shelter residents with job and housing placement, perform follow up visits, and provide after shelter care to ensure successful outcomes.
- \$25,000 to RCS Pinellas that runs the domestic violence shelter program, providing apartment-style emergency shelter to homeless families with children. The program works one-on-one with families through case management, education, job readiness skills, and assisting families with the tools needed to save money in order to secure stable housing.
- \$10,000 to the Salvation Army of Upper Pinellas for the Hope Crest program, a transitional living center that comprises two- and three-bedroom apartments. Families are offered ongoing assistance of a case manager upon leaving through a new program called Pathway of Hope.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City collaborates with the Clearwater Housing Authority (CHA) to foster innovative public housing developments, potential joint ventures and residential initiatives. HUD funds are used to subsidize the Housing Choice Voucher (HCV) Program and subsidizes 235 units of public housing. CHA's affordable housing consists of 529 mixed-income units, that are not subsidized utilizing Federal, state, county, or city monies.

In FY 2019-2020, the CHA assisted 1,282 families through their monthly Housing Choice Voucher Program, expended \$9,909,007 in Housing Assistance Payments, assisted 259 families through its Public Housing Program and listed \$2,148,643 dollars in expenditures, plus an additional \$47,994 in Capital and Replacement Housing Funds.

The City and CHA continue to work together to identify opportunities that will provide affordable units to households at 50% AMI, 80% AMI and up to 120% AMI.

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

The Clearwater Housing Authority (CHA) encourages residents to become more involved with management and to participate in self-sufficiency programs. The CHA offers a Family Self-Sufficiency (FSS) Program for all Housing Choice Voucher holders who wish to improve their financial situation, eliminate their dependence on public assistance and are motivated to change their lives. FSS participants sign a five-year contract, during which time they complete an educational or vocational program, obtain employment, and become free from government assistance. The FSS staff provides the structure and support necessary to break down barriers and achieve goals. Once an FSS participant obtains employment or higher wages, he or she may begin to save money in an escrow account which is awarded upon completion of the program.

Actions taken to provide assistance to troubled PHAs

The CHA was checked through HUD's Public Housing Assessment System (PHAS) and is designated as Small PHA Deregulation with a score of 95. No further action is needed.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The City began receiving SHIP Program funding in 1992 when the Florida Legislature adopted the Sadowski Act.

During the 2007 legislative session, the Florida legislature passed House Bill 1375. Under this bill, approval was granted for the creation of Section 420.9076 of the Florida Statute. This statute requires counties and cities receiving SHIP funds to appoint an eleven-member Affordable Housing Advisory Committee (AHAC). The statute further provides that the committee be made up of members from a specific industry or a specific group as identified in the statute. The requirement was largely met through the use of the City's existing Neighborhood and Affordable Housing Advisory Board (NAHAB). The City Council adopted Resolution No. 17-34 that created and appointed the AHAC.

The duties of the AHAC included reviewing policies and procedures, ordinances, land development regulations and the City's adopted comprehensive plan and recommending specific actions or initiatives to encourage or facilitate affordable housing.

The following are barriers and strategies undertaken by the City to remove or ameliorate the barrier:

Barrier: Lack of land available to develop affordable housing projects – Strategy: Prepare inventory of locally-owned public lands suitable for affordable housing.

Barrier: Limited funding to invest in production and rehabilitation of attainable housing – Strategy: Strengthen our relationship with the Clearwater Housing Authority and private developers to foster innovative public housing developments, mixed-income residential developments, potential joint ventures and residential initiatives.

Barrier: Lack of information concerning the City's permitting process for affordable housing units and limited information on the City's affordable incentives and programs – Strategy: Provide information on affordable housing permitting process to interested developers through printed material and City website.

Barrier: Land Development codes and incentives and third party barriers such as involuntary easements/encroachments and homeowners insurance - Strategy: Initiate an expedited permitting and ongoing review process; provide for flexible densities for affordable housing projects; reduction of parking setback requirements for affordable housing; allowance of flexible lot configuration, including zero-lot line configuration for affordable housing; and support of development near transportation

hubs, major employment centers, and mixed-use development. While homeowners insurance is required, the City's policy is to ensure the client receives only the insurance required.

Barrier: Public perception of affordable housing development – Strategy: Provide information to the public via printed material, reports and the City website showcasing ongoing and completed projects. Support mixed-income housing development projects that strengthen the socio-economic foundation of the community with the inclusion of market-rate units.

Barrier: Maintaining the City's aging stock as a source of affordable housing - Strategy: Provide educational opportunities to citizens concerning barriers that can be eliminated such as poor credit; provide acquisition and rehabilitation loans to non-profits whose goal is to preserve affordable housing; provide down payment loans for eligible homebuyers and rehabilitation loans to eligible homeowners to ensure homes are code compliant.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

A significant obstacle to meeting underserved needs is the lack of financial resources among housing and service providers that support the City's institutional delivery structure. Local government policies concerning building codes, subdivision standards and impact fees enacted to protect the general welfare of the public have unintended consequences; an example of an unintended consequence is the creation of barriers to housing affordability by increasing per unit development costs that impacts the supply of affordable housing to extremely-low to moderate-income families.

Other significant obstacles to meeting underserved needs are rents and housing affordability. Average rents in the City of Clearwater are not affordable; many households struggle to pay their rent and afford necessities such as food, clothing, medical care and transportation. The City gives priority to the acquisition and construction of new mixed-use development projects especially in the established Neighborhood Revitalization Strategy Areas, where need is greatest.

First time homebuyer obstacles include the purchase price of a single-family home, credit issues and unemployment/underemployment. The City provides first time homebuyers educational opportunities and down payment and closing cost assistance.

In FY 2019-2020, the City provided \$15,000 in CDBG funds, and \$100,933 in HOME funds, to Habitat for Humanity of Pinellas County, Inc. for acquisition and construction, of 1 vacant lot to construct 1 single-family home; \$20,000 in SHIP funds for down payment and closing cost assistance to 1 family; \$283,872 in SHIP funds to rehabilitate 8 owner-occupied dwellings; and \$383,066 in SHIP funds to rehabilitate 9 units in multi-family housing projects.

The City provided \$3,360 in CDBG funds to Tampa Bay Community Development Corporation; \$1,960 in CDBG funds to Clearwater Neighborhood Housing Services, Inc.; and \$210 in CDBG funds to Bright Community Trust, Inc. for homebuyer education/counseling that assisted 79 individuals. The City

provided \$1,000 in SHIP funds to Tampa Bay Community Development Corporation for down payment and closing cost processing fees that assisted 1 family.

These activities preserve the existing housing stock through acquisition, rehabilitation and construction of affordable rental units; rehabilitation of aging single-family homes; the increase of available affordable homes through new construction and improved access; homebuyer education; and down payment and closing cost assistance for qualified low- to moderate-income households.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Lead-based paint continues to be a problem throughout cities across the United States. It is usually prevalent in homes built prior to 1978. The City maintains that lead-based paint is a serious issue and conducts housing inspections to determine if there are defective paint surfaces. If lead conditions are present, the lead paint is either removed or covered in a manner prescribed by HUD. The City continues its effort to rid structures of lead-based paint and inspects homes built prior to 1978 for any presence of lead-based paint. If the presence of lead-based paint is found, the City requires removal of the paint as part of its down payment and closing cost assistance and rehabilitation programs. In FY 2019-2020, the City inspected 7 homes for the presence of lead; 6 were determined to be lead-safe/free.

Additionally, the City continues 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. The City places information about lead-based paint and safety on the City's Affordable Housing Division webpage. Program activities include: Assurance that children identified as at risk receive blood lead testing and a child with elevated lead levels receives follow-up care; promotion of a public awareness campaign through education and disbursement of educational materials via physicians and the community; routine placement of educational materials on the City's Affordable Housing Division webpage; assessment of homes at risk to identify lead hazard control services to eliminate hazards identified in homes; initiation of supportive lead hazard control services to eliminate hazards identified in homes; and evaluation of prevention activities to measure the impact and outcome of program services and intervention efforts in the community.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

According to the 2015-2019 American Community Survey 5-Year Estimates, 15.4% of all people living in the City of Clearwater are at poverty level or below. To combat this statistic, the City continued to coordinate with a number of agencies that support poverty-level families. These agencies provide services to other homeless and non-homeless special needs populations, as well as to low- to moderate- income families. Such services include referrals to affordable housing; employment assistance; job training; and economic opportunity.

In FY 2019-2020, the City provided \$13,258.75 in CDBG funds to Intercultural Advocacy Institute, Inc. and \$13,881 to Pinellas Opportunity Council, Inc. These two organizations provided for family advocacy and mentoring toward academic and employment success or self-sufficiency. The City provided \$12,145 to Safety Harbor Neighborhood Family Center to provide youth services to Clearwater residents; \$6,505.80 to Gulfcoast Legal Services to represent low-income clients; \$13,880 to WestCare GulfCoast-Florida to provide substance abuse services; \$6,507 to The Kimberly Home to support the Transitional Housing Program; and \$12,145 to Homeless Emergency Project and \$10,038.49 to RCS Pinellas to provide homeless facilities and shelters. In addition, the City provided \$25,459 to Gulfcoast Legal Services to provide legal services to those low-income Clearwater residents experiencing fair housing issues and potential foreclosure action due to having suffered financial loss as a result of COVID-19. Combined, these agencies assisted 906 individuals throughout the program year.

In FY 2019-2020, the City provided \$21,575 in CDBG funds to Tampa Bay Black Business Investment Corporation (TBBBIC) that assisted 42 individuals/businesses and provided \$30,000 in CDBG funds to Hispanic Business Initiative Fund of Florida, Inc. dba Prospera that assisted 41 individuals/businesses. Both organizations provided technical assistance to small businesses and entrepreneurs. TBBBIC served residents/entrepreneurs located primarily in the North Greenwood Neighborhood Revitalization Strategy Area and Prospera served Clearwater's Hispanic community primarily in the Downtown Gateway Neighborhood Revitalization Strategy Area.

Through the coordination of programs, including the Environmental Protection Agency; State Brownfields Redevelopment Initiatives; Juvenile Welfare Board; United Way; the Eckerd Foundation; Career Source Pinellas; and the University of South Florida; the City continued to expand its efforts to reduce impediments.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City continued 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.

In FY 2019-2020, the City supported an array of activities that strengthen the institutional structure's ability to serve persons of extremely-low to moderate-income; persons with special needs; and the homeless population. These activities include case management; emergency shelter; transitional housing; behavioral and mental health services; supportive services for the elderly; facilities for the disabled; referrals to appropriate housing providers; affordable housing unit construction and rehabilitation; homebuyer education; down payment assistance; and access to economic opportunity technical assistance.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City continued to coordinate with housing and public service providers to develop an effective institutional structure and enhance inter-agency coordination. The City continued to work with the Clearwater and Pinellas County housing authorities, 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 continued to provide housing-related activities to include rental assistance; rehabilitation; and new construction for low- to moderate-income individuals. Input from public housing authorities is 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 Local Housing Assistance Plan and Local Housing Incentive Strategy reports; and through the Annual Action Plan process. Moreover, annual meetings in conjunction with the Action Plan process provide an opportunity for these providers to interact. Public service providers in the greater Clearwater area provide a wide array of services to extremely-low to moderate- income individuals. These organizations typically have a specific target population that they serve (homeless individuals/families; persons with special needs or disabilities; extremely-low to moderate-income families) and possess a level of knowledge and expertise that is invaluable when identifying underserved needs. The continuation and expansion of these public services were encouraged 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 a critical action toward preventing homelessness. Therefore, input from public service providers is solicited during preparation of the City's Annual Action Plan.

Identify actions taken to overcome the effects of any impediments identified in the jurisdiction's analysis of impediments to fair housing choice. 91.520(a)

In FY 2019-2020, Pinellas County's Office of Human Rights and the Community Development and Planning Division of the Planning Department prepared a countywide Analysis of Impediments to Fair Housing Choice (Analysis) which included the City of Clearwater. Data from the Analysis suggested that the following types of impediments exist: Areas of Discrimination; Areas of Limited Opportunity; and Condition of Housing Stock.

The City funded programs that offer free classes for persons interested in homeownership, as well as provides outreach and training in fair housing. In FY 2019-2020, the City provided \$3,360 in CDBG funds to Tampa Bay Community Development Corp., \$1,960 in CDBG funds to Clearwater Neighborhood Housing Services, Inc. and \$210 in CDBG funds to Bright Community Trust, Inc. and assisted 79 individuals. The City's efforts are furthered through partnerships with the Pinellas Realtor Organization

which subscribes to the Affirmative Marketing Agreement and the Bay Area Apartment Association; both entities work to educate its members on Fair Housing issues.

The City supported self-help initiatives based on volunteers providing housing assistance to designated elderly and indigent property owners and assisted them in complying with municipal housing codes to include individual volunteers; community and religious organizations/institutions; and businesses as a means of supplementing financial resources for housing repair and neighborhood cleanups to include Paint Your Heart Out and United Way's Day of Caring.

The City established the Affordable Housing Advisory Committee (AHAC), that provides oversight and review of incentives that will encourage the development of affordable housing. The AHAC provides recommendations annually to the City to consider strategies that will facilitate development of affordable housing and the removal of barriers.

Inquiries from extremely-low to moderate-income tenants are often referred to the City's Code Enforcement staff. Tenants often seek remedies for actual or perceived Housing Code violations in their rental unit that the landlord or property management company may have declined to address or for repairs that are being addressed by the landlord at an unacceptable pace for the tenant. City code enforcement staff provides general information on code enforcement alternatives and remedies as well as the State's landlord tenant law. Some tenants are referred to pro bono or low-cost legal assistance programs to serve tenants needs.

While the City does not provide legal services, the City provided \$31,964.80 in CDBG funds to Gulfcoast Legal Services, Inc. to provide civil legal aid related to housing related matters. Also, Pinellas County Clerk of the Circuit Court operates three legal self-help centers to assist Pinellas County citizens on representing themselves in court in regard to family law; small claims; or landlord/tenant matters. The self-help centers provide consultation with an attorney for a minimal fee; forms and packets for civil court actions; document notary; and copying services.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City is responsible for monitoring all agreements administered under its CDBG and HOME programs, advising subrecipients on their performance, and ensuring compliance with Federal rules and regulations corresponding to the funding source. Monitoring is necessary to ensure that subrecipients continue to meet expectations for timeliness, capacity, and reporting; and that activities continue to meet National Objectives and other program goals. Through frequent monitoring, conflicts of interest and opportunities for waste, mismanagement, fraud and abuse are minimized.

On-site monitoring visits occur at least annually depending on the risk-level of the subrecipient, or if concerns were identified during a prior visit, on-site monitoring visits may occur more frequently to determine compliance or until corrective actions are taken. Staff contacts the subrecipient by phone or email to schedule a monitoring visit and follows up with a formal Notification Letter to the recipient at least two weeks prior to the scheduled visit. The Notification Letter includes confirmation of the date; time and duration of the visit; a description of the purpose for the monitoring visit; and identification of the subrecipient representatives expected to be present and any office/meeting space that will be required. The City conducted monitoring activities remotely during FY2019-2020 due to health risks from the pandemic.

In preparation for an on-site monitoring visit, City staff reviews all documentation associated with the subrecipient's records, including but not limited to: original application for CDBG or HOME funding; subrecipient agreement; requests for payment and corresponding documentation; monthly or quarterly reports; documentation from previous monitoring visits; and copies of other audits performed.

At the beginning of the scheduled on-site monitoring visit, City staff holds an entrance conference with the subrecipient's Director and appropriate financial and program staff. The entrance conference reiterates the schedule and purpose of the on-site monitoring visit and documents the subrecipient's participation. The entrance conference is used to convey the City's responsibility to monitor the subrecipient to determine whether the use of Federal funds is appropriate and consistent with the agreement, even if the on-site monitoring visit presents an inconvenience for the subrecipient.

Within 30 days after the visit, the City mails a monitoring letter to the subrecipient that details the results of the on-site monitoring visit. The letter identifies any Findings or Concerns as follows: Finding – A violation of law or regulation that could result in a sanction; or Concern – A matter that, if not properly addressed, could become a finding that could result in a sanction.

The monitoring letter details each Finding identified, if applicable, along with the corresponding citation(s) of applicable laws, regulations, or program policies and the supporting fact(s) collected during the on-site visit. For each Finding identified, the letter specifies the corrective action(s) that the subrecipient must take along with a specific date by which the subrecipient must provide a written response detailing how and by when the corrective action(s) will be taken.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

As required, reasonable notice for review and comment of the CAPER was provided; public notice of two public meetings and public comment period was published in the Tampa Bay Times on March 3, 2021 advising of the availability of this performance report for viewing and public comment from March 8, 2021 through March 22, 2021. Both notices were placed on the City of Clearwater's Affordable Housing webpage located at www.myclearwater.com/affordablehousing. No comments were received during the comment period.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The programs administered during FY 2019-2020 were Housing; Homelessness; Non-Homeless Special Needs; Community Development and Public Services; and Economic Development.

Housing includes: Tampa Bay Community Development Corporation – Down Payment Assistance and Homebuyer Education; Habitat for Humanity of Pinellas County – Single Family Homes; Clearwater Neighborhood Housing Services, Inc. – Down Payment Assistance, Homebuyer Education and Single Family Homes; Bright Community Trust – Down Payment Assistance and Homebuyer Education; Homeowner Rehabilitation; Home Purchase Assistance; Lexington Oaks at Renaissance Square – Multi-family Rehabilitation Project; Community Services Foundation – Multi-family Rehabilitation; and Housing Pool Activities.

Homelessness includes: Homeless Emergency Project, Inc. – Adult Shelter Rehabilitation; RCS Pinellas – Homeless Shelter Rehabilitation of their domestic violence shelter; Directions for Living – For salary support of a Homeless Case Manager; Directions for Living – Restroom Rehabilitation; Homeless Emergency Project, Inc. – For case management service in their Emergency Shelter Program; and RCS Pinellas – For salary support of an advocate position in their Emergency Shelter Program.

Non-Homeless Specials Needs includes: Pinellas Opportunity Council, Inc. – Chore Services and The Arc Tampa Bay, Inc. – Ranch Group Home Rehabilitation.

Community Development and Public Services includes: Gulfcoast Legal Services, Inc. – Legal Services; Miracles Outreach Community Development Center, Inc. – Youth Services; Intercultural Advocacy Institute, Inc. – Youth Services; WestCare GulfCoast-Florida, Inc. – Substance Abuse Services; Directions for Living, Inc. – Public Facilities Improvements; and RCS Pinellas – Domestic Violence Shelter.

Economic Development includes: Business Development – Tampa Bay Black Business Investment Corp. – Microenterprise Technical Support; and Hispanic Business Initiative Fund of Florida, Inc. – dba Prospera - Microenterprise Technical Support.

The City utilized its Revolving Loan program funds this fiscal year under its home rehabilitation program; the City will actively pursue multi-family rehabilitation and new construction projects utilizing Revolving Loan funds in fiscal year 2020-2021.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Inspection of initial lease-up of rental housing units is conducted by City staff and ongoing inspections of rental housing funded by HOME funds are also conducted by City staff or contracted compliance monitoring agency. All HOME funded projects are monitored annually, either by a desk review or an on-site inspection. A desk review includes compliance with income and rent eligibility requirements and financial records. An on-site monitoring includes compliance with income and rent eligibility requirements, financial reports, program records/files and is performed at least every two or three years as applicable. The following identifies all projects that received an on-site or desk review in FY 2019- 2020:

- Abilities of Morningside II (2500-1 Harn Boulevard) – Desk audit - In compliance
- Abilities of St. Andrews Cove (605 North Keene Road) – Desk audit - In compliance
- Fulton Avenue Apartments (1602 Fulton Avenue) – Desk audit - In compliance
- Homeless Emergency Project (1250 Palmetto Street) – Desk audit - In compliance
- Fairburn Apartments (1102 Fairburn Avenue) – Desk audit - In compliance
- Kimberly Home, Inc. (114 North Missouri Avenue) – Desk audit - In compliance
- Kimberly Home, Inc. (1192 Browns Court) – Desk audit - In compliance
- Pineberry Apartments (1225 Highland Avenue) – Desk audit - In compliance
- Prospect Towers (801 Chestnut Street) – Desk audit - In compliance
- Garden Trail Apartments (609 Seminole Street) – Desk audit - In compliance
- Norton Apartments (1450 South Martin Luther King Jr. Avenue) - Desk audit - In compliance
- CSF-Tieman Village (1101-1119 Woodlawn Street) – Desk audit - In compliance

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

As part of the HOME application, applicants are required to submit an affirmative marketing plan to the City which must conform to the City's affirmative marketing requirements. Monitoring of affirmative marketing for HOME funded units is incorporated into the City's overall monitoring process. During each onsite monitoring visit, the City monitors subrecipients for compliance with affirmative marketing requirements.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

HOME Program Income received during the program year totaled \$324,345 and is broken down into the following:

- Payments: \$48,168
- Payoffs: \$247,956
- Interest: \$28,221

In FY 2019-2020, HOME funds were expended on 1 activity and administration/planning totaling \$185,104. Program Income was expended as it became available with 10% utilized for administration/planning.

The following are racial and ethnic status of HOME program participants: White – 0 (0%), Black/African American – 1 (100%); 0 program participants identified as Hispanic.

The following are income levels of the HOME program participants: 0 were extremely low (below 30%) or 0%, 0 were low (between 30% - 60%) or 0% and 1 was moderate-income (between 60% - 80%) or 100%.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

During FY 2019-2020, the City continued to proactively support, develop and maintain affordable housing. Utilizing CDBG, HOME, SHIP and Pinellas County Housing Trust Fund, the City assisted 1 household to become first-time homeowners through down payment and closing cost assistance; assisted 8 homeowners to preserve their homes through rehabilitation; assisted Habitat for Humanity of Pinellas County to acquire vacant land and construct 1 single family home; 4 single family homes are currently under or awaiting construction; assisted Community Service Foundation with the rehabilitation of 2 rental units for extremely low-income tenants; assisted 2 developers, SP Trail, LLC – Woodlawn Project and Madison Point, LLC, with funding to complete construction of 160 rental units in coordination with Low Income Housing Tax Credits; and funded the rehabilitation of 7 multi-family units in a large affordable housing complex. The city also assisted 245 residents by providing rent, mortgage and utility payment assistance for those financially affected by the pandemic. The City is also in negotiations with two developers to construct two large multi-family projects including an 81-unit tax credit project and a 171-unit mixed income, workforce and affordable housing project.

The City continues to support national, state and local housing policies and continues to educate and inform citizens and elected officials of the need for affordable housing.