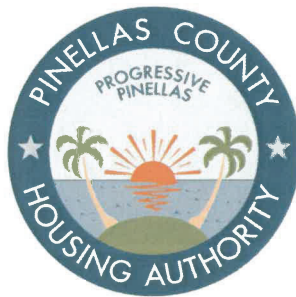




# Pinellas County Housing Authority 2024 Annual Plan Five Year Plan (2020-2024)



<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 03/31/2024</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

<b>A.</b>	<b>PHA Information.</b>
A.1	<p><b>PHA Name:</b> <u>Pinellas County Housing Authority</u> <b>PHA Code:</b> <u>FL062</u>  <b>PHA Type:</b> <input checked="" type="checkbox"/> High Performer  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01/2024</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>221</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>3822</u>  <b>Emergency Housing Vouchers</b> <u>108</u> <b>Mainstream Vouchers</b> <u>75</u>  <b>Total Combined</b> <u>4226</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><b><u>Public Access to Information</u></b>  The public may obtain copies of the Pinellas County Housing Authority's (PCHA) 2022 Annual Plan, Amended Five Year Action Plan, Plan Elements, PHA policies, and all information relevant to the public hearing at the following locations:</p> <ul style="list-style-type: none"> <li>- PCHA Central Office: 11479 Ulmerton Road, Largo, FL 33778</li> <li>- All PHA public housing management offices:</li> <li>- Rainbow Village – 12301-134<sup>th</sup> Avenue, Largo, FL 33774</li> <li>- Pinellas Heights-11411 Ulmerton Road, Largo, FL 33778</li> </ul>

**PHA Consortia:** (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

**B. Plan Elements**

**B.1 Revision of Existing PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each element below:

N/A

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

**See Attachment B.1 (c) Deconcentration Policy**

**B.2 New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval

	<p>under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p><b><u>See Attachment B.2 New Activities</u></b></p>
<b>B.3</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p><b><u>See Attachment B.3 Goals Progress Report</u></b></p>
<b>B.4.</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p><b>HUD 5-Year Action Plan (2023-2027) – Approved in EPIC on 1/5/2023 by Georgia Walton.</b></p>
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/> <b><u>See Attachment C.1 Resident Advisory Board Comments</u></b></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.3</b>	<p><b>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p><a href="#">Form 50077-ST-HCV-HP</a>, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.4</b>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p>



(a) Did the public challenge any elements of the Plan?

Y N

If yes, include Challenged Elements.

**D. Affirmatively Furthering Fair Housing (AFFH).**

D.1

Affirmatively Furthering Fair Housing.

N/A – PCHA is not required to complete an Assessment of Fair Housing (AFH).

**See Attachment D.1 PCHA Affirmative Furthering Fair Housing Certification**

Agency's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) **Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart.** The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

**Fair Housing Goal:**

**Describe fair housing strategies and actions to achieve the goal**

## **Attachment B.1(c)**

### **Deconcentration Statement of Policy**

It is the policy of the Housing Authority (HA) to comply fully with all Federal, State and local nondiscrimination laws and with the rules and regulations governing Fair Housing and Equal Opportunity in housing and employment. The HA shall not deny any family or individual the opportunity to apply for or receive assistance under the HCV Programs on the basis of race, color, sex, religion, creed, national or ethnic origin, age, family or marital status, handicap or disability, genetic identification or sexual orientation.

The HA makes available information to participating families regarding the characteristics of various neighborhoods within its jurisdiction, including, but not limited to, major employers, schools, transportation, and poverty rates. At briefings, information is shared with participants and the advantages of living in non-impacted areas are discussed.

The HA has a Working Family preference for its public housing program. The Working Family preference is also provided to applicants who are elderly and/or disabled. In addition, PCHA provides the Resident Opportunities and Self-Sufficiency programming in its public housing communities to assist residents in attaining and maintaining self-sufficiency.

To further its commitment to full compliance with applicable Civil Rights laws, the HA provides Federal/State/local information to Voucher holders regarding "discrimination" and any recourse available to them if they are victims of discrimination. Such information is made available during the family briefing session, and all applicable Fair Housing Information and Discrimination Complaint Forms will be made a part of the Voucher holder's briefing packet.

Except as otherwise provided in 24 CFR 8.21(c)(1), 8.24(a), 8.25, and 8.31, no individual with disabilities shall be denied the benefits of, be excluded from participation in, or otherwise be subjected to discrimination because the HA's facilities are inaccessible to or unusable by persons with disabilities.

Posters and housing information are displayed in locations throughout the HA's office in such a manner as to be easily readable from a wheelchair.

The Housing Authority's HCV office is accessible to persons with disabilities. Accessibility for the hearing impaired is provided by an available TTD/TDY service. PCHA's website has also been updated to include an accessibility site.

## **ATTACHMENT B.2.** **NEW ACTIVITIES (UPDATED 06/6/2023)**

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### **CHOICE NEIGHBORHOODS**

HUD's Choice Neighborhood program is a major capital investment program for redeveloping public housing. It employs a "Housing, People and Neighborhood" model that provides funding for 1) Vision Planning; 2) Redevelopment of distressed HUD-assisted housing into new, mixed-income communities; 3) Comprehensive supportive services for residents; 4) Flexible funds for physical neighborhood improvements that attract and catalyze private investment. Choice Neighborhoods offers two types of grants annually: Planning and Implementation.

Staff plans to submit an Implementation grant application for funding to create a community driven Transformation Plan of the public housing site, Rainbow Village to include neighborhood improvements and revitalization of the Ridgecrest community. Pinellas County has expressed interest in partnering with the Pinellas County Housing Authority on this application.

### **Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing to Tenant-Based Assistance, Conversion of Public Housing to Project-Based Assistance under RAD, Use of Project-Based Vouchers.**

As the need for affordable and assisted housing in Pinellas County remains, PCHA is committed to increasing the supply of affordable housing for persons in need. In keeping with our goals, PCHA realizes that the key to meeting the current and ongoing capital needs of our public housing portfolio lies in shifting from the federal capital and operating subsidy funding structure to an operating and funding structure that can be used to leverage additional capital from public and private sources. This process can be undertaken without risking the loss of assisted units, and in some cases, can result in an increase of affordable units. By bringing market investment to our rental programs PCHA will be able to attract the mix of incomes and uses necessary to meet our goal of creating sustainable, vibrant communities for Pinellas County.

PCHA's Public Housing community Rainbow Village was constructed in 1969 will require substantial infrastructure rehab/replacement in the future if housing on the site is to remain viable. As part of a comprehensive Neighborhood Revitalization Strategy and Plan, PCHA has been planning for the redevelopment of Rainbow Village using mixed-financing, LIHTC, and other methods, disposition/demolition.

During the 2023 Plan Year or **Five Year Plan term (2020-2024)**, PCHA will seek the disposition and/or conversion of all of PCHA's public housing units to Section 8 assistance, with or without RAD, if determined by PCHA's Board of Commissioners and resident families to be in the best interest of the housing authority, the community, and the residents.

PCHA submitted a RAD application for the Lakeside Terrace development and received the CHAP award letter on June 15, 2020. Staff has been assigned to complete the RAD Conversion process. Lakeside successfully converted through RAD on July 26, 2022 with an effective implementation date of September 1, 2022. Currently, there are 110 project based vouchers at the site.

PCHA has reviewed income and rent strategies and may choose to remove the units from the ACC to implement a self-sufficiency rent model at Rainbow Village. PCHA may submit an application for Voluntary

Streamlined Conversion of all public housing units to Section 8 Vouchers if it is determined to be feasible and approvable. PCHA will seek tenant protection vouchers as well to assure adequate funding for continued assistance of all families in the public housing program.

Planning for the redevelopment of Rainbow Village was a community-wide effort and involves partner agencies, residents and community stakeholders. Community input was important in developing the master plan for Rainbow Village. The community residents and stakeholders came together to provide input into the plan and were subsequently invited to also be a part of the master planning for the entire Ridgecrest area. This process was overseen by Pinellas County Community Development.

#### Section 18 Disposition for 48 Units at Rainbow Village for Phase I Heritage Oaks

An application was submitted to Florida Housing Finance Corporation (FHFC) by co-developer, Newstar Development, LLC, in the summer of 2021 for phase I redevelopment of Rainbow Village (Heritage Oaks). The application for tax credits was approved in December 2021. Phase I will demolish 48 units of public housing and will be replaced with a 64-unit three-story garden elevator equipped building and 16 single-story cottage style units for the elderly. The newly constructed units will utilize Low Income Housing Tax Credits (LIHTC) and Project Based Vouchers.

PCHA is opting to dispose of the 48 units at the Rainbow Village site under HUD's Section 18 Disposition Plan in accordance with the Section 18 of the 1937 United States Housing Act and PIH Notice 2021-07 and any successor notices.

The redevelopment of the property and the relocation of residents will occur in four phases. Initially, 48 current residents residing at the property and whose units are located are within phase I plan, will be issued a Housing Choice Voucher (HCV) and be required to move from the Rainbow Village public housing community in order to accommodate the redevelopment of the property (first phase of renovation). The remaining residents that reside outside of the phase I plan will not be impacted and will continue to remain in place until PCHA is able to secure funding for another phase of this Master Plan.

Relocated residents, who qualify, will be eligible for preference at the new phase I elderly development, Heritage Oaks, when the development is complete as outlined in this relocation plan.

PCHA received Board approval on September 27, 2022 to submit a Section 18 Disposition application to the Special Applications Center (SAC), a special division within HUD. This type of Inventory Removal application includes the Phase I redevelopment at the Rainbow Village site. The application was submitted on December 20, 2022. Currently pending SAC Headquarters Approval.

CVR Associates was hired to assist staff with resident relocation. Relocation is tentatively scheduled to begin in June 2023. Demolition is tentatively scheduled to begin September 2023 with a 16 month construction timeline.

Also, in an effort to increase the number of housing units affordable to very low-income individuals and families, PCHA may undertake a process for project basing Housing Choice Voucher subsidy in other developments, both new and existing. All unit sizes and types may be considered in accordance with PCHA's policy. Over time, PCHA may project-base up to 20% of its ACC budget authority in accordance with HUD regulations. A portion of PCHA's HUD-VASH Vouchers may also be project-based with approval and in coordination with the C.W. Bill Young (Bay Pines) Veterans Administration.



PCHA will also seek opportunities to develop new housing for low to moderate income families, homeless families, disabled individuals and families, and veterans. PCHA may also seek designation as a Moving to Work agency if the opportunity arises, and if it is determined to be beneficial to the agency and its residents.

#### **Designated Housing for Elderly and/or Disabled Families.**

Pinellas Heights Senior Apartments is designated for seniors ages 62 and older. HUD has approved a continuation of the Designated Housing Plan for Pinellas Heights. HUD recently designated Lakeside Terrace as an elderly only property. **PCHA may seek designation of Lakeside Terrace as a senior, 55+ community, in an effort to create an aging in place community.** Lakeside Terrace consists of 108 one bedroom and 2 two bedroom units, and the property is contiguous with Crystal Lakes Manor, a 55+ affordable community and Magnolia Gardens Assisted Living community for residents 60 and older.

#### **Units with Approved Vacancies for Modernization**

PCHA will continue to do modernization of units as needed, including ADA modifications, and will seek HUD approval to take units offline for this purpose as necessary.

**Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants) NA**

**ATTACHMENT B.3**  
**Goals and Progress Report Update**  
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**OVERVIEW:**

Staff continues to be excited about working toward the new goals and strategies of the agency. The red font text represents the updates since 2023 Annual Plan submission.

**GOAL 1: Silence the NIMBY's & Fill the Potholes of Traditional Housing**

**Strategy: Develop and maintain high quality and attractive housing (all types and unit sizes) that is indistinguishable from housing owned and managed by the best real estate management firm in the State of Florida**

- An application was submitted to FHFC by Norstar in December 2016 for phase I noted as part of the 2017 Annual Plan and if approved, would aid PCHA in redevelopment of Rainbow Village (Heritage Oaks). Pinellas County supports the Heritage Oaks project and pledged \$551k as local contribution, thus providing the application additional points for Local Government Area of Opportunity (LGAO) designation. Per Norstar, the appeal was denied. In 2020, the County provided a LGAO support letter for funding, however, the application to FHFC did not receive a favorable lottery number.

The planning of Heritage Oaks Phase I, a Senior Development of eighty (80) garden style apartments is underway in the schematic design stage. Newstar Development is working with Forum Architects and Tampa Civil Design on the survey, site plan, building/unit floor plans, and elevations for Pinellas County Housing Authority's (PCHA)'s review/approval.

The inventory removal application was completed by mid-December 2022 and will be submitted to HUD's Special Assessment Center (SAC) for final review and approval. The Relocation staff has met with all affected residents (48 units). Relocation is scheduled to begin in second quarter of 2023.

- Finalization of Rental Assistance Demonstration (RAD) Conversion at Lakeside Terrace. The RAD commitment contract (RCC) was received on December 15, 2021.

The closing date for the RAD conversion was July 26, 2022.

- An application for Phase III of The Oaks at Ridgecrest was submitted in early 2017 to the Florida Housing Finance Corporation. The application was prepared and submitted by Norstar in response to the 2017 Revitalization Request for Applications (RFA) for 9% LIHTC. The project was not selected for an award of tax credits. A second application was submitted in 2018 was not funded. Subsequent applications were submitted in years 2020-2022 and were not funded.

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- An application was submitted by Norstar for the Valor Preserve to FHFC in summer of 2021 for persons with disabling conditions with wraparound services provided by the Boley Center. The application was awarded. Staff and developer working on the finalization of building schematics. The plan is to build fifty-eight (58) one bedroom/ six (6) two bedroom fully-accessible units. There is a housing preference for veterans.

PCHA experienced a setback to the closing for Valor Preserve at Lake Seminole to the the City's council voting affordable housing development agreement down in December 2021. The "no" vote required PCHA to seek an alternate work around to move forward with the project. FHFC approved PCHA's petition for a rule waiver to allow a credit swap from 12/21/2022 to 12/21/2023.

Newstar has reworked the site plan and budget to be able to meet code requirements and City approval. The targeted closing date is late November of 2022.

The financing of the construction of Valor Preserves LLLP was accomplished on February 10, 2023, and the official groundbreaking ceremony was April 14, 2023.

Construction Sitework is currently underway at the Valor Preserve. Foundation work for buildings 1 & 2 and the Management Office is in process. Lease up for the first two buildings is tentatively scheduled for December 2023. The grand opening is scheduled for June 2024.

- Norstar previously proposed an application for SAIL and 4% LIHTC to FHFC combining both Phases III and IV. There is an approximate \$2.5M equity gap that PCHA has determined may be filled by a partner agency. However, FHFC recently issued a 9% LIHTC Revitalization Request for Applications in which there would be no gap. Norstar advised that HUD changed the QCT areas that would qualify for a boost.
- Construction of the Palms of Pinellas is 100% complete. The project is mixed-income workforce housing. The new, 92-unit community has four (4) buildings, garages available for lease, and a clubhouse with fitness center and pool. The community has the following set-asides:
  - Twenty percent (20%) of the rental units will be set aside for households earning no more than fifty percent (50%) of area median income, adjusted for family size ("AMI")
  - Ten percent (10%) of the rental units will be set aside for households earning no more than eighty percent (80%) of AMI

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- Ten percent (10%) of the rental units will be set aside for households earning no more than one hundred twenty percent (120%) of AMI
- The remaining rental units will be market rate units for families with incomes up to 150% of AMI

PCHA was notified in June 2020 that it has received a NAHRO Award of Merit for Palms of Pinellas Mixed Income Workforce Housing. The project has been nominated for an Award of Excellence.

**Strategy: Continue to develop and seek out new partnerships to explore new options and fulfill unmet housing needs**

- PCHA released a RFP23-005 in February 2023 to Project Based Vouchers (PBV) for Special Needs Individuals with household incomes of 50% AMI or less. HAP contract for thirty (30) PBVs was awarded in June 2023 to Delmar Terrace South, LLC.
- Ready for Life, Inc. – PCHA entered into a master lease agreement for a single-family home (donated to PCHA by Pinellas County) which now provides housing to homeless youth who have aged out of foster care while they work toward self-sufficiency. This home was vacated by RFL in December 2018 as they will no longer be providing housing as part of their programming. The house was sold for \$173,200 on March 10, 2020.
- A Request for Qualifications for a developer partner was issued for the selection of a developer partner for a five (5) year term.

The evaluation committee presented its recommendation to the Board in March 2022. The Board approved Newstar (formerly Norstar) as PCHA's developer partner.

- PCHA partnered with Habitat for Humanity Pinellas on implementing a 'Get Ready' initiative to move families from public housing to homeownership. A "Get Ready" initiative orientation was held and approximately thirty public housing residents attended. All participants were subsequently invited to attend the December 2016 First Time Homeownership and Financial Fitness workshops conducted by the Community Service Foundation and hosted by PCHA. PCHA was notified by Habitat for Humanity that four of the initial Get Ready public housing residents were approved by the Habitat for Humanity Board of Directors to participate in the Habitat homeownership program.
- Three additional "Get Ready" orientation sessions were held September 20<sup>th</sup>, 27<sup>th</sup> and October 11<sup>th</sup>, 2018. In all, over 100 participants attended. All participants were either



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public housing residents or participants in the HCV program. National Foundation for Debt Management, a HUD Certified Counseling Agency, provided information to participants about getting ready for homeownership. A number of attendees expressed interest in PCHA's Section 32 Homeownership Plan for the purchase of the single-family home under renovation with Replacement Housing Factor funding. HUD approved Section 32 Homeownership Plan on April 20, 2020. The home was sold to an income eligible buyer in 2020.

Through our partnership with Habitat for Humanity, PCHA's HCV Homeownership participants have increased. In addition, PCHA and Habitat implemented a "Get Ready" initiative for public housing residents. At least five public housing residents have been through the approval process with Habitat as a result of this initiative.

- Staff submitted funding requests to thirteen foundations in hopes of raising the funds needed to acquire a suitable single-family home to be used as a safe house, in partnership with the US Institute against Human Trafficking (USIAHT), for young female victims of domestic violence.
- PCHA Housing Choice Voucher department attends the Stand Down for Homeless Veterans each year. The department handed out over 75 applications to honorably discharged veterans. Veterans receive preference points when added to the waitlist to allow them first opportunity to receive a housing voucher. Not only does the stand down offer housing information, but it also offers other services such medical care, employment assistance, haircuts, ID's and a Judicial Court that will give veterans an opportunity to speak with legal counsel in the hopes to reduce or dismiss fines or legal issues.
- The City of Pinellas Park requested PCHA and Norstar to develop senior housing on a city-owned site. In 2020, an application for 9% LIHTC was submitted but did not receive a favorable lottery number. Currently looking into another potential funding source.
- In 2020, Norstar submitted a preliminary application on behalf of PCHA to the County for redeveloping county-owned property in the Lealman CRA. Norstar's application to be the developer for the property was not selected.
- PCHA's former executive director, Debra Johnson, participated in several Family Bridge Shelter meetings with the Homeless Leadership Board members to address the needs of families experiencing homelessness in Pinellas County and is also a member of the Homeless Leadership Board.
- PCHA's former executive director, Debra Johnson, was asked by County commissioner Welch to Co-Chair the Housing Sub-Committee of the Pinellas Complete Count

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Committee for the 2020 Census. Several additional staff members are serving on this committee.

**GOAL 2: Expand Success Model throughout Pinellas County**

**Strategy: Become a full-service management and consulting organization to generate new revenue streams**

- A new non-profit management company (Pinellas Property Management Company (PPMC) was developed and approved by the Board of Commissioners at the February board meeting. Staff plans to market PPMC management services to property owners throughout the county, and potentially neighboring counties as well.
- PCHA Staff currently manages its Low-Income Housing Tax Credit (LIHTC) properties (Pinellas Heights and Landings at Cross Bayou.) The Declaratory Statement submitted by PCHA was approved by the Florida Real Estate Commission (FREC).
- PCHA provided various consulting services to the following housing authorities:
  - Sarasota Housing Authority (REAC preparation services)
  - Tarpon Springs Housing Authority (Relocation services)
  - Winter Park Housing Authority (Compliance review services)
  - Sarasota Housing Authority (IT Selection Consulting)

**Strategy: Expand the supply of affordable housing while being mindful of specific needs of the community**

- PCHA received 20 additional Housing Choice Vouchers from HUD in 2023 year.
- PCHA received 110 Project Based Vouchers from HUD for assistance at Lutheran Towers in the City of St. Petersburg. All vouchers were under lease as of November 1, 2019.
- PCHA applied for and received an award of 75 Mainstream Vouchers in late 2020. Leasing began in 2021.

To date, forty (40) vouchers have been issued to participants. Thirty-two (32) participants have secured units and moved in. Eight (8) participants have been issued vouchers and are searching for a unit.

- PCHA applied for and received an award of 108 Emergency Housing Vouchers (EHV) to assist individuals and families that are homeless, at risk of being homeless, domestic

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violence related, or recently homeless with high risk of instability. The local Continuum of Care (COC) will provide referrals.

To date, twenty-one (21) participants have secured units and moved in. Fifty-two participants have been issued vouchers and are searching for a unit. Thirty-five (35) participants have received referrals.

- Single Family Housing in the Ridgecrest Area: Renovation of the single-family home donated by Pinellas County government. The end goal of this renovation project was to sell the home to a first-time homebuyer currently residing in public housing or participating in the HCV program. The home was ultimately sold to a Housing Choice Voucher participant in the PCHA Homeownership program in 2020.

**Strategy: Educate political leaders on the successes of PCHA**

- PCHA continues to be an active member of the Florida Association of Housing and Redevelopment Official's (FAHRO) Advocacy Committee. PCHA was also active in providing input through FAHRO to the Affordable Housing Workgroup for the Florida Housing Finance Corporation.
- Updates regarding PCHA successes continue to be shared through invitation and newsflashes. The City of Largo invited staff, Angela Clute-Diaz to present an overview of PCHA programs at Commissioner meeting on January 11, 2022.
- Through representation on a number of boards and councils, staff has the opportunity to share PCHA successes on a regular basis.
  - Neil Brickfield, Executive Director, is a member of the Juvenile Welfare Board/Mid-Pinellas
  - Neil Brickfield, Executive Director, represents PCHA at Neighborly Care Network.
  - Neil Brickfield, Executive Director, member of the Clearwater Rotary
  - Neil Brickfield, Executive Director, member of the Lealman community events committee and community district services
  - Neil Brickfield, Executive Director, Leadership Pinellas
  - Elise Minkoff, CPO, member of the Community Foundation Tampa Bay, Pinellas Council
  - Elise Minkoff, CPO, member of NSDAR, Long Range Planning Committee
  - Elise Minkoff, CPO, member of NSDAR, Project Patriot, Vice Chair
  - Elise Minkoff, CPO, member of Junior League of St. Petersburg, Sustainer Council
  - Elise Minkoff, CPO, Leadership Pinellas & Leadership Florida

**ATTACHMENT B.3**  
**Goals and Progress Report Update**  
**2020-2024**  
**PROGRESS REPORT UPDATED (06/06/2023)**

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- Elisa Galvan, HCV Program Director, represents PCHA on the Continuum of Care (COC) Providers Council.
- Elisa Galvan, HCV Program Director, represents PCHA on the County-wide Jurisdictional Provider meetings.
- Angela Clute-Diaz, Development Project Manager, represents PCHA on the Suncoast Housing Connection Board and Real Estate Committee.
- Angela Clute-Diaz, Development Project Manager, represents PCHA as vice-chair of the 2021 Affordable Housing Advisory Committee (AHAC) for the City of Largo.
- Debra Johnson, former executive director was previously elected to the board of the Florida Association of Housing and Redevelopment Officials and served as President for the 2019-2021 term.
- Debra Johnson, former executive director co-chaired the Pinellas County Census Housing Committee.
- Debra Johnson, former executive director was invited and accepted the invitation to participate as member of the Race Equity Leadership Council initiated by the Foundation for a Healthy St. Petersburg/Center for Health Equity.

**Strategy: Develop and Implement a Succession Plan to ensure experienced staff is retained and to identify and develop future leaders at PCHA.**

- PCHA completed a salary study in April 2022 by Nelrod and is working on the creation of the succession plan.

A review of the completed salary study in conducted by Nelrod provided the following information.

- 1) Analyst performed an analysis of surveyed employees and positions for the PCHA and found employees evenly distributed throughout the pay scale. Overall, this leaves room for continue growth for most employees.
- 2) Thirteen individuals/positions fell at a “Green-Circle” rate which simply means that their current salary fell below the minimum (entry) pay rate for their positions. PCHA has made the required adjustments to the new minimum ranges.

**GOAL 3: End Generational Housing Trend**

**Strategy: Promote the link between housing and school success**



**ATTACHMENT B.3**  
**Goals and Progress Report Update**  
**2020-2024**  
**PROGRESS REPORT UPDATED (06/06/2023)**

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- Expanded current preference system for the HCV Program to include families who are identified by the Pinellas County School system as qualifying for the Family Unification preference. This preference is for homeless families identified by the Pinellas County School system who are in danger of losing their children due to homelessness. This preference is County-wide.

**Strategy: Educate and expose youth to experiences outside of their environment**

- A youth services employee began at the Norton Computer Learning Center during April 2017 and continues to provide afterschool homework assistance and activities to the youth of Norton Apartments.

**Strategy: Partner with other agencies to expand youth opportunities and exposures**

- PCHA partnered with Career Source Pinellas for participation in the Youth Build apprenticeship program and conducted outreach to PCHA youth ages 17-24. Fifteen (15) youth enrolled in the program which began in 2017.
- PCHA partnered with Pinellas Opportunity Council for the summer youth employment program. One youth was placed with PCHA and worked in the HCV department.
- PCHA partnered with the Juvenile Welfare Board (JWB) as part of the Pinellas Campaign for Grade-Level Reading. Reading Nooks have been established in the Rainbow Village, Norton, Crystal Lakes Manor and Lakeside Terrace, Palm Lake Village communities and the Central Administrative Office. JWB has provided shelving, furniture and books for two sites and residents/visitors will be able to take the books with them. JWB will replenish the books periodically.
- PCHA partnered with the YMCA's Bridging the Achievement Gap Program (BTAG), which is a tutoring program that serves students in grades 9-12 from August through May annually to assist them with earning a high school diploma. The program works with students to ensure they maintain a positive grade point average, earn required high school credits and pass the Florida Comprehensive Assessment Test (FCAT). Upon achieving the aforementioned items, BTAG staff aid students and parents by counseling for career choices, completing financial aid forms, securing scholarships and grants, contacting post-secondary learning institutions and tutoring for PSAT/SAT/ACT placement tests. 64% of students involved in this program have successfully passed the FCAT test and an average of 16 students per year attends an institution of higher learning. This is a great partnership for our youth and families to participate in and is a positive step towards ending generational poverty.

**ATTACHMENT B.3**  
**Goals and Progress Report Update**  
**2020-2024**

**PROGRESS REPORT UPDATED (06/06/2023)**

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- PCHA partnered with Boley Center's Youth Employment Program (YEP). This program serves youth ages 14-18 with after school employment. The interns work 15 hours per week after school and on weekends and operates throughout the school year. The summer youth intern program serves youth ages 16-21 and the interns work 30 hours per week for 8 – 10 weeks. The program helps to provide high school and college youth the opportunity to earn much needed funds, teach them valuable work skills and work ethics. In addition to income, the interns gain experience, improved self-esteem and an understanding of how education impacts professional choices. The staff provides assistance to ensure students are successful in school and visit campus to follow up on enrolled students.
- PCHA and Boys Scouts of America (BSA) executed a Memorandum of Understanding in 2021 that enabled PCHA to create its own Cub Scout Group.

PCHA's Boy Scouts of America (BSA) troop held its first meeting June 29, 2022. BSA's mission is to prepare young people to make ethical and moral choices over their lifetimes. Youth will develop outdoor survival skills, self-confidence, and ethics through planned activities with increased attention to service, community engagement and leadership.

- Partnership with YMCA of Greater Ridgecrest area to provide services to youth at the Norton Community Center is underway.

The YMCA notified PCHA that they would like to revisit the use of the Norton Community center to provide services to youth. PCHA youth are still able to participate in the BTAG program.

**Strategy: Continue to implement HUD's Family Self-Sufficiency program.**

- PCHA applied for and was awarded funding for the continuation of this program in 2020.
- PCHA sponsored and will participate in the 32<sup>nd</sup> Annual HOPE Expo on June 10, 2023. This event promotes homeownership and provides workshops throughout the day. Exhibitors will have products and services available for persons interested in buying their first home. PCHA's FSS program participants were invited to attend the event. This event services persons in the Pinellas, Pasco, Polk, Hillsborough, and surrounding counties.
- There are currently seventy-two (72) active participants in the FSS Program.
- The FSS Program Coordinating committee currently has nine (9) members. Members have been contacted and regular meeting have resumed.
- There are currently twenty-four (24) homeowners and two (2) closings scheduled for June 2023.

**ATTACHMENT B.3**  
**Goals and Progress Report Update**  
**2020-2024**  
**PROGRESS REPORT UPDATED (06/06/2023)**

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- Through Habitat for Humanity, one of the FSS participants who is also a part of the VASH Program, was able to qualify for a mortgage. Both he and his wife are wheelchair bound, and Habitat is working to renovate a property that will be accessible for their needs and allow them to live independently in the community.

**Strategy: Host additional employment training and recruitment opportunities on-site and continue to provide educational scholarships.**

- PCHA awarded six (s) scholarships to Section 8 and public housing assisted clients for use during the Summer 2022 semester.
- Resident Scholarships: PCHA's Merit and Opportunities Scholarship at St. Petersburg College was established in 2008 to provide any part or full-time students who are clients or residents of PCHA programs or communities, including Section 8 Housing Choice Voucher holders and public housing with scholarships. Since 2016 PCHA has awarded thirty-six (36) scholarships in varying amounts to assist students with initial registration fees, tuition, books, and educational materials to assist them to reach goals leading to self-sufficiency. Sixteen (16) of these scholarships were awarded in 2020. In addition, FAHRO scholarships were awarded to three residents assisted by PCHA and two Section 3 scholarships were awarded to ROSS program participants.
- PCHA partnered with the Pinellas county School Board in their virtual job fair that was presented on May 19, 2021.
- PCHA's Resident Services Coordinator coordinated with Habitat for Humanity to provide informational sessions about homeownership in November 2021.

**ATTACHMENT B.4  
CAPITAL IMPROVEMENTS  
Five Year Action Plan (5YAP) 2023-2027**

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**HUD 5-Year Action Plan (2023-2027) – Approved in EPIC on 1/5/2023 by Georgia Walton.**



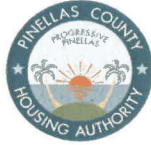
## **ATTACHMENT C.1 RESIDENT ADVISORY BOARD COMMENTS**

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The Resident Advisory Board (RAB) met on June 8, 2023, at 11:00 AM to discuss the 2024 Annual Plan. There were three (3) public housing residents, three (3) residents representing PBV, and one (1) Housing Choice Voucher tenant in attendance. PCHA executive staff members and staff from public housing, PBV, Section 8, and compliance attended the meeting to field any department specific questions.

- All Agenda items were discussed.

Verbal and written comments from the RAB members were very positive and in general agreement with the update to the 2020-2024 agency plan. RAB comments included.



**RESIDENT ADVISORY BOARD  
2024 ANNUAL PLAN UPDATE (2020-2024)  
11 A.M., THURSDAY, JUNE 8, 2023**

**AGENDA**

1. Introduction of New Executive Director
  - Neil Brickfield
2. Introduction of Deputy Executive Director/CFO
  - Neil Thompson
3. Introduction of Chief Programs Officer
  - Elise Minkoff
  - Resident Services
4. Annual Plan
  - Five Year Plan/2023 Annual Plan Update (2020-2024)
  - 2025-2029 Five Year Plan
5. Admissions and Continued Occupancy Plan (ACOP) revision  
Housing Opportunity Through Modernization Act (HOTMA) of 2016
  - HOTMA – Implementation of Over-Income Limit policy in Public Housing Program
  - HOTMA- Additional updates will be implemented to include income and assets (year-end)
6. Modernization  
Recap of Capital Fund Projects 2022-2023

**Rainbow Village**

- Unit 294 – Accessible shower and kitchen
- Site Improvements; Tree trimming; fencing
- Unit 111 -Environmental remediation
- Plumbing, Flooring, Ceiling, Wall Repairs - As Needed
- Unit turns: kitchen cabinets
- Replace old electrical panels
- Maintenance shop bathroom renovation
- Appliances
- Reasonable Accommodations – Ramps

**Pinellas Heights**

- Reasonable Accommodations
- Accessible Smoking Area (planning for)

7. Housing Choice Voucher Program
  - 2022 Administrative Plan (approved by PCHA Board in July of 2022)
  - HOTMA- Additional updates will be implemented to include income and assets (year-end)



## 8. Development Overview

- Rainbow Village/Phase I Heritage Oaks Section 18 Application (Removing 24 buildings; 48 units) SAC Approval and Relocation Tentative Date(s): 6/2023 (Completion 80-unit, three-story senior building)
- Rainbow Village – Phase 2, 3, & 4 Continue to Submit Applications For Conversion, Disposition and/or Reposition with PBV
- Lakeside Terrace RAD Conversion; Closed 7/26/2022 – Effective HAP 9/1/2022
- Valor Preserve – Property located on Lake Seminole. Tax credits awarded to build 64 units of affordable housing for individuals with special needs. Veterans preference. Construction underway. First two residential buildings scheduled for delivery December 2023.

## 9. Ajourn

# 2020-2024 Annual Plan Updates

## Highlights

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### New Activities

#### **CHOICE NEIGHBORHOODS**

HUD's Choice Neighborhood program is a major capital investment program for redeveloping public housing. It employs a "Housing, People and Neighborhood" model that provides funding for 1) Vision Planning; 2) Redevelopment of distressed HUD-assisted housing into new, mixed-income communities; 3) Comprehensive supportive services for residents; 4) Flexible funds for physical neighborhood improvements that attract and catalyze private investment. Choice Neighborhoods offers two types of grants annually: Planning and Implementation.

Staff plans to submit an Implementation grant application for funding to create a community driven Transformation Plan of the public housing site, Rainbow Village to include neighborhood improvements and revitalization of the Ridgecrest community. Pinellas County has expressed interest in partnering with the Pinellas County Housing Authority on this application.

#### **Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing to Tenant-Based Assistance, Conversion of Public Housing to Project-Based Assistance under RAD, Use of Project-Based Vouchers**

PCHA received Board approval on September 27, 2022 to submit a Section 18 Disposition application to the Special Applications Center (SAC), a special division within HUD. This type of Inventory Removal application includes the Phase I redevelopment at the Rainbow Village site. The application was submitted on December 20, 2022. Currently pending SAC Headquarters Approval.

CVR Associates was hired to assist staff with resident relocation. Relocation is tentatively scheduled to begin in June 2023. Demolition is tentatively scheduled to begin September 2023 with a 16-month construction timeline.

#### **Designated Housing for Elderly and/or Disabled Families**

PCHA may seek designation of Lakeside Terrace as a senior, 55+ community, in an effort to create an aging in place community.

# 2020-2024 Annual Plan Updates

## Highlights

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### Progress Report and Goals Update

#### **GOAL 1: Silence the NIMBY's & Fill the Potholes of Traditional Housing**

**Strategy: Develop and maintain high quality and attractive housing (all types and unit sizes) that is indistinguishable from housing owned and managed by the best real estate management firm in the State of Florida**

#### **Valor Preserve**

The financing of the construction of Valor Preserves LLLP was accomplished on February 10, 2023, and the official groundbreaking ceremony was April 14, 2023.

Construction Sitework is currently underway at the Valor Preserve. Foundation work for buildings 1 & 2 and the Management Office is in process. Lease up for the first two buildings is tentatively scheduled for December 2023. The grand opening is scheduled for June 2024.

**Strategy: Continue to develop and seek out new partnerships to explore new options and fulfill unmet housing needs**

PCHA released a RFP23-005 in February 2023 to Project Based Vouchers (PBV) for Special Needs Individuals with household incomes of 50% AMI or less. HAP contract for thirty (30) PBVs was awarded in June 2023 to Delmar Terrace South, LLC

#### **GOAL 2: Expand Success Model throughout Pinellas County**

**Strategy: Expand the supply of affordable housing while being mindful of specific needs of the community.**

PCHA received 20 additional Housing Choice Vouchers from HUD in 2023 year.

**Strategy: Educate political leaders on the successes of PCHA**

- Neil Brickfield, Executive Director, is a member of the Juvenile Welfare Board/Mid-Pinellas
- Neil Brickfield, Executive Director, represents PCHA at Neighborly Care Network.
- Neil Brickfield, Executive Director, member of the Clearwater Rotary
- Neil Brickfield, Executive Director, member of the Lealman community events committee and community district services
- Neil Brickfield, Executive Director, Leadership Pinellas



## 2020-2024 Annual Plan Updates Highlights

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- Elise Minkoff, CPO, member of the Community Foundation Tampa Bay, Pinellas Council
- Elise Minkoff, CPO, member of NSDAR, Long Range Planning Committee
- Elise Minkoff, CPO, member of NSDAR, Project Patriot, Vice Chair
- Elise Minkoff, CPO, member of Junior League of St. Petersburg, Sustainer Council
- Elise Minkoff, CPO, Leadership Pinellas & Leadership Florida

### **GOAL 3: End Generational Housing Trend**

**Strategy: Continue to implement HUD's Family Self-Sufficiency program.**

- PCHA sponsored and will participate in the 32<sup>nd</sup> Annual HOPE Expo on June 10, 2023. This event promotes homeownership and provides workshops throughout the day. Exhibitors will have products and services available for persons interested in buying their first home. PCHA's FSS program participants were invited to attend the event. This event services persons in the Pinellas, Pasco, Polk, Hillsborough, and surrounding counties.
- There are currently seventy-two (72) active participants in the FSS Program.
- The FSS Program Coordinating committee currently has nine (9) members. Members have been contacted and regular meeting have resumed.
- There are currently twenty-four (24) homeowners and two (2) closings scheduled for June 2023.

**VALOR PRESERVE**  
**Community Center, Building 1 & 2**  
**06.07.2023**





# Section 103: Over-Income Limits for Public Housing Families Fact Sheet

Section 103 creates new limitations on program participation for families residing in public housing that remain over-income (OI) for 24 consecutive months. After a 24 month grace period,

**The new rules are implemented through the following public housing regulations [24 CFR 960.507 Families exceeding the income limit](#), and [24 CFR 960.509 Definitions can be found in 24 CFR 960.102\(b\)](#).**

**Over-income (OI) limit:** set by multiplying the very low-income level for the applicable area by a factor of 2.4, a limit equal to approximately 120% of the AMI. OI procedures are triggered by *annual or interim reexaminations*. During the reexamination, if the family is determined to be OI, the OI notification process begins.

**Over-income (OI) family:** families whose income exceeds the OI limit, including families during the grace period or before program termination. These families retain all of their rights and obligations as public housing program participants.

**Falling below OI limit:** If the PHA determines (in an interim or regular reexamination) that a family's income has fallen below the OI limit at any time during the 24-month grace period the family will remain public housing program participants and return to regular income reexamination periods. If the family becomes OI again, the PHA begins a new 24-month grace period.

**Notices:** PHAs must give OI families 3 notices, each within 30 days of the income examination that determines the family is, or remains, OI: at the initial determination of OI status, following the reexamination at the conclusion of the 1st 12 months of the grace period, and at the conclusion of the 24 month grace period.

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**Pinellas County Housing Authority  
Resident Advisory Board Meeting  
June 8, 2023 – 11am**

**Meeting Sign-In**

Please sign in .....

Name	Address	Property/Program
Angela Clute-Diaz		PCHA
Dart Ferris	11411 Wilmoreston	PH
John Kovrad	5131 28th A/S GULFBAY	SEC 8
Charlotte Mervier	5520-68th Way No. Apt 6104	PCHA
EDWARD HORN	12375 Jefferson Cir A	PCHA-
Bonnie Johnson	13115 B Washington DR L60	Rainbow Village
Phyllis Holmes		PCHA
Stephanie Rayman		PCHA
Neil Brickfield	PCHA.	PCHA.
Neil Thompson	PCHA	PCHA
RAY D. RUSSO	PCHA	PCHA
Eileen Minkoff	PCHA	PCHA
TERRI HARRIS	PCHA	PCHA
Lynita Cheng	PCHA	PCHA
John D. Manning	PCHA Sabrina Lee	PCHA

# Purpose of the Resident Advisory Board

The Resident Advisory Board (RAB) is a research and advisory entity only. It is the responsibility of the RAB to act as a "voice" of the residents for input into the Housing Authority's Plan Five Year and Annual Plans and to make recommendations for consideration.

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June 8, 2023 - 11 am

Re: 2024 Annual Plan Update (2020-2024)

## Comments:

I RAINBOW VILLAGE is set for  
A NEW PLAN

II Over Income ~~set~~ AND Lower INCOME  
Security.

III NO. CHANGES in RENT ~~is~~ 30% OF Social  
are village.

PLEASE HELP us in our endeavors in  
making our changes.



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June 8, 2023 - 11 am

Re: 2024 Annual Plan Update (2020-2024)

### Comments:

Congratulations on capital investments @ Rainbow and upgrades (much needed)

Wellbit Construction is much needed and projects underway look awesome.

Value Preserve Construction looks awesome and projected dates of completion are almost to good to be true - excellent job

Congratulations and best wishes to our new Executive Director and Staff. I have full confidence in them.

Lots of things happening. Lets get them completed. Joid knows we need them -

I am personally looking forward to more information on Section 103.

# Purpose of the Resident Advisory Board

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June 8, 2023 - 11 am

Re: 2024 Annual Plan Update (2020-2024)

## Comments:

Smoking area at Pinelands Heights  
Ladies in night gowns & P.J. smoking  
in front.

Visitors say doesn't look good,  
Help over at P.H. is great

Oscar, Don, Donna & Jess.  
also Stephanie @ are great

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## Purpose of the Resident Advisory Board

The Resident Advisory Board (RAB) is a research and advisory entity only. It is the responsibility of the RAB to act as a "voice" of the residents for input into the Housing Authority's Plan Five Year and Annual Plans and to make recommendations for consideration.

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June 8, 2023 - 11 am

Re: 2024 Annual Plan Update (2020-2024)

**Comments:** meeting the new director was a real nice thing. Lots of new news and its all good for changes we have needed desperately. all presentations were extremely informative. A pleasure to meet new staff they all seem to work well as a team for on going progress. These programs are so needed the grants, tax credits that fund these programs are a huge funding project alone and thank you staff for applying over and over.

Bonnie  
Johnson

## Purpose of the Resident Advisory Board

The Resident Advisory Board (RAB) is a research and advisory entity only. It is the responsibility of the RAB to act as a “voice” of the residents for input into the Housing Authority’s Plan Five Year and Annual Plans and to make recommendations for consideration.

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**June 8, 2023 – 11 am**

**Re: 2024 Annual Plan Update (2020-2024)**

### **Comments:**

Meeting was great but we  
are in need of month  
residents meeting on property  
to address issues.

Thank you!

**ATTACHMENT D.1**  
**Affirmatively Furthering Fair Housing Certification**

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1. The City of Los Angeles is a Fair Housing Plan jurisdiction under the federal Fair Housing Act (FHA) and the California Fair Housing Act (CFHA). The City is committed to the goal of eliminating housing discrimination and promoting equal housing opportunities for all persons, regardless of race, color, sex, gender, religion, marital status, national origin, ancestry, age, disability, or sexual orientation. The City's Fair Housing Plan (FHP) is a key component of its commitment to this goal.





It is the policy of the Pinellas County Housing Authority to provide services without regard to race, color, religion, national origin, ancestry, age, sex, familial status, physical handicap, sexual orientation, or disability.

### **AFFIRMATIVELY FURTHERING FAIR HOUSING**

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I hereby certify that the Pinellas County Housing Authority (PCHA) complies with all Fair Housing laws, statutes, regulations and executive orders as enumerated in 24CFR and Section 808 (e)(5) of the Fair Housing Act.

PCHA has examined its programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.

It is the policy of PCHA to comply fully with all Federal, State, and local non-discrimination laws; the Americans with Disabilities Act; and the U.S. Department of Housing and Urban Development regulations governing Fair Housing and Equal Opportunity.

No person shall, on the grounds of race, color, sex, religion, national or ethnic origin, familial status, sexual orientation, physical handicap or disability be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any of the Pinellas County Housing Authority housing programs.

To further its commitment to full compliance with applicable Civil Rights laws, the Pinellas County Housing Authority will provide Federal/State/local information to applicants for and participants in the Section 8 and Public Housing programs regarding discrimination and any recourse available to them if they believe they may be victims of discrimination. Such information will be made available with the application, and all applicable Fair Housing Information and Discrimination Complaint Forms will be made available at the Pinellas County Housing Authority office. In addition, all appropriate written information and advertisements will contain the appropriate Equal Opportunity language and logo.

The Pinellas County Housing Authority will assist any family that believes they have suffered illegal discrimination by providing them copies of the Housing



Discrimination Complaint form. The Pinellas County Housing Authority will also assist them in completing the form, if requested, and will provide them with the address of the nearest Fair Housing and Equal Opportunity office.

The Pinellas County Housing Authority will publicize the availability and nature of the Public Housing and Section 8 Program for extremely low-income, very low and low-income families in a newspaper of general circulation, minority media, and by other suitable means.

The Pinellas County Housing Authority will communicate the status of program availability to other service providers in the community and advise them of housing eligibility factors and guidelines so that they can make proper referral of their clients to the program.

The Pinellas County Housing Authority will hold briefings for owners who participate in or who are seeking information about the Section 8 Program. The Pinellas County Housing Authority will particularly encourage owners of suitable units located outside of low-income or minority concentration to attend. Targeted mailing lists will be developed and announcements mailed.

The Pinellas County Housing Authority will post, in each of its offices in a conspicuous place and at a height easily read by all persons including persons with mobility disabilities, the following information:

- A. The Public Housing Admissions and Occupancy Plan and the Section 8 Administrative Plan;
- B. Notice of the status of the waiting list (opened or closed);
- C. Address of all Pinellas County Housing Authority offices, office hours, telephone numbers, TDD numbers, and hours of operation;
- D. Income Limits for Admission;
- E. Informal Review and Informal Hearing Procedures;
- F. Fair Housing Poster; and
- G. Equal Opportunity in Employment Poster

PCHA will comply with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and regulations pursuant thereto (Title 24 CFR part I), which state that no person in the United States shall, on the ground of race, color or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives Federal financial assistance, and will immediately take any measures necessary to effectuate this agreement. With reference to the real property and structure(s) thereon which are provided or improved with the aid of Federal financial assistance extended to the applicant, this assurance shall obligate the applicant, or in the case of any transfer, transferee, for the period during which the real property and structure(s) are used for a purpose for which the Federal



financial assistance is extended or for another purpose involving the provision of similar services or benefits.

PCHA will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and with implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status or national origin.

PCHA will comply with Executive Order 11063 on Equal Opportunity in Housing and with implementing regulations at 24 CFR Part 107 which prohibit discrimination because of race, color, creed, sex or national origin in housing and related facilities provided with Federal financial assistance.

PCHA will comply with Executive Order 11246 and all regulations pursuant thereto (41 CFR Chapter 601), which state that no person shall be discriminated against on the basis of race, color, religion, sex or national origin in all phases of employment during the performance of Federal contracts and shall take affirmative action to ensure equal employment opportunity. The applicant will incorporate, or cause to be incorporated, into any contract for construction work as defined in Section 130.5 of HUD regulations the equal opportunity clause required by Section 130.15(b) of the HUD regulations.

PCHA will comply with Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701(u)), and regulations pursuant thereto (24 CFR Part 135), which require that to the greatest extent feasible opportunities for training and employment be given to lower-income residents of the PHA owned community and contracts for work in connection with the contract be awarded in substantial part to persons residing in the area where the work commences.

PCHA will comply with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and with implementing regulations at 24 CFR Part 8, which prohibit discrimination based on disability in Federally-assisted and conducted programs and activities.

PCHA will comply with the Age Discrimination Act of 1975 (42 U.S.C. 6101-07), as amended, and implementing regulations at 24 CFR Part 146, which prohibit discrimination because of age in projects and activities receiving Federal financial assistance.

PCHA will comply with Executive Orders 11625, 12432, and 12138, which state that program participants shall take affirmative action to encourage participation by businesses owned and operated by members of minority groups and women.

If persons of any particular race, color, religion, sex, age, national origin, familial status, or disability who may qualify for assistance are unlikely to be reached, it



will establish additional procedures to ensure that interested persons can obtain information concerning the assistance.

PCHA will comply with the reasonable modification and accommodation requirements and, as appropriate, the accessibility requirements of the Fair Housing Act and section 504 of the Rehabilitation Act of 1973, as amended.

In addition, PCHA affirmatively furthers fair housing through a myriad of approaches that serve to overcome the barriers identified in the Pinellas County Analysis of Impediments to Fair Housing dated September 2010.

This certification is hereby dated June 12, 2023.

A handwritten signature in blue ink, appearing to read "Neil Brickfield", is written over a horizontal line.

Neil Brickfield, Executive Director