

SIGNIFICANT AMENDMENT

2024 PCHA Annual Plan Update ATTACHMENT B.2. NEW ACTIVITIES (updated 05/02/2024)

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 may 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 2024 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. 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 an 80 unit three story garden elevator equipped building 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, and approved September 27, 2023.

CVR Associates was hired to assist staff with resident relocation. Relocation began in October 2023 and was completed in February 2024. Demolition began in February 2024 with a 20-month construction timeline.

Section 18 demolition and disposition applications for the remaining Rainbow Village units: PCHA intends to submit at least two applications for the demolition and disposition of the remaining 152 units at the Rainbow Village site. This will be accomplished in at least two phases. Ridgecrest Oaks "RO" which consists of 27 units and the remaining Rainbow Village "RV" which consists of 125 units (RV may be done in two phases). The overall site has passed the obsolescence test and RO has received funding and will be moving towards financial closing. The RO site will be disposed of to the ownership entity for the Ridgecrest Oaks redevelopment project which is anticipated to provide 80 units of mixed-income affordable housing for the

elderly. RV has not been funded at this time and the plans for redevelopment have not been finalized but are expected to produce approximately 125+/- units of affordable mixed-income multifamily rental units. Tenant Protection Vouchers "TPV" are expected and will be applied for to assist with the relocation of the displaced tenants.

Project-based vouchers: PCHA intends to consider the option to increase the number of housing units affordable to very low-income individuals and families by exercising its option to provide project-based 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 and would be made available through a competitive solicitation within the HUD requirements for such. Over time, PCHA may project-base up to 20% (with an additional 10% under HOTMA guidelines) of its Section 8 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.

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