



PCHA *Today*
AN EXCITING NEW DIRECTION...

Year One in Review
Strategic Plan Update
July 2009 – June 2010

Pinellas County Housing Authority

Board of Commissioners

Joseph Triolo
Chairperson

Angela Rouson
Vice-Chairperson

Charles Samaha
Commissioner

Alan Swartz
Commissioner

Cynthia Wilson
Commissioner

Debra Johnson
Executive Director

Mission Statement

*As a leader and innovator,
our mission is to provide
safe, quality housing
for persons in need
and to cultivate healthy,
vibrant neighborhoods
for Pinellas County*

Strategic Action Plan

- **Explore new opportunities with public/private entities**
 - **Increase the availability of housing for persons in need**
 - **Increase services to promote self-sufficiency**
 - **Identify and utilize innovative financing**
 - **Implement green initiatives**
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Explore new opportunities with public/private entities

- Partnered with the Tarpon Springs Housing Authority to expand the Home Share program to a County-Wide program: “Home Share Pinellas”
- Partnered with Eckerd Youth Alternatives for the Family Unification Program (Funding to be announced by HUD)
- Worked with Worknet Pinellas for staff training opportunities and youth training and employment
- Applied for State Weatherization Program assistance through the Pinellas County Urban League
- Worked with Progress Energy and TECO for free energy efficient upgrades for PCHA properties
- Contracted with the Louise Graham Recycling Center, a Pinellas County not-for-profit providing recycling services while providing self-sufficiency training to disabled adults



Increase the availability of housing for persons in need

- **Provided donation to Pinellas Hope to provide shelter and self-sufficiency services to homeless individuals in Pinellas County**
- **Public Defenders Office Jail Diversion program- Continue to seek suitable units for partnership**
- **Applied for additional HC Vouchers as NOFA's were issued by HUD: Family Unification and Non-elderly disabled persons**
- **Reignited HC Voucher Homeownership program**
- **Board approved moving forward in planning for the development of new housing units on the Greenhouse Shoppes site. Survey and Phase I Environmental completed in 2010. Phase II pending.**
- **Solicited Buyers Agent for certain real estate opportunities relating to the creation of additional housing**



Increase services to promote self-sufficiency

- **Family Self-Sufficiency program grant awarded and implementation started**
- **Youth computer lab/afterschool tutoring – Lab scheduled to open in July 2010**
- **Several scholarships awarded to participants of PCHA programs**
- **Jumpstarted the Section 3 Employment and Training opportunities program to provide employment and training opportunities to PCHA residents and contracting opportunities for Section 3 businesses**
- **Opened Homeownership Resource Center to provide information on County-wide first-time homebuyer programs and to provide a mid-County location for first-time homebuyer trainings including budgeting, home maintenance and credit repair workshops**
- **Reignited the HCV homeownership program**

Identify and utilize innovative financing

- **Dept. of Treasury Community Development Financial Institution Capital Magnet Fund grant application submitted for construction of mixed-income affordable/low-income housing on the Greenhouse Shoppes site**
 - **Pinellas County CDBG application for funds for galvanized pipe replacement and related renovation at French Villas**
 - **Established a new non-profit corporation for the purpose of seeking funding opportunities that are available only to non-profits with 501c3 IRS designation. The *Pinellas County Housing and Economic Development Corporation* Articles of Incorporation were approved by PCHA's board in March 2010**
 - **Applied for State of Florida Weatherization funding for capital improvements at Rainbow Village**
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Implement green initiatives

- **Green building maintenance training**
- **Implemented Green Procurement policy**
- **Received awards from Progress Energy & TECO for participation in their energy savers programs (received free energy upgrades at public and affordable housing properties)**
- **Certified as Green Business Partner with Pinellas County**
- **Member of Florida Green Business Coalition**



Other goals identified in Strategic Plan

- **Maintain High Performer Status**

High Performer status achieved:

Section 8 HCV program

Public Housing physical inspection

Public Housing Management Assessment

FYE 2009 audit:

No financial or compliance findings

- **Staff development/training**

87% of PCHA's workforce received training during the 1st year of Strategic Plan

Year 2

- **Continue to seek opportunities for the acquisition and development of multifamily housing units appropriate families of all sizes including veterans, seniors and disabled persons**
 - **Procure financial consultant for expertise in tax credits, tax-exempt financing and other innovative financing options**
 - **Continue to apply for additional HC Vouchers, self-sufficiency activities and other HUD funding as opportunities are made available**
 - **Continue green practices: Implement resident recycling programs/continue to modernize our properties using energy efficiency standards**
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Year 2

- **Continue the momentum for the development of housing units on the Greenhouse Shoppes site (begin design work for board approval, identify financing mechanisms)**
 - **Begin the process of galvanized pipe replacement and subsequent renovation at French Villas public housing**
 - **Prepare and implement capital improvement plan for affordable housing properties based on recent physical needs assessments**
 - **Maintain High Performer status in all program operations**
 - **Continue to provide opportunities for professional development**
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