



*Tarpon Springs Housing Authority*  
*and*  
*The Local Community Housing Corporation*



Tarpon Springs Housing Authority (TSHA)

- Public housing authority created pursuant to Chapter 421 of the Florida Statutes in 1964
- Governed by a seven (7) person Board of Commissioners appointed by the City of Tarpon Springs City Council
- Identified by Pinellas County as 1 of 5 most high-risk communities in the county due to the high concentration of residents living below the poverty level- Tarpon Springs 34689 Zone 1; Union Academy Neighborhood; designated Revitalization Area of Pinellas County
- Originally had over 225 public housing apartments: 56 remaining public housing at multiple locations scattered within City limits
- Waiting list preferences are Working (includes elderly/handicap/disabled), Homeless, Natural Disaster Displacement, PH/Federal Rental Assistance Interruption, and/or Tarpon Springs Residency
- TSHA partners with affordable housing developer Norstar Primerica
- The agency has strong proactive partnership relationships with City of Tarpon Springs, Tarpon Springs Police Department, Pinellas County Community Development, the Florida Housing Finance Corporation, Suncoast Center, Inc., Peace4Tarpon, Juvenile Welfare Board, Hispanic Outreach Center, and the State of Florida Department of Juvenile Justice
- TSHA has a history of creating affordable home opportunities including new home ownership through significant home renovations or new construction over 20 years. One particular project resulted in the purchase of 57 parcels and construction of 30 homes (partnership between for-profit builder, Department of Community Affairs Urban Infill Grant, Pinellas County Community Development and Florida Housing Finance Corporation (FHFC)
- THSA served as the contract agent for Pinellas County Community Development Senior Home Improvement Grant Program and managed 129 completed grants
- The TSHA has been awarded three (3) low-income housing tax credit awards through Florida Housing Finance Corporation, the state tax credit administrator. An overview of each community is described below: Oak Ridge Estates, The Villages at Tarpon and Eagle Ridge Apartments. Our mission is to enhance or create a variety of affordable housing options for individuals and families, in addition to providing empowerment services that directly support residents.
- Management looks forward to evaluating additional affordable housing solutions for the residents of Pinellas County. The historical track record of resourcefulness, innovation and strong proactive work quality shows that housing authority can be so much more to a neighborhood, city or county. It can meet the needs of communities as they evolve and need to be resilient to weathering the storms of the **economy and social challenges**. **It is management and the Board's primary objective to explore** additional housing development and property management opportunities after completing three huge tax credit conversions and are continuing to significantly renovate the remaining public housing properties. It is important for this to include partnering with our current valued stakeholders such as Pinellas County and the City of Tarpon Springs and exploring other local development resources.
- One of the primary values of TSHA and its nonprofit agency Local Community Housing Corporation is staff professional development and empowerment. The Executive Director personal passion is empowering and supporting personnel. If staff are fulfilled and growing then all clients feel and benefit from this quality.

- The Board of Commissioners and all areas of personnel staff are committed to empowering residents and their families first and foremost with efficient housing property management services and stable long-term housing. Housing must come first in order to strengthen health, employment and a sense of value towards life-long greater quality of life

The Local Community Housing Corporation (LCHC), est. 2005

- LCHC is a 501(c)3 nonprofit corporation, instrumentality of the TSHA, formed in 2005
- The purpose is to develop and manage affordable housing opportunities and provide empowerment services for children and adults on behalf of the TSHA for individuals and families with low to moderate income
- The culture of the LCHC is to look for gaps in services and collaborate with existing partners to support the needs of the community
- LCHC mission is to support community by creating opportunities for youth, families and individuals to experience daily stability towards self-sufficiency
- LCHC co-develops the conversion of public housing and other residential properties into newly renovated or new construction affordable housing for individuals, families and seniors
- Resident and family empowerment services are administrated by LCHC through contracts with local state and national agencies such as: Juvenile Welfare Board of Pinellas County; Department of Juvenile Justice; Robert Wood Johnson Foundation; and Pinellas County Community Development.
- The housing authority owns four (4) single-family rental units through its nonprofit LCHC

Oak Ridge Estates, LLC, est. 2011

(formerly TSHA public housing: Amp 2) with 41 LIHTC and 21 PH units as part of the whole conversion

- TSHA through the LCHC instrumentality nonprofit along with developer Pinnacle Housing Group, built Oak Ridge Estates in 2011 significantly renovating the original public housing units
- Oak Ridge Estates has 62 apartments clustered at two property locations within the Union Academy Neighborhood of Tarpon Springs: 21 public housing apartments mixed in the design with 41 newly renovated tax credit apartments
- Property amenities include club house, fitness center, playground, tot lots, recreation activity stations and picnic areas
- Income eligibility not to exceed 60% AMI
- LCHC contracts with Norstar Accolade for property management services
- Funding sources included 9% low-income housing tax credit (LIHTC), Pinellas County equity funding, and Florida Housing Finance Corporation tax credit exchange program funds

Wachovia - Tax Credits	7,495,050
1st Mortgage - Pinellas County	600,000
2nd Mortgage - FHFC Exchange	3,100,000
Pinellas County Grant / Re-Loan	200,000
TOTAL	<u>\$ 11,395,050</u>

### The Villages at Tarpon, LTD, est. 2016

(formerly TSHA public housing Amp 1) with 95 apartments

- TSHA through the LCHC instrumentality nonprofit along with developer Pinnacle Housing Group significantly renovated public housing units under the HUD Rental Assistance Demonstration with Project Based Rental Assistance voucher program and created The Villages at Tarpon.
- Conversion of public housing into 95 significantly renovated affordable apartments for individuals 55 and older on four (4) separate community sites throughout Tarpon Springs. The former HUD housing was originally built in 1965.
- Income eligibility not to exceed 60% AMI
- LCHC contracts with Norstar Accolade for property management services
- Funding sources included RAD program, award of 9% low- income housing tax credits (LIHTC), and Pinellas County equity funding

Wells Fargo - Tax Credits Equity	12,095,990
Pinellas County Soft Construction/ 2 <sup>nd</sup> Mortgage	1,000,000
Pinellas County Grant / 3 <sup>rd</sup> Unsecured Note Re-Loan from LCHC	500,000
Deferred Developer Fee	208,581
TOTAL PROJECT COST	\$ 13,804,571

### Eagle Ridge Apartments, LTD, est. 2021

(formerly known as Mango Circle: 56 public housing units Amp 1 portfolio)

- TSHA through LCHC instrumentality nonprofit along with developer Norstar Primerica under the HUD Rental Assistance Demonstration with Project Based voucher programs creating Eagle Ridge Apartments fully leased in 2021.
- The development project demolished 56 one-story apartments clustered on Mango Circle into a 71 new construction single family apartment community. The former HUD housing (Mango Circle) was originally built in 1965.
- Income eligibility not to exceed 60% AMI
- LCHC contracts with Norstar Accolade for property management services
- Funding sources included RAD program, award of 9% low-income housing tax credits (LIHTC), and Pinellas County equity funding

Raymond James - Tax Credits Equity	15,851,415
Hard Debt, Raymond James Commercial Non-FHA Loan / 2 <sup>nd</sup> Mortgage	1,550,000
Pinellas County Grant / 3 <sup>rd</sup> Unsecured Note Re-Loan from LCHC	567,500
Grant, Deferred Developer Fee	202,080
TOTAL PROJECT COST	\$ 18,170,995

## **Cops 'n Kids Youth Center, est. 1993**

- The mission of the **Cops 'n Kids Youth Center is to instill personal values through programs that empower youth and families to experience healthy successful lives**
- **Cops 'n Kids is a partnership between the LCHC and the Tarpon Springs Police Department since 1993**
- **LCHC is the grant writer and contract administrator for Cops 'n Kids funder's contractual obligations and measurable objectives.** Examples of major funders are the Juvenile Welfare Board, the Department of Juvenile Justice and Pinellas County Community Development
- Enrollment eligibility is youth 5-18 years of age. The Youth Center currently is approved to serve 75 youth at the current campus and maintains a waitlist year after year.
- The daily and year-round program services include, but are not limited to dynamic, high quality after-school and summer camp programming: science, technology, engineering, performing and visual arts, mathematics, tennis, chess, small group tutoring, homework help, arts and crafts, therapeutic learning, life skills, diversity and compassion, career exploration program, field trips, organic gardening program and community service projects
- **One of the primary objectives of the Cops 'n Kids youth services model is academic support and empowerment.** The Education Specialist team member provides one on one tutoring services for youth identified as at-risk of not maintaining grade-level math and reading. In addition, she serves as the liaison between students, parents and school officials. This special program component reinforcing supports and continuity for academic achievement.
- **Cops 'n Kids is a licensed child care center, certified by the Pinellas County License Board governed by the Department of Children and Families**
- One of the primary values of LCHC is staff professional development and empowerment. The Executive Director's personal passion is empowering and supporting personnel. If staff are fulfilled and growing then all clients feel and benefit from this quality. We are ever grateful for the **long-term tenure of the current Cops 'n Kids staff team.** Over the last ten years: 3 staff have completed curriculum becoming Director Licensed, SMIC certified, two (2) BA graduates, two (2) MBA graduates and new college enrollment. Professional staff specializes in education, Certified Master gardener, psychology, criminal justice, finance and business administration, military veterans and public administration
- The agency immediate mental health service provider, Suncoast Center, Ins., maintains a satellite **location immediately next door to the Youth Center. Cops 'n Kids personnel** assist in connecting families to support services. LCHC provides the stand alone building to Suncoast in-kind
- There are no program fees for any services including field trips, tutoring, professional enrichments, etc.
- Program staff and leadership are committed to empowering students for life-long success and greater quality of life
- Hours: Afterschool days- Monday-Friday 1:30-6:00pm and Spring, Winter & Summer Break Monday-Friday 7:00am – 4:00pm
- [www.copsnkids.org](http://www.copsnkids.org)

## Home Share Pinellas

- Home Share Pinellas was established in 2006 and expands the mission of LCHC by creating opportunities for individuals and families to experience long-term permanent housing, financial relief and stability and self-sufficiency.
- The program supports the intentions of Housing First, as appropriate, through the match matching process: removing barriers to entry, establishing a coordinated entry system, providing person-centered service delivery, prioritizing households most in need, and ensure inclusive decision-making. Home Share personnel not decide on matches, the home owner and renter lead the way.
- The goal of Home Share is to prevent homelessness but if it has occurred it is our charge to make it rare, brief, and nonrecurring. The program model is an essential safety net to many individuals that are at-risk of losing their leased housing or homeownership and need quality services and a cost-effective solution in order to prevent major stable housing disruption which can lead to directly deteriorating other domains of an individuals' life.
- Home Share matches current Pinellas County home owners with a room to rent with people in need of affordable housing. The great majority of the current home owner provider base is in Pinellas but the program is not limited to expanding services with home owners in Pasco or Hillsborough counties.
- Home Share does not have an application, match or on-going program fees. One of the income sources for the nonprofit program is the home owner and the program splits the first month's rent (only) from the renter.
- The current average rent rate decided upon between the home owner and the renter is in the range of \$550-\$750 which is approximately 30-40% lower than market rate for a one-bedroom very small apartment.
- Each housing arrangement is custom fit. To date and over the last 5 consecutive years, the average successful match length of stay is 26 months / 2 years (2017, 2018, 2019, 2020 and 2021).
- The value of Home Share is that it provides an affordable housing option that promotes long-term housing, strengthens positive goal achievement, increases peace of mind and well-being, decrease isolation anxiety and depression, increases financial security and strengthens self-worth for both the home owner and the renter.
- Home Share is not suitable for the chronically homeless population or individuals or families that are not able to maintain a low steady income or reasonable short-term housing
- Please visit the website for additional information and forms for participation in the program [www.homesharepinellas.org](http://www.homesharepinellas.org)

### Home Share Pinellas provides:

- Housing navigation support to identify housing needs, preferences, goal setting and completion of required documentation
- Careful screening of criminal background and residential / employment reference checks
- Home inspections to ensure initial eligibility and supports long-term quality housing
- Home visits are facilitated as needed to promote healthy and successful matches provided as a support service for both the home owner and renter
- Formal match agreements between the home owner provider and renter details household living arrangement such as cooking, pets, social gatherings which are lifestyle preferences. The rental lease is between the home owner / renter. The home owner is the landlord not LCHC
- LCHC and the homeowner also have a separate agreement for to support quality services
- Ongoing assistance to assure the success of the matches and re-matching when seasons change
- Information and referral to other services as requested

## Robert Wood Johnson Foundation Award: Mobilizing Action for Resilient Communities

- LCHC participated in a procurement process for a grant with the objective of promoting trauma informed care principles and resiliency. Tarpon Springs was one of only 14 communities selected across the nation. The program was called Mobilizing Action for Resilient Communities. LCHC served as the fiscal administrator (contractee), hired and inspired personnel and Peace4Tarpon supported programming objectives: Mobilizing Action for Resilient Communities (MARC)
- LCHC was awarded a three-year (3) contract with The Health Federation of Philadelphia, with support from the Robert Wood Johnson Foundation and The California Endowment to facilitate MARC programming
- Communities selected for MARC displayed leadership with innovative work towards bringing awareness to the impact of childhood trauma on short and long-term health and quality of life and educational resources to promote reducing **ACE's** (Adverse Childhood Experiences exposure questionnaire (number of traumas experienced) and ways to build resiliency in individuals, families and communities.
- MARC programming supports communities building a movement to create a just, healthy and resilient world through research and education of trauma informed care research and practices
- The project fosters solutions to the prevention of traumatic childhood experiences such as neglect, abuse and abandonment and research based on the correlation between Adverse Childhood Experiences (ACEs), medical health and quality of life.

## Suncoast Center, Inc.

Suncoast Center Inc. is a leading provider of individual and family counseling in Pinellas County. In March 2013, Suncoast and LCHC established an official Memo of Understanding and opened a new satellite office for the mental health organization in Tarpon Springs next door to the **Cops 'n Kids** Youth Center. LCHC in-kind provides the physical facility with approximately 1500 square feet with offices, meeting space, restrooms and kitchenette for the organization to serve the immediate Tarpon Springs community and North Pinellas County. The counseling organization **provides staff resources to support the Cops 'n Kids Youth Center services such as homework help, therapeutic enrichments, art therapy, professional development training for staff and parent engagement events.** Families that receive counseling through Suncoast have also enrolled their children in Cops 'n Kids to strengthen academic and positive youth development goals which ultimately strengthens mental health. And visa-versa, the **Cops 'n Kids** supervisory staff have referred families to Suncoast services. Youth have an opportunity to bond with counseling professionals during therapeutic activities and lessons which empower them in the immediate but also expose them to the value of counseling throughout their lifetime.

For more information regarding the above housing and community empowerment services, please contact:

*Robbin Redd, Executive Director  
Tarpon Springs Housing Authority and The Local Community Housing Corporation*

Office: 727-937-4411

<b>5-Year PHA Plan (for All PHAs)</b>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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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, 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.** Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

<b>A.</b>	<b>PHA Information.</b>														
A.1	<p>PHA Name: <u>Tarpon Springs Housing Authority</u> PHA Code: <u>FL058</u></p> <p>PHA Plan for Fiscal Year Beginning: <u>April 2022</u></p> <p>PHA Plan Submission Type: <input type="checkbox"/> 5-Year Plan Submission <input checked="" type="checkbox"/> <b>Revised 5-Year Plan Submission</b></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 on 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><b>All documents related to the PHA plan will be posted and available at the Tarpon Springs Housing Authority (TSHA) main office:</b></p> <p><b>500 S. Walton Avenue, Tarpon Springs, FL 34689</b></p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <b>NOT APPLICABLE</b></p> <table border="1" data-bbox="204 1180 1463 1371"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:					
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		PH	HCV												
Lead PHA:															
<b>B.</b>	<b>5-Year Plan.</b> Required for <u>all</u> PHAs completing this form.														
B.1	<p><b>Mission.</b> State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>The mission of the Tarpon Springs Housing Authority is to enhance the Tarpon Springs community by developing and professionally managing housing that is affordable for low to moderate income individuals and families.</p>														

**B.2**

**Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low- income families for the next five years.

While the TSHA is classified by HUD as a small housing authority, the agency believes that it holds a significant responsibility for all and recognizes current and potential residents as our ultimate customer. TSHA staff take pride in providing establishing quality housing for current and additional properties and managing administrative and facility operational responsibilities with the ultimate goal of ensuring safe, affordable, quality housing and links to services.

The TSHA has a culture of assessing daily operations and administrative management responsibilities to ensure that they are meeting the needs of our residents in addition to expanding affordable housing and services to strengthen agency sustainability.

We are blessed to work with a tenured staff team with many years and decades of professional experience in the areas most critical to effective and accountable housing authorities: financial management, housing regulations, customer-oriented service, facilities management, accounting, Board leadership and management. All personnel care about agency mission and provide a person-centered approach to program and housing management. The Board is supportive and empowers management to utilize a problem-solving partnership with our residents, community, and local government agencies.

The following are the major TSHA agency responsibility areas and goals:

**Goal 1. HUD Compliance:** Facilitate up to date HUD requirements and Board of Commissioners directions. TSHA is responsible for adhering to and reporting asset management in line with HUD Rules and Notices. Management oversees: Waitlist Management based on agency preferences, Eligibility protocol, Fair Housing standards including VAWA, resident communications, and all operations are facilitated based on the agency approved ACOP updated and reviewed by the Board of Commissioners annually. The agency maintains public housing with a 96% occupancy rate or better. Collection of rent in Public Housing must be at a 90% rate or better.

**Goal 2: Resident Housing Quality:** TSHA continues to maintain all Public Housing units and surrounding property in the best possible condition under REAC- PHAS quality oversight system. Volunteer to participate in the upcoming NSPIRE, housing quality demonstration, planned to replace REAC inspection system. Provide the highest level of property management services. Administer an efficient service with the goal of becoming a High Performer agency status through continuous improvements and accountability. The TSHA has two inventory AMPs in the HUD system that designate specific housing units per development. AMP 1, called Ring & Scattered Sites, consists of 57 TSHA public housing units and one community center managed by central office. AMP 2, called Oak Ridge Estates, consists of 21 public housing units within a low-income housing tax credit (LIHTC) mixed finance development.

**SIGNIFICANT MODIFICATION:** Assess public housing repositioning program options to identify which alternative subsidized housing program is in the best interests of current and future residents. In the public housing program, resident subsidy cannot be utilized or transferred to other subsidized housing if the resident needs to or desires to relocate. This leaves residents no stable housing options other than to stay in place and make decisions for their life around this primary need of public subsidized housing. Their only option is to apply to other housing authorities when their wait list opens and begin the process of submitting application in the hopes of getting on the wait list. Pinellas County statistics show that an applicant can be on a wait list for multiple years waiting for a unit to become available. If TSHA repositions the public housing subsidy program to Small Housing Authority Blend, Streamline Voluntary Conversion, LIHTC or RAD, this will create many resident-driven choice options such as staying in their unit and obtain a first time Section 8 voucher, use the new voucher to relocate to other housing authority or other landlord Section 8 housing with mobility outside the City of Tarpon Springs in addition to project basing their unit so they can remain in place and play it forward / provide other future residents the opportunity for quality stable housing through the Section 8 program if they choose to relocate in the future. AMP 1, called Ring & Scattered Sites, consists of 57 TSHA public housing units and one community center managed by central office. AMP 2, called Oak Ridge Estates, consists of 21 public housing units within a low-income housing tax credit (LIHTC) mixed finance development. Oak Ridge Estates was established in 2010 and is in year 12 of a 15-year tax credit term. It is the intension of the TSHA instrumentality / nonprofit agency Local Community Housing Corporation to facilitate a transfer of ownership at that time. If and when the TSHA pursuing public housing repositioning, it will request a staggered two-phase conversion: AMP 1- 57 units in 2022-23 and AMP 2- 21 units in 2025.

**Goal 3: Capital Portfolio and Expansion:** TSHA utilizes Capital Funds Program dollars for unit and property improvement projects to increase the quality and function of public housing residences and surrounding facilities. The TSHA believes it is important to provide a clean, fresh, and well-functioning housing community that is uplifting to



residents and their children. Management and staff facilitate needs assessments. Seek to secure and leverage agency funds with local and federal dollars to improve the condition of the Public Housing units.

**SIGNIFICANT MODIFICATION:** Assess public housing repositioning program options to identify which alternative HUD funds / resources (in the public housing program this is the Capital Fund Grant) are in the best interests of current and future residents' personal units and community properties. The amount of the capital funds per unit each year is not sufficient for housing authorities to make significant renovations to resident units and properties such as the following interior unit needs: new HVAC or PTAC, modernization of bathrooms / kitchens / flooring / refrigerators and stoves, interior painting, etc. Exterior building upgrades that the Capital Fund Grant is not sufficient to support are roofing / down spouts, windows and doors, painting, land erosion repairs, irrigation and landscaping and sidewalk and parking lot upgrades. Investing in resident units and the surrounding properties will increase energy efficiencies, strengthen quality sustainability, strengthen resident home quality of life, and beautify the community. AMP 1, called Ring & Scattered Sites, consists of 57 TSHA public housing units and one community center managed by central office. AMP 2, called Oak Ridge Estates, consists of 21 public housing units within a low-income housing tax credit (LIHTC) mixed finance development. If TSHA repositions the public housing platform to Small Housing Authority Blend, Streamline Voluntary Conversion, LIHTC or RAD, this will generate additional capital resources (funds) for the housing authority to immediately and directly invest in upgrading, modernizing, and strengthening the long-term sustainability of housing units and surrounding properties.

**Goal 4: Development of Additional Quality Low Income Housing:** The mission of TSHA is to provide quality housing. If the capital fund is well below the needs of the asset, then it is the Board charge to renovate, develop new and expand the unit portfolio. Management works to assess quality affordable housing options and seek local, private, and federal procurement opportunities. TSHA participated in HUD and Florida Housing Tax Credit award system and leveraged local county funding to secure development opportunities for Tarpon Springs to replace old public housing properties and create new high quality living communities: Oak Ridge Estates 2010- family RAD community, The Villages at Tarpon 2015- 55 and up RAD and LIHTC community and Eagle Ridge Apartments 2021- family RAD and LIHTC community. Each development replaced existing and creating additional housing units for each property. Management is responsible for reviewing all non-component properties, developed low- income housing tax credit (LIHTC) and rental assistance demonstration program (RAD) for re-syndication or redevelopment when appropriate after original syndication transaction. TSHA subcontracts with a firm to facilitated quality property management services. Management is responsible for adhering to all stakeholder regulatory expectations and reporting of asset activities.

**Goal 5: Administrative Responsibility:** TSHA maintains a high level of standards and professionalism throughout daily administrative responsibilities: Agency Personnel and Operational Policies and Procedures approved by the Board, daily monthly and year-end accounting management, public records request processing, procurement, information technology, Agency 5-Year Plan, Agency Capital Fund Program budgeting and management, document retention, inventory reconciliation, programming management and compliance, funder and stakeholder audit participation.

**SIGNIFICANT MODIFICATION:** Beginning in 2021, the Board of Commissioners and executive management started the process of learning about public housing repositioning opportunities. The agency communicated the Board strategic objectives to the Miami Field Office and in turn a repositioning panel call was facilitated by HUD representatives. In addition, the TSHA contracted with Greg Byrne, former and tenure HUD RAD and other housing program lead staff, to evaluate the current and remaining public housing portfolio and communicate various repositioning options to executive management. The recommendation became a formal report presented to the Board of Commissioners by Mr. Byrne with the current Executive Director. The Board approved for executive management to work with the appointed HUD repositioning consultant and panel of experts towards continuing to assess repositioning options, alternative housing assistance benefits for current residents and financial sustainability for the housing authority. The TSHA has two inventory AMPs in the HUD system that designate specific housing units per development. AMP 1, called Ring & Scattered Sites, consists of 57 TSHA public housing units and one community center managed by central office. AMP 2, called Oak Ridge Estates, consists of 21 public housing units within a low-income housing tax credit (LIHTC) mixed finance development. It is the intension of the TSHA instrumentality / nonprofit agency Local Community Housing Corporation to facilitate a transfer of ownership at that time. If and when the TSHA pursuing public housing repositioning, it will request a staggered two-phase conversion: AMP 1- 57 units in 2022-23 and AMP 2- 21 units in 2025. In the Spring of 2022, TSHA Executive Director met with the City of Tarpon Springs Mayor and each City Councilman individually to share the agency accomplishments, areas of concerns and strategic objectives to reposition the current public housing program to a more beneficial HUD regulated program that empowers residents with greater housing opportunities and sustainability for the housing authority. Each City representative expressed the new strategic objective was valuable for all. It was recommended for the Executive Director to make a presentation during an upcoming City Council meeting.

**Goal 6: Personnel Professionalism:** Providing a professional and uplifting personnel team is very important to management. Each personnel team member is supported and expected to uphold job responsibilities. Personnel responsibilities include process personnel payroll, human resources procedures, employee performance tracking, empower staff professional development, tax filings, records management, and year-end wage reporting.

**Goal 7: Financial Management:** Management is responsible for charging and facilitating sound financial management for the agency. Financial reporting and feedback are communicated to the Board of Commissioners. Financial responsibilities includes: processing public housing operating fund and capital fund programs in Eloccs EPIC and other REAC modules, manage and report Chart of Accounts, manage and report income and expenses in online accounting data management system SACS, work with subcontracted external fee accountant monthly and year-end services including unaudited and audited FDS, subcontract and participate in external audit services, report all income and expenses to the Board of Commissioners monthly and as requested, process year-end budget amendment, propose new fiscal year budget and strategically plan for agency goals and sustainability.

**Goal 8: Board Governance:** The Board of Commissioners are appointed by the City of Tarpon Springs. The TSHA Executive Director reports to the Board. TSHA reserves eligibility for one Resident Commissioner seat. All daily administrative and operational tasks are facilitated to support the Board's charge for the Executive Director. The Board of Commissioners serves in a fiduciary role. However, it is the culture of current management to report all administrative and operational quality and progress to the Board during monthly meetings and as requested by Commissioners to obtain review and guidance and ensure transparency. Management prepares Monthly Board packets for Commissioner review as presented at the meeting. Packets include Minutes, Monthly Financials, Correspondence, Resolutions, Strategic Goal progress such as capital improvements, Procurement needs, Board training opportunities, annual Officer appointments and City term limits compliance.

**Goal 9: Community Relations:** The TSHA maintains a positive public reputation and value awareness for community as an agency that is innovative and empowers individuals and families through agency mission. Staff facilitate continual communications and engage with the residents and surrounding community through correspondence. Communications and Board of Commissioner meetings are posted in the lobby. Public and resident community hearings are also posted in the local newspaper. The Agency Annual and 5-year Plan, Capital Fund Program goals and other critically important resident information is communicated through public hearing notices and offered on multiple days and times.

**B.3**

**Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

- ✓ TSHA agency motto is “Small but Mighty!” The agency strives to make the best of all available resources so that our residents may live in an environment that is clean, safe, and attractive. It is important to raise asset quality through structural, exterior, and interior renovations supports a sense of pride for residents and a desire for an enhanced quality of life for them and their children.
- ✓ TSHA is committed to serving our residents and the entire community in a manner that demonstrates professional courtesy, respect and caring.
- ✓ The TSHA has created positive public awareness of agency mission and accomplishments. The agency is now known and well-respected by local leadership and the surrounding community of residents. The TSHA continues to experience new support for agency strategic goals.
- ✓ The TSHA has maintained a high level of standards in our daily administrative management and operations across all lines of business.
- ✓ The TSHA has earned multiple years of external audit conclusions with no material findings.
- ✓ The TSHA has ensured that all units meet or exceed REAC- PHAS minimum standards and that all tenants pay fair and reasonable rents per program guidelines.
- ✓ The TSHA operates its Public Housing program at the highest possible standard by focusing on curb appeal, reducing unit turnaround time, improved occupancy percentage, and a very high rent collection rate.
- ✓ Eagle Ridge Apartments (ER) opened early 2021 with 71-units offering housing in 1-, 2- and 3-bedroom apartments to many residents. The community was made possible through the Rental Assistance Demonstration (RAD) and 9% low-income tax credit (LIHTC) program through Florida Housing Finance Corporation. The former Mango Circle Apartment complex with 56 public housing dwelling units were demolished through the development opportunity. The 71-unit community is available to residents at a variety of income levels. 8 units are set aside for households earning at or below 40% of AMI and the remainder available for households earning at or below 60% of AMI. The project’s amenities include a clubhouse with fitness center and a playground. The \$18 million project is the result of a public-private partnership with financing provided by Raymond James Bank for the construction and permanent loan, tax credit equity from Raymond James Tax Credit Funds, and the Pinellas County Board of Commissioners contributing \$567,500. Eagle Ridge Apartments stabilization will take place October 2021.
- ✓ TSHA partnered with Norstar Development USA, who co-developed Eagle Ridge using the expert services of Forum Architecture & Interior Design for building design, Tampa Civil for civil engineering, NSBF as the general contractor, and Norstar Accolade Property Management for on-site management. Pinellas County residents are consistently ranking housing affordability as a significant community need. The TSHA took a proactive approach by combining local government investment with county, state, federal and private funds. It was very challenging, but rewarding, to champion this critically important need by developing a new housing community at a reasonable affordable rent.
- ✓ The TSHA management and Board of Commissioners will seek and review future applications to support asset modernization, property renovations and a more robust subsidized housing assistance program with greater benefits for current and future residents for the remaining public housing units. Specifically, the TSHA will seek HUD consultation and guidance on eligibility of various repositioning public housing options for example: Small Housing Authority RAD 20% / Section 8 80% Blend or Streamline Voluntary Conversion. Should the TSHA elect to participate in repositioning the housing program, it will convert units under the regulations, guidance and relative Notices.
- ✓ Management has strengthened the organization service model with highly professional and experience housing and nonprofit industry personnel. In addition, we maintain a culture of supporting staff’s professional development throughout each fiscal year by offering educational classes, seminars and conferences hosted by NAHRO, FAHRO and Nan McKay & Associates as well as other credited companies.
- ✓ Public hearing dates for the Agency 5-Year Plan and Capital Fund 5-Year Plan as well as the Admissions & Continued Occupancy Plan (ACOP) are posted forty-five days in advance for inspection and written comments

from the residents and anyone from the public in accordance with Federal guidelines. Postings are placed in the lobby area and in the local newspaper.

<p><b>B.4</b></p>	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The TSHA is concerned about the safety of its residents, and such concern extends to residents who are victims of domestic violence, dating violence, sexual assault, or stalking. In accordance with the Violence Against Women Act (VAWA), the TSHA allows tenants who are victims of domestic violence, dating violence, sexual assault, or stalking to request and emergency transfer from the tenant’s current unit to another unit. The ability to request a transfer is available regardless of sex, gender identity, or sexual orientation. The ability of the TSHA to honor such request for tenants currently receiving assistance, however, may depend upon a preliminary determination that the tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking.</p> <p>If the TSHA has no safe units available for which a tenant who needs an emergency transfer is eligible, the PHA will assist the tenant in identifying other housing providers who may have save and available units to which the tenant could move. At the tenant’s request, the PHA will also assist in contacting local organizations aiding victims of domestic violence, dating violence, sexual assault, or stalking.</p> <ul style="list-style-type: none"> <li>A. The TSHA supports the goals of the VAWA Amendments and complies with its requirements.</li> <li>B. The TSHA will continue to administer its housing programs in ways that support and protect applicants and participants who may be victims of domestic violence, dating violence, sexual assault and/or stalking.</li> <li>C. The TSHA will inform all applicants and participants that the VAWA legislation “protects qualified tenants and family members who are victims of domestic violence, dating violence, sexual assault and stalking from being evicted based on acts such as violence against them.”</li> <li>D. The TSHA will continue to develop policies and procedures as needed to update and implement the requirements of VAWA, and to collaborate with other agencies to prevent and respond to domestic violence, dating violence, sexual assault or stalking as those criminal activities may affect the applicants and participants in the TSHA’s housing programs.</li> </ul>
<p><b>B.5</b></p>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>In accordance with 25 CFR 903.7(r)(2) which requires public housing authorities to identify the basic criteria the agency will use to determine a substantial deviation from its 5-Year Plan and significant amendments or modification to the 5-Year Plan and Annual Plan. The following definitions are used.</p> <p><b>Substantial Deviation:</b> A substantial change in the goals identified in the 5-Year Plan. For example, making a formal decision not to pursue a listed goal; or substituting an entirely different set of activities to achieve the goal.</p> <p><b>Significant Amendment/Modification:</b> Adding or eliminating major strategies to address housing needs and to major policies (e.g., policies governing eligibility, selection or admissions and rent determination) or programs (e.g., demolition or disposition, designation, homeownership programs or conversion activities); or modifying a strategy such that a substantial transfer of resources away from others is necessary in order to carry it out. Under this PHA Annual Plan, the PHA is clarifying that any change required to comply with state or federal rule, law, or regulation, where the PHA is not able to adopt discretionary, would not be considered a significant amendment. However, the PHA would continue to work with the Resident Board Member and staff for comments.</p> <p>For Capital Fund Program projects that deviate from the Capital Fund Program 5-Year Action Plan and the Capital Fund Program Annual State/Performance and Evaluations Reports, only projects that meet the following criteria shall require 5-Year and Annual Plan Amendment: the amount of funds being required exceeds 5 million and/or the number of units being worked on comprises more than 15% of a developments units ACC unit count. Adding or eliminating major strategies to address housing needs and to major policies (e.g., policies governing eligibility, selection or admissions and rent determination) or programs (e.g., demolition or disposition, designation, or conversion activities); or modifying a strategy such that a substantial transfer of resources away from others is necessary to carry it out.</p> <p><b>The current Revised TSHA 5-Year Agency Plan 2020-2025 is a Significant Amendment/Modification.</b> Under this revised plan, the agency is clarifying that any change required to comply with state or federal rule, law, or regulation, where the agency is not able to adopt discretionary policy, would not be considered a significant amendment or modification. However, the TSHA would continue to work with the Resident Board Member and staff for comments.</p>

<b>B.6</b>	<b>Resident Advisory Board (RAB) Comments.</b>  (a) Did the RAB(s) provide comments to the 5-Year PHA Plan?  Y   N <input type="checkbox"/> <input checked="" type="checkbox"/> X  (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
<b>B.7</b>	<b>Certification by State or Local Officials.</b>  <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.

# Instructions for Preparation of Form HUD-50075-5Y

## 5-Year PHA Plan for All PHAs

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### A. PHA Information [24 CFR §903.23\(4\)\(c\)](#)

**A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table.

### B. 5-Year Plan.

**B.1 Mission.** State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))

**B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

**B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

**B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

**B.5 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

#### B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals, and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

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**Center Hours:**

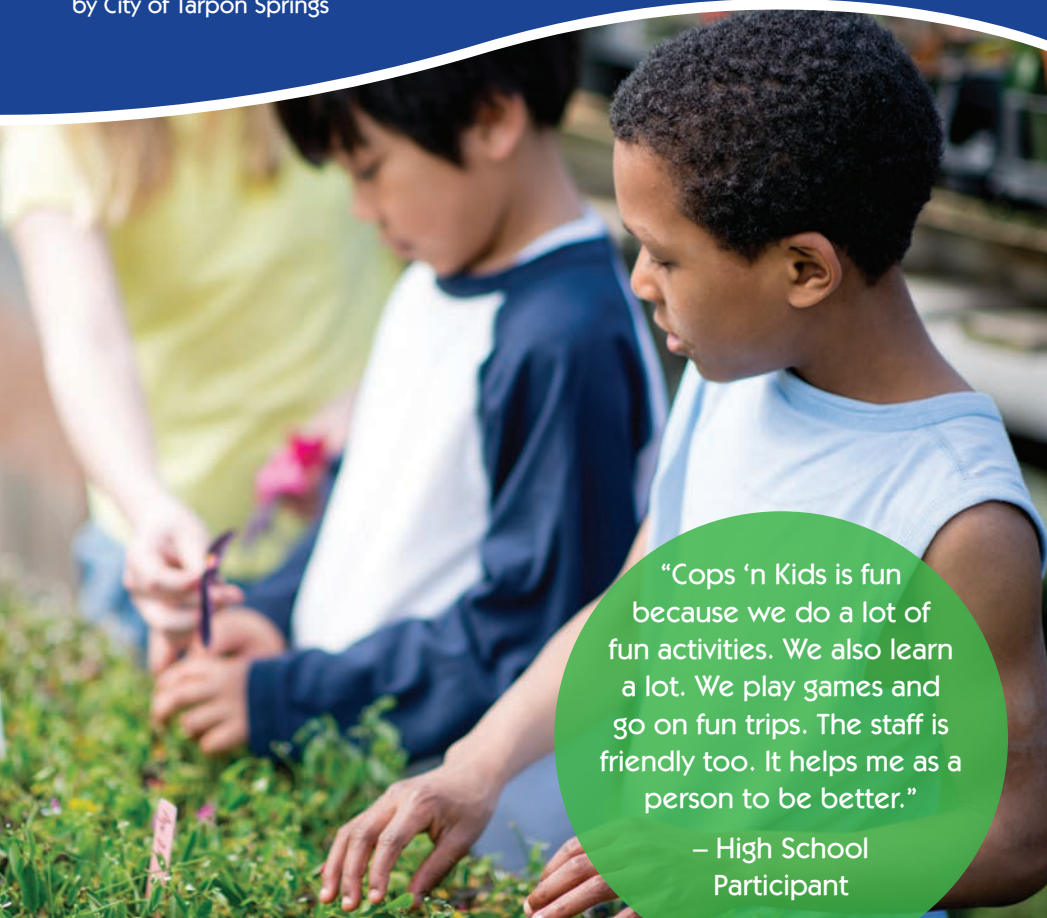
**School Days:** Mon.-Fri. 1:30 to 6:30 p.m.

**School Holidays** (including winter, spring and summer breaks):  
Mon.-Fri. 7:30 a.m. to 4 p.m.

Offsite transportation provided  
by City of Tarpon Springs

# Cops 'n Kids Youth Center

## Afterschool and Summer Camp Programs



“Cops ‘n Kids is fun because we do a lot of fun activities. We also learn a lot. We play games and go on fun trips. The staff is friendly too. It helps me as a person to be better.”

– High School Participant



Cops 'n Kids



**Center Phone Number:**  
(727) 934-4800

Cops 'n Kids Youth Center  
555 E. Harrison St.  
Tarpon Springs, FL 34689

[www.copsnkids.org](http://www.copsnkids.org)

**Educational**

**Enriching**

**Fun**

Kids 6-18  
No Enrollment Fees



## Empowering Youth

Research shows that when youth spend time in quality diverse afterschool programs they are more successful in school, learn valuable social and emotional skills, build character, strengthen critical-thinking strategies and avoid risky behaviors.

We are committed to empowering children and teens for lifelong success and greater quality of life!

## Diverse Activities for All Interests

- Homework Help and Tutoring with Certified Teachers
- “Crops ‘n Kids” Organic Community Garden
- Sports, Wellness and Nutrition
- STREAM Activities: Science, Technology, Reading and Writing, Engineering, Art and Math
- Performance and Visual Arts
- Robotics and Engineering
- Off-Site Fieldtrips
- Student Internships
- Police Officer Mentoring
- Family Engagement and Community Projects
- Enrichment Classes: Career Exploration, Yoga and Meditation, Leadership, Community Compassion, Youth Council Projects and More!
- Family Support: Our wrap-around service partners in the immediate community provide individual and family support services and programs.



“Coming here helps me make better choices. It helps me to not be lazy and inspires me to like schoolwork. It got me to love reading.”  
– Middle School Participant

## What Parents Love

**Safe Environment:** We’re a state-regulated, licensed childcare center. We have highly credentialed staff and a full-time police officer onsite every day.

**Homework Completion:** Our certified teachers and college-educated staff work closely with every child and teen to ensure homework is done at the center.

**New Experiences:** We provide opportunities for kids to experience new things, from sports to the arts to science and everything in between.

**Longtime Staff:** Our staff is like family. Many have been with us for several years, and this consistency creates a positive experience for the kids who come here every day.



## What Kids Love

It’s fun! Kids and teens love coming to the Cops ‘n Kids Youth Center because they get to see their friends and mentors, try new things and enjoy diverse, fun activities.

## About Cops ‘n Kids Youth Center

Established in 1994, the Cops ‘n Kids Youth Center is a 501(c)(3) nonprofit organization and partnership between the Local Community Housing Corporation (LCHC), sister organization to the Tarpon Springs Housing Authority and the City of Tarpon Springs Police Department. Our mission is to support neighborhood youth and their families by providing an educational and fun youth center that promotes success.

Cops ‘n Kids is sponsored by Local Community Housing Corporation d/b/a Cops ‘n Kids Youth Center and the State of Florida, Department of Juvenile Justice. We are ever grateful to our partners and collaborator organizations that directly enhance our youth and family programming services in a variety of ways.



## Home Share Matches Renters and Home Owners



*"Home Share Pinellas is great for students. It's affordable and I really appreciate having a quiet home to study and cook my meals."*

*– Renter, Male, age 25*

Home Share Pinellas is a recognized program for providing affordable housing alternatives for renters and homeowners. It is managed by The Local Community Housing Corporation, a 501c3 non-profit community organization, that was created to develop, provide and manage affordable housing and social services.

We are fortunate to have the support of local agencies. If you are interested in supporting Home Share Pinellas through grants, corporate gifts or donations please contact us.

**Donations and gifts are tax deductible. All donors receive a letter with the agency tax ID number confirming their contributions.**



500 S. Walton Ave., Tarpon Springs, FL 34689

727-945-1528 Office number • 727-279-2814 Fax number



## Empowering Lives in Pinellas County, One Home Share Match at a Time!



***Affordable Housing Solutions that  
Benefit Renters and Homeowners!***

Home Share Pinellas addresses the lack of affordable housing by matching people looking for housing with home owners who have space to rent and need the rental income to keep and maintain their homes.

## Home Providers

HomeShare Providers are home owners who have a home, yet struggle to keep up with a mortgage, taxes, insurance, and maintenance costs. They need a trustworthy tenant that can reliably pay below market rate monthly rent. This steady income allows homeowners to avoid foreclosure and have enough money to live. Plus, the companionship is often a welcomed bonus.

## Home Renters

Home Share Renters are individuals in need of housing that will allow them to pay an affordable rent, live in a comfortable environment and have long term housing peace of mind. Renters can be students, adults, low-income families, or people on fixed incomes who don't qualify for assistance. Renters are working adults who can pay rent but find costly applications or deposits to be barriers to obtaining quality housing.

A special objective of the program model is to talk with Home Owners and Renters to understand their needs, interests and preferences. Home Share professional staff promote living arrangements that are a "good fit" and mutually beneficial.

### OUR PROCESS INCLUDES:

- An easy-to-follow "no cost" application
- Professional staff team
- Home inspection to ensure a quality living environment
- Background checks and references
- Customized matching for an ideal provider-renter match
- Signed match agreement

*Home Owners and Renters experienced more than 2 years on average quality home living!*



*"It's a wonderful experience and a new friendship."*

*– Renter, Female, age 64*

**Longest Home Share Match is 6 years to date!**

## We Welcome Your Application

Home Share is not a financial assistance program and funds are not distributed to participants. Instead, Renters benefit from access to quality homes with reasonable rent, no high application and minimal deposits.

If you are looking for a new housing solution or have a home with space to rent, we encourage you to apply for our program.



*"Everything has worked out wonderfully. Not having to pay a deposit was helpful. Staff are professional and courteous."*

*– Renter, Male, 65*

# HAVE EXTRA SPACE IN YOUR HOME FOR RENT?

## Homeowners & Renters Benefit From Affordable Housing Solutions

Home Share Pinellas matches people looking for housing with home owners who have space to rent



### Home Providers

**Home Share** Providers are home owners who have a home, yet struggle to keep up with a mortgage, taxes, insurance, and maintenance costs. They need a trustworthy tenant that can reliably pay below market rate monthly rent. This steady income supports greater financial stability. Plus, the companionship is often a welcomed bonus.

### Our Process Includes

- An easy-to-follow "no cost" application
- Professional staff team
- Home inspection to ensure a quality living environment
- Background checks and references
- Customized home owner and renter matching for a good fit
- Signed lease agreement

### Home Renters

**Home Share** Renters are individuals who have an income for below market rate housing. Renters can be students, adults, small families, or people on fixed incomes who don't qualify for public assistance. Renters are working adults who can pay rent but find costly applications or deposits to be barriers to obtaining quality housing.

**Home Share** works with home owners throughout Pinellas County and is open to Hillsborough and Pasco

**Have A Room For Rent? Call Us (727) 945-1528**  
**[www.homesharepinellas.org](http://www.homesharepinellas.org)**

Home Share Pinellas is managed by The Local Community Housing Corporation, a 501c3 non-profit community organization, that was created to develop, provide and manage affordable housing and social services.