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Pinellas County Housing Assessment

September 2016

Prepared for
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Executive Summary

The Shimberg Center prepared a report on community housing needs in Pinellas County and St. Petersburg on behalf of Bon Secours. The report focuses on these areas: general housing affordability, housing needs of vulnerable populations, gaps between health care wages and housing costs, housing quality and accessibility, the affordable and supportive housing supply, and neighborhood conditions in South St. Petersburg and in the area immediately surrounding Bon Secours' St. Petersburg campus.

Pinellas County stands out in Florida for its older, built-out housing stock, particularly within the St. Petersburg city limits. Nevertheless, the county faces a severe shortage of affordable housing. Nearly half of renters and over one-quarter of homeowners pay more than 30 percent of their income for housing, a total of 142,336 households. Low-income households are particularly hard hit; 63 percent of low-income homeowners and 77 percent of low-income renters face a housing cost burden, leaving little money for other basic needs such as food, health care, clothing and transportation. These burdens are especially severe for seniors, families with children, and persons with disabilities.

In the most extreme cases, families and individuals face homelessness. We estimate that 2,903 single adults and 151 families with children are living in shelters, transitional housing, and unsheltered locations. Pinellas County's "hidden homelessness" affects many more families and youth. We estimate that 1,437 families with children and 303 unaccompanied youth are doubled up with others or living in hotels and motels. The homelessness numbers include a hopeful note: single adult homelessness is declining in Pinellas County and throughout Florida, thanks to concerted efforts to provide permanent housing for veterans and other homeless individuals.

Low-wage workers are another group heavily affected by the lack of affordable housing. Pinellas County's "housing wage"—the hourly wage at which a typical two-bedroom apartment would be affordable—is \$19.08 per hour. This is well above the median wage for a number of occupations common in health care facilities, including food preparation workers, personal care and home health aides, nursing assistants, and pharmacy technicians. Workers in these occupations often face a trade-off between unaffordable housing near their workplaces or long commutes from areas with more affordable housing.

Pinellas County's public, assisted and supportive housing inventory provides a solution: over 12,000 units with below-market rents that low-wage workers, seniors on fixed incomes, and special needs households can afford. Most of these units are owned by private corporations and non-profits that receive federal, state and local subsidies in exchange for keeping rents affordable.

Commuting statistics in the area immediately surrounding the Bon Secours campus point to a potential jobs-affordable housing gap for workers in lower-paying occupations. Over half of area employees commute 10 miles or more from home to work. Our study of the area also shows potential for the type of redevelopment and infill that will be needed to increase the affordable housing supply in Pinellas County's built-out environment. The Bon Secours neighborhood is a low-poverty, mixed use community combining commercial and industrial

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development with a diverse housing stock that includes multifamily housing, condominiums, mobile homes, and single family homes. A number of assisted housing developments are scattered throughout the area serving elderly, family, and disabled tenants.

The report concludes with examples of four types of actions by which Bon Secours can help address community housing needs. First, the organization can become directly involved in financing and developing affordable housing, as Bon Secours Baltimore has done. Second, the organization can provide housing assistance to entry-level employees facing high housing costs or long commutes. Third, the organization can provide funding and volunteers for efforts to renovate homes for older and low-income homeowners, including weatherization and home modifications to accommodate mobility impairments. Finally, Bon Secours can form partnerships with affordable and supportive housing owners to provide on-site health services for seniors and other vulnerable populations.

I. Introduction

This report assesses community housing needs in Pinellas County and St. Petersburg, Florida. The Shimberg Center for Housing Studies at the University of Florida prepared the report on behalf of Bon Secours, a non-profit health organizations providing nursing home and assisted living facilities and home health care services in Pinellas County.

Both the health care and housing and community development professions are increasingly recognizing the inextricable links between community members' health and their access to safe, affordable housing. Risa Lavizzo-Mourey, president of the Robert Wood Johnson Foundation, put it best: "We are likely to look back at this time and wonder why community development and health were ever separate industries."¹ Bon Secours has expressed a strong commitment to community health in the neighborhoods where it operates. Its strategic quality plan recognizes affordable housing as a key social determinant of health, and Bon Secours' Baltimore site has been a national leader in the direct provision of affordable housing for its surrounding community.

To provide Bon Secours with the information necessary to plan a housing strategy, the report begins with foundational data on housing in Pinellas County, with a focus on five areas: general affordability, housing needs of vulnerable populations, gaps between health care wages and housing costs, housing quality and accessibility, and the affordable and supportive housing supply. It then focuses in on two neighborhoods: the area immediately surrounding Bon Secours' campus, and the area of south St. Petersburg that has been the center of much of the organization's Healthy Community initiative. It concludes with a series of actions and links to resources to help the organization plan for its involvement in community housing.

¹ Federal Reserve Bank of San Francisco and Low Income Investment Fund, *Investing in What Works for America's Communities*, 2012, p. 224. http://whatworksforamerica.org/pdf/whatworks_fullbook.pdf.

II. Pinellas County Housing Overview

In many ways, housing in Pinellas County mirrors the statewide housing stock (see Table 1). The housing supply in the county and state both are predominantly made up of single family homes but also include a large supply of condominiums, reflecting an active vacation home sector. Just under two-thirds of households own their homes. Home prices and rents are similar between the county and state, although slightly more affordable in the county.

Table 1. Housing Overview, St. Petersburg, Pinellas County and Florida

	St. Petersburg	Pinellas County	Florida
Households	103,519	402,576	7,328,046
Homeownership Rate	55%	63%	64%
Housing Type			
Single Family	73%	65%	70%
Condominium	20%	27%	22%
Multifamily 2-9 unit	5%	3%	2%
Multifamily 10+ unit	0.4%	0.2%	0.2%
Median Price, Single Family Home (2015)	\$164,000	\$192,000	\$202,000
2 Bedroom HUD Fair Market Rent (2016)	\$992	\$992	\$1,038
Median Year Structure Built	1966	1975	1985

Sources: U.S. Census Bureau, 2014 American Community Survey 1-Year Public Use Microdata Sample (PUMS); Florida Department of Revenue, 2015 Name-Address-Legal File and Sales Data File; U.S. Department of Housing and Urban Development (HUD), 2016 Fair Market Rents.

Where Pinellas County diverges from the state as a whole is its status as an older, built-out county. As Table 1 shows, half of all housing structures in Pinellas County were built in 1975 or earlier, compared to 1985 for the state as a whole. St. Petersburg’s housing stock is even older, with 1966 as median year built. Moreover, Pinellas County has by far the highest population density of any county in the state. Several years ago, a county planning document noted that Pinellas County has state’s sixth largest population but second smallest land area, and that “by 2000 only 6.3 percent of the county’s developable land remained vacant....[Pinellas] is expected to become the first county in Florida to run out of vacant raw land available for development.”²

The older, built-out nature of Pinellas County’s housing stock has two implications for efforts to provide quality affordable housing. First, while older homes may be more affordable, an aging housing stock can carry expensive renovation needs that are out of reach for low-income households. Second, with little raw land available for new construction, increasing the affordable housing supply will depend on preserving existing housing stock and on redevelopment of previously occupied vacant lots and other “in-fill” sites.

² Pinellas County Planning Department, *Pinellas County Historical Background*, December 2008. http://www.pinellascounty.org/Plan/pdf_files/PCHB.pdf.

III. Housing Affordability

Even with a housing stock that is older and somewhat lower in cost than the statewide average, Pinellas County faces a severe shortage of affordable housing for its residents. Housing is usually considered to be “affordable” if it costs no more than 30 percent of income. In Pinellas County, 142,336 households are “cost burdened,” meaning they pay more than this threshold for their housing. This includes nearly half of renters and over one-quarter of homeowners (see Table 2).

Table 2. Cost Burdened Renters and Owners, Pinellas County

	Cost Burdened Households	Total Households	% Cost Burdened
Renter	70,891	149,110	48%
Owner	71,445	253,466	28%
Total	142,336	402,576	35%

Source: U.S. Census Bureau, 2014 American Community Survey 1-Year Public Use Microdata Sample (PUMS).

Cost burden rates are much higher for low-income households; that is, those with incomes below 60 percent of area median income, or AMI (see explanation below). In Pinellas County, 63 percent of low-income homeowners and 77 percent of low-income renters are cost burdened. Housing costs take up a larger percentage of their income than for other households, and the amount left over after housing costs is lower. This leaves little money for other basic needs such as food, health care, clothing and transportation.

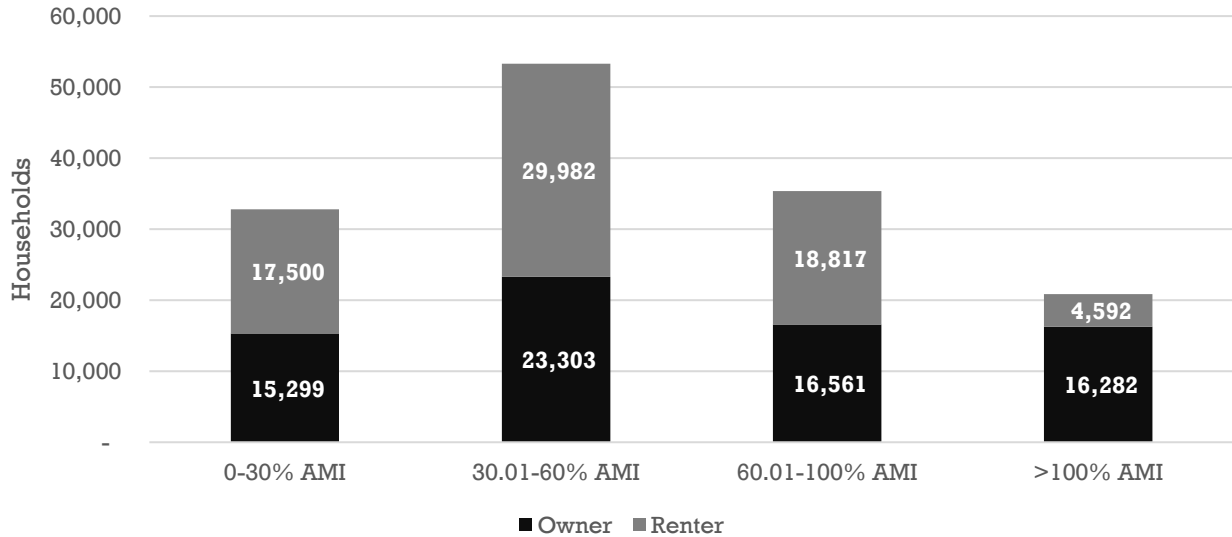
AMI, ELI, FMR: Common Affordable Housing Acronyms

Many affordable housing programs measure household income as a *percentage of “area median income” (% AMI)*, adjusted for household size. This allows for direct comparison of households across higher- and lower-income regions, and of different sizes. In this report, we define a “low-income” household as one with an income of 60% AMI or lower. This is the income limit for the federal Low Income Housing Tax Credit program and several other state-sponsored affordable housing programs. In Pinellas County, 60% AMI is approximately \$28,000 for a two-person household and \$35,000 for a four-person household.

Extremely Low-Income (ELI) households have incomes at or below 30% AMI: approximately \$14,000 for a two-person household and \$17,500 for a four-person household in Pinellas County. In many counties, including Pinellas, the ELI level is near or below the federal poverty level.

HUD’s *Fair Market Rents (FMRs)* are an estimate of monthly rent and utility costs for a standard market-rate rental housing unit in a metro area or county, adjusted by number of bedrooms. Here, we use the two-bedroom FMR for Pinellas County (\$992) to estimate the cost of a typical apartment.

Figure 1. Cost-Burdened Renters and Owners by Income, Pinellas County



Source: U.S. Census Bureau, 2014 American Community Survey 5-Year Public Use Microdata Sample (PUMS).

As Figure 1 shows, renters are especially hard hit by the shortage of affordable housing. Renters' incomes are typically lower than owners'. The median income for a renter in Pinellas County is \$33,986, compared to \$53,351 for homeowners.

Low-income renters face two problems when searching for affordable housing: there are too few units that they can afford, and they compete with higher income renters for the affordable units that do exist. Pinellas County has 61,777 low-income renters (0-60 percent AMI), but only 40,788 rental units that are affordable at 60 percent AMI or less. Nearly a third of these units are occupied by higher income households, making them unavailable to renters in need of affordable housing. For extremely low-income renters (0-30 percent AMI), there are 27,133 renters but only 11,120 affordable units, and over half of them are taken up by households with incomes above 30 percent AMI. As a result, Pinellas County only has one affordable and available unit for every 5 extremely low-income renter households.³

³ Shimberg Center analysis of U.S. Census Bureau, 2014 American Community Survey 5-Year Public Use Microdata Sample (PUMS).

IV. Housing Needs of Vulnerable Populations

The lack of affordable housing has a particular impact on vulnerable populations. As Table 3 shows, seniors, families with children, and persons with disabilities are more likely than other renters to face a cost burden. Owner households that include persons with disabilities are also at higher risk of cost burden than other homeowners. Pinellas County also has a small number of “intergenerational households”—families including both grandparents and grandchildren—who are facing cost burdens.

Table 3. Cost Burdened Renters and Owners by Household Type, Pinellas County

	Renter			Owner		
	# Cost Burdened	All Households	% Cost Burdened	# Cost Burdened	All Households	% Cost Burdened
Seniors	20,831	37,513	56%	38,269	136,093	28%
Families with children	19,625	36,539	54%	10,826	41,746	26%
Intergenerational households	934	2,100	44%	544	2,155	25%
Persons with disabilities	20,119	34,428	58%	21,488	69,644	31%
All Households	70,891	149,110	48%	71,445	253,466	28%

Source: U.S. Census Bureau, 2014 American Community Survey 1-Year Public Use Microdata Sample (PUMS)

In the most extreme cases, families and individuals face homelessness. Based on data from Pinellas County’s annual homeless point-in-time count and extrapolations from reports by the Pinellas school district to the Florida Department of Education, we estimate:

- 2,903 single adults and 151 families with children are living in shelters, transitional housing, and unsheltered locations.
- 1,437 families with children and 303 unaccompanied youth are doubled up with others and living in hotels and motels.⁴

Data on homelessness also show the disproportionate effects of the housing shortage on vulnerable populations. In its January 2016 one-night homelessness count, the Pinellas County Homeless Leadership Board identified a number of vulnerable subgroups within the homeless population.

⁴ Shimberg Center for Housing Studies, 2016 Rental Market Study, July 2016.
http://www.floridahousing.org/FH-ImageWebDocs/Newsroom/Publications/MarketStudies/2016/2016_Full_RMS_final.pdf. Data come from U.S. Department of Housing and Urban Development, 2015 Annual Homeless Assessment: Part 1 - Point in Time Estimates of Homelessness in the U.S. November 2015,
<https://www.hudexchange.info/resource/4832/2015-ahar-part-1-pit-estimates-of-homelessness> and Florida Department of Education, School Year 2014-15 Counts of Homeless Students by District,
http://www.fldoe.org/core/fileparse.php/7482/urlt/2014_15chs_web.xls.

Table 4. Homeless Subpopulations, Pinellas County

Subpopulation	Persons
Chronically Homeless	603
Severely Mentally Ill	638
Chronic Substance Abuse	612
Veterans	400
HIV/AIDS	29
Victims of Domestic Violence	206

Source: Ray C. Santa Lucia, *Pinellas County Point in Time Homeless Report: 2016*, May 2016.
<http://www.pinellashomeless.org/Portals/0/PIT%20REPORT%202016-May%2031%202016.pdf>

While the homelessness numbers are high, trends in single adult homelessness over time show the value of concerted efforts to address homelessness through permanent housing. As in many communities throughout Florida, homelessness among single adults is declining. The number of homeless adults counted in a single night in Pinellas County fell from 3,890 in 2011 to 2,903 in 2015. While some of the declining count is due to more stringent reporting methods, real decline is coming from a comprehensive national effort to provide permanent affordable housing and supportive services to homeless individuals, particularly veterans. Pinellas County is now providing 533 special federal housing vouchers to formerly homeless veterans through HUD's VASH (Veterans Affairs Supportive Housing) program.⁵

At the same time, families with children are increasingly caught in the shortage of affordable housing units. The number of homeless students identified by the Pinellas County school district stayed near level or increased every school year from 2009-2010 to 2014-2015. This reflects statewide and national trends: in the absence of an intensive effort to provide permanent housing for homeless families analogous to the push for housing for chronically homeless single adults, homelessness among children has continued to rise. New research shows that such an initiative could have wide-ranging positive effects. The Family Options study, a rigorous federal evaluation of services for homeless families, shows that permanent housing subsidies are more effective than shelter, transitional housing or other services in preventing future homelessness and in improving school attendance, reducing school mobility, and preventing family separation for children.⁶

⁵ Tampa Bay Newswire, "Another 63 Homeless Veterans in Pinellas County to receive Housing and Supportive Services," June 7, 2016. <http://www.tampabaynewswire.com/2016/06/07/another-63-homeless-veterans-in-pinellas-county-to-receive-housing-and-supportive-services-46375>

⁶ U.S. Department of Housing and Urban Development, *Family Options Study: Short-Term Impacts of Housing and Services Interventions for Homeless Families*, July 2015, https://www.huduser.gov/portal/portal/sites/default/files/pdf/FamilyOptionsStudy_final.pdf.

V. The Health Care Wage-Housing Cost Gap

Low-wage workers are another group heavily affected by the lack of affordable housing. When housing affordable to lower wage workers is not available throughout a region, employers can have difficulty recruiting and retaining a workforce, and employees can face long, destabilizing commutes between their homes and jobs.

A two-bedroom apartment at HUD’s Fair Market Rent in Pinellas County costs \$992 for rent and utilities (see “AMI, ELI, FMR” above). According to the National Low Income Housing Coalition, this translates to a “housing wage” of \$19.08 per hour—the amount that would be necessary to enable a full-time worker to pay 30 percent of income for a \$992 gross rent. However, in the Tampa Bay area, median wages for many hospital and health care-related occupations are far lower.

Table 5. Health Care Occupations by Median Wage, Tampa-St. Petersburg Metropolitan Area

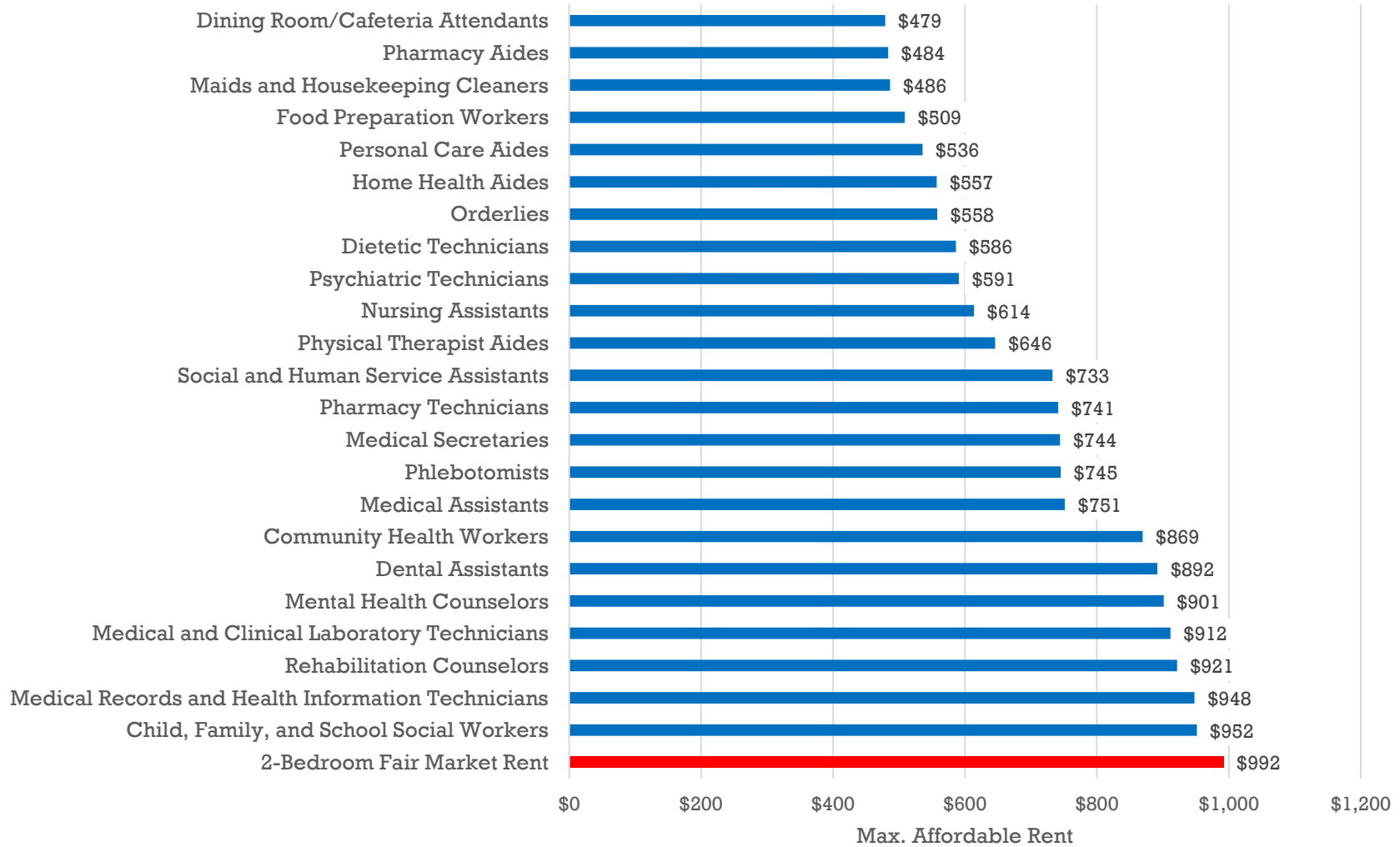
<u>\$9-11.99</u>	<u>\$12-14.99</u>	<u>\$15-18.99</u>
Dining Room and Cafeteria Attendants	Physical Therapist Aides	Community Health Workers
Pharmacy Aides	Social and Human Service Assistants	Dental Assistants
Maids and Housekeeping Cleaners	Pharmacy Technicians	Mental Health Counselors
Food Preparation Workers	Medical Secretaries	Medical and Clinical Laboratory Technicians
Personal Care Aides	Phlebotomists	Rehabilitation Counselors
Home Health Aides	Medical Assistants	Medical Records and Health Information Technicians
Orderlies		Child, Family, and School Social Workers
Dietetic Technicians		
Psychiatric Technicians		
Nursing Assistants		

Source: Florida Department of Economic Opportunity, 2016 Occupational Employment Statistics.

Figure 2 shows the amount that workers earning the median wage for these occupations *can* afford for rent, assuming that they work full time and pay 30 percent of their incomes for housing.

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Figure 2. Maximum Affordable Rents for Median-Wage Workers, Tampa Bay Area



Sources: Florida Department of Economic Opportunity, 2016 Occupational Employment Statistics; U.S. Department of Housing and Urban Development, 2016 Fair Market Rents. Assumes full time worker earning median wage pays 30 percent of income for rent.

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Commuting statistics in the area immediately surrounding the Bon Secours campus point to a potential jobs-affordable housing gap. The 181-acre Census block group surrounding the campus contains 1,018 jobs, with nearly half in the Health Care and Social Assistance industry sector. Seventy percent of jobs in the area pay wages below \$40,000 per year. Census figures show that over half of workers commute 10 miles or more to reach jobs in the area. Specifically, 25 percent have commutes of 10-24 miles; eight percent commute 25-50 miles; and 19 percent commute more than 50 miles between work and home.⁷

The “Resources for Action” section at the end of the report discusses employer-assisted housing programs that can help employees find homes near their work.

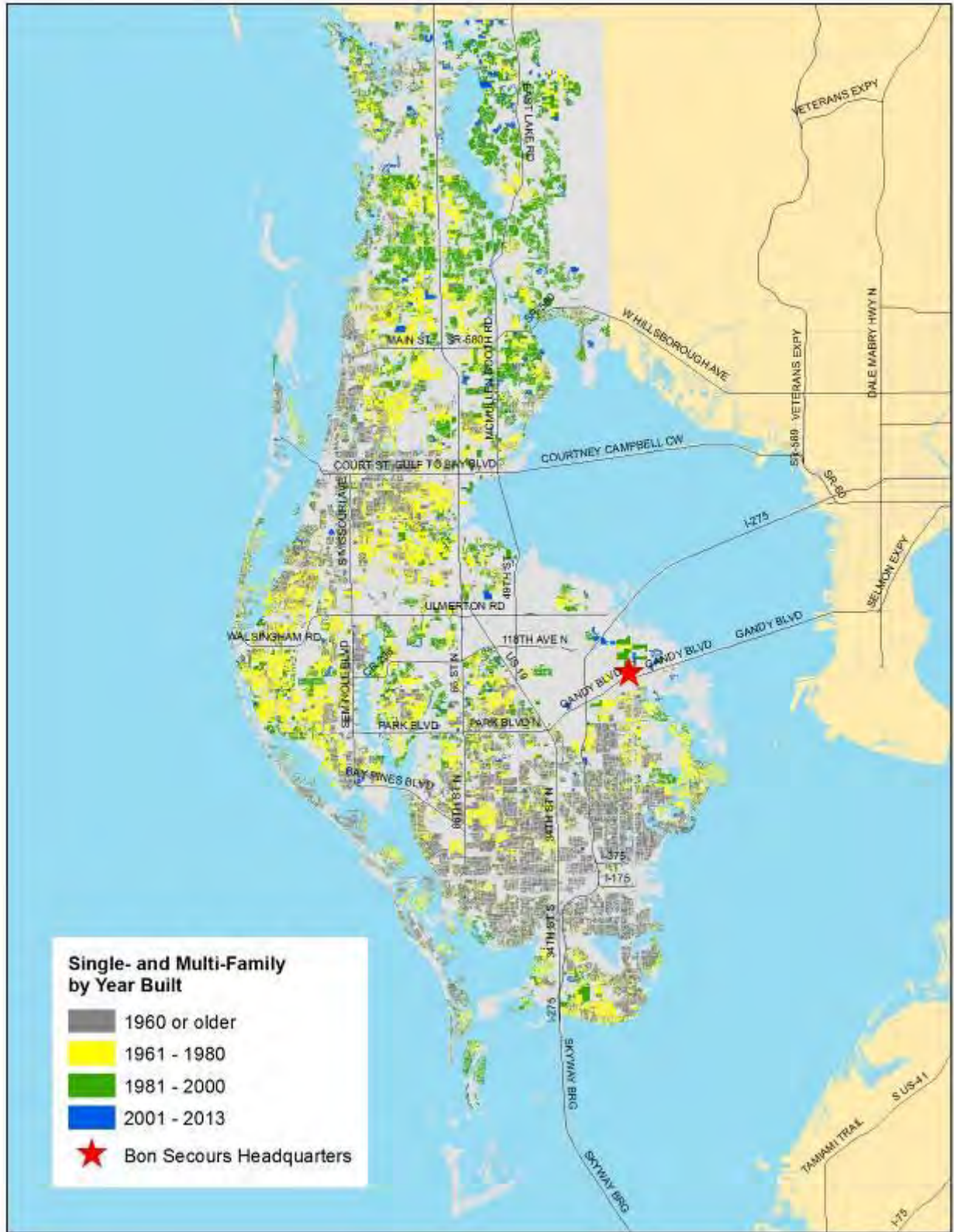
⁷ U.S. Census Bureau, On The Map Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2014).

VI. Housing Conditions

Pinellas County's housing stock is relatively old for a Florida community. In total, 105,287 of the county's housing units were built in 1960 or before; 82,471 were built in 1961-1980; 58,529 were built in 1981-2000; and 14,776 were built in 2001-2013.

Figure 3 below shows the patterns of housing development over time in the county. Pre-1960 housing is concentrated in St. Petersburg and Clearwater. Most of the newer housing stock is located in the northern portion of the county, particularly around Tarpon Springs.

Figure 3. Single Family and Multifamily Parcels by Year Built, Pinellas County



Source: Florida Department of Revenue, 2014 Name-Address-Legal File.

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The quality of the U.S. housing stock improved dramatically during the 20th century, particularly in areas where most housing units were built after World War II. As a result, housing affordability has become a much bigger problem in U.S. communities than housing quality.

Nevertheless, a small portion of the housing stock is substandard. Renters, mobile home occupants, and people living in poverty are particularly at risk. As the built-out housing stock in Pinellas County ages, low-income households will need assistance in maintaining and rehabilitating their homes.

A detailed table in Appendix 1 shows the prevalence of housing quality problems reported in the 2013 American Housing Survey. The data covers the Tampa-St. Petersburg metropolitan area, the smallest geographic area for which data are available. The table shows that mobile home residents are particularly at risk for housing quality problems. Renters and households in poverty are also at higher risk.

The most common problem by far is “signs of cockroaches in last 12 months,” cited by 38 percent of households (39 percent of renters and mobile home residents; 43 percent of households below poverty level). The other most common problems were as follows:

- Blown fuses or breakers (7 percent of all units and of households in poverty, 6 percent of renters, 10 percent of mobile homes)
- Leakage from the outside structure (7 percent of all units, renters, and households in poverty; 10 percent of mobile homes). Roofs were the most common exterior source of leaks.
- Leakage from inside the structure (6 percent of all units, 9 percent of renters, 10 percent of mobile homes and households in poverty). Leaking pipes were the most common inside sources.
- Open cracks or holes in the interior (4 percent of all units, 6 percent of renters, 7 percent of mobile homes, and 8 percent of households in poverty)

Even newer homes in good condition may require modification to make them accessible for people with mobility-related disabilities—a need that will become increasingly urgent as the population ages. Already, over 82,000 people in Pinellas County report serious difficulty walking or climbing stairs, including 44,000 people age 65 and older.⁸

While detailed local statistics are not available, a recent HUD-sponsored national study shows that communities have a long way to go to make housing accessible to people with mobility difficulties. The authors found that one-third of homes are “potentially modifiable,” meaning that the home has an entry without steps into the building and either a first-floor bedroom and bathroom or elevator access to both. However, only 3.8 percent of homes are “livable” (no steps between rooms or rails and grab bars along all steps, and including a bathroom with grab bars) and just 0.15 percent are “wheelchair accessible” (including all of the previous features plus a series of room, hallway, door, and kitchen features ensuring that a wheelchair user can live in the home and prepare meals). The numbers are even lower for

⁸ U.S. Census Bureau, 2014 American Community Survey.

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mobile homes; just 18 percent are potentially modifiable, 1.7 percent are “livable,” and nearly none are wheelchair accessible.⁹

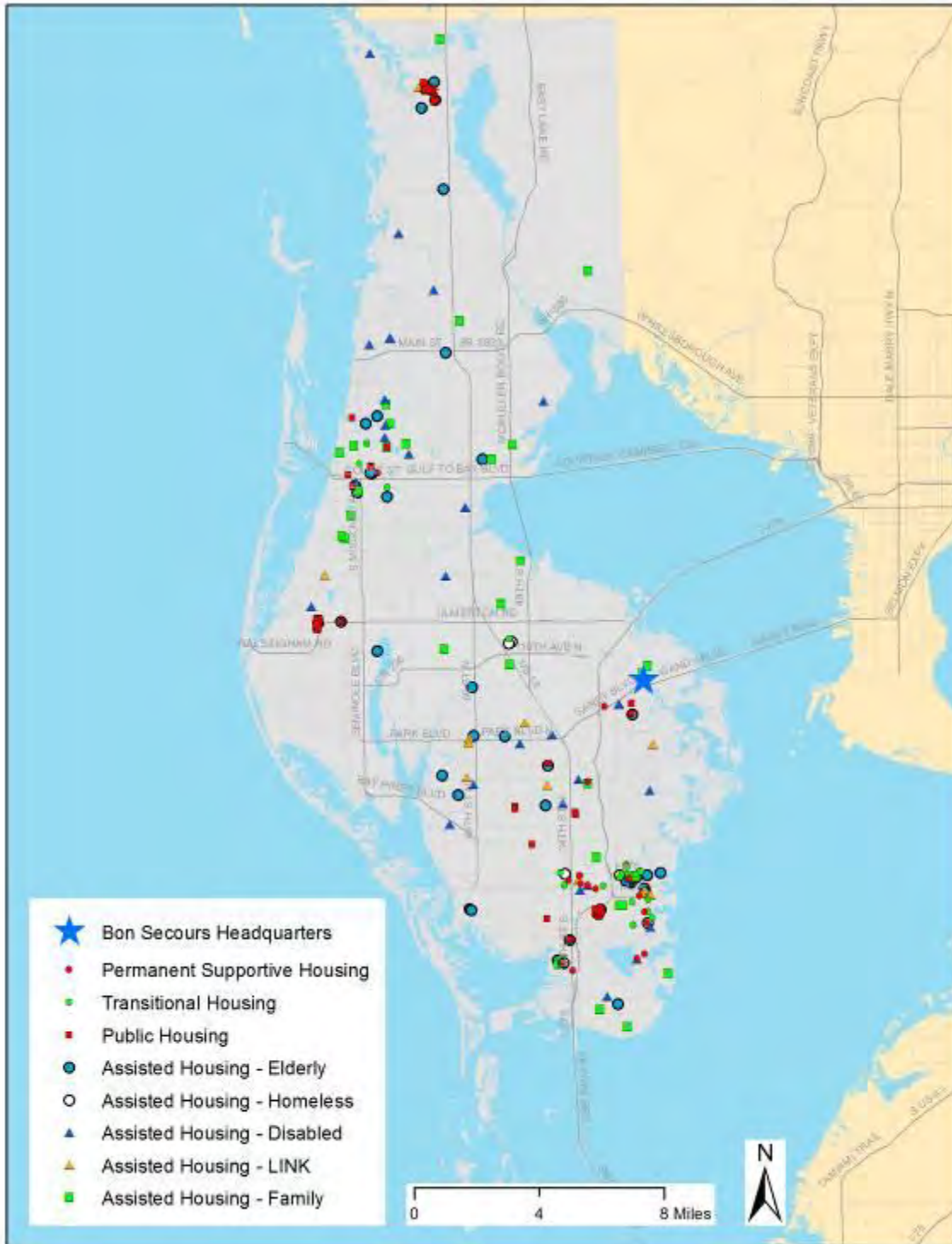
⁹ Luke Bo’sher, Sewin Chan, Ingrid Gould Ellen, Brian Karfunkel and His-Ling Liao, *Accessibility of America’s Housing Stock: Analysis of the 2011 American Housing Survey (AHS)*. <https://www.huduser.gov/portal/sites/default/files/pdf/accessibility-america-housingStock.pdf>. For the southern U.S. states where one-story homes are more prevalent, a higher percentage of homes are “potentially modifiable” (41 percent). However, the percentages of homes in the South that are “livable” or “wheelchair accessible” are very similar to the nationwide figures.

VII. Affordable and Supportive Housing Supply

While market-rate housing is often out of reach for low-income households, a variety of affordable housing types can help fill the gap. Pinellas County's public, assisted and supportive housing inventory provides thousands of affordable rental units to low-income tenants. These units provide the below-market rents necessary for low-wage workers and special needs populations to afford permanent housing. The developments also provide opportunities for co-location of health and social services on-site. The potential for partnerships between housing providers and health and service organizations is explored in more detail in the "Resources for Action" section at the end of the report.

Figure 4 shows the location of three types of subsidized rental housing in Pinellas County: public, assisted, and supportive. A full list of these developments is provided as Appendix 2.

Figure 4. Affordable and Supportive Housing Developments, Pinellas County



Sources: Shimberg Center for Housing Studies, Assisted Housing Inventory; U.S. Department of Housing and Urban Development, 2015 Annual Homeless Assessment: Part 1 - Point in Time Estimates of Homelessness in the U.S. November 2015, <https://www.hudexchange.info/resource/4832/2015-ahar-part-1-pit-estimates-of-homelessness>.

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Public housing is publicly owned and subsidized. The housing developments are owned by local public housing authorities (PHAs), with annual capital and operating funding from the federal Department of Housing and Urban Development (HUD). Most tenants have incomes below 30 percent of AMI. Average income in Pinellas County for public housing residents is approximately \$13,000. Residents generally pay 30 percent of their income for gross rent. Pinellas County has 1,119 units of public housing serving families and elderly residents.

PHAs also administer the federal Housing Choice Voucher program, which provides tenants vouchers for use in the private housing market. Again, most tenants have extremely low incomes and pay 30 percent of income for rent; federal payments to the landlord make up the difference between tenant payments and the actual rent. The voucher inventory is much larger than the supply of hard public housing units in Pinellas County, with approximately 8,300 vouchers in use.

Pinellas County has three main public housing authorities:¹⁰

- St. Petersburg Housing Authority: 371 public housing units, 3,536 vouchers
- Pinellas County Housing Authority: 331 public housing units, 3,196 vouchers
- Clearwater Housing Authority: 238 public housing units, 1,340 vouchers

Assisted housing consists of privately owned, publicly subsidized affordable rental housing developments. Most are owned by for-profit corporations or non-profit organizations; some are publicly owned. Owners of assisted housing receive subsidies from HUD, USDA Rural Development (RD), Florida Housing Finance Corporation (Florida Housing), or a local housing finance authority in exchange for limiting tenant rents and incomes. In Pinellas County, 121 assisted housing developments provide 9,937 affordable rental units.

Some assisted housing developments receive monthly subsidies from HUD or USDA to make them affordable to an extremely low income tenant base, similar to that of the public housing and voucher programs. These tenants also pay 30 percent of income for rent. Many other affordable developments serve a slightly higher income tenant base. They receive subsidized financing through programs such as the Low Income Housing Tax Credit, a federal tax credit administered by Florida Housing. These programs limit most units to tenants with incomes at 50 or 60 percent of AMI. Average income for tenants of Florida Housing-sponsored developments without additional HUD/USDA subsidies is approximately \$21,000 per year in Pinellas County.

As Figure 4 shows, the assisted housing inventory is scattered throughout the county. Most developments are located in St. Petersburg and Clearwater, but others are located in Pinellas Park, Largo, Tarpon Springs, Dunedin, Palm Harbor, South Pasadena, Safety Harbor, and Oldsmar.

¹⁰ In addition, the Tarpon Springs Housing Authority offers 224 public housing units; a small authority, Dunedin Housing Authority, manages a 15-unit public housing development; and the Boley Centers for Behavioral Healthcare, a non-profit agency, administers 181 vouchers for persons with HIV/AIDS and persons with disabilities.

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Assisted housing developments can be vulnerable to loss through expiring subsidies, deterioration, or conversion to market-rate housing. Since 1994, Pinellas County has lost 21 subsidized developments with an estimated 2,290 affordable housing units for these reasons. Table 6 shows the housing developments that have lost income and rent restrictions in the county. They include a number of 1970s era developments where HUD-subsidized mortgages have matured, including a number of non-profit owned properties serving elderly residents. They also include several properties sponsored by Florida Housing in the 1980s and early 1990s where income and rent restrictions have expired.

Table 6. Lost Assisted Housing Properties, 1994-Present

Name	Address	City	Zip	Est. Aff. Units	Year of Loss	Owner Type	Population Served
Chartwell	4675 72nd Avenue N	Pinellas Park	34665	4	1994	not avail.	not avail.
Judy Ann	5501 70th Avenue N	Pinellas Park	34665	20	1994	not avail.	not avail.
Seminole Village	7231 49th St. N.	Pinellas Park	34665	56	1994	not avail.	not avail.
Runaway Bay - Pinellas	4701 88th Avenue N	Pinellas Park	34666	38	1995	not avail.	not avail.
Roffey Properties	3224 & 3226 3rd Avenue S	St. Petersburg	33713	2	2002	For-Profit	Family
Sunshine 100	3719 15th Avenue, S	St. Petersburg	33711	1	2002	For-Profit	Family
Sunshine 102	4711 14th Avenue S	St. Petersburg	33711	1	2003	For-Profit	Family
Longbranch	2175 62nd Street, N	Clearwater	34620	184	2003	not avail.	not avail.
Jasmine at Clearwater South	6465 142nd Avenue N	Clearwater	34620	300	2003	not avail.	Family
Jasmine at Clearwater North	6550 150th Avenue N	Clearwater	34620	161	2003	not avail.	Family
Lakebrook Park Apartments	200 78th Ave N	St. Petersburg	33702	248	2007	Limited Dividend	Family
Landings at Boot Ranch West	302 Katherine Boulevard	Palm Harbor	34684	232	2009	For-Profit	Family
Rogall Congregate	300 10th St S	St. Petersburg	33705	150	2009	Non-Profit	Elderly
Outlook Village Condominium	6301 58th Street N	Pinellas Park	34665		2011	For-Profit	Family
Philip Benjamin Tower	250 58th St N	St. Petersburg	33710	199	2011	Non-Profit	Elderly
Pinellas Village	8384 Bayou Boardwalk	Largo	34647	72	2012	Non-Profit	Family
Prospect Towers	801 Chestnut St	Clearwater	33756	208	2012	Non-Profit	Elderly
Tarpon Springs Manor	61000 Polly Dr	Tarpon Springs	34689	90	2012	Non-Profit	Elderly
Royal Ridge	7533 38th Avenue N	St. Petersburg	33710	111	2014	For-Profit	Family
Whispering Hills	612 Bass Court	Dunedin	33528	160	2015	Limited Dividend	Family
Fifth Season	2350 Cypress Pond Road	Palm Harbor	34683	53	not avail.	not avail.	not avail.

Source: Shimberg Center for Housing Studies, Assisted Housing Inventory.

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Supportive housing provides affordable rental housing combined with supportive services for elders, persons with disabilities and homeless individuals and families. The services available in supportive housing cover a wide range, with case management, mental and physical health support, substance abuse-related services, and independent living skills training among the most common.

The permanent supportive housing and transitional housing locations mapped in Figure 4 are those specifically aimed at homeless individuals and families. These developments have received funding for capital and operating support from HUD's McKinney-Vento homeless programs. The housing may be *transitional*, with time limits on residency up to 24 months, or *permanent*, without time limits. While in the past the bulk of McKinney-Vento support has gone to transitional housing and emergency shelters, HUD and many local communities are shifting to an emphasis on permanent supportive housing as a more effective homelessness solution.

In Pinellas County, most of the McKinney-Vento supportive housing inventory is aimed at homeless single adults. There are 576 transitional housing beds and 957 permanent supportive housing beds for single adults. For families with children, there are 101 transitional housing units and 76 permanent supportive housing units.¹¹ As Figure 4 shows, the supportive housing inventory is heavily concentrated in downtown and south St. Petersburg, with some additional inventory in Clearwater.

Florida Housing Finance Corporation's LINK program is a new initiative that integrates supportive housing into the overall assisted housing stock. Developments receiving Low Income Housing Tax Credits set aside 10 percent of units for extremely low-income households. Of these units, half must serve special needs households, defined as those including homeless families, survivors of domestic violence, persons with a disability, or youth aging out of foster care. The special needs households are referred to each development by a designated service agency, and the referral agency continues to provide services to the households after they are placed in LINK units. This arrangement offers an opportunity to pair social service and health providers with local affordable housing providers to ensure that clients can access permanent, affordable housing.¹²

LINK units are scattered throughout larger family and elderly affordable developments. As Figure 4 shows, a cluster of developments with LINK units is located in downtown St. Petersburg; other LINK developments in the county are scattered in St. Petersburg, Pinellas Park, Largo, and Tarpon Springs. Because the program is new, many of these are recently built complexes or developments that are still under construction.

¹¹ "Beds" for single adults refers to the number of persons that can be served, either in individual units or group housing. "Units" for families refers to separate housing units that can house a family household with children.

¹² See Florida Housing's Special Needs Housing Website at <http://apps.floridahousing.org/StandAlone/SpecialNeeds/ContentPage.aspx?PAGE=Servicing%20HHlds>.

VIII. Zooming In: Housing and Community Conditions in Focus Neighborhoods

This section discusses housing and community conditions in two focus neighborhoods: the south St. Petersburg area where Bon Secours has focused its community involvement, and the area immediately surrounding Bon Secours' St. Petersburg campus.

Focus Area 1

Focus Area 1 stretches from downtown St. Petersburg south to the bay. The area is home to 69,799 people. Figure 5 maps neighborhood characteristics and assisted housing locations for Focus Area 1 (area bounded by blue line).

Poverty is a serious problem in Focus Area 1. The area poverty rate is 27 percent, compared to 17 percent for St. Petersburg and 14 percent for Pinellas County. As Figure 5 shows, the area has a number of Census tracts with high (greater than 40 percent) and moderately high (20-39.9 percent) poverty rates, particularly near the Midtown area south of downtown.

Focus Area 1's housing stock is primarily made up of single family homes (see Figure 6). The area is home to a mix of homeowners (54 percent; 15,106 households) and renters (46 percent; 12,937 households). Home prices in the area are low. The median sale price for homes in the area in 2015 was just \$90,000, compared to \$164,000 citywide and \$192,000 countywide. While homes in the area are more affordable than in many parts of the county, incomes are also lower.¹³ As a result, 36 percent of the area's homeowners and 62 percent of renters are cost burdened, higher than the countywide rate. The portion of the area closest to downtown is home to a number of supportive, transitional and assisted housing developments.

Table 7. Focus Area 1 Characteristics

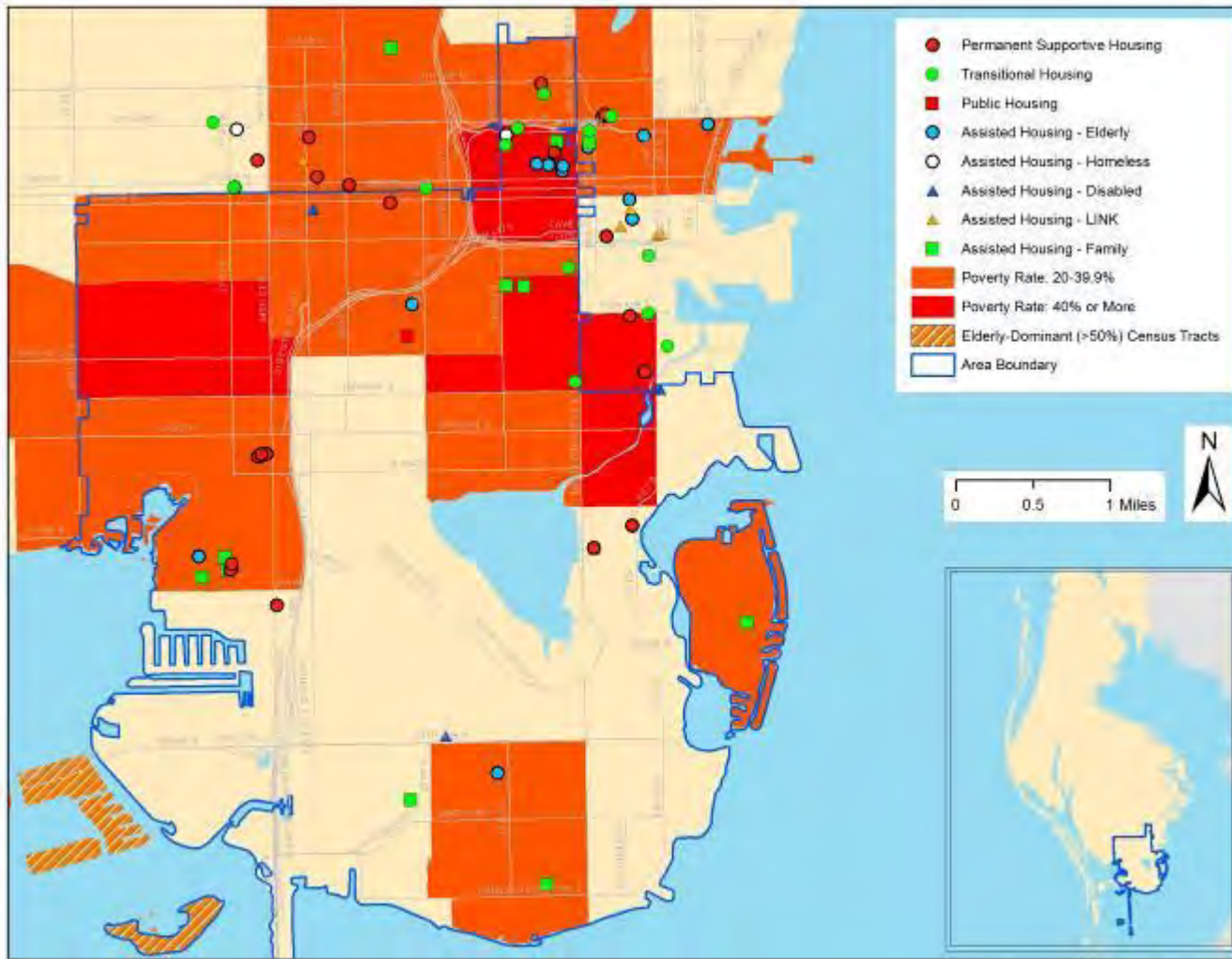
Census Tracts	201.01, 201.05, 202.01, 202.02, 202.06, 202.07, 202.08, 202.09, 203.01, 203.02, 204, 205, 206, 207, 208, 212, 216, 218, 220, 234, 287
Population	69,799
Households	28,043
Homeownership Rate	54%
Owners	15,106
% of owners cost burdened	36%
Renters	12,937
% of renters cost burdened	62%
Median single family home sales price, 2015	\$90,000
Poverty rate	27%

Sources: U.S. Census Bureau, 2014 5-Year American Community Survey; Florida Department of Revenue, 2015 Sales Data File.

¹³ 15 of the area's 21 Census tracts have median annual household incomes below the countywide median of \$45,574, including eight tracts with median income below \$28,000.

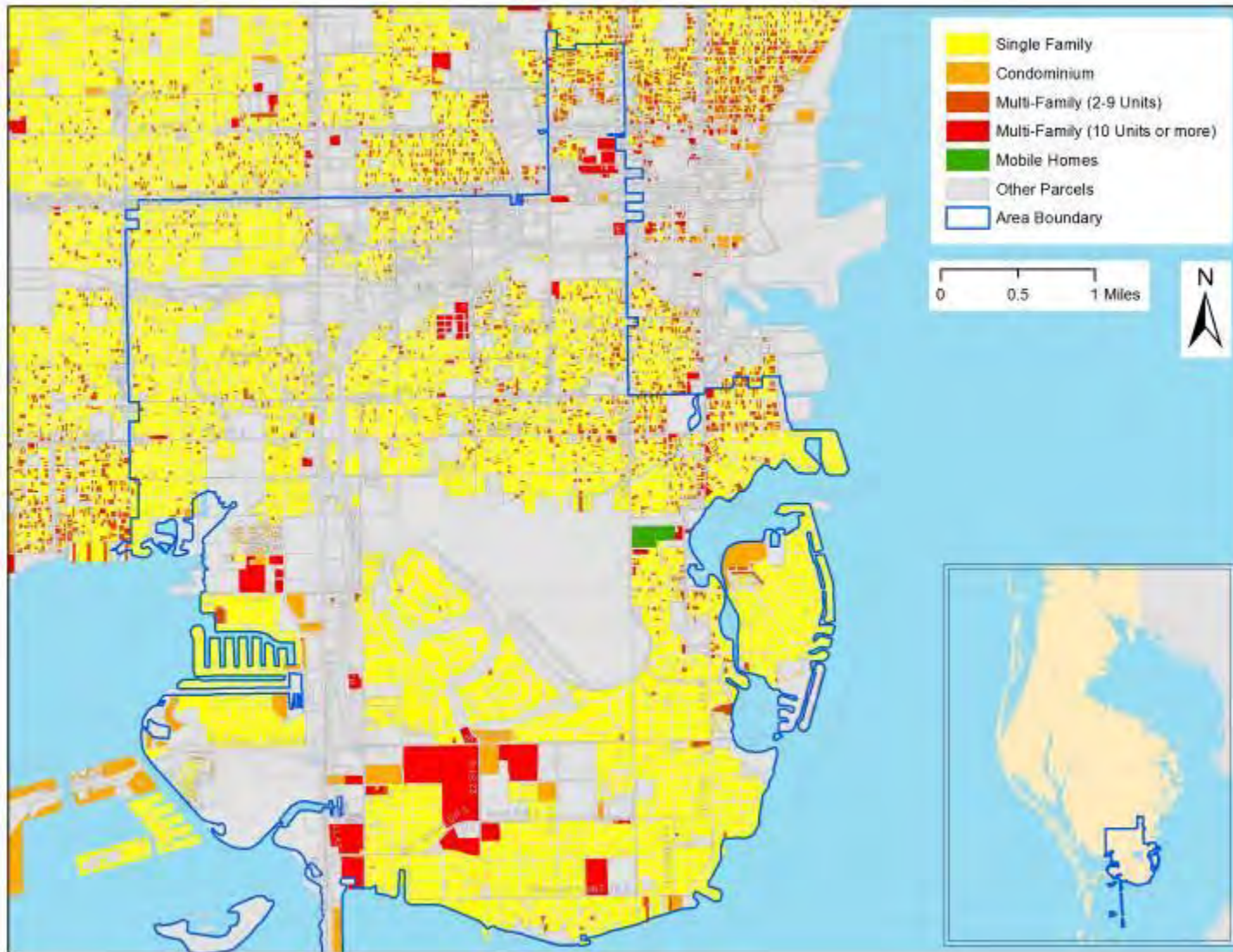
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Figure 5. Focus Area 1: South St. Petersburg, Neighborhood Conditions and Affordable Housing Locations



Sources: U.S. Census Bureau, 2014 5-Year American Community Survey; Shimberg Center for Housing Studies, Assisted Housing Inventory.

Figure 6. Focus Area 1 Residential Land Uses



Source: Florida Department of Revenue, 2014 Name-Address-Legal File.

Focus Area 2

Focus Area 2 is a smaller neighborhood surrounding Bon Secours Place and Maria Manor. The population of the area is 19,536. Figure 7 maps neighborhood characteristics and assisted housing locations for Focus Area 2 (area bounded by blue line).

Focus Area 2 is a mixed-use area combining a great deal of commercial and industrial development with multifamily housing, condominiums, mobile homes, and some small single family areas (see Figure 8 for map of residential mix). The area immediately adjacent to the Bon Secours campus is largely made up of multifamily developments. A number of assisted housing developments are scattered throughout the area serving elderly, family, and disabled tenants. The southwestern corner of the area, in Pinellas Park, is primarily composed of deed-restricted condominium and mobile home communities for age 55+ residents.

The 12 percent poverty rate for the area is lower than the city and county average. The area immediately surrounding Bon Secours does not have any higher poverty Census tracts, although tracts with a poverty rate between 20 and 40 percent are located just northwest and southwest of the area (see Figure 7). The southwestern corner of the area is predominantly elderly due to the concentration of deed-restricted communities.

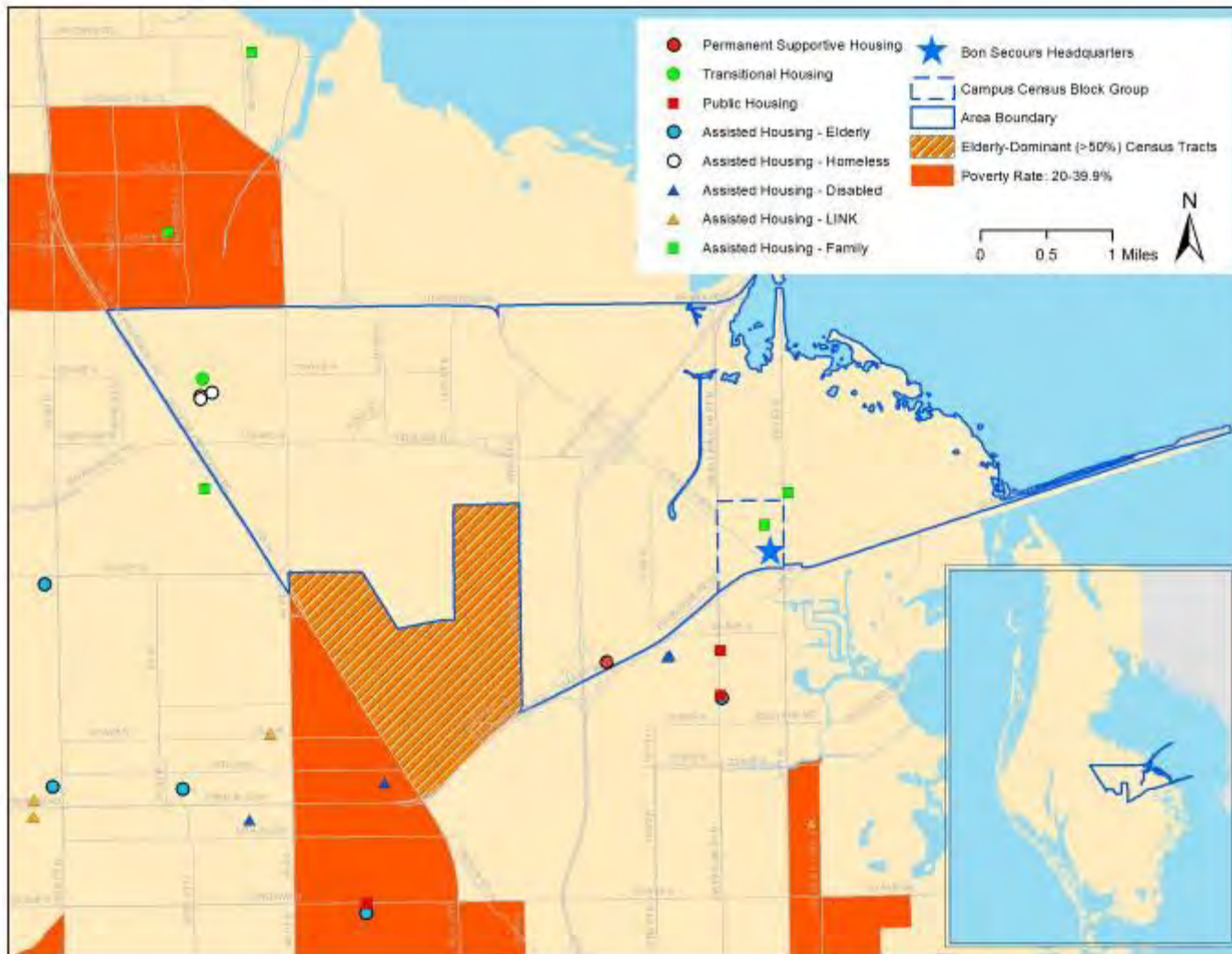
Not surprisingly given the mixed-use nature of the area, the homeownership rate for the area is low, just 28 percent. Prices for area homes are close to countywide levels. Median single family sale price in 2015 was \$205,000, compared to \$192,000 for the county.

Table 8. Focus Area 2 Characteristics

Census Tracts	244.06, 244.12, 245.11, 245.12
Population	19,536
Households	9,992
Homeownership Rate	28%
Owners	2,759
% of owners cost burdened	31%
Renters	7,233
% of renters cost burdened	41%
Median single family home sales price, 2015	\$205,000
Poverty rate	12%

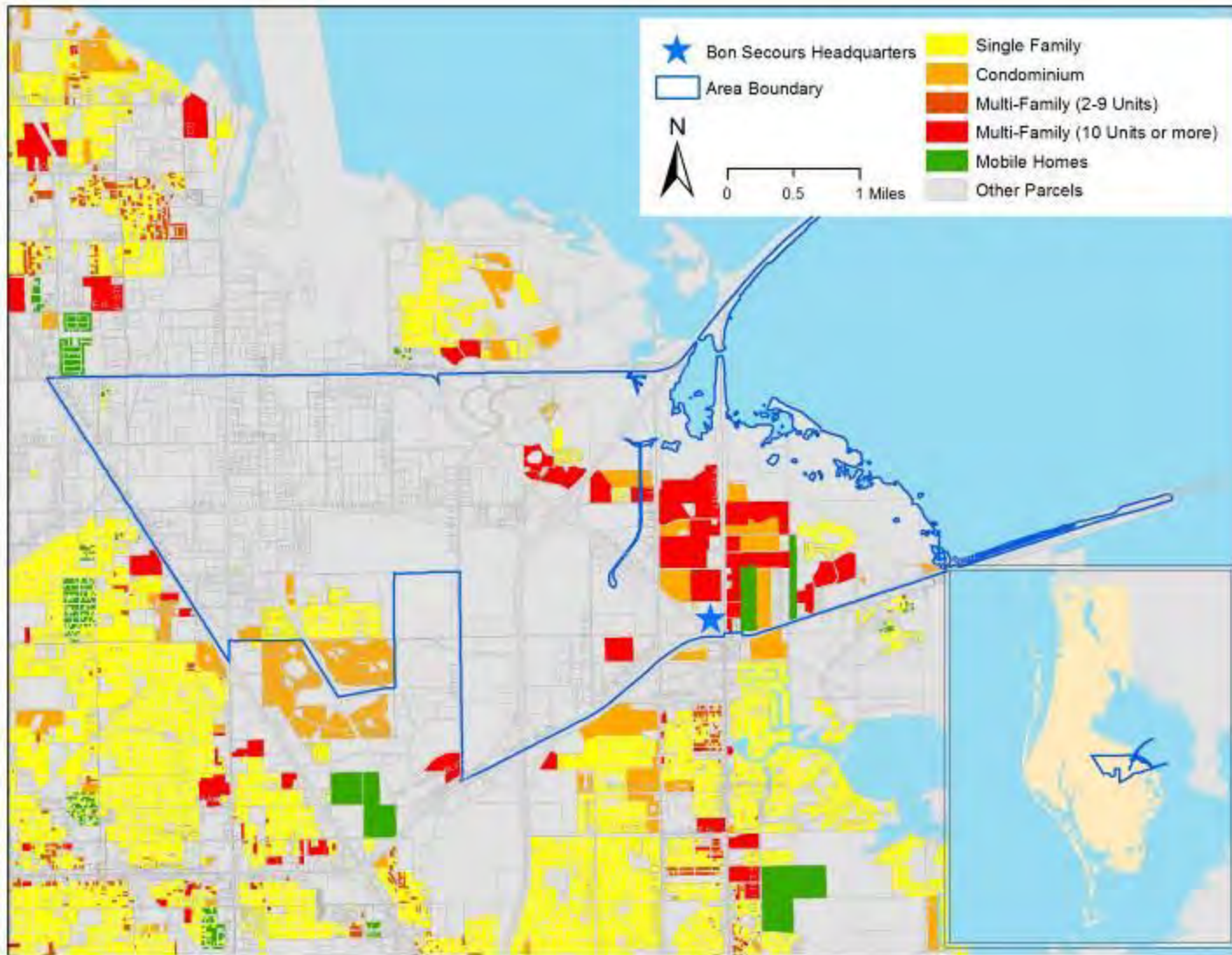
Sources: U.S. Census Bureau, 2014 5-Year American Community Survey; Florida Department of Revenue, 2015 Sales Data File.

Figure 7. Focus Area 2: Bon Secours Area, Neighborhood Conditions and Affordable Housing Locations



Sources: U.S. Census Bureau, 2014 5-Year American Community Survey; Shimberg Center for Housing Studies, Assisted Housing Inventory. Area immediately surrounding the Bon Secours campus outlined in dotted blue line is the Census block group. See above, “The Health Care Wage-Housing Cost Gap,” for discussion of commuting patterns to this area.

Figure 8. Focus Area 2 Residential Land Uses



Source: Florida Department of Revenue, 2014 Name-Address-Legal File.

IX. Conclusion: Resources for Action on Affordable Housing

As this report shows, Pinellas County, St. Petersburg and the selected focus neighborhoods face a series of interconnected housing needs. First, the county needs more affordable housing supply for low-income households. Given the county's built-out development patterns, there are few opportunities for new development of affordable housing on raw land. Instead, appropriate strategies include infill and redevelopment, preservation of existing affordable housing, and assistance to individual households. Second, health care workers need access to affordable units in locations with reasonable commutes to their jobs. Third, while the overall housing stock is in good condition, there are two specific needs for improvements: 1) home modifications to serve people with mobility problems, and 2) improvements to the small number of homes where households do report problems with leakage, electrical systems, and pests. Renters, households in poverty, and mobile home residents are particularly affected. Fourth, the area needs a combination of affordable units and services to ensure stable housing for vulnerable populations, including older adults, persons with disabilities, and homeless families and individuals.

Health care organizations have number of options to help their local communities address these challenges. Here, we outline four types of actions and provide links to information about each. As noted in several of the reports cited below, these strategies address housing as a key social determinant of health. As such, they help non-profit health care systems to meet new federal requirements for the Community Health Needs Assessment and community benefit activities.

1. Financing and developing community affordable housing

Health care organizations can become directly involved in financing and developing affordable housing. Often organizations employing this strategy are “anchor institutions” in distressed neighborhoods. These are large employers such as hospitals and universities seeking to improve neighborhood conditions and safety by upgrading nearby residential properties.

Bon Secours Baltimore has been a national leader in this strategy, creating its own subsidiary to acquire, redevelop and manage 728 units of affordable rental housing for families and seniors in the West Baltimore neighborhood surrounding its facility. In many other cases, health care providers have formed partnerships with existing community agencies. The health care organizations’ contributions include funding toward the costs of rental housing construction and rehabilitation; land on their campuses for housing construction; and financial assistance to local homeowners looking to upgrade their properties. These strategies serve a dual purpose: they improve the physical landscape, and they provide quality housing options for neighborhood residents that they otherwise might not be able to afford.

Financing and Developing Affordable Housing: Resources

National Housing Conference, *The Role of Anchor Institutions in Restoring Neighborhoods: Health Institutions as a Catalyst for Affordable Housing and Community Development*

http://media.wix.com/ugd/19cfbe_6ecc9ef72f3845139661eae555ae8c5b.pdf

Includes case studies of Bon Secours Baltimore and providers in Detroit and Stamford, CT.

Kirwan Institute, *Anchoring Equitable Development: Anchor Institute-Led Models of Housing & Community Development to Strengthen Institutions and Communities*

http://www.dupontfund.org/wp-content/uploads/2016/02/DOC.AnchorInstituteStudy_duPontFund_January2016.pdf

Report sponsored by Jessie Ball duPont Fund to explore hospital- and university-sponsored housing and community development activities. Includes case studies from Columbus, St. Louis, Cleveland, Louisville, and Rochester, MN.

2. Employer-assisted housing

Health care organizations can help their own workers close the gap between wages and housing costs through employer-assisted housing programs. These initiatives also benefit employers by improving their ability to attract and retain workers. This is particularly helpful for employers whose workers face long, costly commutes because existing affordable housing is located far from the work location.

Employer-assisted housing strategies can include the same techniques noted above to increase the general local housing supply: housing development and financing, land donations, and financial assistance to individuals, in this case the company's employees.

Note that not all employer-assisted housing programs are exclusively affordable housing programs for low wage employees. In some cases, employer housing benefits are available to higher wage employees as a strategy to improve employee retention. Often, this benefit overlaps with the anchor institution strategy of neighborhood improvement by requiring beneficiaries to live in the neighborhood. The Cleveland Clinic's employer-assisted housing program, for instance, is available to higher wage employees. Those accepting the benefit agree to remain with the organization and to live in the area surrounding the facility.

3. Home rehabilitation and accessibility modifications

Health care organizations can provide funding and volunteers for efforts to renovate homes for older and low-income homeowners. Upgrades can include work on deferred maintenance; home modifications to accommodate residents with impaired mobility, including repairs and design changes to prevent falls; and "greening" to weatherize homes and improve energy efficiency and air quality. By improving housing quality, these efforts can directly improve the health of community residents.

Employer-Assisted Housing: Resources

Neighborhood Housing Services of Chicago, *EAH Guidebook*
<http://www.nhschicago.org/eahguidebook/index.html>

Extensive resources for creating an employer-assisted housing program, including step-by-step instructions and document templates.

Greater Minnesota Housing Fund, *Employer-Assisted Housing Resource Guide: A Primer for Employers and Community Leaders*
http://www.gmhf.com/downloads/publications-research-reports/eah/GMHF_EAH.pdf

Describes options for employers interested in housing assistance, including rental development. Provides case studies of employer-assisted housing in small-to-midsized Minnesota communities.

Center for Housing Policy, *Quantifying the Value Proposition of Employer-Assisted Housing: A Case Study of Aurora Health Care*
http://www2.nhc.org/media/files/policy...EAH_Value_Proposition.pdf?phpMyAdmin=d3a4afe4e37aae985c684e22d8f65929

Study of Milwaukee health care provider's program providing homeownership counseling and forgivable loans to workers purchasing homes in the city limits. Focuses on the types of employees participating and how their turnover compares to non-participants.

Cleveland Clinic, *Cleveland Clinic Employer Assisted Housing Program*
<http://my.clevelandclinic.org/ccf/media/Files/Careers/13417-employer-assisted-housing-brochure.PDF>

Brochure providing an example of a health care organization that provides home purchase, home repair and one-time rental assistance benefits. Includes employee eligibility and neighborhood requirements.

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Florida already has a local infrastructure in place to support home renovation and modification for low-income homeowners. The State Housing Initiatives Partnership (SHIP) program provides funds to local governments to address affordable housing needs. Both the City of St. Petersburg and Pinellas County direct a portion of their SHIP funds to home renovation and modification for low-income homeowners. St. Petersburg's Emergency Repair program provides home repair loans to address the types of electrical and leakage problems noted in this report. The city's Rehabilitation Assistance Program helps homeowners address code deficiencies, lead paint, and hurricane readiness. St. Petersburg also provides Barrier Free loans and grants to assist with home modifications for persons with mobility, vision or hearing impairments. Pinellas County offers similar products to low-income county residents living outside of the city limits of Belleair Shore, Clearwater, Largo and St. Petersburg. There is a Home Repair Loan for general renovations and an Independent Living Program for modifications to remove physical barriers for persons with disabilities. Bon Secours may be able to work in partnership with the city and county housing departments to provide additional assistance to households in need.

Another resource is Rebuilding Together-Tampa Bay (RTTB), a local chapter of a national network of non-profits. RTTB volunteers provide repairs and safety and accessibility modifications for low-income homeowners, many of them elderly. The organization is actively seeking financial support from corporate and foundation sponsors as well as employee groups for volunteer workdays.

Home Rehabilitation and Accessibility: Resources

National Center for Healthy Housing

<http://www.nchh.org>

Green and Healthy Housing Initiative

<http://www.greenandhealthyhomes.org>

National organizations advocating for safe and healthy housing, especially for children and seniors. Both contain information on eliminating risks from lead and other toxins, mold, pests, and fall hazards.

City of St. Peterburg SHIP

http://www.stpete.org/housing/home_repair_and_barrier_free_grants.php

Information about the Home Repair and Barrier Free loan programs.

Pinellas County SHIP

<http://www.pinellascountry.org/community/HousingPrograms.htm>

Information about the Home Repair Loan and Independent Living Program (accessibility modifications). The site also includes links to income-based and free housekeeping services for frail elder residents.

Rebuilding Together-Tampa Bay

<http://www.rttb.org>

4. Co-location of affordable housing and services for vulnerable populations

Health care providers can form partnerships to provide on-site services at affordable and supportive housing developments. For example, the “Bringing Health Care Home” report cited at right describes a partnership between Virginia Commonwealth University and a Richmond affordable senior housing development to provide an on-site health clinic staffed by students and faculty in the health professions. The enclosed list of affordable and supportive housing developments in Pinellas County (see Figure 4 and Appendix 2) can provide a starting point for Bon Secours to seek out housing providers as partners, particularly at developments that serve senior residents.

Florida Housing Finance Corporation’s LINK initiative offers a special opportunity for housing and service co-location. As described in the “Affordable and Supportive Housing” section above, the LINK program serves persons with disabilities and other special needs populations in units integrated into larger affordable housing developments. While the LINK units are by nature dispersed throughout the county in several complexes, three developments with LINK units are clustered just southwest of the Bon Secours headquarters focus neighborhood. Four others are clustered just east of the South St. Petersburg focus neighborhood boundary, near downtown. LINK-sponsored tenants in these developments are likely to need ongoing services, including health support.

Co-Location of Housing and Services: Resources

Florida Housing Finance Corporation, Special Needs and LINK Initiative website

<http://apps.floridahousing.org/StandAlone/SpecialNeeds/ContentPage.aspx?PAGE=Serving%20HHlds>

Information about the LINK initiative, including definition of special needs household under Florida statute and discussion of the role of referral agencies.

Janet Viveiros, *Bringing Health Care Home for Low-Income Older Adults: A Profile of the Richmond Health and Wellness Program at Dominion Place in Richmond, Virginia*

http://media.wix.com/ugd/19cfbe_78b5b2939771455a82464b1a90a57c12.pdf

Case study of the Richmond on-site health clinic mentioned at left, including contact information for the nursing professor who directs the project.

Technical Assistance Collaborative (TAC) website

<http://www.tacinc.org>

Website for national organization advocating for affordable and supportive housing for people with disabilities. A wealth of information about topics such as community integration and supportive housing for people with disabilities, federal housing programs, and the use of Medicaid dollars to support home- and community-based services.

Appendix 1. Substandard Housing Conditions

Physical Condition of Housing Units in the Tampa-St. Petersburg Metropolitan Area

All numbers in 1000s of units. A unit may appear in more than one category.

Characteristics	Total occupied units		Owner		Renter		Manufactured/ mobile homes		Elderly (65 years and over)		Below poverty level	
	#	% of occupied units	#	% of occupied units	#	% of occupied units	#	% of occupied units	#	% of occupied units	#	% of occupied units
Total Units	1,085.50	100%	720.4	100%	365.1	100%	94.3	100%	308.3	100%	171.8	100%
Selected Physical Problems												
Severe physical problems	9.4	0.9%	5.3	0.7%	4.1	1.1%	2.3	2.4%	2.2	0.7%	4.9	2.9%
Plumbing	5.5	0.5%	2	0.3%	3.5	1.0%	1	1.1%	2.2	0.7%	2.4	1.4%
Heating	3.8	0.4%	3.3	0.5%	0.5	0.1%	1.3	1.4%	-	-	2.5	1.5%
Moderate physical problems	41.9	3.9%	17	2.4%	24.9	6.8%	2.9	3.1%	8.7	2.8%	11.5	6.7%
Plumbing	3.2	0.3%	1.9	0.3%	1.3	0.4%	0.6	0.6%	1	0.3%	1.3	0.8%
Heating	2.8	0.3%	2.4	0.3%	0.4	0.1%	0.6	0.6%	1.4	0.5%	1	0.6%
Upkeep	8.8	0.8%	4.3	0.6%	4.5	1.2%	1.8	1.9%	1.4	0.5%	3.2	1.9%
Kitchen	27.9	2.6%	8.4	1.2%	19.5	5.3%	-	-	4.9	1.6%	6.4	3.7%
Selected Deficiencies												
Signs of rats in last 12 months	19.4	1.8%	12.4	1.7%	7	1.9%	2.5	2.7%	3.9	1.3%	2.4	1.4%
Signs of mice in last 12 months	10.7	1.0%	6.1	0.8%	4.7	1.3%	1.6	1.7%	1.3	0.4%	3	1.7%
Signs of rodents, not sure which kind in last 12 months	5.8	0.5%	4	0.6%	1.8	0.5%	1.7	1.8%	0.4	0.1%	1.8	1.0%
Signs of cockroaches in last 12 months	408.2	37.6%	267.6	37.1%	140.7	38.5%	36.7	38.9%	95.3	30.9%	73.3	42.7%
Holes in floors	13.3	1.2%	7.7	1.1%	5.6	1.5%	4	4.2%	4.2	1.4%	2.5	1.5%
Open cracks or holes (interior)	42.4	3.9%	20.6	2.9%	21.8	6.0%	6.5	6.9%	8.5	2.8%	13.2	7.7%

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Characteristics	Total occupied units		Owner		Renter		Manufactured/ mobile homes		Elderly (65 years and over)		Below poverty level	
	#	% of occupied units	#	% of occupied units	#	% of occupied units	#	% of occupied units	#	% of occupied units	#	% of occupied units
Broken plaster or peeling paint (interior)	13.5	1.2%	8.3	1.2%	5.2	1.4%	2	2.1%	1.3	0.4%	4.1	2.4%
No electrical wiring	1	0.1%	0.5	0.1%	0.5	0.1%	-	-	0.5	0.2%	-	-
Exposed wiring	18.4	1.7%	10.2	1.4%	8.2	2.2%	1.3	1.4%	3.6	1.2%	3.6	2.1%
Rooms without electric outlets	13.6	1.3%	5.6	0.8%	8.1	2.2%	1.4	1.5%	2.6	0.8%	3.7	2.2%
Flush Toilet Breakdowns												
With one or more flush toilets	1,085.50	100.0%	720.4	100.0%	365.1	100.0%	94.3	100.0%	308.3	100.0%	171.8	100.0%
With at least one toilet working at all times in last 3 months	1,054.90	97.2%	704.5	97.8%	350.4	96.0%	91.1	96.6%	299.9	97.3%	163.6	95.2%
None working some time in last 3 months	18.3	1.7%	6.8	0.9%	11.6	3.2%	2.6	2.8%	4.2	1.4%	6.9	4.0%
Breakdowns not reported	12.3	1.1%	9.2	1.3%	3.1	0.8%	0.6	0.6%	4.2	1.4%	1.3	0.8%
Heating Problems												
With heating equipment and occupied last winter	1,028.30	94.7%	709.5	98.5%	318.7	87.3%	89.1	94.5%	302.1	98.0%	155.5	90.5%
Not uncomfortably cold for 24 hours or more	965.7	89.0%	674.1	93.6%	291.6	79.9%	81.5	86.4%	284.1	92.2%	137.6	80.1%
Uncomfortably cold for 24 hours or more	31.4	2.9%	19.8	2.7%	11.6	3.2%	6.4	6.8%	6.4	2.1%	10.9	6.3%
Equipment breakdowns	9.2	0.8%	6.2	0.9%	3	0.8%	2.9	3.1%	0.5	0.2%	5.6	3.3%
No breakdowns lasting 6 hours or more	0.6	0.1%	0.6	0.1%	-	-	0.6	0.6%	-	-	0.6	0.3%
Number of breakdowns that lasted 6 hours or more:												
1	3	0.3%	1.3	0.2%	1.7	0.5%	0.5	0.5%	0.5	0.2%	2.1	1.2%
2	1.8	0.2%	1	0.1%	0.8	0.2%	0.6	0.6%	-	-	0.4	0.2%

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Characteristics	Total occupied units		Owner		Renter		Manufactured/mobile homes		Elderly (65 years and over)		Below poverty level	
	#	% of occupied units	#	% of occupied units	#	% of occupied units	#	% of occupied units	#	% of occupied units	#	% of occupied units
3	1	0.1%	1	0.1%	-	-	0.6	0.6%	-	-	0.4	0.2%
4 or more	2.8	0.3%	2.3	0.3%	0.5	0.1%	0.7	0.7%	-	-	2.1	1.2%
Other causes	22.7	2.1%	14.2	2.0%	8.6	2.4%	4.1	4.3%	5.9	1.9%	5.3	3.1%
Inadequate heating capacity	7.7	0.7%	5	0.7%	2.7	0.7%	2	2.1%	3.2	1.0%	2.2	1.3%
Inadequate insulation	4.1	0.4%	2.3	0.3%	1.8	0.5%	0.6	0.6%	1.3	0.4%	0.9	0.5%
Cost of heating	8.2	0.8%	6.6	0.9%	1.7	0.5%	1	1.1%	0.5	0.2%	1.3	0.8%
Other	4.1	0.4%	1.3	0.2%	2.9	0.8%	0.5	0.5%	1.3	0.4%	0.9	0.5%
Not reported	0.4	0.0%	-	-	0.4	0.1%	-	-	-	-	0.4	0.2%
Electric Fuses and Circuit Breakers												
With electrical wiring	1,084.60	99.9%	719.9	99.9%	364.6	99.9%	94.3	100.0%	307.8	99.8%	171.8	100.0%
No fuses or breakers blown in last 3 months	996.9	91.8%	658.3	91.4%	338.5	92.7%	84.4	89.5%	285.5	92.6%	157	91.4%
With fuses or breakers blown in last 3 months	73.9	6.8%	51.3	7.1%	22.6	6.2%	9.3	9.9%	16.9	5.5%	11.8	6.9%
Problem not reported or don't know	13.8	1.3%	10.3	1.4%	3.5	1.0%	0.6	0.6%	5.4	1.8%	3	1.7%
Water Supply Storage												
With hot and cold piped water	1,084.50	99.9%	719.9	99.9%	364.7	99.9%	93.3	98.9%	307.9	99.9%	171.2	99.7%
No stoppage in last 3 months	1,027.10	94.6%	685.6	95.2%	341.5	93.5%	77.8	82.5%	288.4	93.5%	158.9	92.5%
With stoppage in last 3 months	46.1	4.2%	25.6	3.6%	20.5	5.6%	14.9	15.8%	14.9	4.8%	10.6	6.2%
No stoppage lasting 6 hours or more	15.5	1.4%	9.6	1.3%	6	1.6%	5.5	5.8%	5.5	1.8%	2.8	1.6%
Stoppage not reported	11.3	1.0%	8.7	1.2%	2.7	0.7%	0.6	0.6%	4.6	1.5%	1.7	1.0%
Water Leakage During Last 12 Months												

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Characteristics	Total occupied units		Owner		Renter		Manufactured/ mobile homes		Elderly (65 years and over)		Below poverty level	
	#	% of occupied units	#	% of occupied units	#	% of occupied units	#	% of occupied units	#	% of occupied units	#	% of occupied units
No leakage from inside structure	1,003.70	92.5%	674.5	93.6%	329.2	90.2%	84.3	89.4%	291.5	94.6%	153.6	89.4%
With leakage from inside structure	68.8	6.3%	36.4	5.1%	32.4	8.9%	9.4	10.0%	11.7	3.8%	16.6	9.7%
Fixtures backed up or overflowed	16.5	1.5%	10.1	1.4%	6.4	1.8%	3.1	3.3%	1.8	0.6%	3.2	1.9%
Pipes leaked	28	2.6%	14.5	2.0%	13.6	3.7%	3.7	3.9%	4.4	1.4%	6.8	4.0%
Broken water heater	7.5	0.7%	5.4	0.7%	2.1	0.6%	1.2	1.3%	2.7	0.9%	3	1.7%
Other or unknown (includes not reported)	18.2	1.7%	7.4	1.0%	10.8	3.0%	1.4	1.5%	2.9	0.9%	4.5	2.6%
Interior leakage not reported	13	1.2%	9.5	1.3%	3.5	1.0%	0.6	0.6%	5	1.6%	1.7	1.0%
No leakage from outside structure	992.8	91.5%	655.9	91.0%	337	92.3%	84.1	89.2%	286.2	92.8%	157.4	91.6%
With leakage from outside structure	79.7	7.3%	55	7.6%	24.7	6.8%	9.6	10.2%	17	5.5%	12.7	7.4%
Roof	54.1	5.0%	39	5.4%	15.1	4.1%	7.2	7.6%	10.7	3.5%	8.6	5.0%
Basement	-		-		-		-		-		-	
Walls, closed windows, or doors	20.1	1.9%	11.7	1.6%	8.4	2.3%	2.6	2.8%	4.7	1.5%	2.9	1.7%
Other or unknown (includes not reported)	10.1	0.9%	7.3	1.0%	2.8	0.8%	0.5	0.5%	3.1	1.0%	1.7	1.0%
Exterior leakage not reported	13	1.2%	9.5	1.3%	3.5	1.0%	0.6	0.6%	5	1.6%	1.7	1.0%
External Building Conditions												
Sagging roof	17.2	1.6%	11.9	1.7%	5.3	1.5%	5.4	5.7%	2.2	0.7%	5.8	3.4%
Missing roofing material	21.9	2.0%	13	1.8%	8.9	2.4%	3.5	3.7%	4.1	1.3%	5.1	3.0%
Hole in roof	13.8	1.3%	6.5	0.9%	7.3	2.0%	1.8	1.9%	2.8	0.9%	4.9	2.9%

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Characteristics	Total occupied units		Owner		Renter		Manufactured/mobile homes		Elderly (65 years and over)		Below poverty level	
	#	% of occupied units	#	% of occupied units	#	% of occupied units	#	% of occupied units	#	% of occupied units	#	% of occupied units
Missing bricks, siding, or other outside wall material	13.4	1.2%	9.1	1.3%	4.3	1.2%	2.1	2.2%	3.3	1.1%	3.2	1.9%
Sloping outside walls	5.7	0.5%	2.3	0.3%	3.4	0.9%	0.8	0.8%	1.4	0.5%	2.2	1.3%
Boarded up windows	11.4	1.1%	7.4	1.0%	3.9	1.1%	1.1	1.2%	2.1	0.7%	3.1	1.8%
Broken windows	23.7	2.2%	17.6	2.4%	6.1	1.7%	3.2	3.4%	3.5	1.1%	3.5	2.0%
Bars on windows	21.7	2.0%	14.7	2.0%	7.1	1.9%	1.1	1.2%	6.2	2.0%	4	2.3%
Foundation crumbling or has open crack or hole	39.6	3.6%	30.8	4.3%	8.8	2.4%	2.8	3.0%	13.1	4.2%	6.4	3.7%
None of the above	702.2	64.7%	576.4	80.0%	125.9	34.5%	77.9	82.6%	201.9	65.5%	87.6	51.0%
Not reported	3.7	0.3%	3.7	0.5%	-	-	-	-	2.4	0.8%	0.4	0.2%
Sewage Disposal Breakdowns												
With public sewer	948.4	87.4%	609.9	84.7%	338.5	92.7%	67.7	71.8%	263.4	85.4%	147.3	85.7%
No breakdowns in last 3 months	942.9	86.9%	606.1	84.1%	336.8	92.2%	67.1	71.2%	262	85.0%	146.5	85.3%
With breakdown(s) in last 3 months	5.5	0.5%	3.9	0.5%	1.6	0.4%	0.6	0.6%	1.4	0.5%	0.8	0.5%
With septic tank or cesspool	137.1	12.6%	110.5	15.3%	26.6	7.3%	26.7	28.3%	44.9	14.6%	24.4	14.2%
No breakdowns in last 3 months	134.3	12.4%	109	15.1%	25.2	6.9%	26.7	28.3%	43.9	14.2%	24.4	14.2%
With breakdown(s) in last 3 months	2.9	0.3%	1.5	0.2%	1.4	0.4%	-	-	1	0.3%	-	-

Source: U.S. Census Bureau, 2013 American Housing Survey

Appendix 2. Assisted, Supportive and Public Housing

Assisted Housing, Pinellas County

Development Name	Street Address	City	State	Zip Code	Assisted Units	Target Population
128th Place	2762 1st Ave N	St. Petersburg	Florida	33713	18	Persons with Disabilities
3636 Park	3636 5th Avenue N.	St. Petersburg	Florida	33713		Homeless
540 Town Center	540 2nd Ave S	St. Petersburg	Florida	33701	145	Elderly; Family; Link
Abilities At Casablanca	2099 54th Ave South	St. Petersburg	Florida	33712	9	Persons with Disabilities
Abilities At Fountain Square	1799 N Highland Ave	Clearwater	Florida	33755	8	Persons with Disabilities
Abilities At Morningside I	2500 Harn Blvd	Clearwater	Florida	33764	6	Persons with Disabilities
Abilities At Morningside II	2500 & 2501 Harn Blvd.	Clearwater	Florida	33764	8	Persons with Disabilities
Abilities At Parklane	379 47th Ave N	St. Petersburg	Florida	33703	7	Persons with Disabilities
Abilities At St. Andrews Cove	605 N Keene Rd	Clearwater	Florida	33755	6	Persons with Disabilities
Abilities At Windjammer I	1400 Gandy Blvd N	St. Petersburg	Florida	33702	10	Persons with Disabilities
Abilities At Windjammer II	1400 Gandy Blvd N	St. Petersburg	Florida	33702	8	Persons with Disabilities
Abilities At Woodside	4215 E Bay Dr	Clearwater	Florida	33764	6	Persons with Disabilities
Aluna Largo Apartments	14330 58th St N	Largo	Florida	33760-2801	56	Family
Anclote Group Home	1022 Anclote Drive	Tarpon Springs	Florida	34689		Persons with Disabilities
Arlington Avenue Apartments	1007 Arlington Avenue N	St. Petersburg	Florida	33705	16	Elderly
Bayside Court	1760 Clearwater Largo Road	Clearwater	Florida	33756	58	Family
Belleair Place	1704 Clearwater Largo Road	Clearwater	Florida	33756	126	Family
Boca Ciega	3401 & 3797 37th Street South	St. Petersburg	Florida	33711	109	Family
Boca Ciega Townhomes	3401 37th St. South	St. Petersburg	Florida	33711	108	Family
Boley Centers	1800 4th St S	St. Petersburg	Florida	33705	40	Persons with Disabilities
Boley Group Home	4123 37th St N	St. Petersburg	Florida	33714	8	Persons with Disabilities
Booker Creek	2468 13th Avenue North	St. Petersburg	Florida	33713	63	Family
Broadwater Iv	3611 37th Street South	St. Petersburg	Florida	33711		Homeless
Broadwater Place	3615 37th St S	St. Petersburg	Florida	33711	14	Persons with Disabilities
Brookside Square	200 72nd Ave N	St. Petersburg	Florida	33702	142	Family; Link

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Development Name	Street Address	City	State	Zip Code	Assisted Units	Target Population
Burlington Place	NW Corner of Burlington Ave & 31st St N	St. Petersburg	Florida	not avail.	53	Family; Link
Burlington Senior Residences	298 8 St N	St. Petersburg	Florida	33701	82	Elderly; Family
Burlington Tower	1000 Burlington Ave N	St. Petersburg	Florida	33705	115	Elderly
Campbell Landings	365 6th Street South	St. Petersburg	Florida	33701 4451	96	Elderly; Family; Link
Casa Miguel	2285 State Road 580	Clearwater	Florida	33763	82	Elderly
Casa Santa Cruz	7825 54th Avenue N	St. Petersburg	Florida	33709	76	Elderly
Center Of Hope	384 15 St N	St. Petersburg	Florida	33705	88	Homeless
Citrus Grove Apartments	731 15th St S	St. Petersburg	Florida	33705	84	Family
Clam Bayou Apartments	3880 14th Avenue S	St. Petersburg	Florida	33712	14	Elderly; Persons with Disabilities
Clear Harbor	11240 Us Hwy 19	Clearwater	Florida	33764	84	Family
Clearbay Terrace	1770 N Betty Ln	Clearwater	Florida	33755	100	Elderly
Clearwater Apartments	1000 N. Keene Rd	Clearwater	Florida	33755	90	Family
Creekside Manor I	1318 Franklin St	Clearwater	Florida	33756	54	Elderly
Creekside Manor II	1335 Pierce St	Clearwater	Florida	33756	37	Elderly
Delmar Terrace	745 Delmar Terrace South	St. Petersburg	Florida	not avail.	65	Homeless
Disston Place	8601 Dr Martin Luther King Jr St N	St. Petersburg	Florida	33702	134	Elderly; Family
Dome District Apts	1029 Burlington Ave N	St. Petersburg	Florida	33705	18	Persons with Disabilities
Dryer Group Home	2606 Dryer Ave	Largo	Florida	33770	5	Persons with Disabilities
Duval Park	44th Way & Duval Circle East	St. Petersburg	Florida	33714	88	Link; Persons with Disabilities
Emerald Bay	3901 38th Ave S	St. Petersburg	Florida	33711	224	Family
Fairway Gardens	110 N Lady Mary Dr	Clearwater	Florida	33755	20	not avail.
Family Fresh Start I	4301 Tarpon Drive Se	St. Petersburg	Florida	33705	4	Family
Family Fresh Start II	1326 8th Avenue South	St. Petersburg	Florida	33705	5	Family
Forest Lane Apartments	7101 53rd St	Pinellas Park	Florida	33781	24	Persons with Disabilities
Forest Meadows Apartments	5170 Forest Meadows Ln N	St. Petersburg	Florida	33709	15	Persons with Disabilities
Foxbridge Apartments	16321 Bolesta Rd	Clearwater	Florida	33760	358	Family
Freedom Village I	7700 66th St	Pinellas Park	Florida	33781	89	Elderly
Freedom Village III	1167 E Turner St	Clearwater	Florida	33756	40	Persons with Disabilities
Garden Trail	Eldridge St., N. Garden Ave. & N. Spruce Ave.	Clearwater	Florida	33755	76	Family

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Development Name	Street Address	City	State	Zip Code	Assisted Units	Target Population
Greenview Manor	1212 Burlington Ave N	St. Petersburg	Florida	33705	52	Elderly; Family
Harbour's Edge	NE Corner Of 4th St S And Delmar Terrace	St. Petersburg	Florida	33701	85	Elderly; Family; Link
Heritage Oaks Of Palm Harbor	2351 Alderman Rd	PALM HARBOR	Florida	34683	94	Elderly
Heritage Presbyterian	10200 122nd Ave	Largo	Florida	33773	80	Elderly
Isles Of Gateway	10600 4th St N	St. Petersburg	Florida	33716	196	Family
James Park	1051 3rd Avenue North	St. Petersburg	Florida	33705	82	Family
John Knox Apts	1035 Arlington Ave N	St. Petersburg	Florida	33705	300	Elderly
Jordan Park	2240 9th Avenue S	St. Petersburg	Florida	33712	237	Elderly; Family
Key Largo	78 Harry Davis Cir	Largo	Florida	33037	50	Elderly; Family
Lake Winds Apartments, Inc.	836 34th Avenue	St. Petersburg	Florida	33705	14	Persons with Disabilities
Lakeside Terrace	4200 62nd Ave N	Pinellas Park	Florida	33781	110	Elderly; Family
Landings At Cross Bayou	6835 54th Avenue North	St. Petersburg	Florida	33709 3000	184	Family; Link
Laurel Trace	4638 71st Way N	St. Petersburg	Florida	33709	9	Elderly
Lodges At Pinellas Park	6781 Park Blvd.	Pinellas Park	Florida	33781	120	Family; Link
Lutheran	550 1st Avenue South	St. Petersburg	Florida	33701	115	Elderly
Lutheran Residences	6800 Park St S	South Pasadena	Florida	33707	180	Elderly
Mainstreet Apartments	1100 S. Missouri Avenue	Clearwater	Florida	33756	204	Family
Mariner's Point	1175 Pinellas Point Dr S	St. Petersburg	Florida	33705	368	Family
Norton Apartments	1450 S Martin L. King Jr. Blvd	Clearwater	Florida	33756	48	Family
Oak Ridge Estates	402 Morgan Street	Tarpon Springs	Florida	34689	62	Family; Link
Oceanside Estates	6700 102nd Ave N	Pinellas Park	Florida	33782	104	Elderly
Palm Harbor Group Home	675 11th St	PALM HARBOR	Florida	34683	4	Persons with Disabilities
Palmetto Breeze Apts	3000 1st Ave S	St. Petersburg	Florida	33712	12	Persons with Disabilities
Palmetto Park	1001 North Martin Luther King Jr., Blvd.	Clearwater	Florida	33755	154	Family
Palmetto Properties	1537 Palmetto St	Clearwater	Florida	33755	2	Family
Parc Apartments	3190 75th St N	St. Petersburg	Florida	33710	24	Persons with Disabilities
Parc Housing II	5353 31st St N	St. Petersburg	Florida	33714	8	Persons with Disabilities
Park Place Of Clearwater	2750 Drew St	Clearwater	Florida	33759	180	Elderly; Family
Parkside Commons	6470 Park Boulevard	Pinellas Park	Florida	33781	60	Family; Link

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Development Name	Street Address	City	State	Zip Code	Assisted Units	Target Population
Peterborough Apartments	440 4th Ave N	St. Petersburg	Florida	33701	150	Elderly; Family
Pine Berry Senior	1225 South Highland Avenue	Clearwater	Florida	33756	85	Elderly; Family
Pine View Apartments	1585 Greenlea Avenue	Clearwater	Florida	33755 -2261	50	Family
Pinehurst Group Home	1545 Pinehurst Road	Dunedin	Florida	34698		Persons with Disabilities
Pinellas Heights	11411 Ulmerton Road	Largo	Florida	33778	153	Elderly; Family
Pinellas Hope II	5726 126th Avenue North	Clearwater	Florida	33760	80	Homeless
Pinellas Hope IV	5726 126th Avenue North	Clearwater	Florida	33762		Homeless
Pinellas Hope V	5726 126th Avenue North	Clearwater	Florida	33760		Family; Homeless
Portland	300 8th Street North	St. Petersburg	Florida	33701	68	Family
Presbyterian Towers	430 Bay St Ne	St. Petersburg	Florida	33701	210	Elderly
Rainbow Village	13217 Washington Dr	Largo	Florida	33774	192	Elderly; Family
Reserve At Lake Pointe	5800 Lynn Lake Drive South	St. Petersburg	Florida	33712	162	Family
Ring And Scattered Sites	735 Mango Cir	Tarpon Springs	Florida	34689	203	Elderly; Family
Riverside - Tarpon Springs	1589 Starlight Cove	Tarpon Springs	Florida	34689	258	Family
Sabal Walk	2065 N Highland Ave	Clearwater	Florida	33755	38	Family
Salt Creek	426 Preston Avenue, South	St. Petersburg	Florida	33701	18	Family; Homeless
San Christopher II Group Home	664 San Christopher Dr	Dunedin	Florida	34698	6	Persons with Disabilities
Sandpebble	2700 52nd Avenue North	St. Petersburg	Florida	33714	18	Family
Sandpiper Village	300 S Walton Ave	Tarpon Springs	Florida	34689	80	Elderly
Santos Isle	170 E. Martin Luther King Drive	Tarpon Springs	Florida	34687	50	Elderly; Family; Link
Savannah Cove	1124 Lauren Lane	Tarpon Springs	Florida	34689	160	Elderly; Family
Scattered Sites	1100 Druid Rd E	Clearwater	Florida	33756	200	Elderly; Family
Serenity Towers At Boca Ciega Bay	880 Oleander Way South	South Pasadena	Florida	33707	210	Elderly
Shadow Run	12001 Belcher Road South	Largo	Florida	33773	55	Family
Shady Pines Apts	4037 76th Ave N	Pinellas Park	Florida	33781	8	Persons with Disabilities
St. Giles Manor	5041 82nd Ave N	Pinellas Park	Florida	33781	106	Elderly; Family; Link
St. Giles Manor II	7650 58th St	Pinellas Park	Florida	33781	88	Elderly
Sunset Pointe Apartments	1413 Sunset Point Road	Clearwater	Florida	33755	14	Elderly
The Cloisters	2500 Winding Creek Blvd	Clearwater	Florida	33761	168	Family
The Hamptons At Clearwater	1099 N McMullen Booth Rd	Clearwater	Florida	33759	55	Family

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Development Name	Street Address	City	State	Zip Code	Assisted Units	Target Population
The Viridian Apartments	518 3rd Ave S	St. Petersburg	Florida	33701	188	Elderly
Transfiguration Manor	4000 43rd Street N	St. Petersburg	Florida	33714	68	Elderly
Trinity House	5700 16th St S	St. Petersburg	Florida	33705	76	Elderly
Tuscany	1200 South Missouri Avenue	Clearwater	Florida	33756	240	Elderly; Family
Twin Brooks Apartments	3540 24th Avenue South.	St. Petersburg	Florida	33712	14	Elderly
Union Group Home	920 Union St	Dunedin	Florida	34698	5	Persons with Disabilities
Uparc Housing II Group Home	1545 Pinehurst Rd	Dunedin	Florida	34698	6	Persons with Disabilities
Uparc Housing Iv	1257 Alhambra Court	PALM HARBOR	Florida	34683	12	Persons with Disabilities
Uparc Housing V	608 4th Ave., N.	Safety Harbor	Florida	34695	12	Persons with Disabilities
Urban Landings	3rd Street South & 4th Avenue South	St. Petersburg	Florida	not avail.	32	Family; Link
Villages At Tarpon	Scattered Sites	Tarpon Springs	Florida	34689	95	Elderly; Family; Link
Waterfall Apts.	1325 N Highland Ave	Clearwater	Florida	33755	21	Persons with Disabilities
Wellington	2900 Drew Street	Clearwater	Florida	34619	268	Family
Westminster Apartments	200 Westminster Blvd	Oldsmar	Florida	34677	270	Family
Whispering Palms	E Of 16th St & Brittany Bay	Largo	Florida	33371	63	Family; Link
Wyngate	390 112th Avenue North	St. Petersburg	Florida	33716	264	Family

Source: Shimberg Center for Housing Studies, Assisted Housing Inventory.

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Supportive Housing, Pinellas County

Project Name	Project Type	Address	City	State	Zip	Assisted Units/ Beds
128 Place Apartments	Permanent Supportive Housing	2780 and 2790 1ST AVE N	St. Petersburg	FL	33713	4
Bayou Pass Apartments	Permanent Supportive Housing	600 32ND AVE S	St. Petersburg	FL	33705	2
Beacon House: Transitional Housing	Transitional Housing	2151 CENTRAL AVE	St. Petersburg	FL	33713	33
Broadwater II Apartments	Permanent Supportive Housing	3615 37TH ST S	St. Petersburg	FL	33711	12
Broadwater III Apartments	Permanent Supportive Housing	3611 37TH ST S	St. Petersburg	FL	33711	8
Broadwater IV Apartments	Permanent Supportive Housing	3611 37TH ST S	St. Petersburg	FL	33711	10
Burlington Garden Apartments	Permanent Supportive Housing	3461 BURLINGTON AVE N	St. Petersburg	FL	33713	16
Butterfly Apartments	Permanent Supportive Housing	715 5TH AVE N	St. Petersburg	FL	33701	8
Carlton	Permanent Supportive Housing	1120 N BETTY LN	Clearwater	FL	33755	8
Center of Hope Transitional Living Program	Transitional Housing	401 15TH ST N	St. Petersburg	FL	33705	70
Christopher Center	Permanent Supportive Housing	3638 1ST AVE N	St. Petersburg	FL	33713	16
Christopher Family Residence	Permanent Supportive Housing	3638 1ST AVE N	St. Petersburg	FL	33713	1
Clam Bayou	Permanent Supportive Housing	3910, 3950 and 3990 34th Avenue South	St. Petersburg	FL	33711	8
Dave Miller Apartments	Permanent Supportive Housing	836 and 840 34TH AVE S	St. Petersburg	FL	33705	3
Dome District Apartments	Permanent Supportive Housing	1029 BURLINGTON AVE N	St. Petersburg	FL	33705	4
Faith House Florida	Transitional Housing	302 15TH ST N	St. Petersburg	FL	33705	53
Families with Disabilities	Permanent Supportive Housing	1120 N BETTY LN	Clearwater	FL	33755	24
Family Housing Program	Transitional Housing	431 11TH AVE S	St. Petersburg	FL	33701	15
Family Village Transitional Housing	Transitional Housing	429 6TH AVE S	St. Petersburg	FL	33701	4
Gateway Transitional Housing	Transitional Housing					14
Grove Park Village	Permanent Supportive Housing	2664 and 2702 Grove Park Avenue North	St. Petersburg	FL	33714	11
Grove Street Apartments	Permanent Supportive Housing	506 GROVE ST N	St. Petersburg	FL	33701	8
Jerry Howe Apartments	Permanent Supportive Housing	1447 GULF TO BAY BLVD	Clearwater	FL	33755	13
Kenwood Apartments	Permanent Supportive Housing	3001 1ST AVE N	St. Petersburg	FL	33713	7
Marconi Apartments	Permanent Supportive Housing	415-417 7th Street South	St. Petersburg	FL	33701	8

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Project Name	Project Type	Address	City	State	Zip	Assisted Units/ Beds
Mustard Seed Inn	Transitional Housing	1735 DR MARTIN LUTHER KING JR ST S	St. Petersburg	FL	33705	44
Mustard Seed Inn GPD	Transitional Housing	1735 DR MARTIN LUTHER KING JR ST S	St. Petersburg	FL	33705	25
Oaks Apartments	Permanent Supportive Housing	618 11TH AVE S	St. Petersburg	FL	33701	12
Parkside Apartments	Permanent Supportive Housing	1130 9TH AVE N	St. Petersburg	FL	33705	5
Per Diem Housing	Transitional Housing	3638 1ST AVE N	St. Petersburg	FL	33713	27
Phase I - Individuals w/Disabilities	Permanent Supportive Housing	1120 N BETTY LN	Clearwater	FL	33755	16
Phase II	Permanent Supportive Housing	1120 N BETTY LN	Clearwater	FL	33755	41
Pinellas Hope - Phase II	Transitional Housing	5726 126TH AVE N	Clearwater	FL	33760	100
Prism Transitional Living Program	Transitional Housing	3821 5TH AVE N	St. Petersburg	FL	33713	6
Rutland Bussey Apartments	Permanent Supportive Housing	2962 and 2426 1st Avenue South	St. Petersburg	FL	33713	2
Salt Creek Apartments	Permanent Supportive Housing	426 PRESTON AVE S	St. Petersburg	FL	33701	14
Shelter Plus Care Phase I	Permanent Supportive Housing	445 31ST ST N	St. Petersburg	FL	33713	23
Shelter Plus Care Phase II	Permanent Supportive Housing	445 31ST ST N	St. Petersburg	FL	33713	49
TBRA Home Vouchers	Permanent Supportive Housing	445 31ST ST N	St. Petersburg	FL	33713	26
The Haven: Permanent Living Program	Permanent Supportive Housing					10
Transitional Housing	Transitional Housing	701 5TH AVE N	St. Petersburg	FL	33701	18
Transitional Housing	Transitional Housing	901 7TH AVE S	St. Petersburg	FL	33705	25
Transitional Housing	Transitional Housing	800 11TH ST N	St. Petersburg	FL	33705	28
Transitional Housing	Transitional Housing	800 11TH ST N	St. Petersburg	FL	33705	1
Transitional Housing	Transitional Housing	1120 N BETTY LN	Clearwater	FL	33755	99
Transitional Housing	Transitional Housing	1189 NE CLEVELAND ST	Clearwater	FL	33755	12
Transitional Housing	Transitional Housing	1521 DRUID RD E	Clearwater	FL	33756	18
Transitional Housing	Transitional Housing	1521 DRUID RD E	Clearwater	FL	33756	3
Transitional Housing	Transitional Housing	310 14TH AVE S	St. Petersburg	FL	33701	68
Twin Brooks Phase I	Permanent Supportive Housing	3450 24TH AVE S	St. Petersburg	FL	33711	3
Twin Brooks Phase II	Permanent Supportive Housing	3460 24TH AVE S	St. Petersburg	FL	33711	12
Twin Brooks Phase III	Permanent Supportive Housing	3480 and 3490 24th Avenue South	St. Petersburg	FL	33711	16

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Project Name	Project Type	Address	City	State	Zip	Assisted Units/ Beds
VASH Pinellas County	Permanent Supportive Housing	11479 ULMERTON RD	Largo	FL	33778	57
VASH Pinellas County	Permanent Supportive Housing	11479 ULMERTON RD	Largo	FL	33778	86
VASH Pinellas County	Permanent Supportive Housing	11479 ULMERTON RD	Largo	FL	33778	311
VASH SPHA	Permanent Supportive Housing	2001 GANDY BLVD N	St. Petersburg	FL	33702	275
Women's Residence	Transitional Housing	814 4TH AVE N	St. Petersburg	FL	33701	18

Source: U.S. Department of Housing and Urban Development, 2015 Annual Homeless Assessment: Part 1 - Point in Time Estimates of Homelessness in the U.S. November 2015, <https://www.hudexchange.info/resource/4832/2015-ahar-part-1-pit-estimates-of-homelessness>.

Public Housing, Pinellas County

Development Name	Public Housing Authority Name	Number of Buildings	Total Units
Barbee Towers	Clearwater Housing Authority	1	152
Disston Place	St. Petersburg Housing Authority	14	134
Fairway Gardens	Clearwater Housing Authority	2	20
Lakeside Terrace	Pinellas County Housing Authority	11	110
New Jordan Park 21A	St. Petersburg Housing Authority	103	237
Oak Ridge Estates	Tarpon Spring Housing Authority	15	62
Palmetto Properties	Clearwater Housing Authority	2	2
Paradise Trail Apartments	Clearwater Housing Authority	1	13
Pinellas Heights Senior Apartments	Pinellas County Housing Authority	1	21
Rainbow Village	Pinellas County Housing Authority	95	200
Ralph Richards Towers	Clearwater Housing Authority	1	51
Ring and Scattered Sites	Tarpon Spring Housing Authority	47	117

Source: U.S. Department of Housing and Urban Development, Public Housing Buildings Open Data, http://egis.hud.opendata.arcgis.com/datasets/52a6a3a2ef1e4489837f97dcedaf8e27_0. Addresses not provided because developments under same management structure may include several locations.