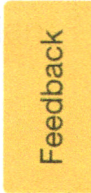


with safe and affordable places to live. The Palms of Pinellas apartment project is a partnership between public and private organizations to do just that.

- To provide gap financing, public and private organizations leverage money from multiple sources, including county surtax funds, BP settlement funds and HOME dollars.
- Land is purchased and put into a land trust to make sure it stays affordable for a long time.
- Affordable workforce housing is set aside for residents at different income levels:
  - 19 units for residents at 50 percent of Area Median Income (AMI)
  - 10 units for residents at 80 percent of AMI
  - 19 units with SHIP rent limits for residents at 50 percent of AMI
  - 19 units with SHIP rent limits for residents at 120 percent of AMI
  - 25 units have no program or rent restrictions but must be leased to residents at or below 150 percent of AMI
- The apartments are marketed specifically to teachers, hospital employees and neighboring businesses.

Feedback

3:06

LTE

🔒 palms of pinellas

🔍 palms of pinellas reviews



Overview

Reviews

Photos

Service

served basis.



**Marta Smith**

5 reviews



2 months ago

AS OF MAY 1ST IN A NOTICE DATED MAY 1ST RESIDENTS ARE NO LONGER ABLE TO MAKE A PAYMENT IN THE OFFICE!!!! MUST PAY ONLINE OR AT A STORE???? ALSO A FEE IS NOW ADDED ON ALL PAYMENTS!!!!!! NOW, COMPLEX IS UNDER PUBLIC HOUSING.....



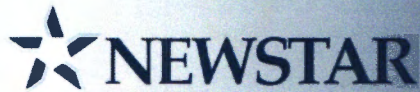
 palms of pinellas**Mrs Important**

Local Guide · 33 reviews



2 years ago

Only one security guard who is also the maintenance guy. The office is never open & there's not enough parking. You got people on section 8 that are not following the housing authority rules with having people staying with them all the time that are not on the lease. It's not right that I am paying what I pay with just my income while these other people on section 8 are getting away with breaking the rules. You guys need to start paying attention & quit letting the ones on housing break the laws. I will not renew my lease when it comes up.



## Palms of Pinellas

Largo, Florida

Palms of Pinellas was developed in Partnership with Pinellas County Housing Authority (PCHA). It is comprised of 92 workforce housing units targeted to families; 20% of units are set aside for households earning at or below 50% of AMI, 10% of units are set aside at or below 80% of AMI, 10% of units are set aside at or below 120% of AMI, and the remaining units are market rate units.


Palms of Pinellas, which had a Total Development Cost of \$12,911,000, was financed with a combination of Pinellas County Land Assembly Trust funds, a construction/permanent loan from Valley National Bank, Pinellas County HOME and Housing Trust Funds, and PCHA funds. No tax credits were used to finance this project. Palms of Pinellas won a NAHRO Award of Merit in 2020 and achieved National Green Building Standard Bronze level certification for its green and energy efficient features. Amenities include a pool, yoga and fitness center, and dog wash station. Unit sizes are 1BR – 725sf, 2BR – 1,025sf. and 3BR – 1,250sf, which are contained in three-story garden style buildings. This project was completed in 2019 on-time and on-budget.



[BACK TO PORTFOLIO](#)

3:05



  palms of pinellas



**Jess Kittelson**

7 reviews · 6 photos



  2 years ago

We really wanted to live here. Truthfully we don't want to move from where we are now, but it's being sold. I contacted the

## 🔒 Q palms of pinellas

because of these complaints I have and you will have if you move in. 1) PARKING(this won't be fixed. There are very small amounts of spaces and they can't build more)2)Office is closed weekends and they're closed at random hours in the day 3) There is only one person running the office and 1 maintenance person 4) since 1 person runs the office your calls might not be answered right away 5)RUDE management. 6)if you park your car on a curb or side of the complex, it will be towed, no matter if there are no spots available at night. 7) again, YOUR CAR WILL be towed if you park on the sides of the buildings, even if you come home at 10pm and there is NOT a single spot available. My car has been towed and 2 other neighbors cars, and these are the only cases I am aware. There are not enough parking spots for the amount of units here and they allow 2 cars per unit. I've complained many many times to the office manager but nothing can be done.