

**Agenda Item:** 1.a

**Meeting Date:** February 3, 2026

## **MEMORANDUM**

**To:** City Commission

**Through:** Jennifer K. Bramley, City Manager

**From:** Robert C. Ironsmith, Dir. of Economic & Housing Dev./CRA

**Date:** 2026-02-03

**Subject:** Pinellas County Housing Authority Presentation, The Flats on Main Street Affordable Housing Update

**Presenter(s):** Neil Brickfield, Executive Director, Pinellas County Housing Authority; Brett Green, President & Managing Principal, Archway Partners

**Staff Recommendation:** Staff recommends accepting the presentation.

**Strategic Themes:** E. Good Governance

**Boards & Committees:** N/A

**Budget Impact:** N/A

**Past Action:** N/A

**Next Action:** N/A

**Attachments:** [A. DHA\\_CC\\_02.03\\_PCHA Presentation.pdf](#)

**Background:** Since 2022, the Dunedin Housing Authority (DHA) has been managed by the Clearwater Housing Authority (CHA) as part of an effort to support local affordable housing initiatives. Although this management arrangement aims to advance the DHA's goal of providing affordable housing, the combination of limited funding and resources has restricted measurable progress in key areas to date.

In contrast, the City of Dunedin's Economic and Housing Department has achieved positive outcomes through its collaborations with the Pinellas County Housing Authority (PCHA). To build on these successes and increase the number of affordable housing units for the community, the City is coordinating with DHA and PCHA to transition management responsibilities to the PCHA.

As an initial step in this collaborative process, the PCHA will present an overview of their organizational history, available resources, and examples of successfully completed projects.

The management transition aims to align resources more effectively with community needs, ensuring sustainable and impactful housing solutions.

In conjunction with the presentation by the PCHA, staff also asked Archway Partners, the developer of the affordable housing project, The Flats on Main Street, to present a status update.

Both PCHA and The Flats on Main Street development represent city efforts to increase affordable housing opportunities

Recommendation: Presentation by both Pinellas County Housing Authority and Archway Partners.