

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The Annual Action Plan for Fiscal Year 2024-2025 provides a description of the activities Brevard County will undertake between October 1, 2024 and September 30, 2025 utilizing the County's Community Development Block Grant Program and HOME Investment Partnerships Program funds awarded to the Brevard County HOME Investment Partnerships Program Consortium. These activities will address priority needs and objectives identified in the Fiscal Year 2022-2026 Consolidated Plan.

The Brevard County HOME Investment Partnerships Program Consortium is a legal entity created through an intergovernmental agreement between Brevard County and the cities of Cocoa, Melbourne, Palm Bay and Titusville. HOME Investment Partnerships Program funds are awarded through the HOME Consortia Participating Percentage Members Report. The Consortium's mission is to increase the supply of decent, safe and affordable housing for low to moderate income persons living in Brevard County. As the lead entity, Brevard County receives Home Investment Partnerships Program funds on behalf of the Consortium and contracts with each city individually. Home Investment Partnerships Program funds can be used for activities that promote affordable rental housing and homeownership for lower income households, including acquisition, new construction and reconstruction, moderate and substantial rehabilitation, homebuyer assistance and tenant-based rental assistance. Each municipality within the Consortium is a Community Development Block Grant entitlement community and therefore develops individual plans and receives Community Development Block Grant funds separately from the United States Department of Housing and Urban Development. The United States Department of Housing and Urban Development requires that both the Home Investment Partnerships Program Consolidated Plan, Annual Action Plan, Consolidated Annual Performance and Evaluation Report, and Community Development Block Grant Plans be submitted together.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items, or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Community Development Block Grant program has a primary objective of developing viable communities by providing decent housing, a suitable living environment, and economic opportunities that principally benefit persons of low and moderate income. Funds can be used for a wide array of activities including capital improvements, lead-based paint detection and removal, demolition and land clearing, economic development, construction or rehabilitation of public facilities, and public services.

The Home Investment Partnerships Program has a primary objective of providing affordable housing to low- and moderate-income persons. Funds can be used for affordable housing activities such as down payment and closing cost assistance, rental assistance, new construction development, site acquisition and rehabilitation, and owner-occupied housing rehabilitation or reconstruction.

To the greatest extent feasible, the Annual Action Plan focuses on the goals of the Consortium as they pertain to the preservation and development of affordable housing in the Consortium service area, as well as community development projects and public service programs in the County's unincorporated Community Development Block Grant strategy areas. The objectives and outcomes are:

- Improve access to affordable housing through purchase assistance.
- Work with non-profits, for profits and Community Housing Development Organizations to purchase and/or rehabilitate existing units for sale or rent.
- Improve access to affordable housing by promoting fair housing education.
- Improve access to affordable housing by offering rental assistance.
- Improve the quality of owner-occupied housing through rehabilitation programs, which will provide sustainability to the residents and neighborhood.
- Increase the availability of community development in neighborhood strategy areas through projects which improve the quality of life and provide safer living environments.
- Increase accessibility through neighborhood public service programs to improve health care, educational opportunities and promote self-sufficiency.
- Increase performance and accountability through evaluation.
- Improve quality of life through client education about lead based paint and asbestos hazards (testing and mitigation will be done when necessary).
- Promote and support facilities and services for the homeless and those that are threatened with homelessness.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

During the 2023-2024 grant year, the following activities were initiated or accomplished towards the goals outlined in the 2022-2026 Consolidated Plan:

HOME

- Provided financial support for the purchase of a home through Purchase Assistance
- Supported the rehabilitation of homeowner units with Homeowner Rehabilitation

CDBG

- Section 108 loan Public Infrastructure Projects
- Provided payments to fund Public Services through local non-profit agencies

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Public outreach efforts were conducted, including a public meeting and public hearings to determine housing and non-housing community development needs, pursuant to the Citizen Participation Plan. During the public comment period, copies of the draft Annual Action Plan were available online, at three libraries strategically located in the north, central and south part of the county, and each Consortium member's office.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

7. Summary

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	Brevard County	
CDBG Administrator	Brevard County	Housing and Human Services
HOME Administrator	Brevard County	Housing and Human Services
ESG Administrator		N/A

Table 1 – Responsible Agencies

Narrative

Brevard County Housing and Human Services Department Office is the lead agency for the preparation of the Annual Action Plan.

Consolidated Plan Public Contact Information

Brevard County Housing and Human Services Department

2725 Judge Jamison Way, Building B-106

Viera, FL 32940

Contact: Ian Golden, Director or Linda Graham, Assistant Director

Phone: 321.633.2076

Email: Ian.Golden@brevardfl.gov or Linda.Graham@brevardfl.gov

Website: <http://www.brevardfl.gov/HousingAndHumanServices>

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Engaging with stakeholders, partners, neighborhoods directly impacted by programs, governmental boards and committees, and other organizations engaged in similar work is an essential component in the implementation of the 2024 Annual Action Plan. This engagement is beneficial to both the County that administers the programs as well as the public and partners because it creates a clear sense of needs and established goals to address those needs. This coordination creates buy-in for proposed projects and develops a shared vision and path for the use of the HUD funds described in this plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Brevard County Housing and Human Services Department regularly attends the Continuum of Care's (CoC) regularly scheduled meetings. Further, the County has one staff person appointed to the CoC advisory board. The CoC, led by the Brevard Homeless Coalition (BHC) brings together over 141 service providers and individuals working in public health, mental health, housing, and special needs organizations.

Current coordination between the BHC and Brevard County is robust and will only improve as the BHC continues to grow in its role as the CoC lead and understands what its partners, such as the County, can implement with the HUD funds described in this plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Consortium will continue to work in collaboration with non-profit and for-profit partners to carry out the goals addressing the needs of homeless persons in this Annual Action Plan, and to strengthen partnerships and build capacity with programs and agencies. The Brevard Homeless Coalition is a good example of developing and strengthening the Consortium's institutional structure. Each year, the Brevard Homeless Coalition continues to expand its service area by including more agencies. Currently there are more than 122 non-profit and governmental agencies in Brevard County who belong to the Brevard Homeless Coalition, including members of the Consortium. The Brevard Housing Coalition's membership includes; housing providers, health services, social service providers, and private/public agencies that address low income person needs, as well as systems of care and correction programs. The Brevard Housing Coalition meets quarterly to discuss issues that pertain to the housing and non-housing needs of low-income citizens and homeless individuals and families through networking and the coordination of funding opportunities.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The County does not receive Emergency Solutions Grant (ESG) funding. The Brevard Homeless Coalition is the CoC lead agency and directly receives ESG funding from HUD.

As the Lead Agency Collaborative Applicant for Brevard's Continuum of Care (CoC), the Brevard Homeless Coalition (BHC) applies for and receives Emergency Solutions Grant (ESG) funding from the State, known collectively as the Unified Grant Contract. The ESG program is comprised of the following funding streams - ESG, ESGCV3 (Covid-19), and ESG-RUSH (for communities affected by Hurricane Ian). Through a competitive Brevard CoC grant process, ESG funding is then awarded to homeless direct services providers for street outreach activities, emergency shelter programs, and rapid re-housing. Currently the BHC subcontracts ESG funding with ten service providers, including two victim service providers, and all subcontracts are tied to specific deliverables.

While municipalities in Brevard County are not currently allocated ESG funding through the CoC competitive process, the BHC advocates that direct service providers are strategically located throughout the County as to provide services within near proximity of residents in the largest cities and areas with the greatest needs.

2. Agencies, groups, organizations, and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Authority of Brevard County
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Authority of Brevard County was consulted via a phone interview as well as direct input to the Consolidated Plan sections (Needs Assessment, Marketing Analysis, Strategic Plan)
2	Agency/Group/Organization	Housing Authority of the City of Titusville
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Brevard County led stakeholder sessions on a variety of topics, Housing Authority of the City of Titusville (HACTV) was invited to the Fair Housing session and provided input, provided direct input on the development of several Consolidated Plan sections (Needs Assessment, Market Analysis, Strategic Planning)
3	Agency/Group/Organization	Housing Authority of the City of Cocoa
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Brevard County led stakeholder sessions on a variety of topics. Cocoa Housing Authority (CHA) attended the Fair Housing session and provided input on community needs. CHA also provided direct input on the development of several Consolidated Plan sections (Needs Assessment, Market Analysis, Strategic Plan)

4	Agency/Group/Organization	Brevard Homeless Coalition
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Brevard County presented at the CoC quarterly meeting where this agency was present to provide input on community needs. Coordination between the CoC and the County creates space for CoC members to provide clear input on needs.

Identify any Agency Types not consulted and provide rationale for not consulting

All entities were considered for consultation and no entity was purposefully excluded from providing input.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Brevard Homeless Coalition	The CoC's strategic plan to address homelessness informs the County's goals and strategies.

Table 3 – Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.401, 91.105, 91.200(c)

1.Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal setting

Brevard County and the Consortium sought input from residents, advisory boards, and agencies during publicly noticed meetings and hearings to determine goals and strategies. Goals were obtained through input received from meetings, mailings, and hearings held during the Consolidated Plan process.

Citizen Participation Outreach:

The Citizen Participation Plan (CPP) for Brevard County HOME Consortium was updated in October 2023 which guides the consultation and the public participation process for the development of plans and reports per requirements outlined in 24 CFR Part 91.105. It is located on the County webpage here: <https://www.brevardfl.gov/HousingAndHumanServices/PlansAndReports>

The Annual Action Plan describes the County's proposed use of available federal resources to address the priority needs and specific objectives in the Consolidated Plan for each program year. The AAP also describes the methods for distributing funds to local non-profit organizations and provides the geographic areas of the County to which it will direct assistance.

The development of the Annual Action Plan requires citizen participation as a key component. As required by the Citizen Participation Plan, public input is encouraged through timely public notices, public hearings and meetings and the publication of information related to different activities. Brevard County HOME Consortium conducted its first public hearing on May 21, 2024, and addressed housing and community development needs, development of proposed activities, the amount of assistance Brevard County expects to receive, the range of activities that may be undertaken, including the estimated amounts that will benefit low and moderate income residents, and a review of program performance. Brevard County published notices of the AAP public hearing on May 21, 2024 and a public meeting on May 23, 2024. The public meeting was held with the local Affordable Housing Committee.

The public comment period was advertised on June 7, 2024 in Florida Today, the local newspaper, as well as Al Dia and Ebony News. The 30 day public comment period was June 7, 2024 to July 7, 2024, followed by a second public hearing on July 23, 2024, at which time the draft of the Annual Action Plan was presented to the County Commissioners for approval. Citizens were allowed to comment during all public meetings and public hearings, and were also able to submit comments in writing before or during the public meetings and hearings.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response /attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Housing/ Community Representatives	On May 23, 2024 publicly noticed meeting of the Affordable Housing Advisory Committee was held to solicit input based on the 2022-2023 Consolidated Annual Performance Evaluation Report and the needs and priorities outlined in the Consolidated Plan.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response /attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted /broad community	A Brevard County Board of County Commissioners public hearing held on May 21, 2024 to solicit input on the 2024 allocation of HOME program and CDBG.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response /attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Non-targeted /broad community	There will be a Brevard County Board of County Commissioners public hearing held on July 23, 2024 to solicit final comments on the 2024 Annual Action Plan at the conclusion of the 30-day public comment period.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response /attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Non-targeted /broad community	The draft Annual Action Plan will be posted on the Brevard County website from June 7, 2024- July 7, 2024 for comments during the public comment period and in anticipation of the final public hearing on July 23, 2024.			https://www.brevardfl.gov/HousingAndHumanServices/PlansAndReports

Sort Order	Mode of Outreach	Target of Outreach	Summary of response /attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Libraries : North, Central, and South County	Non-targeted /broad community	Copies of the draft Annual Action Plan were made available at three locations throughout the County: Titusville Public Library, Catherine Schweinsberg Rood Central Brevard Library and Franklin T. DeGroodt Public Library.			

6	Each Consortium member's office	Non-targeted /broad community	Copies of the draft Annual Action Plan were made available for public comment at each of the five Consortium members' office: Brevard County Housing and Human Services, City of Titusville Neighborhood Services, City of Cocoa Community Development Services, City of Melbourne Housing and Urban Improvement, City of			
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response /attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			Palm Bay Community & Economic Development.			

Table 4 – Citizen Participation Outreach

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Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c) (1,2)

Introduction The following table describes the federal resources from HUD made available to Brevard County for the 2024 Program Year. The CDBG funds will support non-housing community development of Brevard County outside of the four cities that receive CDBG funds separately. The HOME funds address housing needs within the Brevard County HOME Consortium area which include all of Brevard County. The table includes the annual allocation, any prior year resources not expended before the 2024 program year, and then any program income. The “Expected Amount Available Remainder of Con Plan” column is an estimate of the amount of total resources to be made available from HUD for program years 2022 through 2026.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,386,307	0	4,562,882	5,959,307	4,189,275	CDBG funds for non-housing community, development, including demolition and land clearing.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$1,082,067	487,388	8,687,402	10,471,897	3,891,321	HOME funds for housing activities.

Table 2 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

HOME funding requires a 25% local match and CDBG does not require a match. To satisfy the HOME match requirements, the Consortium primarily utilizes the State Housing Initiative Partnerships Program (SHIP) funds. Brevard County anticipates receiving \$3,955,164 in SHIP funding for the FY 24-25 program year, enough to satisfy the match requirement. The SHIP program is intended to produce and preserve affordable homeownership and multifamily housing opportunities.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Brevard County and several Consortium municipalities own properties that are suitable for housing and set aside for future infill housing units. When possible, land is donated to affordable housing developer(s) and may be used by Community Housing Development Organizations to construct short term and/or long-term affordable housing.

Discussion

None

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3) &(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand and preserve affordable rental housing	2022	2026	Affordable Housing	Countywide	Affordable Housing	HOME: \$829,728.98	Rental units rehabilitated: 3 Household Housing Unit
2	Expand and preserve affordable owner housing	2022	2026	Affordable Housing	Countywide	Affordable Housing	HOME: \$137,963.55	Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 3 Household Housing Unit Direct Financial Assistance to Homebuyers: 2 Households Assisted
3	Increase capacity of CHDO partners	2022	2026	Affordable Housing	Countywide	Affordable Housing	HOME: \$6,167.78	1
4	Expand Fair Housing	2022	2026	Affordable Housing Non-Homeless Special Needs	Countywide	Equitable Access to Housing		Other: 1

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Improve Low/Moderate Income Neighborhoods	2022	2026	Non-Homeless Special Needs Non-Housing Community Development	Countywide	Community and Economic Development	CDBG: \$901,099.05	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12,999 Persons Assisted
6	Provide human services	2022	2026	Homeless	Countywide	Access to Human Services	CDBG: \$207,946.05	Public service activities other than Low/Moderate Income Housing Benefit: 1724 Persons Assisted
7	Administration	2022	2026	Administration	Countywide	Affordable Housing Access to Human Services Community and Economic Development Equitable Access to Housing	CDBG: \$277,261.40 HOME: \$108,206.70	Other: 1 Other

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Expand and preserve affordable rental housing
	Goal Description	Provide rental housing stock that is available and affordable to those households earning less than 80% AMI. The kinds of projects expected to rental units, rehabilitation of rental units, and Tenant Based Rental Assistance (TBRA).

2	Goal Name	Expand and preserve affordable owner housing
	Goal Description	Provide housing stock that is available and affordable for low- and moderate-income households to purchase. The kinds of projects expected to support this goal will be homeowner purchase assistance, housing rehabilitation, and new construction of units available for purchase.
3	Goal Name	Increase capacity of CHDO partners
	Goal Description	Supporting the local Community Housing Development Organizations (CHDO) partners are key in the short-term and long-term development of affordable housing. Projects under this goal will provide funds to pay operating expenses for CHDOs to sustain and increase their capacity.
4	Goal Name	Expand Fair Housing
	Goal Description	Administer fair housing services for the HOME Consortium. For Fiscal Year 2024, the Fair Housing Public Service Announcements will run approximately 876 times on the Space Coast Government Television.
5	Goal Name	Improve Low/Moderate Income Neighborhoods
	Goal Description	Enhance community infrastructure and facilities to provide a sustainable and future equitable growth. Some types of projects that will achieve this goal are water and sewer line improvements, the removal of slum and blight, road, and drainage improvements, improving parks, community centers, and recreation facilities.
6	Goal Name	Provide human services
	Goal Description	Address the service needs of the community, especially seniors, youth, and those experiencing homelessness. Some example projects that work to achieve this goal will be funding community kitchens, meal programs, education programs, and those homeless service providers offering direct care to households.
7	Goal Name	Administration
	Goal Description	Funding for staff to implement the CDBG and HOME programs.

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AP-35 Projects - 91.420, 91.220(d)

Introduction

The Fiscal Year 2024 planned projects will address the County's housing and community development needs. Those planned projects are described below.

#	Project Name
1	2024 Public Services
2	2024 Public Infrastructure Improvements
3	2024 Section 108 Loan Repayment
4	2024 CDBG - Administration
5	2024 CHDO Set-Aside
6	2024 Homeowner Rehab/Repair/Replacement/New Construction
7	2024 Rental Acquisition Resale/Rehab/New Construction
8	2024 Down Payment/Purchase Assistance
9	2024 HOME - Administration

Table 4 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities are based on the needs outlined in the Consolidated Plan, the availability or leveraged resources to support the projects, and the soundness of the project submission based on the Request for Proposals (RFP).

AP-38 Project Summary
Project Summary Information

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1	Project Name	Public Services
	Target Area	Countywide
	Goals Supported	Provide Public services
	Needs Addressed	Public Services
	Funding	CDBG: \$207,946.05
	Description	Public services programs/services to address community needs
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 1,724 low to moderate income families
	Location Description	Countywide (with the exception of Entitlement Cities)
	Planned Activities	Education Programs, Mental Health Services, Homeless Programs, Senior Services, Transportation Services, Youth Services, Nutrition Programs
2	Project Name	Public Infrastructure Improvements
	Target Area	Sharpes Neighborhood East Mims Neighborhood
	Goals Supported	Improve Low/Moderate Income Neighborhoods
	Needs Addressed	Community and Economic Development
	Funding	CDBG: \$901,099.55
	Description	Railroad Avenue to the Bernice Jackson Park. Sidewalk project in Sharpes Multipurpose Field Design – Design Multipurpose fields with parking and pavilions in Bernice Jackson Park Speed Humps – Design and install speed humps on Myrtle Ave and portions of Mitchell Ave in Mims ADA Bus stops in Strategy Areas – Install ADA compliant Bus stops
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 12,999 households will benefit. (Canaveral Groves Blvd. Sidewalk 1530; Bernice Jackson Park Field Design 4980; ADA Bus stops, Cocoa & Sharpes, 6022; and Mitchell and Orange Ave speed humps 458 families.)

	Location Description	Mims and Sharpes, Florida
	Planned Activities	Design and completion of a sidewalk in the Bernice Jackson Park in Sharpes. Bernice Jackson Park Multipurpose Field Design – Design Multipurpose fields with parking and pavilions in Bernice Jackson Park Mims Speed Humps – Design and install speed humps on Myrtle Ave and portions of Mitchell Ave ADA Bus stops in Strategy Areas – Install ADA compliant Bus stops
3	Project Name	Section 108 Loan Repayment
	Target Area	Countywide
	Goals Supported	Improve Low/Moderate Income Neighborhoods
	Needs Addressed	Community and Economic Development
	Funding	CDBG: \$105,998.00
	Description	Repayment of principal and interest of a Section 108 loan used to construct a Health Department Clinic
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 10,710 households will benefit.
	Location Description	University Boulevard, Melbourne
4	Planned Activities	Loan repayment for a 12,850 square foot Health Department Clinic serving low-income indigent
	Project Name	CDBG - Administration
	Target Area	Countywide
	Goals Supported	Administration
	Needs Addressed	Affordable Housing Access to Human Services Community and Economic Development Equitable Access to Housing
	Funding	CDBG: \$277,261.40

	Description	Administrative costs to operate Community Development Block Grant programs.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Administration costs to operate the Community Development Block Grant Program
5	Project Name	CHDO Set-Aside
	Target Area	Countywide
	Goals Supported	Increase capacity of CHDO partners
	Needs Addressed	Affordable Housing
	Funding	HOME: \$6,167.78
	Description	New Construction and preservation of affordable rental housing
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	To be determined
	Location Description	To be determined
	Planned Activities	New Construction and preservation of affordable rental housing
6	Project Name	Homeowner Rehab/Repair/Replacement/New Construction
	Target Area	Countywide
	Goals Supported	Expand and preserve affordable owner housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$137,963.55
	Description	To rehabilitate and reconstruct, when necessary, owner-occupied units
	Target Date	9/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	There are 2 units proposed for homeownership rehabilitation and 1 unit proposed for homeownership new construction
	Location Description	Countywide
	Planned Activities	Rehabilitation, reconstruction, and preservation of quality owner occupied affordable housing
7	Project Name	Rental Acquisition Resale/Rehab/New Construction
	Target Area	Countywide
	Goals Supported	Expand and preserve affordable rental housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$829,728.98
	Description	Provide rental housing stock that is available and affordable to those households earning less than 80% AMI.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 4 rental units will be created.
	Location Description	Countywide
	Planned Activities	New Construction and preservation of quality owner occupied affordable housing
8	Project Name	Down Payment/Purchase Assistance
	Target Area	Countywide
	Goals Supported	Expand and preserve affordable owner housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$137,963.55
	Description	Down payment and closing cost assistance to homebuyers.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 2 households will receive down payment and closing cost assistance.

9	Location Description	Countywide
	Planned Activities	Down payment and closing cost assistance to homebuyers.
	Project Name	HOME - Administration
	Target Area	Countywide
	Goals Supported	Administration
	Needs Addressed	Affordable Housing
	Funding	HOME: \$108,206.70
	Description	Administration cost to operate the HOME Investment Partnerships Program
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Administration cost to operate the HOME Investment Partnerships Program

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Brevard County's CDBG program has seven targeted neighborhoods which meet the definition of low - to moderate- income areas and qualify for funding under "area benefit".

The County does not commit to a certain percentage of funds to be spent in any one target area, rather projects for target area are prioritized.

Geographic Distribution

Target Area	Percentage of Funds
Sharpes Neighborhood	60
East Mims Neighborhood	6
West Cocoa Neighborhood	16
Countywide	18

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Funds will be used to repay the Section 108 loan for the Health Department in Melbourne. The Strategic Plan discusses the basis for how the County allocated CDBG and HOME funds geographically. For the 2024 Action Plan, the County will make funding available through a Request for Proposal (RFP) process. This process will prioritize funding for projects located in target areas defined in this section. While these target areas are prioritized, the County does not expect to solely fund projects in these neighborhoods and encourages submissions for projects that meet the priority needs and goals described in this Consolidated Plan.

Discussion

None

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

HOME funds are spent in unincorporated County, as well as in each participating city (Cocoa, Melbourne, Palm Bay, Titusville). The following are the **one-year** goals for the number of households to be supported through the programs funded by the County and any one of the cities.

Some examples of the types of activities that will support the development of affordable housing are:

- Purchase Assistance
- Homeowner Rehabilitation
- Rental Rehabilitation
- New Construction

One Year Goals for the Number of Households to be Supported	
Homeless	1
Non-Homeless	7
Special-Needs	1
Total	9

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	3
The Production of New Units	1
Rehab of Existing Units	3
Acquisition of Existing Units	2
Total	9

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The Brevard HOME Consortium is served by three Public Housing Authorities:

- Housing Authority of the City of Titusville, which serves the City of Titusville;
- Cocoa Housing Authority, which serves the City of Cocoa;
- Housing Authority of Brevard County, which served the unincorporated areas of Brevard County; and the City of Melbourne

Actions planned during the next year to address the needs to public housing

Each Public Housing Authority (PHA) has its own set of strategies to meet the needs of low-income residents and current residents of properties managed by each PHA. Some specific actions planned by each PHA are described below.

Brevard County Housing Authority

- In 2024-2025 plans to develop 216 apartments for elderly and disabled in Palm Bay
- Also developing a multi-family property in Merritt Island in 2024-2025
- Intend to expand administrative offices in 2024-2025 to better serve clients County-wide
- Continue to issue Project-based vouchers for new construction and/or substantial rehabilitation for individuals and families in need of housing

Cocoa Housing Authority

- The PHA currently has vacant land that can be developed for affordable housing and its current goal is to develop at least 70—150 apartments for senior citizens within the next 5 years.
- The PHA also has vacant land that is zoned for commercial use and could be sold. The proceeds of sale could be used to purchase additional land for more affordable housing development. This idea is being considered by the CHA Board of Commissioners.
- The PHA is deeply involved with 327 former public housing apartments which have been converted to RAD/PBRA. These homes serve the same lower income households they have always served. The average adjusted gross income by household size is

approximately 20% of Area Median Income (AMI) by household size

Housing Authority of the City of Titusville

- The Housing Authority continues to complete renovations by modernizing units as they are vacated rather than moving sections to renovate the units all at once. This decreases the number of offline units and increases efficiency in completing them.
- Areas of focus for modernization includes rehabilitation of family units within the neighbors and elderly units at the Titusville Towers ALF.
- The Housing Choice Voucher, Section 8 staff continues to reach out to property owners in support of housing under the voucher program. The current rental market makes it challenging to recruit affordable housing opportunities for voucher holders.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Consortium members will review the Housing Authorities' Annual Plans, and certify consistency with the Consortium's Consolidated Plan. A variety of activities will be provided during the year to encourage public housing residents to become more self-sufficient and participate in homeownership. These activities include:

- Offering Purchase Assistance classes along with down payment assistance to support homeownership to residents.
- Inviting Housing Authority staff to attend various advisory council meetings and participate in annual action planning activities.
- Notifying Housing Authority staff and residents of social service programs which would benefit residents.
- Notifying Housing Authorities of Request for Proposal opportunities.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Brevard County PHA reported a "Troubled" status due to not submitting audits to HUD timely. We reached out to the Housing Authority previously to find out why this status was reported. They informed us that their audits were not submitted to HUD timely. The audits are currently being completed. We followed up with them to ensure their issue has been addressed and status changed but was informed it would not change until the next reporting period.

Discussion

None

DRAFT

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

Members of the HOME Consortium participate as member agencies and has staff on the board of the Brevard Homeless Coalition (BHC), which serves as the lead agency for the Continuum of Care (CoC). The BHC receives funding from HUD to support service delivery to those experiencing homelessness. The CoC General Membership, which includes HOME Consortium staff, has completed their 2023-2026 Strategic Plan, along with associated yearly action plans. Brevard County staff has a leadership position within the CoC general membership as a member of the CoC Advisory Council. The 2023-2026 Strategic Plan establishes goals and objectives in the core areas of: strengthening the foundation of the CoC; reducing homeless for vulnerable populations; preventing housing instability through education, healthcare, and case management; building homes, shelter beds, resources, and partnerships; and sharing stories of the CoC, and individuals and families experiencing homelessness.

Brevard County and each member of the HOME Consortium also use CDBG funding to support nonprofits in their delivery of services to the community. These services may vary by year, but the services are generally targeted at those experiencing homelessness and low- and moderate-income families.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Each of the goals and their associated objectives and action items move the CoC towards making homelessness rare, brief, and nonrecurring. Providing street, and diversified, outreach to those experiencing homelessness, especially those living unsheltered, is a direct component of the CoC's Reduce goals. Reduce goals are:

- Expand the Coordinated Entry System (CES) – 1) create a system with greater outreach opportunities and expand access points into the CES geographically, including adding fixed access points throughout the County; 2) expand the number of provider agencies participating in the CES; and 3) increase program enrollment and engagement once an individual experiencing homelessness is entered into the CES.
- Reduce the number of chronically homeless individuals (those who have been living unsheltered for over 1 year).
- Reduce the number experiencing homelessness due to fleeing domestic violence.

Year 1 action items of the Reduce goal address ways in which the CoC will move forward this goal. In part, these include:

- Reduce HMIS System Performance Measure (SPM) 1, Length of Time Persons Remain Homeless, by at least 5% annually (206 to 179 in year 1). Increase HMIS SPM 7, Successful Placement from Diversified Outreach into or
- , by 5% annually (52.9% to 64.7% in year 1).
- Widely distribute a de-identified By Name List.
- Identify additional resources for provision of housing options for those on the By Name List.
- Create a strategy for higher provider engagement in Coordinated Entry placement.

The Brevard CoC conducts the Point-in-Time Count (PITC) every year on a date during the last 10 days of January. From the PITC, the Brevard Homeless Coalition, the Lead Agency serving the Brevard CoC, reports on the number of people experiencing homelessness in our community, including those who are unsheltered versus sheltered. Understanding our community's unsheltered count including geographic locations or "hot spots" helps to identify gaps and barriers toward accessing programs, employment opportunities, and emergency shelter program operators.

Addressing the emergency shelter and transitional housing needs of homeless persons

The strategic plan's Build goal addresses the need for emergency shelter and transitional housing. Brevard's CoC recognizes that without increasing the number of emergency shelter beds and transitional housing units, we will struggle to expediently house those in homelessness. Within the strategic plan, a focus is placed on those who are elderly, elderly with memory disorders, those who are physically or cognitively disabled as well as individuals entered our CES. Objectives within the Build goal include:

- Conducting a GIS-based asset map of CoC programs, supportive services, and PSH/affordable housing units.
- Developing a flow process transitioning clients from shelter beds into permanent supportive housing/rapid rehousing units.
- Increasing the number of shelter beds and affordable permanent housing units throughout the CoC.

Year 1 action items include in part:

- Identifying the GIS asset mapping tool.
- Identifying opportunities for the development of drop in shelters in the north, central and south part of the county.
- Conducting a barrier assessment for accessing shelter beds to ensure the beds meet the needs of varying demographics.

- Identify opportunities for the development of new PSH units.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The strategic plan's Build, Reduce, and Prevent goals all address the timely transition to permanent housing, providing effective case management to facilitate access for homeless individuals and families to affordable housing units, building more affordable housing units, and preventing a return to homelessness through education, healthcare, and case management. The Reduce and Build goals, year 1 action items, and measurements are detailed above. The Prevent goal will be accomplished by preventing housing instability by increasing educational, social, health, and financial service support to our most vulnerable populations including our veterans.

Objectives under the Prevent goal are to:

- Grow partnerships.
- Focus on System Performance Measures.
- Support case management through best practice training and education.
- Communicate clear pathways for support.
- Identify funding.

Year 1 action items to fulfill the objectives of the Prevent goal include:

- Identify ways to integrate with Career Source Brevard's Crosswalk platform. Crosswalk is a tool to assist case managers and clients grow their employment skills and income potential by creating a closed loop referral to Career Source Brevard and other programs.
- Reduce SPM 5, Number of Persons who Become Homeless For the First Time, by 5% annually (1,453 persons to 1,084 in year 1).
- Reduce SPM 2, Persons who Exit Homelessness to Permanent Destination and Returns to Homelessness, by 5% annually (6.5% to 4.8% within 6-12 months).
- Provide high quality educational training opportunities for case managers.
- Identify strategies to support long term case management of 24+ months, including funding.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving

assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

In the Prevent goal, under the objective to Grow Partnerships, a year 1 action item addresses discharge planning protocols:

- Create discharge planning protocols with state and local entities to ensure that those being discharged do not become homeless.

The Brevard CoC works closely with the State Managing Entity, Central Florida Cares Health System, to identify strategies and partnerships so that those residents being discharged from a publicly funded institution or system of care, is not discharged into homelessness. The CoC is creating partnerships with our local jail to identify pathways to stable reentry into the County for justice-involved residents, including the provision of affordable housing.

Discussion

None

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The Consortium members will continue to work with their respective Planning and Zoning Departments to review and improve policies which affect affordable housing in their respective Comprehensive Plans, as needed.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Brevard County and the four jurisdictions participate in the State Housing Initiatives Partnership (SHIP) program. To receive and use SHIP funds for the development of affordable housing, they are required to appoint an advisory committee (The Brevard County Affordable Housing Advisory Council (AHAC)) that reviews established policies, procedures, ordinances, and land development regulations impacting housing development each year. This review of policies culminates in a report, the *Affordable Housing Incentives* Report. Some recommendations from the 2023 report from the AHAC include:

Density Flexibility: Density Flexibility remains available through the County Land Development Regulations and The County Comprehensive Plan in multiple Future Land Use Categories and Zoning Classifications Countywide and greater densities and height limits have been further enhanced by the requirements of the Live Local Act for Mixed Use Developments.

Accessory Dwelling Units and Tiny Homes: The County code continues to allow accessory units and tiny homes in multiple zoning classifications. Review and monitoring of the code will continue. A development order in the Viera Development of Regional Impact allows for the use of accessory dwelling units in some residential projects.

Land Bank Inventory: A continuous process supporting the review of county owned land for suitability in use for affordable housing has been well established and further defined under the requirements of the Live Local Act. This review process of County owned land was conducted by County staff in 2023 and an updated land bank inventory list of available properties appropriate for use as affordable housing was revised, reviewed, and approved by the Board of County Commissioners in Resolution No. 23-100 on September 12, 2023, and has been posted for public review.

Regarding barriers for households to fairly obtain affordable housing, the Consortium utilizes a Fair Housing Coordinator, employed by Brevard County, who works closely with the local Fair Housing Continuum. The Fair Housing Coordinator ensures that all municipal owned facilities are accessible to all residents.

Discussion

None

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AP-85 Other Actions - 91.420, 91.220(k)

Introduction

In Fiscal Year 2024, the County and the Consortium plan the following actions to help address the housing and community development needs of County residents, especially low/moderate income residents.

Actions planned to address obstacles to meeting underserved needs

The lack of available affordable housing units, high cost of construction, lack of materials and a need for more construction workers continues to be obstacles in addressing underserved needs. The County has staff that meet regularly with CDBG target area organizations and sit on advisory boards and councils to be aware of barriers and obstacles facing those households with unmet needs. The County and Cities will continue to share information gathered with their respective advisory boards and make efforts to address the barriers/obstacles and provide services and support when possible.

Actions planned to foster and maintain affordable housing

The County works closely with the other HOME Consortium member cities as well as CHDO partners and the Brevard Homeless Coalition (BHC) to understand needs and develop goals and implementation plans that work to address the most pressing needs identified by all partners. Also, the County meets with representatives from its target areas identified in the Consolidated Plan. The County will continue to align goals and develop projects that meet the needs described by those living within the target areas and other low- and moderate-income areas. The Brevard County Affordable Housing Advisory Council (AHAC) plays a role in addressing barriers that may exist in the development of affordable housing. The Consortium finalized their Assessment of Fair Housing Plan in October 2023. The approved Affirmative Fair Housing Goals and Action Steps are as follows:

1. Create and Preserve Affordable Housing and Workforce Housing: Action steps are to fund affordable housing options that are accessible to persons with disabilities and to fund housing developments for workforce housing.

2. Provide Incentives and Flexible Options in County Code and Ordinances to Encourage Affordable Housing Development: Action steps are: Work with the AHAC and planning and zoning board to review the County Code and ordinances and develop recommendations for potential modifications; study the county's commercial, industrial, and mixed-use sites that could utilize new statutory tools under the Live Local Act.; create an inventory of eligible parcels

for affordable housing development; develop a timeline and next steps for implementing incentive strategies in the County Code, reviewing draft ordinances, and developing policy changes.

Actions planned to reduce lead-based paint hazards

All the Housing and Human Services Department Inspectors have completed the online HUD lead based paint course “Healthy Homes and Lead Hazard Control” and they are certified renovators, as defined in 40 CFR Part 745.225. This certification assists the inspectors with identifying the need for further inspection and abatement. All housing units built prior to 1978, regardless of the funding source, will be evaluated for lead-based paint. The housing inspectors will take note of flaking or chipping paint. If lead-based paint is found, a certified professional will be consulted for abatement.

Actions planned to reduce the number of poverty-level families

The County and the Consortium will use CDBG and HOME funds to support a variety of activities that are specifically designed to help low- and moderate-income persons and families break the cycle of poverty. While there is no immediate fix for those households’ experiencing poverty, there are short-term and long-term investments that the County plans to make to address both the immediate needs and longer term needs of those households living below the poverty threshold. To address short-term needs, the County uses CDBG funds to provide human services such as providing mental health services, recreation services, education services, Special Needs services, youth services, and services targeted to immediate needs of the elderly. Long-term investments will be undertaken through the development of housing and supportive services.

Actions planned to develop institutional structure

The BHC continues to make efforts to expand the number and types of organizations that comprise the CoC. The CoC has both ESG and ESG-CV resources and provides those funds to service organizations. These resources, paired with training provides incentives for organizations to join the CoC that may fill gaps in services as they become known. Brevard County and the Consortium Cities work closely with the CoC and hold four seats on the CoC advisory board. BHC will also continue to encourage service providers to utilize HMIS so gaps can be understood quickly, which can allow the CoC to work with its partners to address that gap.

The HOME Consortium utilizes HOME Investment Partnerships Program and Community

Development Block Grant funds to promote fair housing throughout the county. The Brevard County HOME Consortium partners with Brevard County Space Coast Government Television to run two (2) public service advertisements entitled "Wanted Everywhere Else" and "7 days in April" which are anticipated to run a combined total of 876 times for Fiscal Year 2024/2025. The Consortium finalized their Assessment of Fair Housing Plan in October 2023.

Actions planned to enhance coordination between public and private housing and social service agencies

The County and Cities will continue efforts to enhance collaboration) and partnerships between public and private housing, and social service agencies throughout Brevard County with various meetings and community marketing events. These platforms are a great medium for the Consortium members to learn about issues facing the private housing market as well as those agencies that are providing services in the field. The County and the Consortium will continue this role and will build relationships with those organizations to understand needs and needed resources to meet needs.

Discussion

None

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

See below the Program Specific Requirements.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

N/A

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

See Attachment

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

See Attachment

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

N/A

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g., persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

Attachments

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Citizen Participation Comments

TBD

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