



CITY OF TITUSVILLE

FY 2022-2026

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

CONSOLIDATED PLAN

(Strategic Plan)

Prepared by:
The City of Titusville
Neighborhood Services Department
725 S. DeLeon Avenue
Titusville, FL 32780
Phone: (321) 567-3997

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan consists of the information required in 24 Code of Federal Regulations (CFR) Part 91, Consolidated Submissions for Community Planning and Development Programs. The Consolidated Plan serves as a planning document, application for Federal Funds, strategic plan in carrying out U.S. Department of Housing and Urban Development (HUD) programs, and Action Plan that provides the basis for assessing performance.

Titusville's Five-Year Consolidated Plan covers the time period from October 1, 2022 through September 30, 2027. The Plan establishes a strategic course of action for housing and community development in Titusville. Additionally, included in this Five-Year Plan is the inclusion and submittal of the City's Neighborhood Revitalization Strategy Area (NRSA) Plan. A NRSA is encouraged by HUD as a means to create communities of opportunity in distressed neighborhoods by stimulating the reinvestment of human and economic capital and by economically empowering low-income residents as part of an overall comprehensive community revitalization strategy. The development of a Titusville NRSA Plan provides a unique opportunity to obtain certain incentives which promote the long-term strength and stability of an older, centrally located neighborhood of Titusville.

Using the latest available data, this five-year planning document identifies priority housing, homeless, special populations, public housing, and community development needs. The plan also considers market conditions for a wide range of housing characteristics, including the number of available housing units, cost and condition of housing, homeless facilities and services, special needs facilities and services, and barriers to affordable housing. The plan establishes general strategies for addressing those needs, and integrates the application, planning, and citizen participation requirements for Community Development Block Grant (CDBG) funds, administered through the City of Titusville's Neighborhood Services Department. Additionally, because the City participates in the Brevard County HOME Consortium, Titusville will also include HOME funds accordingly in its plan.

The Neighborhood Services Department is responsible for administering the CDBG and HOME programs. CDBG and HOME activities will be included in this Consolidated Plan. The Titusville City Council is the entity responsible for approving the application of grant funds for various activities outlined in the Consolidated Plan and the One-Year Action Plan.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City has identified six priority needs to be addressed during the Consolidated Plan period (2022-2026) that will meet HUD's objectives of providing decent housing, create suitable living environments,

and create economic opportunities; for low-income populations. Priority needs, objectives, and outcomes for the five-year period include:

Priority Need #1: Increase access to affordable housing

Objective: Decent housing

Outcome indicators: units rehabilitated - 25; direct financial assistance to homebuyers - 10 households; and rental units added - 10 units constructed or rehabilitated

Activities: housing rehabilitation; homebuyer assistance; rental housing acquisition/rehab or construction

Priority Need #2: Increase access to public services

Objective: Suitable living environment

Outcome indicator: activity other than low/moderate income housing benefit: 10,000 persons assisted

Activities: essential services for low-income and limited clientele populations. The City will assist non-profit organizations in carrying out public services benefiting low-income persons and families, youths, seniors, special need households, and the homeless.

Priority Need #3: Improve access to public facilities (infrastructure)

Objective: Suitable living environment

Outcome indicator: public facility or infrastructure activities other than low/moderate income housing benefit: 25,000 persons assisted

Activities: revitalization of neighborhood sidewalks, streets, parks, transportation, trails, community centers, water/sewer facilities, and barrier removal.

Priority Need #4: Increase access to homeless prevention services

Objective: Decent housing

Outcome indicator: rental assistance/rapid rehousing: 50 households; Homelessness prevention: 25 households

Activities: tenant assistance, emergency and transitional housing, homeless prevention case management

Priority Need #5: Neighborhood Revitalization

Objective: Aid in the prevention or elimination of slums and blight

Outcome indicators: rehabilitation: 10 units; infrastructure improvements: 500 persons; historic preservation: 5 units; and demolition-reconstruction: 5 units

Activities: Facade improvement; beautification/landscaping improvements; neighborhood cleanup campaigns; and demolition of abandoned/vacant structures

Priority Need #6 Program Administration

Objective: Suitable living environment

Outcome indicator: n/a

Activities: Management and operational tasks related to the administration and carrying out the CDBG, HOME, and HOME-ARP programs.

It is the City's intent to implement a NRSA Plan, if approved, that will concentrate these objectives within the identified strategy area over the course of the Consolidated Plan period.

3. Evaluation of past performance

The City regularly monitors and evaluates its past performance to ensure meaningful progress towards its identified goals. Below summarizes the progress made on each goal identified in the prior plan cycle. Annually, the City prepares and reports its accomplishments and progress in the required Consolidated Annual Performance Evaluation Report (CAPER). Through self-evaluation, the City has assessed the following:

1. *Are the activities and strategies making an impact on identified needs?*

The priority needs rated highest were: owners whose cost burden exceeds 30% of their gross annual income for housing needs; owners whose cost burden exceeds 50% of their gross annual income for housing needs; and owners with housing code violations, special needs, ADA modifications, homeless needs-outreach assessment, youth services, substance abuse services, and health services.

The results of these activities and strategies can be seen in the number of households assisted and the number clients served over the last five years.

1. *What barriers may have a negative impact on fulfilling the strategies and the overall vision?*

The biggest barrier to impacting the identified needs is funding. Public service activities are capped at 15% of the total CDBG allocation. Funds are leveraged as much as possible but can only be stretched so far.

Many of the homes in Titusville were built prior to 1970, and are falling into disrepair. The rehab program continues to provide low-income households with assistance in making the necessary repairs to sustain homeownership. However, the continued decrease in federal and state funding makes it difficult to provide the necessary funding to serve those in need within a timely manner. There are approximately fifteen (15) households on the waiting list to be served.

The continued rise in the housing market has created an affordable housing shortage, specifically, in already distressed target areas that contain a high concentration of minorities and very low-income households. The increase in home values and sale prices has created a negative impact on the availability of affordable housing for low-income households and those wanting to transition from rental to homeownership.

1. *What is the status of grant programs, schedule of activities, timely grant disbursements, and similar expenditures vs. line of credit disbursements?*

The grant programs are being completed on target and in a timely manner. Disbursements are drawn and reimbursed in a timely manner, and balance with the letter of credit in IDIS to the account system with the Neighborhood Services Department and City's Finance Department.

1. *Are the major goals on target and what adjustments or improvements to strategies and activities might meet the needs more effectively?*

Additional funds allow the City to make improvements and address strategies and activities listed within the Consolidated Plan. Not only are funds continually being used to address strategies and needs but also to leverage the maximum dollars possible to serve as many clients as possible. 100% of the funds expended benefit very low- and low-income households within the city.

4. Summary of citizen participation process and consultation process

The City recognizes the importance of a comprehensive and effective citizen participation and stakeholder consultation process. Insight and ideals gained from community outreach are invaluable resources to the development of an appropriate, comprehensive, and meaningful strategies provided in this plan. The Citizen Participation Plan encourages public participation, emphasizing involvement by low- and moderate-income persons, particularly those living in areas targeted for revitalization areas where funding is proposed. In addition, the City encourages the participation of all its citizens, including minorities, non-English speaking persons, and persons with disabilities.

The City reached out to nearly 300 stakeholders during the consultation and participation process. Public meetings and hearings were held and conducted in accordance with 24 CFR Part 91 and the City's Citizen Participation Plan. Input gained from these meetings were recorded and incorporated into this Consolidated Plan. Concurrently, the City solicited public input and feedback through newspapers, local media outlets, official governmental websites, social media, delivered and on-line surveys. These meetings were conducted to ensure inclusion of all residents of the region, target areas, beneficiaries of federal resources, and public and private agencies operating in the region. The City received a total of 34 responses to its Community Needs Survey. Additionally, several interested parties and groups attended the Neighborhood Revitalization Strategy Area Plan group meetings over a period of one year.

Lastly, the City solicited public comment on its Consolidated and One-Year Plan(s) during a thirty-day public comment period following an advertised public hearing held on May 24, 2022 meeting. The City provides the public with reasonable and timely access to information and records relating to the data or content of all federally required documents and publications. The city also provides full and timely disclosure of program records and information for the preceding five years consistent with applicable Federal, State, and local laws regarding personal privacy and confidentiality.

5. Summary of public comments

The City hosted two community meetings, two public hearings, and published and disseminated a community needs survey during the citizen participation process for this Consolidated Plan. The majority of participants responding to the survey were residents of very low-income, between the ages of 35-65, and long residing residents of the community. The following summary represents a broad overview of the comments and input received from those consultations.

Housing - housing rehabilitation and preservation; rental assistance; purchase assistance; new rental housing; senior housing; housing for the disabled (home modifications); housing for the homeless.

Public Facilities- Streets, sidewalks, stormwater, community centers, parks, stormwater management, drainage, and recreational facilities.

Public Services- senior services, youth services/programs, educational services, job search and training, mental health, transportation, tenant assistance, homeless services and counseling, domestic violence victim services, food programs, drug/alcohol abuse services, and fair housing enforcement.

Economic Development- small business services, historic preservation, and slum/blight removal

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

There were no comments, views, opinions, or statements rejected during the course of the public comment period, survey collection, stakeholder forums, public meetings or hearings. All citizens were encouraged to participate.

7. Summary

This Consolidated Plan consists of four parts including housing and community development needs assessments, market analysis, a Strategic Plan, and the Annual Action Plan. The Strategic Plan is a key component of the Consolidated Plan, as this section outlines the City's objectives and outcomes to meet the needs identified in the assessment section. The Annual Action Plan, one of five annual plans, outlines how federal resources will be allocated. Each year going forward, an Annual Action Plan will be completed to communicate how these funds will be allocated to meet the objectives identified in the Consolidated Plan.

The Annual Action Plan will also include a section that evaluates the City's performance towards meeting the objectives outlined in the Consolidated Plan.

The Process

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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	TITUSVILLE	Community Development
CDBG Administrator	TITUSVILLE	Neighborhood Services

Table 1– Responsible Agencies

Consolidated Plan Public Contact Information

Terrie Franklin, Director

City of Titusville

Neighborhood Services Department

Email: terrie.franklin@titusville.com

321-567-3987

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

In accordance with 24 CFR Part 91 and the City's Citizen Participation Plan, Titusville conducted a thorough outreach effort to engage with residents and critical stakeholders. This outreach effort was designed to record input and views to develop an informed set of priority needs to guide the City's investment strategies over the course of this Consolidated Plan. This outreach effort included multiple stakeholder meetings, where organizations and residents from across the community spectrum came together to discuss the City's needs.

The City advertises public meetings in newspapers of general circulation, published a community survey which was disseminated by US postal service and made available on-line, and consulted directly with key stakeholders.

To maximum engagement, the City implemented various methods of advertisement for these meetings. The City focused its efforts on reaching the broadest audience possible, while also employing methods specific to underserved populations. The outreach approach included utilizing local and social media outlets, websites, social media pages, and media releases.

The City created user-friendly public announcements to advertise the public meetings in addition to the on-line survey. Information was distributed through an email campaign to various community stakeholders including organizational or group leaders, faith-based organizations, and service providers who represent or serve populations that are typically underrepresented in the planning process such as persons who reside in target areas, persons who are limited English proficient, and persons with a disability. Information was also made available at public offices and social service centers.

The City developed a list of nearly 25 stakeholders to provide outreach to during the development of the Consolidated Plan process, including the NRSA Plan. Stakeholders were invited to participate in the public meetings, on-line surveys, and public hearings. Additionally, the Neighborhood Services Department interviewed pertinent stakeholders to gather supplemental information for the Consolidated Plan including Continuum of Cares, broadband connectivity providers, public housing authorities, affordable housing and service providers, and emergency management departments.

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 City's Neighborhood Service Department has developed and managed strong partnerships and relations to enhance coordination between service providers. Entities participating in the process include multiple providers of services from various disciplines. These include agencies, organizations,

groups with expertise in case management, life skills, disabilities, alcohol and/or drug abuse, mental health, housing, public housing, employment assistance, transportation, legal, elderly, food/clothing, and domestic violence. The City's consultation with these providers involves participating as an active member of several coordinating organizations, as further described in AP-85 Other Actions, which directly or indirectly enhance coordination between public and private housing and social service agencies. This method of coordination not only imparts information to the various groups but also presents opportunities for criticisms, questions, and feedback. The Neighborhood Services Department provides a forum for information sharing on homebuyer assistance programs between public and private housing agencies through the North Brevard Coalition of Human Services organization. the Department enhances coordination of services between various housing and social service agencies in providing collaborative applications for funding opportunities through the CDBG program. Additionally, the City has created a partnership with the Brevard Homeless Coalition and Family Promise of Brevard to enhance coordination of homeless services city-wide. The City also provides funding to various organizations providing health, human, and social services in the community.

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 City has determined the following to be its homeless objectives and priorities based on data available within our jurisdiction, and will submit same to Brevard County for consideration and inclusion into the Brevard County Consortium's Consolidated Plan: Objectives are to help low-income families and individuals avoid homelessness: establish facilities for substance abusers, mentally ill, and dually diagnosed, and support case management services for ex-offenders; support activities to fill gaps in Brevard County's Continuum of Care and to respond to urgent community needs; support increased permanent housing and transitional beds for person with special needs to include housing for unaccompanied homeless youth.

Chronic homelessness is addressed as a priority need in Titusville and Brevard County. The City of Titusville held a Homeless Workshop entitled "Homelessness in Titusville" on September 29, 2015 at City Hall. This special meeting included the Mayor, City Council, the Brevard Homeless Coalition, and was moderated by Susan Pourciau, Director of Homeless Training and Technical Assistance. Following presentations by several organizations, the meeting was opened up to the public where many members of the community voiced various concerns and experiences with the homeless population of Titusville. It was determined through feedback from the community that homelessness is a high priority need within the City. In addition, the City's Neighborhood Services Department host monthly meetings with the North Brevard Coalition of Human Services (NBCHS) at the Harry T. Moore Social Service Center. NBCHS is an unincorporated association of over one hundred community and faith-based organizations that serves to successfully impact and improve the quality of life for families and individuals in need. Together, the member organizations assist families and individuals who would otherwise have trouble meeting basic needs such as food, clothing, and shelter. The City's Social Services Coordinator is a

member of the NBCHS, the Social Service Center Board, and the Homelessness/Emergency Shelter Taskforce.

Brevard County implements several services to prevent individuals and families from becoming homeless. The activities include: utility and security deposit assistance, mortgage and rent assistance, emergency welfare assistance, and self-sufficiency programs. Funding for the programs are provided from a variety of resources such as the State Housing Partnership Program (SHIP), Community Action Team funds; Homeless Prevention and Rapid Re-Housing Program (HPRP), local general revenue, and other grant funds. Brevard County, through the Consortium, actively seeks funds to support homeless prevention activities. Additionally, support and technical assistance is provided to non-profit agencies that provide preventative services as well. Faith-Based groups and other non-profits are encouraged to participate in the BHC and provided with technical assistance to develop organizational capacity and seek other funding sources.

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

Chronic homelessness is addressed as a priority need in Brevard County. Annually, street census of the homeless population is conducted. The street census known as the Point In Time Count (PITC) interviews homeless persons on the streets, at day labor offices, supportive housing programs, and any other homeless service access points at one point in time. While PITC provides an opportunity to interview the homeless and document demographic data, their housing situation, and reasons for becoming homeless, the data does not capture a complete picture of the homeless. Annually, the Brevard Homeless Coalition uses data gathered during the PITC and implements goals and strategies to reduce and/or eliminate barriers that affect the chronically homeless. Brevard County annually surveys facilities and services that assist homeless individuals and families with children. The data is collected and analyzed to determine the amount of available housing and services needed and the amount available. The discrepancy between need and availability provides Brevard County, and subsequently the Consortium, with the data to determine where the gaps are and thereby focus the annual goals to reduce the gaps. The Brevard Homeless Coalition (BHC) facilitates all issues regarding homeless persons and those at risk of becoming homeless county-wide. Monthly meetings are held to discuss and collaborate on planning activities that will reduce homelessness and prevent those at risk from becoming homeless. Member of the BHC assist in the gathering of data and approving reports regarding the needs of the homeless in Brevard County. Due to the fact that the homeless grant funds flow through Brevard County, the planning process and priorities are integrated throughout Brevard County and the HOME Consortium programs. The PITC is an annual event used as an opportunity to perform community outreach to those living on the streets and to gather statistics for grant opportunities. The lead agency for the BHC was the Brevard County Housing and Human Services Department until August 2015. During their tenure, staff was assigned to assist with the facilitation of all homeless planning goals, objectives, and collaborative activities. The Brevard Homeless Coalition (BHC) has formed its own not-for-profit agency and took over the lead agency duties of the Staffing Grant for the Continuum of Care.

They now provide support for administration, research, and strategic planning; including HIV/AIDS assistance to 243 households through the administration of the HOPWA grant. Brevard County Housing and Human Services continues to be an integral partner providing support through grant writing, community education, PITC reporting, and other needed functions.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2– Agencies, groups, organizations who participated

1	Agency/Group/Organization	North Brevard Charities
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The jurisdiction, as part of the Brevard County HOME Consortium, conducted a Public Service Agency Questionnaire. The purpose of this questionnaire was to involve housing, social services agencies and other entities that provided services in the Consolidated Plan Process
2	Agency/Group/Organization	TITUSVILLE HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The jurisdiction, as part of the Brevard County HOME Consortium, conducted an agency Questionnaire. The purpose of this questionnaire was to involve housing, social services agencies, and other entities that provided services in the Consolidated Plan Process
3	Agency/Group/Organization	Titusville Affordable Housing Advisory Committee
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The jurisdiction, as part of the Brevard County HOME Consortium, conducted an Agency Questionnaire. The purpose of this questionnaire was to involve housing, social services agencies and other entities that provided services in the Consolidated Plan Process
4	Agency/Group/Organization	Brevard County Housing and Human Services
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The jurisdiction, as part of the Brevard County HOME Consortium, collaborated on the development of the 5 Year Plan.
5	Agency/Group/Organization	COALITION FOR THE HUNGRY AND HOMELESS OF BREVARD COUNTY, INC.
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The jurisdiction, as part of the Brevard County HOME Consortium, conducted an Agency Questionnaire. The purpose of this questionnaire was to involve housing, social services agencies and other entities that provided services in the Consolidated Plan Process

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

The City endeavors to consult with all agency types and does not exclude any agencies from consultation.

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 County	The County develops goals for homeless relative to the funding that it provides to support the goals of the Brevard County Continuum of Care.
Local Housing Assistance Plan	City of Titusville	The City's Local Housing Assistance Plan (LHAP) includes goals related to homeownership opportunities and rehabilitation which are identified as priority needs in this Consolidated Plan, particularly in terms of increasing the availability of affordable housing.
Comprehensive Plan	City of Titusville	The Housing Element of the City's Comp Plan identifies goals in support of affordable housing activities that align with housing needs and priorities of the Consolidated Plan.
PHA's Five Year Plan	Housing Authority of the city of Titusville	The PHA plans include increasing access to affordable housing and supporting services to achieve self-sufficiency as goals which aligns with the City's priorities.
NRSA Plan	City of Titusville	The City's proposed NRSA Plan includes goals and objectives related to homeownership opportunities, rehabilitation, affordable housing, and economic development, which are identified as priority needs in this Consolidated Plan.

Table 3– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City works closely with four participating local governments in the implementation of the Consolidated Plan for CDBG and HOME funded projects. Through the Brevard County HOME Consortium the City works with the cities of Cocoa, Melbourne, and Palm Bay to comprehensively develop programs and activities consistently county-wide.

Additionally, the City actively partners with many local non-profit agencies and works with City Council members to support the goals of the provision of affordable, safe, and sanitary housing, suitable living environments, and expand economic opportunities for low- and moderate-income residents.

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

Throughout the course of the development of the FY 2021-2026 Strategic Plan, public participation was strongly encouraged. Staff attended a meeting with over twenty local non-profits and governmental agencies and met with many citizen groups local and countywide.

Community meetings were held to capture different ideas and needs of the City and its citizens. Meetings were held with the Affordable Housing Advisory Committee, the Planning & Zoning Commission, and City Council. Community meetings were held to receive public input. Consortium public meetings were held with the community, non-profit housing, non-housing providers, and local elected officials. Also, one meeting specifically for local elected officials was held by the Consortium to receive input on the plan. Further, a targeted meeting was held with respective key members of the community via Zoom on May 24, 2022 and hosted by the Consolidated Plan consultant; this meeting and the recording of is available to the public.

The City of Titusville held a Citizen Listening Session on February 19, 2022 to give residents and other stakeholders an opportunity to share their ideas about issues the City should address in the next year. A diverse group of people approximately twenty (20) people attended, including long-time residents, newcomers, homeowners, and business owners. The Mayor and City Council were present along with several staff members. The City Manager described the strategic planning process the city has used for many years, existing goals, and a review of the accomplishments of the past year related to each goal.

Staff met with governmental agencies such as: The Housing Authority of the City of Titusville; North Brevard Parks & Recreations; Titusville's Planning, Economic Development, Fire & Emergency Services, and Building Departments; and Brevard County to complete the HOME Consortium portion of this Plan. Staff also met with low-income housing advocates and homeless providers to capture their prospective on different obstacles they encountered daily.

Surveys tailored to the community needs were also distributed and were received. Citizens had the opportunity to write in comments as well as select the most important issues in their neighborhood. One citizen wrote: "Vacant houses are not being addressed." Another wrote: "Better

code enforcement,” while other citizens wrote that the most important issues are: “Homeless need help” and “Job training and opportunities, tutoring programs and housing.”

Public notices were placed in the local paper to broaden public participation efforts in the development of the strategic plan. In addition, agencies that target minorities and non-English speaking persons, as well as persons with disabilities were contacted and participated in a client survey developed by Consortium members for local non-profits and governmental agencies. There were no comments that were not accepted.

Additionally, the City has implemented an Affordable Housing Advisory Committee to further public input and participation in the development of housing assistance plans, neighborhood stabilization programs, action plans, and consolidated plans. There were six (6) meetings of the Affordable Housing Advisory Committee as part of preparation for the FY 22-25 SHIP LHAP, and a meeting was held at the Harry T. Moore Social Services Center to gather input from citizens for the 2021-2026 Consolidated Plan during FY 2020 (note, the Consolidated Plan was extended one year as requested by Brevard County HOME Consortium).

Citizen Participation Outreach

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	Non-targeted/broad community	Consolidated Plan community meeting #1 - Several interested parties were in attendance.	Citizens ranked the priorities of activities for the next 5-year plan cycle.	All accepted	

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 Meeting	Minorities Non-targeted/broad community	Consolidated Plan Community Meeting #2- Several interested parties were in attendance.	Participants ranked and provided input on the development of priorities.	All accepted	
3	Public Hearing	Non-targeted/broad community	1/18/22 Public Hearing #1 - Several interested parties were in attendance at the City Council meeting, it could not be determined if any were specifically there for this item.	None	N/A	

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	Public Meeting	Non-targeted/broad community	5/10/2022 Public Hearing #2- Several interested parties were in attendance, noting a few from the targeted NRSA area.	Two citizens spoke on this hearing item. Both were in favor of the approval of the Consolidated and Annual Action Plans, and encouraged its approval.	N/A	

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	ZOOM meeting	Minorities NRSA Target residents and community leaders	Key members of the NRSA Target Area were invited to attend a Consultant led on-line Zoom meeting for the Consolidated Plan public input. A total of five members tuned in.	Comments made pertained to the Brevard County's HOME Action Plan and not related to the City's Plan. These comments will be provided by the County as part of the Consortium-wide process.	There were no comments that were rejected.	https://cloudburstgroup.zoom.us/j/85453353803

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Titusville being a part of the Brevard County HOME Consortium is required to develop a consortia-wide Plan that will address the Needs in all geographical areas of the county proper. As a result, Titusville will actively participate in the collaborative efforts of the Consortium to develop a 5-Year Consolidated Plan that includes specific needs to its jurisdiction in the areas of housing, homelessness, and special needs populations.

At the local level, the Needs Assessment process identifies the needs for the City in the area of non-housing community development. However, the City has further identified additional local needs in the areas of affordable housing, homelessness, and non-homeless special needs that will be addressed through the Brevard County Consolidated Plan process, which includes Titusville.

The Needs Assessment is the basis for the Strategic Plan and will assist the City in targeting limited community development resources. The needs are determined by analyzing quantitative data as well as qualitative data gathered through the citizen participation and consultation process.

The Needs Assessment for Titusville includes:

Housing - the analysis of American Community Survey (ACS) and Comprehensive Housing Affordability Strategy (CHAS) data as well as data and information from local sources shows that there is a significant need for affordable housing in Titusville. The most significant housing problem facing both owners and renters in Titusville is housing cost burden greater than 50% of income. Households renting and owning, with income between 0-30% AMI are the most impacted in this category.

Homeless - based upon local data, outreach, and information gathered, the City has identified homelessness to be an issue that requires continued priority attention. The City has determined the need for emergency and transitional housing for this population as well as supportive services, and prevention services particularly for school aged households and those exiting the penal system.

Special Needs - the City has identified the special needs population that require supportive services as the elderly, persons with disabilities, persons with alcohol or other drug addiction, victims of domestic violence, and persons living with HIV/AIDS and their families. Affordable housing is a high need for these populations as well as support services.

Non-Housing Community Development - based on information gathered through input from residents and community stakeholders as well as the review of local studies, the City's non-housing community

development needs include: Public Facilities (community centers, senior centers, storm water management, community parks and recreational facilities, and youth centers. Additionally, public improvements, specifically, street and sidewalk improvements and water/sewer improvements, and public services of various types.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Public facilities category includes a range of activities to address non-housing community development needs such as community centers and parks that benefit low- to moderate-income neighborhoods. Residents and stakeholders that participated in the public meetings and the community needs survey, identified the following public facility needs as high priorities for Titusville:

- Community parks and recreational facilities
- Youth centers
- Senior centers
- Stormwater management
- Street and sidewalk improvements
- Crime prevention
- Code Enforcement measures
- Beautification
- Historic preservation, and
- Safety improvements

How were these needs determined?

These needs were determined through comprehensive citizen participation process including:

Public Meetings: interested members of the community including residents, property owners, business owners, and agencies serving the low- to moderate-income, special needs, and the homeless populations were invited to attend two public meetings. These meetings served to provide information on the Five-Year Consolidated Plan, its process, and solicit input from the public on priority needs.

Survey: respondents to the Five-Year Community Needs Survey were asked to rank neighborhood needs in Titusville. The categories in the survey included drainage/flooding, roads/streets, social or human services, traffic/transportation, beautification, street lighting, youth activities/daycare, speeding/traffic calming, crime, blight, parks/recreation, after school programs, counseling, elder care, and job training. Respondents could identify each category as a high need, low need, no need, or don't know.

Strategy Area Neighborhood Group meetings: targeted stakeholders, residents, property owners, and business owners were invited to participate in developing a Neighborhood Revitalization Strategy Area (NRSA) Plan for the purpose of targeting CDBG funds to identified target area for the next Consolidated Plan cycle. As a result, these meetings held over a period of twelve months, included numerous interested parties who provided input, views, comments, and direction on developing a NRSA plan designed by the community, for the community. The NRSA community, successfully identified

community development needs for their neighborhoods including streets, sidewalks, parks, signage, lighting, historic preservation, and more.

Describe the jurisdiction's need for Public Improvements:

Public improvements include a range of activities considered to be non-housing community development needs such as roads, sidewalks, water/sewer improvements, drainage, lighting, and other capital projects that benefit low- to moderate-income neighborhoods. The following public improvement needs have been identified as high priorities for Titusville:

- Streets and sidewalk improvements including barrier removal
- Water and Sewer improvements
- Park and Recreational improvements
- Lighting improvements, and
- Transportation improvements

How were these needs determined?

Through a comprehensive citizen participation process and local analysis, needs were identified through:

Public meetings - citizens were invited to participate in two public meetings to provide input on the development of the Consolidated Plan. The meetings served to provide a venue to disseminate information regarding the purpose of the Plan, and to gain input, views, and comments for the determination of public improvement needs in the City's Five-Year Plan.

Community Survey: surveys were made available on-line, in person, and mailed to targeted residents, and were asked to rank public infrastructure needs including streets, sidewalks, water/sewer, and more.

Describe the jurisdiction's need for Public Services:

Public Services address a broad range of needs including the provision of services for the low-income, youth, mentally ill, developmentally disabled, elderly, homeless, and other groups such as person with HIV/AIDS. These services are often provided by non-profit agencies, usually in coordination with the City. The following public service needs have been identified as high priority in Titusville:

- Youth services
- Senior/Elderly services
- Homeless services - rental assistance, outreach, counseling, and supportive services
- Domestic violence services
- Mental health services
- School readiness or early development services
- Transportation services, and

- Job training/placement services

How were these needs determined?

Through a comprehensive citizen participation process and local analysis, needs were identified through:

Public meetings - citizens were invited to participate in two public meetings to provide input on the development of the Consolidated Plan. The meetings served to provide a venue to disseminate information regarding the purpose of the Plan, and to gain input, views, and comments for the determination of public service needs in the City's Five-Year Plan.

Community Survey: surveys were made available on-line, in person, and mailed to targeted residents, and were asked to rank public service needs including youth, homeless, seniors, and special populations.

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Housing Market Analysis section of the Consolidated Plan provides an opportunity to provide a snapshot of current market conditions. For Titusville, an analysis of its non-housing community development facilities, housing needs and market, broadband facilities, and hazard mitigation is provided. Additional analysis in the areas of number and availability of housing units, costs, condition, public housing, homeless, special needs, and barriers to affordable housing will be included in the coordinated Brevard County HOME Consortium Consolidated Plan developed in partnership with the cities of Titusville, Cocoa, Melbourne, Palm Bay, and Brevard County as the lead entity.

City analysis included the following areas in developing this Plan:

- Non-housing community development assets - the City has economic development needs such as employment training and education for workers to better align with the major employment sectors.
- Needs and Market analysis- summarizes key points from the Needs Assessment and Market Analysis in relation to areas of the City that have a low-income or minority concentration.
- Broadband needs by low- and moderate-income households - access to broadband is an essential need for individuals and families and should be equally available to low- and moderate-income households. The broadband services available to residents of the City are described in this section.
- Hazard mitigation - the supply of housing is directly impacted by the effects of natural disasters and other hazards such as climate change. Low- and moderate-income persons are more vulnerable to these effects and this section of the Plan discusses the natural hazard risks that this population faces including the risk of displacement due to a natural disaster.

According to the 2000 CHAS data, there are 18,133 housing units in the City; 11,727 owner-occupied and 5,453 renter-occupied with 953 vacant. Between the years 2015-2020, there were an additional 1090 residential units built, bringing the total of housing units to 19,233 (Source: City of Titusville's Building Department).

In March 2015, the National Low-Income Housing Coalition reported a shortage of 7.1 million apartments for low-income renters. The shortages are most pronounced in Nevada, California, Arizona, Oregon, **Florida**, Colorado, and Utah. Construction firms are building apartment complexes at an annual pace of roughly 321,333 this year, according to the Commerce Department. The rising rental prices suggest that construction hasn't kept pace with the demand, according to economists.

The population in Titusville continues to grow year-after-year at a rate of 2.4%, and with it, the need for more affordable housing, including rental and rehabilitation of older units. Projections are that by 2025 the population will reach 46,254. The challenge will be, can the City continue to meet the needs with the level of funding available and the rapid change in the housing market?

Increase in population is not the only factor for need of more housing. The age of existing housing stock is also a contributor. Approximately 35% of the homes in Titusville were built in 1960 or earlier. In the next five years, these homes will be over 60 years old, and there will be a need for new construction or extensive rehabilitation. By the year 2025, the demand for units will increase by 259 for single-family and 94 for multi-family.

Permanent (Non-Seasonal) Housing - Projected Demand and Need By Type 2005-2025													
County	Place	Est. Housing Units By Type 2002		Projected Demand By Type									
				2005		2010		2015		2020		2025	
		Single Family *	Multi-Family	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
Brevard	Titusville	13455	4936	13500	4943	13733	5028	13970	5115	14224	5208	14483	5302

Source: Florida Data Clearinghouse, Shimberg Center, UF

Projected Demand and Need

Projected Demand by Tenure											
County	Place	2005		2010		2015		2020		2025	
		Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
Brevard	Titusville	12515	5928	12731	6030	12951	6134	13187	6245	13426	6359

Projected Demand by Tenure

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Titusville has a strong and growing economy and is home to over 2,000 enterprises that produce or provide a variety of goods and services. According to the 2020 FRED Economic Data for the area, these companies transact business locally and globally, contributing annually to the \$27,692,408 GDP generated within the Palm Bay-Melbourne-Titusville metropolitan statistical area (MSA). They enrich our communities by providing employment for thousands and by attracting visitors, revenue streams, and new professional talent to the area. Technology is a crucial driver of economic growth. It raises the productivity of existing industries and creates new one. Areas with booming high-tech sectors often have thriving economics and other strong socioeconomic indicators.

The Palm Bay-Melbourne-Titusville MSA has one of the fastest growing high-tech sectors in the country. Between 2015-2020, employment in high-tech industries climbed by 41.6%, or 10,356 jobs, compared to 8.9% nationwide. The growth was led by surging employment in the software publishing industry, which reported 126.3% job growth over the same period. Jobs in high-tech sectors are often well-paying. The average annual salary across high-tech industries in the MSA stands at \$106,139, about 1.9 times higher than the average salary across all jobs in the metro area.

The City's Economic Development Department and the North Brevard Economic Development Zone work together to attract new businesses. However, the City also believes that incremental growth in the base of businesses that are already in the area is where sustainable economic success will be found. While continuing to support endeavors focused on recruiting new business, Titusville is also focused on starting, growing, and retaining businesses locally.

Titusville is the State of Florida's 2nd official Trail Town. In 2018, Titusville was designated as Florida's second official trail town by the Florida Department of Environmental Protection's Office of Greenways and Trails Council. This designation was the culmination of several years' worth of work to bring bike and pedestrian trails to the City. The Trail network came about after the City realized the importance of these trails to not only the community, but also to eco-tourism. When complete, the Coast-to-Coast Trail will provide a 250-mile trail spanning from St. Petersburg to Titusville.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	0	0	0	0	0
Arts, Entertainment, Accommodations	620	0	4	100	96
Construction	832	0	6	0	-6
Education and Health Care Services	2,898	0	19	0	-19
Finance, Insurance, and Real Estate	458	0	3	0	-3
Information	361	0	2	0	-2
Manufacturing	728	0	5	0	-5
Other Services	1,262	0	8	0	-8
Professional, Scientific, Management Services	930	0	6	0	-6
Public Administration	3,097	0	21	0	-21
Retail Trade	3,054	0	20	0	-20
Transportation and Warehousing	298	0	2	0	-2
Wholesale Trade	388	0	3	0	-3
Total	14,926	0	--	--	--

Table 5 - Business Activity

Alternate Data Source Name:

ersi Business Summary April 1, 2022

Data Source Comments: esri Business Summary - Titusville, FLPrepared April 1, 2022

Labor Force

Total Population in the Civilian Labor Force	19,927
Civilian Employed Population 16 years and over	12,599
Unemployment Rate	9.50
Unemployment Rate for Ages 16-24	22.70
Unemployment Rate for Ages 25-65	9.00

Table 6 - Labor Force

Alternate Data Source Name:

2008-2010 ACS

Data Source Comments:

USED DEFAULT DATA SET 2013-2017 ACSIT IS NOTED THAT 2020 DATA IS AVAILABLE, BUT GRANTEE WILL UTILIZE DEFAULT DATA SO THAT COMPARISONS ARE ACCURATE ACROSS THE BOARD

Occupations by Sector		Number of People
Management, business and financial	6,459	
Farming, fisheries and forestry occupations	75	
Service	3,610	
Sales and office	4,166	
Construction, extraction, maintenance and repair	1,507	
Production, transportation and material moving	2,256	

Table 7 – Occupations by Sector**Alternate Data Source Name:**

ersi Business Summary April 1, 2022

Data Source Comments:

USED DEFAULT DATA SET 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	10,667	63%
30-59 Minutes	4,956	29%
60 or More Minutes	1,190	7%
Total	16,813	100%

Table 8 - Travel Time**Alternate Data Source Name:**

2019 ACS

Data Source Comments:

USED DEFAULT DATA SET 2013-2017 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	789	330	790
High school graduate (includes equivalency)	4,100	375	2,264
Some college or Associate's degree	5,894	576	2,524
Bachelor's degree or higher	4,405	147	879

Table 9 - Educational Attainment by Employment Status

Data Source Comments: USED DEFAULT DATA SET 2013-2017 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	58	2,910	0	20	197
9th to 12th grade, no diploma	244	322	273	347	260
High school graduate, GED, or alternative	516	911	742	2,149	1,250
Some college, no degree	298	906	423	1,333	1,224
Associate's degree	81	279	419	622	292
Bachelor's degree	25	282	443	1,021	863
Graduate or professional degree	0	192	154	588	384

Table 10 - Educational Attainment by Age

Data Source Comments: USED DEFAULT DATA SET 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	32,766

Educational Attainment	Median Earnings in the Past 12 Months
High school graduate (includes equivalency)	26,603
Some college or Associate's degree	34,908
Bachelor's degree	50,375
Graduate or professional degree	65,598

Table 11 – Median Earnings in the Past 12 Months

Data Source Comments:

USED DEFAULT DATA SET 2013-2017 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The business activity table demonstrates the strength of the City's business climate: diversity in industries, and availability of jobs for those with the requisite skills.

The industry with the greatest share of workers, and the number of jobs available is within the management, business and financial trade. This category makes up more than 32% of the workforce for Titusville with just over 6400 workers. This industry is strong in Titusville due to the robust business industry which includes over 3000 workers in the public administration trade alone.

The second largest industry is retail, with just over 4100 workers.

The third largest industry is service, with just over 3600 workers.

Describe the workforce and infrastructure needs of the business community:

Titusville has a rapidly growing economy. As a waterfront community, the City's local natural resources and its location nestled between the St. John's River and the Indian River Lagoon, Titusville is uniquely positioned in one of the most biodiverse ecosystems in the world. Located in proximity to the Canaveral National Seashore and the Merritt Island National Wildlife Refuge, the area attracts people from across the nation and around the world who choose to live, learn, and work in Titusville. With reasonable land, easy access to transportation, great schools, health care, space industry, and its coastal laid-back atmosphere; Titusville is an attractive location for workers and businesses.

The total population of the employed civilian workforce age 16 and older is 12,599. According to the default data set of the 2013-2017 ACS, the unemployment rate in the City was 9.5%. However, current data from the 2020 ACS, indicates a relatively low rate at 4.2 percent, indicating employment in Titusville grew 4% between 2017 and 2020.

Titusville's economy is driven by hundreds of local enterprises that produce a variety of goods and services, creating jobs and stimulating even greater investment. Area companies not only support local commerce but also transact business throughout the City and abroad. However, Titusville business community is also unique as it supports a fairly large tenure of small business who have less than 50 employees. The City's small business community, which has birthed some of the most recognized brands is thriving such as Gheene Manufacturing (25), Gold Tone (35), and Precision Shapes (50); to name a few. There are also several larger companies with headquarters in Titusville including: Parrish Medical Center, (1200) Eckler's Industries (125), Barnlight Electric (110), Knight's Armament (280), Boeing (125), Astrotech (100), Vectorworks Marine (65), and Trusswood (60).

The City's business community continues to grow. Between January - December 2020, 14 new "ground up" commercial building permits were issued; making a grand total for years 2016- 2022 of a 102 new commercial buildings. This includes both growing businesses and new businesses.

Growth of this scale requires the infrastructure to support it, including housing, utilities, and transportation. For the twelve months ending December 2020, 112 new residential building permits were issued. In addition, utilities serving Titusville are not only reliable, but moderately priced. Transportation options in Titusville accommodate people as well as freight via road, rail, sea, and air.

Roads: located in Central Florida along the east coast of state, Titusville is served by Highways 50 and 406, which run from the east to west boundary to boundary, and Interstate 95, which traverses the City from north to south.

Rail: railroad transportation includes freight serve along the Florida East Coast Railroad, with a interchange hub located at its south boundary.

Airports: Space Coast Regional Airport (TIX) located in Titusville and operated by the Titusville-Cocoa Airport Authority serves the aerospace community and is the nearest commercial airport to the Kennedy Space Center. The premium location offers unique advantages in a thriving aerospace community with proximity to Port Canaveral, Kennedy Space Center, Cocoa Beach, Orlando Tourist Attractions, and convenient access to I-95, 528 Beachline Expressway, U.S. 1, and railway facilities. Additionally, Arthur Dunn Airpark, a smaller civilian recreational airpark, is located to the north which provides accommodations for smaller personal and corporate aircrafts.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Recently, there have been several large-scale housing developments, private sector investments and expansions, and initiatives that will affect job and business growth. Development highlights include:

- Blue Origin
- Terran Orbital- more than 2000 jobs expected to be created by one of the world's leading providers of small satellites announced it will construct a 600,000 sq. ft. facility at NASA's Kennedy Space Center.
- Lockheed Martin- facility expansion
- GenH2, manufacturing company of infrastructure components and fueling stations for liquid hydrogen systems is relocating its headquarters to Titusville. Creating an additional 40 jobs over the next two years, eventually reaching 100 employees.
- GO2 Weapons- a high-precision machining company and gun manufacturer has expanded its manufacturing capability in Titusville.
- Amazon - distribution center service the Titusville-Cocoa area.
- Raider Outboards - manufacturer of high-performance outboard engines acquired industrial space for use as its primary manufacturing center and will create an additional 25 jobs for the company; and
- Five new residential subdivisions accommodating over 1500 new homes.

There will be significant infrastructure needs to support growth. The City will continue to diligently plan development to ensure there is adequate infrastructure support. Current and future development will also spur the need for a skilled workforce. The City will rely on its network of colleges, educational institutions, and career centers, to support its diverse and highly talented community of professionals and skilled workforce and will also continue to work with its workforce development partners to offer workforce training.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The City's level of educational attainment relatively corresponds with the needs of local businesses, some of which require a highly-educated workforce and some of which rely more on workers trained in a specific trade. Overall, the city's workforce is motivated and capable. Paired with competitive costs and growing market opportunities, entrepreneurs and growing companies continue to invest locally and the job market continues to grow.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Titusville boasts several centers of learning, outstanding educators, and cooperative programs that provide fertile ground for learning and personal growth. Training programs include:

- Eastern Florida State Community College
- Career South Brevard
- Titusville Business Retention & Expansion Program

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

No, Titusville does not participate in a Comprehensive Economic Development Strategy. However, the Economic Development Strategic Plan is the guiding document for Titusville. This Plan outlines a number of goals and objectives that seek to foster city-wide economic development efforts. The City administers the Business Retention and Expansion Program. In addition, the City offers an ad valorem tax abatement program to qualifying new/expanding businesses in an amount up to 100% for 10 years, based upon a variety of criteria, such as the number of jobs created, average salary, and amount of capital investment. The focus of the Economic Development Department, as well as their many partnerships, continue to create higher value and higher wage jobs in Titusville.

Discussion

n/a

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD identifies four specific data points that constitutes "housing problems:" cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. For an area to have concentration of multiple housing problems, it must include two or more housing problems that are substantially higher than the city-wide average. For this analysis, HUD's definition of "disproportionate" will be used to identify areas substantially higher: 10 percentage points higher than the jurisdiction as a whole.

According the 2020 Census, Titusville has a total of 23,433 units of which 21,050 were occupied. Based upon the ACS 2013-2017 data for Titusville, the City has a rate of each of the housing problems is as follows:

- Cost Burden: Jurisdiction 13% - Concentration >28%
- Overcrowding: Jurisdiction .06% - Concentration > 2%
- Households with severe housing problems: Jurisdiction 14% - Concentration > 31%

Based upon a review of the ACS data, there are two census tracts with a concentration of multiple housing problems, specifically disproportionate rates of cost burden. These are census tracts: Tract 604 and Tract 607.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Areas of racial or ethnic concentration

For the purpose of this analysis an area of "minority concentration" will be any census tract that has a percentage population of a specific racial or ethnic minority group that is at least 20 percentage points higher than the total percentage of minorities in the housing market area as a whole.

According to the ACS data, there is one census tract in Titusville that meets this definition; Tract 607 with 60.3% minority population.

Areas of Low-Income concentration

The data used to determine low- and moderate-income service area eligibility for CDBG was also used to identify areas of low-income concentration for this analysis. HUD defines a low- and moderate-income area as an area where at least 51% of the residents are low- and moderate-income persons. As a result, data indicates three census tracts that meet this definition, Tracts 604, 607, and 714; that qualifies as

low- and moderate-income areas under the HUD definition and the CDBG regulations when carrying out area benefit activities.

What are the characteristics of the market in these areas/neighborhoods?

In order to respond to this question, the focus will be on two census tracts identified in the preceding questions regarding areas of concentration. These census tracts are Tracts 604 and 607. The data below is based on 2020 ACS 5 Year Estimates.

Housing Tenure: While Titusville as a whole is primarily owner-occupied with just over 86% of all households in the city owning their own home, there is a high rental occupancy rate in the census tracts identified ranging between 27% to 71%.

Cost of housing: The median home value in the referenced census tracts range from \$56,000 to \$109,600, which is approximately 8% less than the median home values in the city of \$150,000. These census tracts have a lower median-home value than the jurisdiction.

Cost burden: The cost burden rate of owners with a mortgage in these two census tracts is higher than the city as a whole. Renters are also overwhelmingly cost burdened.

Are there any community assets in these areas/neighborhoods?

There are several community assets in these census tracts including subsidized housing developments, schools, churches, parks, and other public facilities. Census Tract 607, which is located in the City's target area includes public housing, Low Income Housing Tax Credit projects, the Harry T. Moore Social Service Center, and Isaac Campbell Sr. Community Center and Park.

Are there other strategic opportunities in any of these areas?

Based upon the housing market conditions in these areas, such as higher cost burden, there are opportunities for residential rehabilitation and other direct benefit housing assistance programs. Additionally, there are opportunities to improve the living conditions of neighborhoods through public infrastructure and facility improvements. The City also has an opportunity to partner with key stakeholders that operate within these areas such as Community Redevelopment Agencies and Public Housing Authority with the implementation of the NRSA Plan.

Number of severely cost burdened (50%+) households with income less than 80% AMI by tenure

Place	Tenure	2020	2025	2030	2035	2040
Titusville	Owner	1467	1522	1584	1616	1659
Titusville	Renter	1748	1780	1793	1816	1843

Tenure: Owner						
Place	Household Income as % of AMI	2020	2025	2030	2035	2040
Titusville	30% AMI or less	759	788	822	839	863
Titusville	30.1-50% AMI	445	463	481	491	503
Titusville	50.1-80% AMI	263	271	281	286	293
Titusville	Total	1467	1522	1584	1616	1659

Tenure: Renter						
Place	Household Income as % of AMI	2020	2025	2030	2035	2040
Titusville	30% AMI or less	1203	1218	1219	1234	1253
Titusville	30.1-50% AMI	461	475	484	491	496
Titusville	50.1-80% AMI	84	87	90	91	94
Titusville	Total	1748	1780	1793	1816	1843

Projected Cost Burden

Projected Demand by Tenure											
County	Place	2005		2010		2015		2020		2025	
		Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
Brevard	Titusville	12515	5928	12731	6030	12951	6134	13187	6245	13426	6359

Projected Demand by Tenure

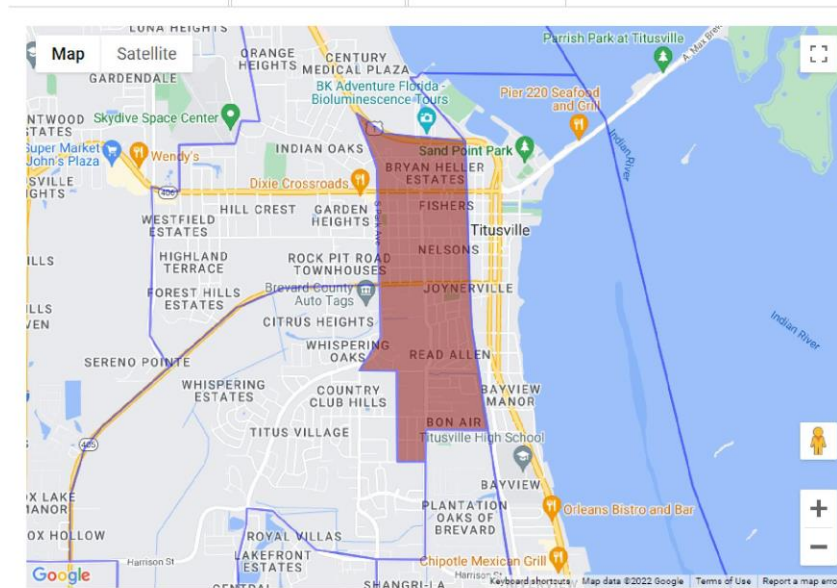
Number of severely cost burdened (50%+) households with income less than 80% AMI by tenure

Place	Tenure	2020	2025	2030	2035	2040
Titusville	Owner	1467	1522	1584	1616	1659
Titusville	Renter	1748	1780	1793	1816	1843

Tenure: Owner						
Place	Household Income as % of AMI	2020	2025	2030	2035	2040
Titusville	30% AMI or less	759	788	822	839	863
Titusville	30.1-50% AMI	445	463	481	491	503
Titusville	50.1-80% AMI	263	271	281	286	293
Titusville	Total	1467	1522	1584	1616	1659

Tenure: Renter						
Place	Household Income as % of AMI	2020	2025	2030	2035	2040
Titusville	30% AMI or less	1203	1218	1219	1234	1253
Titusville	30.1-50% AMI	461	475	484	491	496
Titusville	50.1-80% AMI	84	87	90	91	94
Titusville	Total	1748	1780	1793	1816	1843

Cost Burden



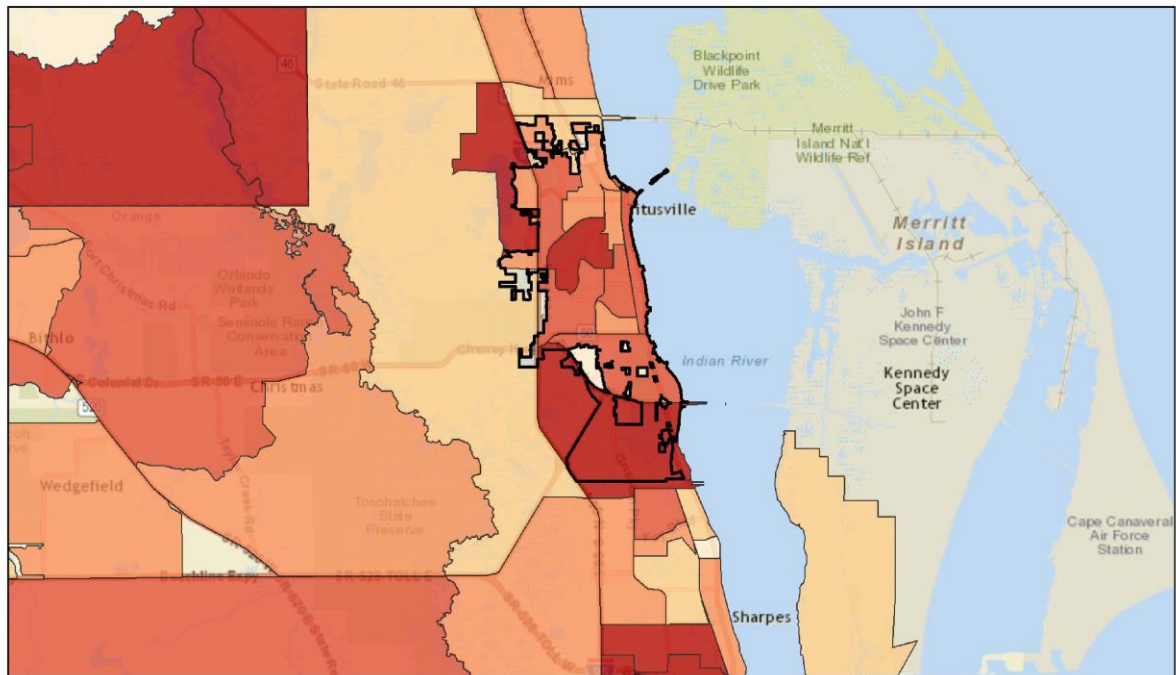
Minority Concentration

Permanent (Non-Seasonal) Housing - Projected Demand and Need By Type 2005-2025													
County	Place	Est. Housing Units By Type 2002		Projected Demand By Type									
				2005		2010		2015		2020		2025	
		Single Family	Multi-Family	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
Brevard	Titusville	13455	4936	13500	4943	13733	5028	13970	5115	14224	5208	14483	5302

Source: Florida Data Clearinghouse, Shimberg Center, UF

Market Analysis

% ELI WITH SEVERE HOUSING PROBLEMS - Consolidated Plan and Continuum of Care Planning Tool



February 22, 2016

Override 1

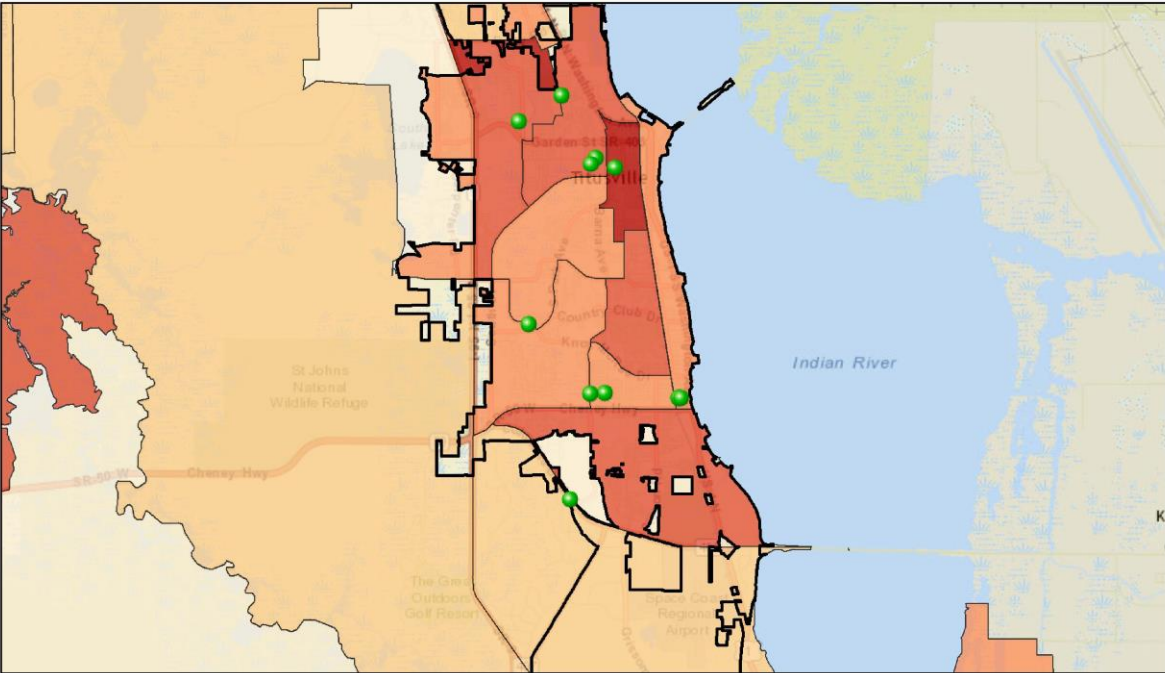
ELIHHWithHousingProblems
T2_LE30_HP2_PCT

<21.67%	21.67-50.59%	>88.73%
	50.59-70.21%	
	70.21-88.73%	

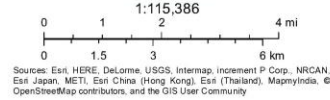
1:230,773
0 2 4 8 mi
0 3 6 12 km
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), Mapbox, © OpenStreetMap contributors, and the GIS User Community

Housing Problems

Challenging Areas for Affordable Rentals - Consolidated Plan and Continuum of Care Planning Tool

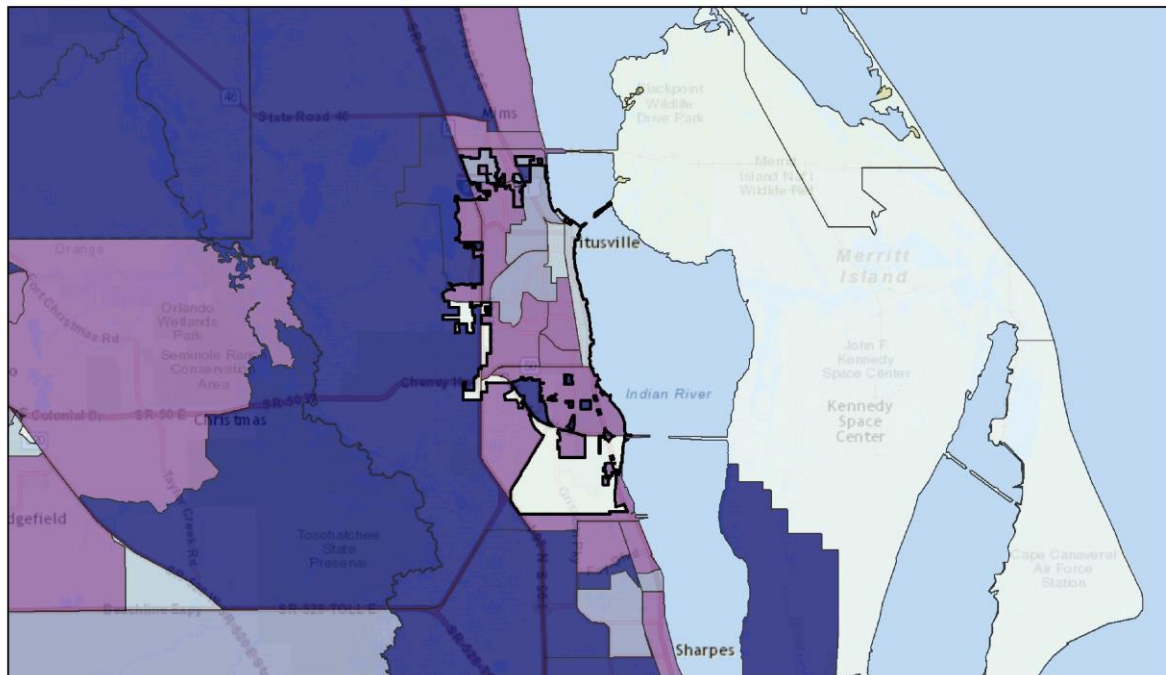


February 22, 2016



Challenging Areas for Rental

% OWNER OCCUPIED HOUSING - Consolidated Plan and Continuum of Care Planning Tool



February 22, 2016

Override 1 OwnerOccupiedHousing

B25009EST2_PCT

<18.58% Owner Occupied

18.58-47.9% Owner Occupied

47.9-69.59% Owner Occupied

69.59-87.34% Owner Occupied

>87.34% Owner Occupied

0 2 4 6 8 mi

0 3 6 9 12 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Owner Occupied

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The nation's digital divide impacts education, opportunity and economic growth. The extent and impact of the digital divide has been so contentious because of the lack of solid datapoints to quantify and classify it. BroadbandNow introduced a new quarterly broadband report, based on data collected from more than 2,000 ISPs, that focuses on the important issues of affordability and access to ultra-high speeds. The data shows that less than half of Americans have access to a \$60 per month wired broadband internet plan and half of Americans have access to ultra-high speeds at any price. (Julia Tanberk, "the State of Broadband in America, QC 2019." BroadbandNow, 24 July 2019, broadband.com).

In another report published by BroadbandNow, it was determined that rural communities have less access to wired broadband internet. Even when an option is available, prices are higher. Roughly 146 million people in the U.S. do not have access to low-priced plans for residential wired broadband. Notable findings from the report include:

- Zip codes in the bottom 10 percent of population density pay up to 37% more on average for residential wired broadband than those in the top 10%.
- Across the 50 states, fiber has the lowest average price per Megabytes per second (Mbps) at \$.048, followed by cable at \$.065 and DSL at \$1.53.
- States with median household income of at least \$60,000 have 78% low-priced plan coverage on average, compared to only 37% for states with less than \$60,000 incomes.

The Brookings Institution is a nonprofit public policy organization based in Washington, D.C.. In 2017, they published a report on signs of digital distress and provided a tool to map broadband availability and subscription at the neighborhood level. Studies have shown that neighborhoods having access to broadband services can increase the economic prosperity.

When mapping the Palm Bay-Melbourne-Titusville metropolitan statistical area, it shows primarily moderate to high subscription rates across census tracts. Moderate subscription means that 40-80% of residents in those neighborhoods are connected to broadband and high subscription means that at least 80% of residents in the area are connected.

Titusville has three census tracts that qualify, or have block groups that qualify, as low- and moderate-income. When comparing broadband connectivity with the City's CDBG target areas, most low-income neighborhoods experience moderate coverage. There are areas that experience low connectivity, primarily census tract 607. This area has the highest poverty rate. The data shows that while Titusville is connected, it still falls short of 100% connectivity.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There are a variety of internet service providers in Titusville including AT&T, Xfinity, CenturyLink, dish NET, Spectrum, EarthLink, etc. There are four primary residential internet providers offering services throughout Titusville including one DSL provider, one cable provider, and two satellite TV and internet providers. Internet providers with the greatest coverage in Titusville include:

- AT&T: 81% DSL
- Spectrum: 95% cable
- DIRECTTV: 100% satellite coverage
- DISH: 100% satellite coverage

While broadband coverage is not 100%, the average home still has a variety of providers to choose from. However, the rapid growth of internet and online services will increase the need for more providers to offer fiber optic options. Fiber optics technology is propelling the market growth to a large extent. The fiber optics technology is widely used in the telecommunication industries, which offers noise rejection, higher data rate capabilities, electrical isolation, and other services that are driving its popularity. This could make a significant difference in competitive options available for the area.

For fiber technology, Florida has low-priced coverage of 13%, which is below the average U.S. coverage at 16.6%. For cable technology, Florida reports coverage at 55.6%, which is higher than the average U.S. coverage at 43.1%. Fiber to the home is an important service in any community that wants to keep pace with the rest of the country. Today's internet services are delivered over antiquated copper infrastructure that in many cases is 40 or more years old. Quite simply, that infrastructure can't keep up with the pace of broadband demands of today's consumer, and those demands will only continue to climb higher as we continue more media via streaming services, as more people work from home, and children have more and more online learning requirements. Fiber-optic internet is future-proof, and will be the network required for the next 100 years; studies have shown that simply having access to a fiber-optic home service increases home values by at least 3%.

Not only is fiber service important from a service perspective, but also from a choice perspective. Outside of speed and reliability, consumers routinely mention choice of providers as the most important factor in today's market.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Titusville is located on the intracoastal waterway on the east coast of Florida, the city is vulnerable to a wide array of natural hazards that threaten the long-term economic and functional viability of the community. As climate change effects impact human and natural environments, it has become increasingly important for Titusville to adapt to climate change, mitigate climate change impacts, develop sustainability, and thereby reduce resident, business, and natural resource vulnerability.

In 2018, the Florida Department of Environmental Protection's Florida Coastal Management Program (FCMP) and the National Oceanic and Atmospheric Administration (NOAA) awarded the City with a grant to determine vulnerabilities facing the community and develop a plan to enhance the City's short- and long-term resiliency to climate-related hazards. As part of this process, the following analysis and outreach steps were completed:

- **Vulnerability Analysis:** This report identifies the economic and functional vulnerabilities posed to the City from four natural hazards, including storm surge, flooding, sea level rise and nuisance flooding. Water quality and the combined effects of surge and sea level rise were also analyzed.
- **Public Workshops and Strategy Development:** The project team worked with members of the community to identify additional vulnerabilities, collect information on past storm events, identify potential strategies for mitigating vulnerabilities, and develop a final set of resiliency themes to guide the City's actions and priorities moving forward. Two public meetings were held and a survey was developed to complete this portion of the report.
- **Identification of Resiliency Themes:** Following the completion of the vulnerability analysis and public outreach process, the project team developed 'resiliency themes' to be adopted by the City in order to address the identified vulnerabilities.
- **Resiliency Plan and Strategy Development:** Using the 'resiliency themes' developed, the project team created a Resiliency Plan and developed a listing of draft actions and programs for the City to consider implementing in order to make Titusville a more resilient City. Wherever possible, the project team worked with the City to include the work developed in previous studies and reports such as the East Central Florida Regional Resiliency Action Plan and the Titusville Vision Plan.

The following overview of hazards were considered:

- **Storm Surge-** storm occurs when hurricanes and tropical storms raise water levels in coastal area which is pushed on-shore
- **Sea Level Rise-** occurs at an alarming pace along Florida's east coast. This is a long-term hazard.
- **Surge + Sea Level Rise "Combined Hazard Zone"** - this includes the long-term effects of surge plus sea level rise

- Water Quality- the quality of the Indian River Lagoon, surficial aquifers, and other water bodies are highly valued by residents
- 100-Year FEMA Flood Zone- depicts area that have a 1% annual chance of flooding (data provided by FEMA), and
- Nuisance "High Tide" Flooding- areas that flood frequently during higher than average tide events

The full analysis can be found in the City's Resilient Titusville 2020 report. Access to this report can be found on the City's website at:

<https://www.titusville.com/DocumentCenter/View/581/Resilient-Titusville-Final-Report-PDF>

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Natural hazards are a threat to the people, properties, and businesses of Titusville. Analysis project that these hazards are likely to increase in intensity and/or frequency with climate change. The level of risk differs by hazard type, time of year, and location of the person or property.

The most common housing problem for low-income residents is housing cost burden. Extremely low- and low-income cost burdened households are typically one emergency away from a total crisis. A natural disaster such as a hurricane or flooding would immediately put the city's low- and moderate-income households at risk of losing their homes and potentially becoming homeless. Climate effects from tropical storms and hurricanes also impact efficient delivery of essential services for residents and the hardest hit populations, typically the extremely low- and low-income households.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is the framework for how the City will invest its CDBG funding during the program years 2022 through 2026, and is divided into the following sections:

Geographic Priorities - the City has identified its NRSA target area where it will concentrate (70%) its CDBG funds. Funds will be based upon the needs identified in the NRSA Plan, the availability of funds, and capacity. Projects may be carried out in other areas that qualify as low- and moderate-income based upon data provided by HUD and its benefits to the overall needs of the effected community.

Priority Needs - The City identified six priority needs including: increase access to affordable housing; increase access to public services; improve access to public facilities and infrastructure; increase access to homeless prevention services, neighborhood revitalization, and administration. Due to funding limitations, the City will use HUD funds on "high" priority projects and activities.

Influence of Market Conditions- The City will also consider housing market conditions. Housing market considerations include the limited availability of affordable housing, high incidence of housing cost burden, and housing costs that are significantly higher than fair market rents.

Anticipated Resources- During the five-year period covered by this Plan, the estimated amount of CDBG funds available is just over \$1.7 million based on funding levels for the first year of the Plan. The City will transfer its Neighborhood Stabilization Program (NSP3) funds to its CDBG program, as approved by HUD during the Plan cycle; currently this amount includes \$44,792.25. Further, the City will receive HOME-ARP funds through the Brevard County HOME Consortium in the amount of \$472,999.23.

Institutional Delivery Structure- The City's delivery structure is comprised of the organizations or departments that will be involved in carrying out the program objectives. The Neighborhood Services Department is responsible for overall program administration and planning.

Goals and Objectives- The City has identified several areas identified as goals and objectives, for the term of the Consolidated Plan to address the priority needs. The goals are

The overall objective of the City of Titusville's Strategic Plan is to develop viable communities through various services and activities. This can be accomplished by focusing on the following areas:

- Create opportunities to sustain and increase the availability of affordable housing;
- Create opportunities to increase homeownership;
- Create long-term suitable living environments;

- Expand economic opportunities;
- Expand public services in low-income neighborhoods;
- Support and increase services for youth, seniors, and special need populations;
- Support and increase job training services for unemployed or underemployed individuals;
- Prevent and eliminate blight in distressed neighborhoods to stimulate reinvestments;
- Provide infrastructure improvements to improve transportation, safety, recreation, and removal of barriers; and
- Historic preservation.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 12 - Geographic Priority Areas

1	Area Name:	SOUTH STREET TARGET AREA
	Area Type:	Strategy area
	Other Target Area Description:	
	HUD Approval Date:	9/30/1988
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

When allocating investments within the jurisdiction, staff analyzes the needs of the community and ensures that services to be provided are those that meet the rules and regulations of the funding programs.

Within the City, there is currently one designated target area known as the South Street Target Area (see attached map). This Target Area is the basis for the NRSA Plan and contains an average 77.47% or more households having incomes of 80% or below of the area median-income. The Target Area also contains the highest concentration of minority populations.

The majority of homes in the target areas are more than fifty (50) years old and require constant upkeep and maintenance in order for them to remain a viable part of the existing housing stock. Approximately 9,931 homes are now 35+ years old. Twenty-three (23) percent of the City's housing stock was built after 1989; therefore, seventy-seven (77) percent are 27+ years old. Thirty-five (35) percent of the City's

homes were built prior to 1970. When taking into consideration the age of the housing stock and household incomes; home maintenance and repair issues become increasingly needed in the low-income target areas. With the majority of the homeowners in the strategy area being at or below low-income, the majority cannot afford to repair their homes. If an active approach to assist homeowners is not taken, the area will continue to decline and homes that can remain viable will become substandard, increasing the possibility of homelessness. Additionally, the residents will continue to live in unsafe and unsanitary conditions due to the inability to afford to live elsewhere.

The City intends to use funds for the continuation of affordable housing programs for those residents at or below 80% AMI. These programs will help increase the availability of affordable units in the city, and will focus on preserving the existing housing stock by assisting residents who otherwise would have difficulty in maintaining their homes. Additionally, the City intends to use other funding sources, as they become available, such as HOME, SHIP, HOME-ARP, AND ARPA funds, to increase the availability of affordable units city-wide.

Lastly, in an effort to address the needs of the most distressed neighborhoods, the City, in partnership with the South Street Target Area residents and business owners, have developed a Neighborhood Revitalization Strategy Area (NRSA) Plan. This plan is being submitted along with its Strategic Plan to HUD, for consideration. If approved, the NRSA Plan will provide a concentrated effort in addressing targeted needs and allocate more investments into the distressed area.



City of Titusville

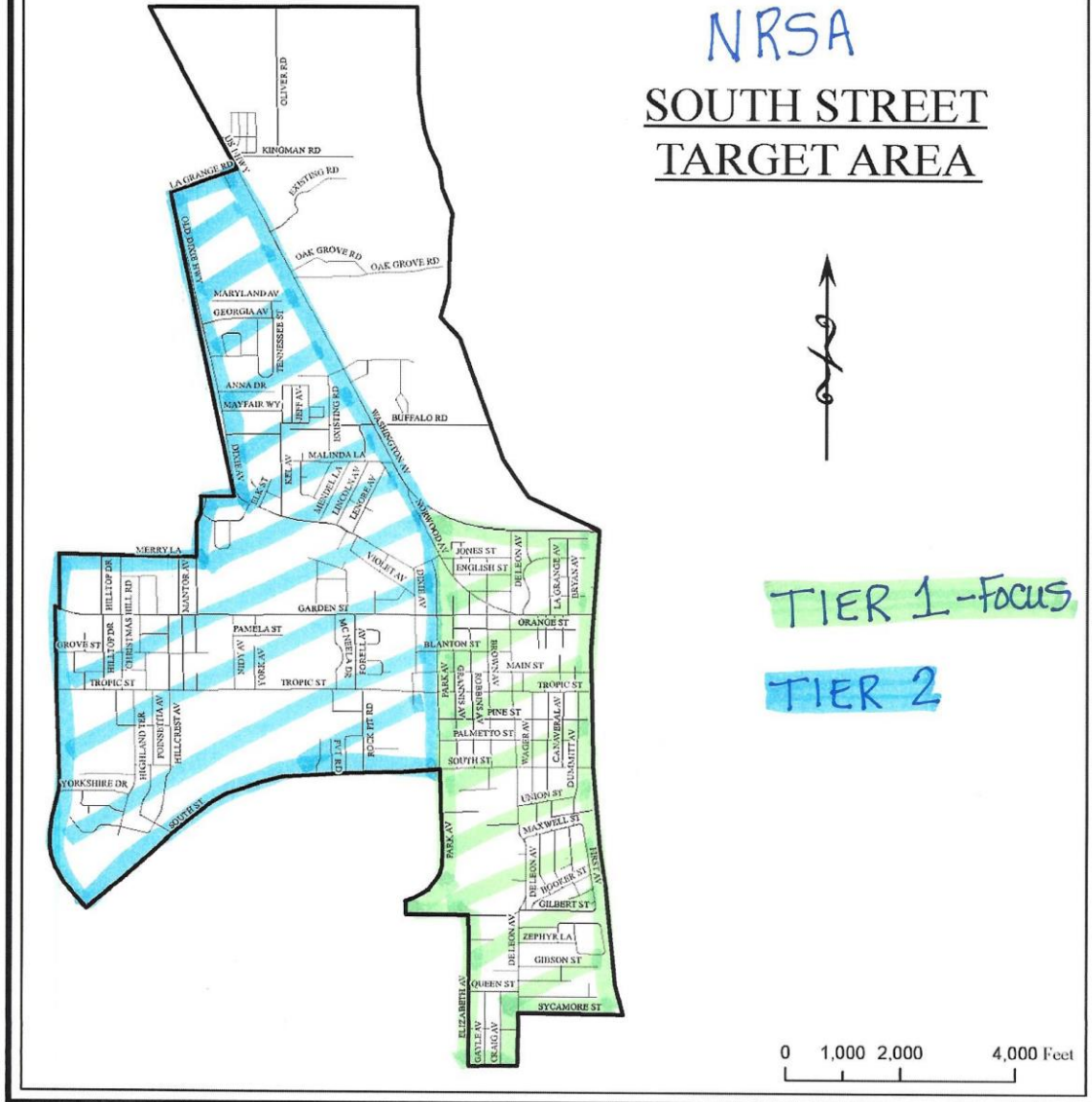
Neighborhood Services

Department

725 South DeLeon Avenue

Titusville, Florida 32780

(321) 567-3784



Target Area - NRSA Strategy Area

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 13 – Priority Needs Summary

1	Priority Need Name	INCREASE OR IMPROVE ACCESS TO AFFORDABLE HOUSING
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Chronic Homelessness Families with Children veterans Victims of Domestic Violence Unaccompanied Youth Elderly Other
	Geographic Areas Affected	SOUTH STREET TARGET AREA
	Associated Goals	Preserve or Create Affordable Housing Housing Rehabilitation Homebuyer Assistance Public Services

	Description	<p>Support the provision of decent housing by increasing the availability/accessibility of affordable housing on a city-wide level. The City will address the priority need by funding housing rehabilitation and homebuyer assistance programs, and providing funds to CHDO organizations and other developers to assist with deferred loans and/or development soft costs.</p> <p>Additionally, through the HOME ARP program, the City will utilize these funds to support services to specific qualifying populations (QPs). These four QPs, defined in Section IV.A of the HOME-ARP Notice are:</p> <ul style="list-style-type: none"> • Homeless as defined in 24 CFR 91.5; • At risk of Homelessness as defined in 24 CFR 91.5; • Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; and • Other populations who do not qualify under any of the populations above but meet one of the following criteria: <ol style="list-style-type: none"> 1. Other families requiring services or housing assistance to prevent homelessness 2. Those at greatest risk of housing instability
	Basis for Relative Priority	<p>The City conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan were the result of input by residents, particularly those residing in the target area; housing providers; non-profit organizations; social service providers; and other relevant stakeholders. A thorough analysis of data provided the Needs Assessment and Market Analysis also lead to developing priority need determinations.</p>
	2	
	Priority Need Name	INCREASE ACCESS TO PUBLIC SERVICES
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	SOUTH STREET TARGET AREA
	Associated Goals	Public Services
	Description	Support availability/accessibility to suitable living environment by funding organizations providing essential services for low-income and limited clientele populations. The City will assist non-profit organizations in carrying out public service activities assisting low-income persons, youth, seniors, workforce, and the homeless.

	Basis for Relative Priority	<p>The City conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan were the result of input received by residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders such as the NRSA community.</p> <p>A thorough analysis of data provided in the Needs Assessment and Market Analysis also lead to priority need determinations.</p>
3	Priority Need Name	IMPROVE ACCESS TO PUBLIC FACILITIES/INFRASTRUCTURE
	Priority Level	High
	Population	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Persons with Physical Disabilities</p> <p>Non-housing Community Development</p> <p>Other</p>
	Geographic Areas Affected	SOUTH STREET TARGET AREA
	Associated Goals	Public Facilities and Infrastructure
	Description	Support neighborhood livability and suitable living environment for residents by revitalizing neighborhoods by making public facility and infrastructure improvements such as streets, sidewalks, lighting, stormwater, water/sewer, parks, recreational facilities, youth and senior community centers, and transportation facilities in the community; with focus on the NRSA area.
	Basis for Relative Priority	<p>The City conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan were the result of input from residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders.</p> <p>A thorough analysis of data provided in the Needs Assessment and Market Analysis also lead to priority need determinations.</p>
4	Priority Need Name	INCREASE ACCESS TO HOMELESS PREVENTION SERVICES
	Priority Level	High

	Population	Extremely Low Low Moderate Families with Children Chronic Homelessness Individuals Families with Children veterans Victims of Domestic Violence Unaccompanied Youth Victims of Domestic Violence
	Geographic Areas Affected	SOUTH STREET TARGET AREA
	Associated Goals	Public Services
	Description	Support services which prevent homelessness and provides access to decent living environment by providing funding opportunities for affordable rental housing, for the homeless or those at-risk of becoming homeless.
	Basis for Relative Priority	The City, in partnership with the Brevard Homeless Coalition and the Brevard County HOME Consortium, conducted comprehensive community participation process and needs assessment to determine and prioritize needs for the homeless population. Needs identified in the Brevard County HOME Consolidated Plan were the result of input received by local jurisdictions, City Council and County Commissioners', housing providers, Continuum of Care, non-profit organizations, social service providers, faith-based organizations, and other community stakeholders.
5	Priority Need Name	NEIGHBORHOOD REVITALIZATION
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development Other
	Geographic Areas Affected	SOUTH STREET TARGET AREA

	Associated Goals	Public Facilities and Infrastructure
	Description	Serves as an umbrella for various local strategies and incentives to stimulate pride and reinvestment in disproportionately distressed neighborhoods with such activities as crime prevention, traffic calming, beautification, street lighting, historic site markers, neighborhood signage, transportation improvements, street and sidewalk improvements, and code enforcement actions.
	Basis for Relative Priority	The City conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan were the result of input from residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders. A thorough analysis of data provided in the Needs Assessment and Market Analysis also lead to priority need determinations.
6	Priority Need Name	PROGRAM ADMINISTRATION
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	SOUTH STREET TARGET AREA
	Associated Goals	Planning and Administration
	Description	Management and operations of tasks related to the administration and carrying out the CDBG and HOME programs, on a city-wide basis.
	Basis for Relative Priority	N/A

Narrative (Optional)

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City will continue to utilize its funding to the fullest extent possible, within the limitations of the program. While slight increases in funding have been realized over the last three years, it still is not enough to fully address the priority needs within the community and has limited the number of housing and public service programs the City can provide.

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	347,137	0	0	347,137	1,388,548	CDBG Entitlement program provides annual grant to develop viable communities by providing decent housing and suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The City expects to receive \$335,000 for 22/23 based upon notice from HUD, and if using an average of \$300,000 annually; for a total of \$1,500,000 over the five-year period. Additionally, the City will transfer NSP3 program income as approved by HUD.

Table 14 - Anticipated Resources

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

CDBG funds leverage private, local, and state funds to complete activities. Funds made available to subrecipient non-profit agencies fill the gap in available funds. While CDBG does not require a match, subrecipients will utilize other funding sources when the cost to provide the service exceeds budgeted amounts. The amount of leverage for CDBG cannot be estimated at this time as it is based upon actual project costs.

The HOME program match requirements will be satisfied using the State Housing Initiatives Partnership (SHIP) program allocation, SHIP program income, and prior years' excess HOME match reported for homebuyer and homeowner rehabilitation units assisted that have the same income requirements as the HOME program.

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

The City maintains a list of properties owned by the City that are suitable for affordable housing. This corresponds with the SHIP grant program and Statute.

Discussion

N/a

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Housing Authority of the city of Titusville	PHA	Public Housing	Jurisdiction
Family Promise of Brevard, Inc.	Subrecipient	Homelessness public services	Jurisdiction
North Brevard Charities	Subrecipient	Homelessness Rental public services	Jurisdiction
South Brevard Women's Center, Inc.	Subrecipient	Homelessness public services	Jurisdiction
Aging Matters in Brevard	Subrecipient	public services	Jurisdiction
BREVARD ALZHEIMER'S FOUNDATION	Subrecipient	public services	Jurisdiction
Catholic Charities of Central Florida, Inc.	Subrecipient	public services	Jurisdiction
Community of Hope, Inc.	CHDO	Homelessness Rental	Jurisdiction
Boys & Girls Clubs of Central Florida	Subrecipient	public services	Region
COALITION FOR THE HUNGRY AND HOMELESS OF BREVARD COUNTY, INC.	Non-profit organizations	Homelessness Rental	Jurisdiction
BREVARD COUNTY	Government	Homelessness Ownership Planning Rental	Jurisdiction
FL-513 Brevard Homeless Coalition	Continuum of care	Homelessness	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Titusville	Departments and agencies	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities	Jurisdiction

Table 15 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City and participating partners are detailed in Table 56, which provides a summary of the jurisdiction's organizational capacity. These partnerships support the jurisdiction in addressing the needs of the community and executing the strategies outlined in this plan. The City's Neighborhood Services Department will continue to be the primary entity responsible for program implementation and delivery of services, and management of the non-housing community development and housing assistance programs. Enhancing the ability to implement and operate programs, the jurisdiction partners with affordable housing non-profit and for-profit housing developers and Community Housing Development Organizations (CHDO)s. To improve housing conditions for low- and moderate-income residents, the City ensures that public services and development/rehabilitation programs are available to residents throughout the city. Incentives to increase affordable housing development are granted to the private sector through tax credits provided by the federal tax credit program, which provide developers with an additional state subsidy for low-income apartments units, and with financial support through Bond financing.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		

Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS	X	X	X
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 16 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Brevard County Continuum of Care and the Brevard Homeless Coalition is continuing to engage various stakeholders beyond traditional homeless-specific providers to quickly identify, assess, refer, house, and stabilize households experiencing homelessness through implementation of supportive services and housing resources throughout Brevard County. Referrals to services and housing interventions such as Rapid Rehousing, Permanent Supportive Housing, and ESG funded programs are based on the needs of the consumer and assessed through use of a consistent assessment tool. Their efforts to expand the coordinated entry system include creating entry points in geographically specific locations and incorporation entry among various service systems such as the school districts, domestic violence providers, youth-specific service providers, health care providers, and other organizations that target services to specific subpopulations to better capture and engage residents experiencing or at-risk of a housing crisis. The network of providers within Brevard County that offer direct support services link consumers to mental health, substance use treatment, food assistance, financial assistance, educational needs, and employment services.

Participating non-profit agencies provide support services and case management to participants in CoC funded housing programs and persons experiencing homelessness, which assist in wellness, recovery, and housing stabilization. Agencies are aware of the need to link individuals and families with insurance through the Affordable Care Act, assist consumers with accessing mainstream benefits, and linking

consumers to employment or educational supports which can increase economic independence and continued housing stabilization through community-based resources such as Career Source of Brevard.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Within the jurisdiction, there are a number of social service agencies and churches that provide homeless assistance programs that include preventive, short-term housing, and emergency food and clothing assistance. The following is a list of the primary agencies in Titusville that provide homeless services:

- North Brevard Charities Sharing Center - provides food, clothing, and emergency rent and housing. Provides service on a daily basis. Additionally, the agency produces a weekly free community dinner to those in need. Additionally, this agency operates several housing units meant to serve as emergency, transitional, and long-term affordable rentals.
- HOW House- provides food, clothing, and substance abuse counseling to homeless individuals suffering from substance abuse. The facility has the capacity to hold up to 18 persons. This facility also has experienced a reduction in funding and has had to cut back services.
- Brevard Homeless Coalition- provides short-term and transitional housing, and medical assistance. The Titusville facility has 47 beds available.
- Country Acres Parental Home- provides interim placement housing, food, clothing and counseling for children ages 6-17 who are in State Custody. These children are victims of neglect and abuse. The facility has the capacity to hold up to 25 children.
- Liberty Lodge- provides transitional housing for men. The facility has the capacity to house 10 individuals.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City supports the Brevard Homeless Coalition (BHC) efforts to eliminate homelessness in Brevard County through their Housing First approach. The City partners with BHC, as the lead entity, to develop a Strategic Plan to address four national goals:

- Finish the job of ending chronic homelessness
- Prevent and end homelessness among our veterans
- Prevent and end homelessness for families, youth, and children, and
- Set a path to end all types of homelessness

Permanent housing, rapid re-housing, and decreasing the possibility of returning to homelessness are top priorities of the CoC. These are areas where there are gaps in the system. Brevard County plans to

use ESG funds and coordinate with the CoC and providers as much as possible to help address the gap in available rapid re-housing.

The plan, addressing strengths and gaps in the system, envisions that, with these improvements, the system can re-house or shelter people the moment they ask for help, where no one has to sleep outside who doesn't want to; permanently house people as quickly and efficiently as possible; and effectively connect homeless households to mainstream self-sufficiency services in order to minimize returns to the homeless system.

In September 2020, the City provided an update on homelessness in Titusville. This presentation provided the public with information on where the City is at on this issue, completing critical goals to date: Homelessness Workshop, Development of Strategic Goals and Performance Measures, Development of an 11-Point Plan, and a Coordinated Assessment Process. The update also provided the accomplishments to date:

- Adoption of Resolution #34-2015 recognizing the Brevard County Homeless Coalition as the "lead" agency on homelessness
- Donation of City-owned lands for transitional housing
- Participation in the development of Mental Health Screening Committee and Mobile Response Team framework
- Donation of City-owned land for permanent supportive housing for the homeless
- Services increased at the Harry T. Moore Social Service Center
- Donation of homes to Veterans, and
- Implementation of the CARES Act programs providing various housing services.

The City continues to maintain its partnership with BHC to work towards ending homelessness in Titusville.

Due to the COVID-19 pandemic, the City's priorities have shifted from sheltering to prevention, which is expected to continue into this Consolidated Plan cycle.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve or Create Affordable Housing	2023	2026	Affordable Housing	SOUTH STREET TARGET AREA	INCREASE OR IMPROVE ACCESS TO AFFORDABLE HOUSING	CDBG: \$0	Rental units rehabilitated: 10 Household Housing Unit
2	Housing Rehabilitation	2022	2026	Affordable Housing	SOUTH STREET TARGET AREA	INCREASE OR IMPROVE ACCESS TO AFFORDABLE HOUSING	CDBG: \$0	Homeowner Housing Rehabilitated: 5 Household Housing Unit
3	Homebuyer Assistance	2022	2026	Affordable Housing	SOUTH STREET TARGET AREA	INCREASE OR IMPROVE ACCESS TO AFFORDABLE HOUSING	CDBG: \$0	Direct Financial Assistance to Homebuyers: 3 Households Assisted
4	Public Services	2022	2026	Homeless Non-Homeless Special Needs Non-Housing Community Development	SOUTH STREET TARGET AREA	INCREASE OR IMPROVE ACCESS TO AFFORDABLE HOUSING INCREASE ACCESS TO PUBLIC SERVICES INCREASE ACCESS TO HOMELESS PREVENTION SERVICES	CDBG: \$258,532	Public service activities for Low/Moderate Income Housing Benefit: 500 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Facilities and Infrastructure	2022	2026	Non-Housing Community Development	SOUTH STREET TARGET AREA	IMPROVE ACCESS TO PUBLIC FACILITIES/INFRASTRUCTURE NEIGHBORHOOD REVITALIZATION	CDBG: \$1,130,018	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
7	Planning and Administration	2022	2026	Planning and Administration	SOUTH STREET TARGET AREA	PROGRAM ADMINISTRATION	CDBG: \$347,135	Other: 1 Other

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	Preserve or Create Affordable Housing
	Goal Description	Provision of funds to CHDO organizations and other developers to assist with costs to preserve or create decent, safe, and affordable rental housing units for low- and moderate-income households, including seniors and workforce. The City anticipates utilizing HOME, SHIP, HOME-ARP, and ARPA funds to address this Goal.

2	Goal Name	Housing Rehabilitation
	Goal Description	Maintain existing affordable housing stock through rehabilitation of owner-occupied housing units. Rehabilitation of deteriorated housing will support access and availability to decent and affordable housing by alleviating or eliminating hazardous and costly living conditions. The Grantee will utilize HOME and SHIP funds for housing rehabilitation activities. Additionally, the Grantee may utilize CDBG for rehabilitation program delivery activity. The City will utilize HOME and SHIP grant programs to address this Goal.
3	Goal Name	Homebuyer Assistance
	Goal Description	Provision of a deferred payment loan to low-income first-time homebuyers to assist them in reducing the costs to purchase a safe, decent, and affordable home. The Grantee will utilize its HOME funds provided through the Brevard County HOME Consortium to support this goal.
4	Goal Name	Public Services
	Goal Description	Create suitable living environment by increasing the availability of public services to low-income, domestic violence victims, youths, seniors, and homeless populations.
5	Goal Name	Public Facilities and Infrastructure
	Goal Description	Create suitable living environment by addressing essential public facilities and infrastructure improvements
7	Goal Name	Planning and Administration
	Goal Description	Funds will be used for the administration and implementation of the CDBG and HOME programs. Activities include staff salaries, financial responsibility, and preparation of HUD required documents and reports such as the Consolidated Plan, Annual Action Plan(s), CAPER, and Fair Housing Activities and Analysis of Impediments. The Grantee will also utilize HOME and SHIP grant funds for planning and administrative activities.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City will utilize CDBG and HOME funds to provide affordable housing opportunities for approximately 125 low-income households during the Consolidated Plan period through: homebuyer assistance, housing rehabilitation, and creation of rental housing. Additionally, the City

anticipates receiving HOME-ARP funding from Brevard County, where it has identified rental housing development for the specific defined qualifying populations as its target for these funds.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Lead is a toxic metal that was used for many years in paint and was banned for residential use in 1978. Exposure to lead can result in health concerns for both children and adults. Children under six years of age are most at risk because their developing nervous systems are especially vulnerable to lead's effects and are more likely to ingest lead due to more frequent hand-to-mouth behavior.

As the administrator of the City's Homebuyer and Housing Rehabilitation programs, the Neighborhood Services Department is committed to mitigating lead-based paint exposure in each housing unit constructed prior to 1978 that is assisted with federal grant funds.

The specific actions that the Department will take to address lead-based paint hazards in Titusville's housing stock are:

- Perform visual assessments for deteriorated paint surfaces in all residential units, regardless of the year of construction.
- Perform risk assessments on housing units assisted to determine the existence, nature, severity, and location of lead-based paint hazards.
- Perform lead-based paint testing and lead hazard screenings, through testing laboratories, when indicated risk is determined.
- When lead-based paint is found, a scope of work for abatement will be developed. The City requires the abatement work to be completed by a licensed professional that is certified by the EPA.
- Instruct contractors to work with lead safely in accordance with HUD and/or EPA standards.
- Ensure that CDBG subrecipients and contractors undertake demolition projects in accordance with lead-based paint regulations.
- Distribute educational pamphlets and materials, as it applies, to homeowners and occupants participating in the City's housing programs.

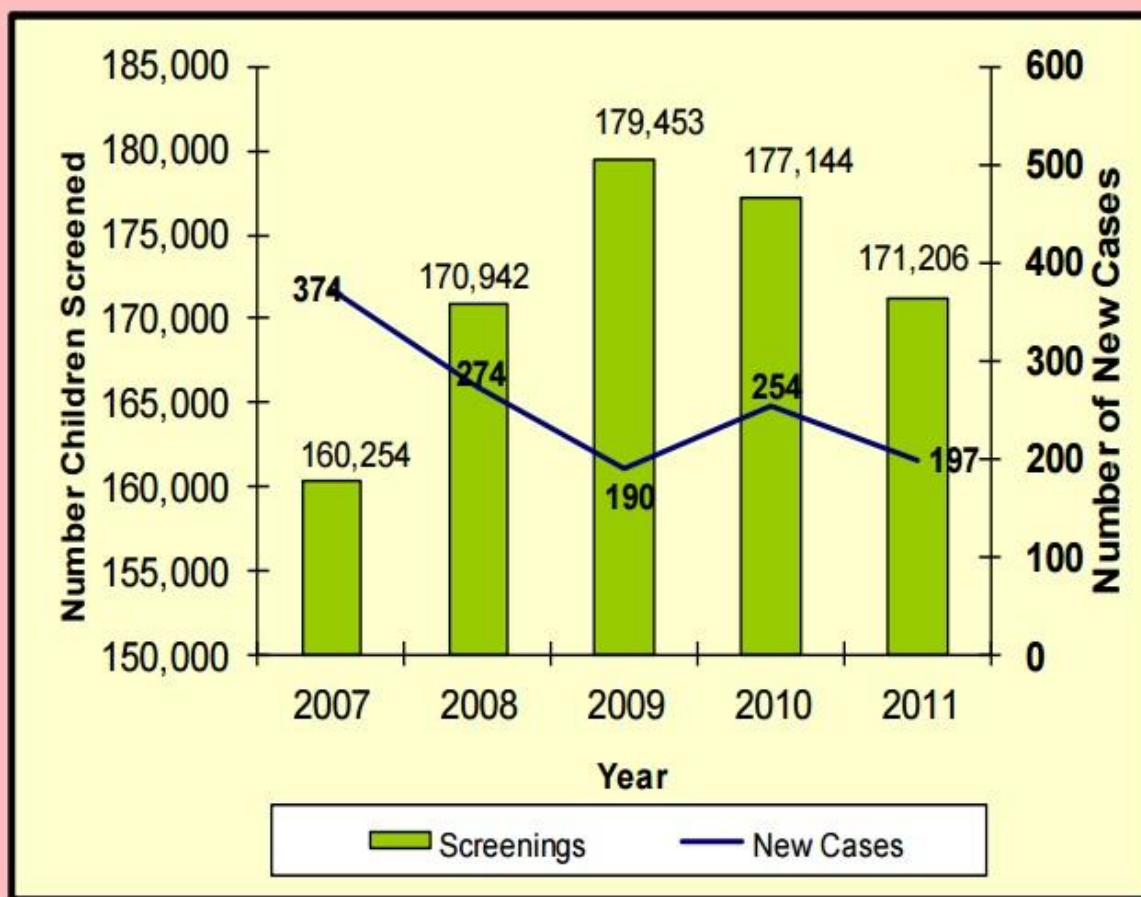
How are the actions listed above integrated into housing policies and procedures?

New requirements, concepts, and terminology established by the Residential Lead-Based Paint Hazard Reduction Act of 1992, became effective September 15, 2000. The changes enacted by the new regulation affect the following activities when those activities are funded by CDBG or HOME:

- Emergency and Rehabilitation
- Acquisition, leasing, and operations
- Tenant-Based Rental Assistance
- First-Time Homebuyer Program

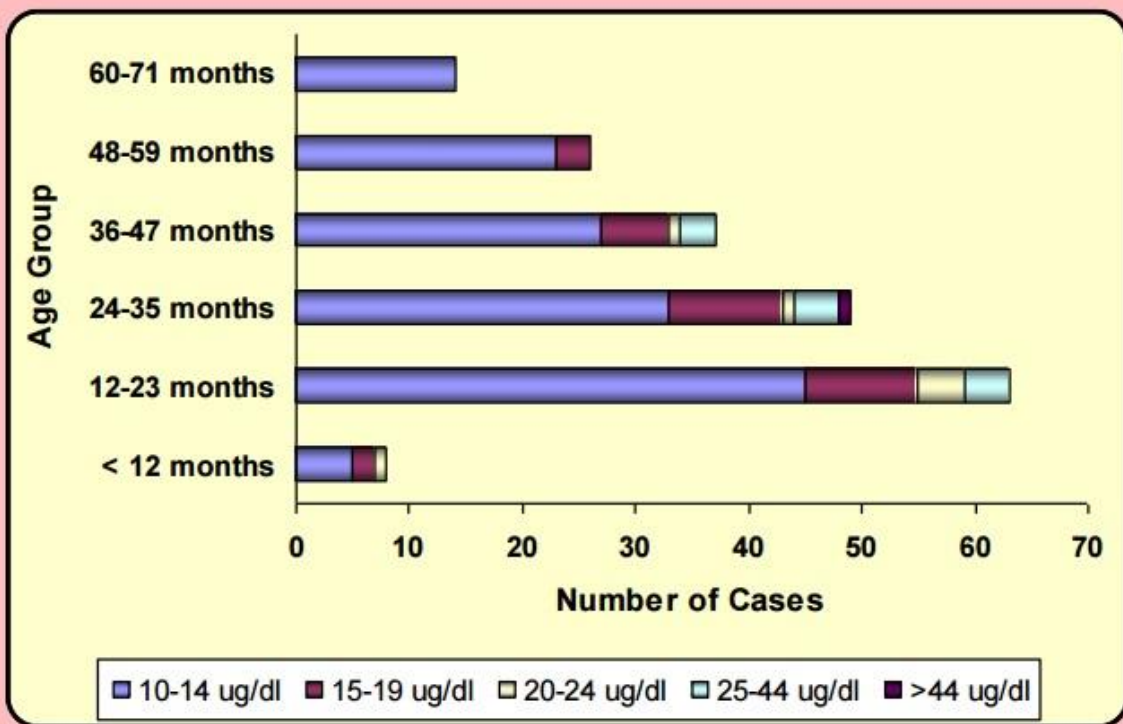
The City, provides information on lead-based paint dangers and will provide lead hazard reduction, identification, evaluation, testing, stabilization, ongoing maintenance and abatement where applicable. The City will continue to work with trained and certified contractors to perform reduction activities, and provide technical guidance on lead-based paint requirements to clients and subrecipients accessing CDBG and HOME dollars for housing related activities.

Figure 1. Reported blood lead screenings and new cases of lead poisoning, Florida, 2007 to 2011



Reported Lead Screenings and Cases

**Figure 6. Number of reported new cases by age and blood lead level
Florida, 2011**



Blood Levels

**Figure 3. Sources of Lead Exposure, Florida, 2011.
Top Five Self-Reported Sources**

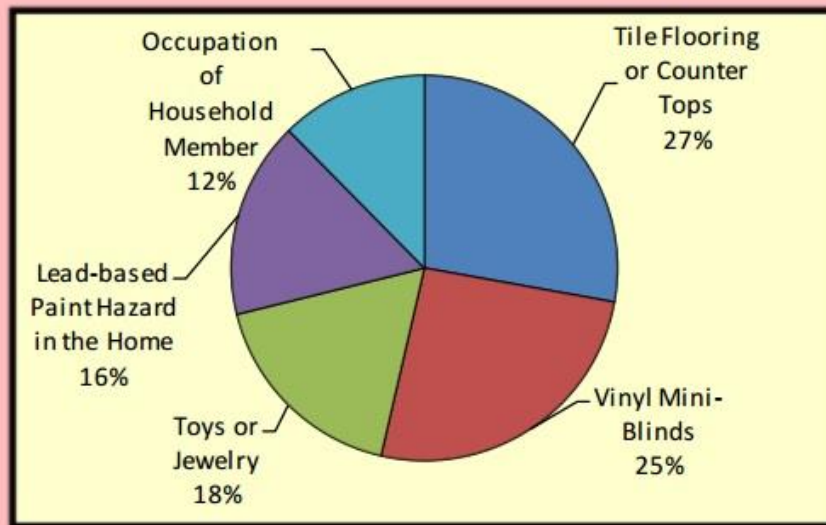


Figure 3. Shows sources of lead exposures for newly identified cases in 2011. Please note that sources of lead exposure were not collected for 29 of the 197 newly identified cases. Therefore, these cases were excluded from this analysis. The Information reflected in this figure was obtained from Merlin (Florida Department of Health reportable disease surveillance system).

Sources of Lead

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Titusville realizes that reducing poverty is multi-faceted and must include certain elements to be successful in helping to reduce the number of poverty level persons and families. Education, job training, job placement, employment opportunities, childcare, and reliable transportation to employment are some of the basic needs of economically poor citizens. The City will provide technical assistance and possible financial support to non-profit organizations who have or are developing programs that provide job training skills either on-the-job or through educational institutions. Additionally, non-profit organizations that assist very low- and low- income persons through literacy programs, GED certification, and continuing education programs, will receive the same support.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

With the creation of economic development activities in the City of Titusville, more jobs will be developed offering opportunity for poverty level individuals to obtain employment. HUD regulations allow for expanded economic opportunities, this includes: job creation, job retention, business establishment, and expansion of businesses. In addition to business loans, business education programs, and support of Brevard Community College's business incubator program shall be investigated as other economic development opportunities.

The City will continue to encourage and provide technical assistance to non-profits and for-profits that are interested in applying for housing program funds and/or low-income tax credits for the purpose of increasing the number of affordable housing units for very low- and low- income households. The City partnered with a developer on a Low-Income Housing Tax Credit (LIHTC) project, the partnership resulted in construction of 160 multi-family units in Titusville for persons 60% or below AMI. City staff continues to work with CHDO's, non-profit, and for-profit developers interested in the State's program (LIHTC, SAIL, HOME, pre-development loans, homeless grants, etc.)

By attacking the community's problems at the source, in addition to the associated problems that arise from poverty, the City seeks to improve the lives of the whole community. This document provides analysis of the community's problems, the resources the City uses to alleviate these problems, and specific projects the City is sponsoring in the ongoing effort to end the scourge of poverty.

Table: ACSST5Y2019.S1702

2019 ACS	POVERTY STATUS IN THE PAST 12 MONTHS -Titusville city, Florida					
	All families		Married-couple families		Female householder, no spouse present	
	Total	Percent below poverty level	Total	Percent below poverty level	Total	Percent below poverty level
Label	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Families	10,785	11.5%	7,798	6.5%	2,255	26.7%
With related children of householder under 18 years	4,140	21.2%	2,514	11.8%	1,204	39.7%
With related children of householder under 5 years	844	13.6%	577	11.6%	102	17.6%
With related children of householder under 5 years and 5 to 17 years	885	40.6%	571	32.7%	240	50.4%
With related children of householder 5 to 17 years	2,411	16.7%	1,366	3.1%	862	39.3%
RACE AND HISPANIC OR LATINO ORIGIN						
Families with a householder who is--						
White alone	8,591	8.8%	6,610	4.7%	1,525	23.1%
Black or African American alone	1,619	29.2%	754	25.2%	657	37.7%
American Indian and Alaska Native alone	101	0.0%	46	0.0%	0	-
Asian alone	166	0.0%	166	0.0%	0	-
Native Hawaiian and Other Pacific Islander alone	0	-	0	-	0	-
Some other race alone	120	0.0%	73	0.0%	47	0.0%
Two or more races	188	3.7%	149	4.7%	26	0.0%
Hispanic or Latino origin (of any race)	551	3.3%	454	0.0%	97	18.6%

data.census.gov | Measuring America's People, Places, and Economy

1

POVERTY STATUS PRIOR 12 MOS.

Table: ACSST5Y2019.S1702

2019 ACS	POVERTY STATUS IN THE PAST 12 MONTHS -Titusville city, Florida					
	All families		Married-couple families		Female householder, no spouse present	
	Total	Percent below poverty level	Total	Percent below poverty level	Total	Percent below poverty level
Label	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
NUMBER OF RELATED CHILDREN OF THE HOUSEHOLDER UNDER 18 YEARS						
No child	6,645	5.4%	5,284	4.0%	1,051	11.7%
1 or 2 children	3,336	14.5%	2,066	6.4%	939	33.8%
3 or 4 children	804	48.8%	448	36.4%	265	60.8%
5 or more children	0	-	0	-	0	-
NUMBER OF OWN CHILDREN OF THE HOUSEHOLDER UNDER 18 YEARS						
No own child of the householder	7,119	6.3%	5,473	4.5%	1,241	13.8%
1 or 2 own children of the householder	2,895	14.8%	1,877	5.0%	782	38.6%
3 or 4 own children of the householder	771	46.6%	448	36.4%	232	55.2%
5 or more own children of the householder	0	-	0	-	0	-
NUMBER OF PEOPLE IN FAMILY						
2 people	6,202	7.5%	4,463	4.3%	1,260	16.4%
3 or 4 people	3,596	11.7%	2,553	4.2%	806	32.1%
5 or 6 people	987	35.9%	782	26.0%	189	71.4%
7 or more people	0	-	0	-	0	-
NUMBER OF WORKERS IN FAMILY						

data.census.gov | Measuring America's People, Places, and Economy

3

POVERTY STATUS PRIOR 12 MOS. 3

Table: ACSST5Y2019.S1702

2019 ACS		POVERTY STATUS IN THE PAST 12 MONTHS -Titusville city, Florida				
		All families		Married-couple families		Female householder, no spouse present
	Total	Percent below poverty level	Total	Percent below poverty level	Total	Percent below poverty level
Label	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
No workers	2,718	15.9%	2,089	8.2%	445	45.4%
1 worker	3,978	18.0%	2,306	12.1%	1,233	29.9%
2 workers	3,242	2.6%	2,617	2.1%	545	5.5%
3 or more workers	847	0.0%	786	0.0%	32	0.0%
INCOME DEFICIT						
Mean income deficit for families (dollars)	7,557	(X)	8,750	(X)	7,229	(X)
TENURE						
Owner occupied	7,874	5.3%	6,383	3.5%	1,150	13.8%
Renter Occupied	2,911	28.2%	1,415	19.8%	1,105	40.0%
ALL FAMILIES WITH INCOME BELOW THE FOLLOWING POVERTY RATIOS						
50 percent of poverty level	223	(X)	(X)	(X)	(X)	(X)
125 percent of poverty level	1,666	(X)	(X)	(X)	(X)	(X)
150 percent of poverty level	2,010	(X)	(X)	(X)	(X)	(X)
185 percent of poverty level	2,931	(X)	(X)	(X)	(X)	(X)
200 percent of poverty level	3,278	(X)	(X)	(X)	(X)	(X)
300 percent of poverty level	5,389	(X)	(X)	(X)	(X)	(X)
400 percent of poverty level	7,226	(X)	(X)	(X)	(X)	(X)
500 percent of poverty level	8,434	(X)	(X)	(X)	(X)	(X)

POVERTY STATUS PRIOR 12 MOS. 4

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Titusville's monitoring plan includes several aspects to track accomplishments, monitor projects and activities, and ensure program compliance. The City will monitor the following areas to ensure long-term compliance with the requirements of the CDBG program, including Project and Activity Monitoring; Procurement; Technical Assistance; Timeliness and Deadline Compliance; and Reporting and Program Compliance. These include:

- Distinguish between subrecipients, contractors, internal City departments, and other entities and apply relevant program requirements.
- Execute written agreement containing all required elements before providing funds to subrecipients, contractors, and developers.
- Review subrecipients periodically through correspondence, site visits, and monthly, quarterly, and annual reports in order to determine that program requirements are being met.
- Perform on-site and desk monitoring for compliance with federal requirements, such as Davis-Bacon Act, Section 3, Minority Business Enterprise (MBE), and Women Business Enterprise (WBE) regulations, as well as the scope of work in the subrecipient and CHDO agreements on an annual basis.
- Review financial and accounting procedures and records to ensure compliance with applicable OMB circulars.
- On-site inspections of HOME assisted rental properties that are within the affordability period to make sure housing quality standards are satisfactory
- Take effective corrective and remedial actions toward subrecipients who do not comply
- Follow the City's procurement policy and procedures for the use of contractors needed to carry out programs. Any firms used to carry out services will have the appropriate licensing and insurances to complete the activities, which they are charged with undertaking
- Ensure activities are carried out in compliance with Federal regulations, when appropriate, technical assistance will be provided to subrecipients and contractors
- Ensure timely expenditure of CDBG and HOME funding on eligible activities. Projects and activities will be monitored to ensure they begin and are implemented in a timely manner and funds will be tracked and drawdowns completed on a regular basis.
- Monitor all projects to ensure that statutory and regulatory requirements are being met and that the information entered in HUD's Integrated Disbursement and Information System (IDIS) is correct and complete

- Develop a Consolidated Annual Performance and Evaluation Report (CAPER) detailing annual goals, objectives, and accomplishments. Further, staff will provide reports on a quarterly basis where required by HUD; and
- Review request for payment or reimbursements to assure that proper documentation is provided and that expenditures are for eligible activities under applicable rules and regulations, and authorized under the applicable agreement, and ensure compliance with other program requirements, such as, labor standards and fair housing laws, through in-depth monitoring and program review.

Expected Resources

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

Introduction

The City will continue to utilize its funding to the fullest extent possible, within the limitations of the program. While slight increases in funding have been realized over the last three years, it still is not enough to fully address the priority needs within the community and has limited the number of housing and public service programs the City can provide.

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	347,137	0	0	347,137	1,388,548	CDBG Entitlement program provides annual grant to develop viable communities by providing decent housing and suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The City expects to receive \$335,000 for 22/23 based upon notice from HUD, and if using an average of \$300,000 annually; for a total of \$1,500,000 over the five-year period. Additionally, the City will transfer NSP3 program income as approved by HUD.

Table 18 - 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

CDBG funds leverage private, local, and state funds to complete activities. Funds made available to subrecipient non-profit agencies fill the gap in available funds. While CDBG does not require a match, subrecipients will utilize other funding sources when the cost to provide the service exceeds budgeted amounts. The amount of leverage for CDBG cannot be estimated at this time as it is based upon actual project costs.

The HOME program match requirements will be satisfied using the State Housing Initiatives Partnership (SHIP) program allocation, SHIP program income, and prior years' excess HOME match reported for homebuyer and homeowner rehabilitation units assisted that have the same income requirements as the HOME program.

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

The City maintains a list of properties owned by the City that are suitable for affordable housing. This corresponds with the SHIP grant program and Statute.

Discussion

N/a

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	Public Facilities and Infrastructure	2022	2026	Non-Housing Community Development	SOUTH STREET TARGET AREA	IMPROVE ACCESS TO PUBLIC FACILITIES/INFRASTRUCTURE	CDBG: \$227,326	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
2	Public Services	2022	2026	Homeless Non-Homeless Special Needs Non-Housing Community Development	SOUTH STREET TARGET AREA	INCREASE ACCESS TO PUBLIC SERVICES	CDBG: \$50,250	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
4	Planning and Administration	2022	2026	Planning and Administration	SOUTH STREET TARGET AREA	PROGRAM ADMINISTRATION	CDBG: \$69,427	Other: 1 Other

Table 19 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities and Infrastructure
	Goal Description	The City will continue to utilize its CDBG funds to improve access or use of public facilities. This Goal is intended to address substandard public facilities in the CDBG Strategy Area (NRSA).
2	Goal Name	Public Services
	Goal Description	The City will continue to utilize, the maximum permitted of 15%, for public services by or through non-profit organizations. If approved, the NRSA Plan will allow the increase of public services within its boundaries.
4	Goal Name	Planning and Administration
	Goal Description	The City will utilize the maximum 20% of its grant allocation to manage its CDBG program, and perform planning and fair housing activities.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City will undertake various projects during the 2022-2023 program year focused on providing public services and creating suitable living environment for residents., The City will utilize its CDBG, HOME, and HOME-ARP funds to carry out activities intended to address priority needs in the community and ensure the greatest impact to beneficiaries.

#	Project Name
1	PUBLIC SERVICES 22/23
2	NEIGHBORHOOD REVITALIZATION PROGRAM 22/23
3	PROGRAM ADMINISTRATION 22/23

Table 20 – Project Information

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

When allocating investments within the jurisdiction, staff analyzes the needs of the community and ensures services to be provided are those that meet the rules and regulations of the funding source. In ranking needs, the City takes into consideration information from the Needs Assessment, Housing Market Analysis, citizen participation process, and agency consultation.

Throughout the course of the development of the City's FY 2022-2026 Strategic Plan, NRSA Plan, and annual Action Plan, public participation was strongly encouraged. Community meetings were held to capture different ideas, views, and needs of the City and its residents. Analysis of the U.S. Census, ACS data, Shimberg Center, and various agency and community surveys were used to compile statistical information to determine priority needs and strategies. Community Needs surveys were disseminated into the community where they were completed and returned to the City. Additionally, the City held a Community Listening Session on February 19, 2022 to give residents and other stakeholders an opportunity to share their ideas and concerns about issues the City should address in the next year. A diverse group of people attended including long-time residents, newcomers, homeowners, and business owners. The Mayor and City Council members were present along with several senior staff members. The City Manager described the strategic planning process, existing goals, and a review of the accomplishments of the past year. Attendees were then asked to respond to questions regarding the most important issues that the City needs to address over the next year.

Additionally, the Neighborhood Services Department met with many citizens, community groups, local and county-wide non-profit and for-profit organizations, low-income housing advocates and providers to capture their prospective on different obstacles they encounter daily. These groups also identified problems they believe affect the low-income population of Titusville as well as the County. Community meetings were held to capture different ideas and needs of the City and its citizens. Additionally, as part of the Brevard County HOME Consortium, a Public Service Agency Questionnaire was used to gather

input on housing, social services, and other provided services.

There are various elements that produce obstacles to meeting needs within the community. Addressing all housing, homeless, and community development needs is a difficult task due to lack of or limited funding. The current housing market and economic environment also serve as barriers to meeting needs. Housing values have increased tremendously limiting access to affordable housing for low-income persons while stagnant incomes have added to the number of families and individuals needing access to services. The City utilizes its CDBG, HOME, and SHIP funds to the fullest extent possible to assist in meeting underserved needs. Leveraging efforts with public and private entities are also made to supplement federal funds and increase the resources available to address community needs.

In an effort to offset these challenges, the City in partnership with the target area community, has developed an NRSA Plan to alleviate some of the program regulatory limitations or caps to those most in need.

AP-38 Project Summary

Project Summary Information

1	Project Name	PUBLIC SERVICES 22/23
	Target Area	SOUTH STREET TARGET AREA
	Goals Supported	Public Services
	Needs Addressed	INCREASE ACCESS TO PUBLIC SERVICES
	Funding	CDBG: \$50,384
	Description	Public services carried out by CDBG funded subrecipients.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Grantee estimates 200 people will be assisted directly from the use of these funds through subrecipients.
	Location Description	City wide effort. However, if implemented, the NRSA Plan will allow an increase in services above the 15% cap in this area.
	Planned Activities	Services will be provided through four subrecipients including Aging Matters in Brevard- Senior Nutrition Program; Women's Center- Domestic Violence Victim Supportive Services; Brevard Alzheimer's Foundation- Safe Ride Program; and Catholic Charities- Family Stability Program.
2	Project Name	NEIGHBORHOOD REVITALIZATION PROGRAM 22/23
	Target Area	SOUTH STREET TARGET AREA
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	IMPROVE ACCESS TO PUBLIC FACILITIES/INFRASTRUCTURE

	Funding	CDBG: \$227,326
	Description	Infrastructure, beautification, and preservation activities in the NRSA strategy area.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Grantee estimates that 500 low-income people will benefit from this project.
	Location Description	NRSA Strategy Area - South Street Target Area
	Planned Activities	Sidewalk Improvements including barrier removal; Neighborhood Clean-Up Campaigns; Historic Preservation; and Beautification within the targeted area.
3	Project Name	PROGRAM ADMINISTRATION 22/23
	Target Area	SOUTH STREET TARGET AREA
	Goals Supported	Planning and Administration
	Needs Addressed	PROGRAM ADMINISTRATION
	Funding	CDBG: \$69,427
	Description	General program administrative and fair housing activities.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Grantee estimates that 500 people will benefit indirectly from the administration of the grant programs.
	Location Description	N/A
	Planned Activities	General administration and planning, including Fair Housing activities.

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

Within the City there is only one low-income designated target area known as the South Street Target Area. This target area contains more than 60% households having incomes of 80% or below of the area median-income. This target area also contains the largest number of racial-minority concentration. Therefore, this area was the subject for the implementation of a NRSA Plan.

Although the target (NRSA) area is the focus of the City's CDBG funded programs, funds are available for activities city-wide in areas that qualify for assistance under HUD guidelines.

Geographic Distribution

Target Area	Percentage of Funds
SOUTH STREET TARGET AREA	70

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

According to the U.S. Census and ACS 68% of residents in this area are low-income, meaning that the majority of residents cannot afford to repair their homes. If an active approach to assist homeowners with rehabilitation is not taken, the area will continue to deteriorate and homes that can remain viable will become substandard increasing the possibility of homelessness. Further, persons in low-income levels will continue to live in unsafe and unsanitary conditions due to the inability to afford to live elsewhere.

The City will continue its Neighborhood Revitalization Program. The City identified the NRSA Target area where it will concentrate CDBG funds in an effort to revitalize and/or stabilize neighborhoods.

The Grantee is including with its 2022-2026 Consolidated Plan and 2022/2023 Action Plan, a NRSA Plan. This Plan is the result of consultation with the impacted community, with those interested parties developing the Plan. The group met on a monthly basis between March 2018-May 2019 to discuss their visions and objectives for their neighborhood. The City will continue to work with the NRSA community through the implementation phase over the Consolidated Plan period.

Discussion

Rehabilitating and creating affordable housing in distressed neighborhoods will bring initiative, enterprise, and revitalization to the City, but it cannot be forgotten that expanding economic opportunities for low- and moderate-income individuals and families play an integral part in the success

of a city.

Many homes in Titusville were built prior to 1970, and are falling into disrepair. The rehab program continues to provide low-income households with assistance in making the necessary repairs to sustain homeownership; however, the continued decrease in federal and state funds make it difficult to provide the necessary funding to serve those in need in a timely manner. There are currently ten (10) households on the waiting list to be served. This number is expected to remain steady based upon anticipated funding.

Moving forward, the City anticipates creating more opportunities for affordable housing in distressed neighborhoods, including senior and workforce housing units through various partnerships.

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

Introduction

This section of the Plan describes the specific actions that Titusville will take to address the housing and community development needs of low- and moderate-income residents during the 2022-2023 program year, based on the strategies outlined in the five-year plan.

Community needs range from providing educational services, such as self-sufficiency programs, youth programs, counseling and outreach service for chemical dependency, mental/terminal illnesses, and family planning. There will be a focus placed on the creation of economic and job opportunities for low/moderate income residents that address issues from job-training, job retention, to the creation of local job opportunities. In addition, a priority needs to improve the infrastructure of the target area, such as streets, sidewalks, utilities and creating neighborhood improvement programs, such as upgrading parks and playgrounds, street lights, landscaping, and organizing neighborhood clean-up and beautification efforts to improve the overall physical character of the target area was identified.

Actions planned to address obstacles to meeting underserved needs

One of the primary obstacles the City faces in meeting its goals is the limited resources available to address the priority needs identified in the Strategic Plan. Generally, the needs of low- and moderate-income persons exceeds the available resources, and the shortage of resources precludes the City from providing funding to non-profit organizations who resources are stretched by increased demand in services. The City will address this obstacle by using available federal resources to support existing partners and build new relationships, leverage non-federal funding to have a greater impact in the community, and implement a NRSA Plan, as approved, to increase services.

Another obstacle to meeting the needs of the underserved is the cost of housing. The price of many rental units has increased as landlords are recovering their losses for the effects of the COVID-19 pandemic by increasing rent on properties. This increase in rent has put a severe cost burden on the special needs' population living on disability income.

To address these obstacles, the City of Titusville will partner with local public and private agencies to help administer the CDBG program to ensure that the overall needs of the community are met.

As a result, the City anticipates collaborating with several non-profit agencies to provide various public services throughout the city and the NRSA area, to alleviate these obstacles and burdens.

Additionally, the City intends to use funds for the continuation of affordable housing programs for low-income residents. These programs will increase the availability of affordable housing in the City and will focus on preserving the existing housing stock by assisting residents who otherwise would have difficulty

in maintaining their homes.

Actions planned to foster and maintain affordable housing

During program year 2022/2023, the City's Neighborhood Services Department will foster and maintain affordable housing by continuing to implement the Homebuyer Assistance and Housing Rehabilitation programs, which are funded with both state and federal funds from HOME and SHIP programs. The homebuyer program provides funds to assist with down payment and closing costs for low-income first-time homebuyers. The Housing Rehabilitation Program provides funds to rehabilitate existing owner-occupied homes.

Additionally, during program year 2022/2023, the City anticipates partnering with Brevard County to utilize HOME ARP funds for affordable rental units for the homeless.

Further, the City will continue with partnerships, including governmental entities and non-profit and for-profit developers to address the need for affordable housing units. This includes the use of HOME funds to support Community Housing Development Organizations (CHDO) that will increase the availability of affordable units through construction and rehabilitation efforts.

Lastly, the City will foster affordable housing by encouraging the private sector to create housing units that will serve the population, including the most in need populations such as very-low income, seniors, and workforce, by incentivizing the development and preservation of affordable housing with strategies such as expedited permitting, donation of surplus properties, and waiver of fees.

Actions planned to reduce lead-based paint hazards

Housing units in the City that were constructed prior to 1978 may contain lead-based paint, which may put occupants at risk for lead poisoning and other health concerns. To mitigate the risk posed by the presence of lead-based paint, any pre-1978 City assisted housing unit, will be subject to a screening and evaluation process that complies with the HUD Lead Safe Housing Rule at 24 CFR Part 35. This process includes determining if a property is exempt from the Rule, notifying occupants of the housing units by providing lead-based paint hazard pamphlets and information, conducting a visual inspection of all painted surfaces to identify deteriorated paint, and conducting surface testing if necessary.

Actions planned to reduce the number of poverty-level families

Titusville is committed to reducing the number of persons living in poverty and assists with uplifting individuals and families through programs that provide job training and life skills that will enable residents to secure living wage employment such as Section 3 program. The acknowledges reducing poverty is multi-faceted and must include certain elements to be successful in reducing the number of poverty level persons and families. Education, job training, job placement, employment opportunities, childcare, and reliable transportation to employment are some of the basic needs of economically

disadvantaged residents.

The City will provide technical assistance and possible financial support to non-profit organizations who have, or are, developing programs that provide job training skills either on-the-job or through educational institutions. Additionally, non-profit organizations that assist very low- and low-income persons through literacy programs, GED certification, and continuing education programs, will receive the same support.

Section 3 of the Housing and Urban Development Act creates economic opportunities for low- and very-low income person by requiring recipients of HUD assistance, to provide training, employment, contracting, and other economic opportunities to Section 3 residents and Section 3 Business Concerns. As part of the procurement process in awarding contracts for housing rehabilitation and capital improvement projects, the City actively promotes Section 3 hiring.

The City will continue to encourage and provide technical assistance to non-profit organizations that are interested in applying for housing program funds and/or low-income tax credits for the purpose of increasing the number of affordable housing units for every household.

Actions planned to develop institutional structure

The City will continue to participate in the Brevard County HOME Consortium and manage its current SHIP program. The City will collaborate and/or partner with local non-profit organizations, lending institutions, public housing authorities, educational institutions, and other governmental agencies to implement federal and state funded programs as well as to continue preserving, providing, and expanding affordable housing opportunities for low-income persons.

To address any weaknesses in the institutional structure the City coordinates the design and implementation of its programs and activities with the appropriate partners to increase and avoid duplicative programs or processes. Some specific actions that the City will undertake during program year 2022/2023 is to continue to develop its institutional structure include:

- Providing technical assistance to agencies/organizations seeking funding through the CDBG, HOME, and SHIP programs.
- Providing technical assistance and support to grant applications submitted by the local Housing Authority.
- Partnering with local agencies that provide services to program beneficiaries such as housing counseling, supportive services, and other social services to address needs that cannot be met by the City.
- Capacity building of local non-profit agencies, including certified CHDOs, to undertake housing development and management, either directly or through training opportunities offered by the

Florida Housing Coalition; the statewide provider of training and technical assistance.

- Continue active participation in the Brevard Homeless Coalition.
- Continue refining the process for application submission for CDBG funds by City departments and agencies, as well as the process, for Request for Proposals to fund agencies that assist non-homeless special needs and homeless populations.
- Continue to build partnerships and relationships with other CDBG entitlement jurisdictions in Brevard County to share information and best practices.

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

The City will collaborate with the Brevard County HOME Consortium, CoC, public and assisted housing providers, municipalities, and social service agencies to ensure the most effective system of delivering housing and services to residents is provided.

Current or previously involved agencies in the administration of programs are:

- North Brevard Charities Sharing Center - provides emergency and transitional housing for individuals and families that are homeless or at risk of homelessness in order to assist them towards self-sufficiency.
- Community Housing Initiative- provides affordable housing and pre-purchase counseling, credit counseling, foreclosure prevention counseling, refinancing counseling, and homebuyer education.
- Brevard Homeless Coalition- provides supportive services to homeless families, transitional units, and permanent units for disabled Vets.

Non-profit agencies planned or currently involved in the administration of CDBG funded programs include:

- Aging Matters in Brevard- provides a senior nutritional program that provides home delivered meals to frail homebound and nutritionally at-risk elderly citizens throughout the city.
- North Brevard Charities Sharing Center- provides emergency housing, food pantry, utility and rent assistance, community dinner program, and referral services to low-income households.
- Women's Center- provides transitional and supportive services to domestic violence victims and women with children.
- Family Promise of Brevard- provides homeless prevention services.
- Brevard Alzheimer's Foundation- provides supportive services and a Safe Ride program to those seniors impacted by Alzheimer's.
- Catholic Charities of Central Florida- provides supportive family stability services to low-income households.
- Boys & Girls Club of Central Florida- provides educational and counseling services to

underserved youth.

Discussion

Citizens identified a host of non-housing community development needs in the community, and indicated that there is a demand for the ongoing provision of services and programs to assist low- and moderate-income households.

The majority of social service providers indicated that they were unable to meet all of the needs of the low-income residents in Titusville. Infrastructure and neighborhood improvements were ranked as high priorities during the citizen participation process. Presently, there are still a number of substandard streets in the South Street Target Area (NRSA). The City will make every effort to provide infrastructure and neighborhood improvements to improve the overall quality of life and enhance the overall character of the area.

Quality of life issues were address and determined to be a priority. Many residents expressed concern with the overwhelming amount of under-maintained properties in their neighborhoods, which contribute to the deteriorating appearance of the community. An overall beautification effort for the target area is a priority.

Measurable short-term goals and outcomes may include, but are not limited to, the reduction or elimination of vacant and abandoned properties that contribute to the physical decline of the target areas. Long-term goals and outcomes may include, but are not limited to, increase access to affordable housing to stabilize the housing market.

Program Specific Requirements

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

Introduction

The City expects to utilize \$50,250 in program year 2022/2023 CDBG funds to collaborate with four (4) non-profit agencies to provide various public services. Additionally, the City expects to utilize \$227,326 of program year 2022/2023 CDBG funds, carry over CDBG funds from prior years, and transferred NSP3 program income of \$44,792.25; for activities deemed high priority need. Further, the City expects to utilize \$69,427 of program year 2022/2023 CDBG funds towards planning and program administration and Fair Housing activities.

The City expects to receive and utilize \$139,448.92 in HOME funds through the Brevard County HOME Consortium and approximately \$300,000 in SHIP funds for Florida Housing Finance Corporation, to fund and implement housing activities.

Additionally, the City anticipates continuation and expansion of its COVID-19 related public services, under the CARES Act from program year 2019/2020, and the American Rescue Program Act from 2021/2022, to provide or expand eligible public services to household impacted by the pandemic that resulted in a job loss, reduction of income, or a disproportionate financial hardship. This will be accomplished through the Neighborhood Services Department funded subrecipients.

Further, the City anticipates the allocation of HOME ARP funds through the Brevard County HOME Consortium in the amount of \$472,999.23, which will be utilized to fund additional housing units for the program specific qualifying populations in Titusville.

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% |

Discussion

The City anticipates utilizing funds for the following activities during the 2022/2023 program year:

- Public Services - CDBG \$50,250
- Public Facilities/Infrastructure/Revitalization- CDBG \$227,326
- Housing Rehabilitation- SHIP \$100,000; HOME \$50,000
- Homebuyer Assistance- SHIP \$100,000; HOME \$107,345.46
- Program Planning and Administration- CDBG \$69,427
- Affordable Rental Housing- HOME ARP \$472,999.23; ARPA \$850,000
- COVID-19 Emergency Assistance Programs- CARES ACT \$258,000; ARPA \$250,000 via subrecipients.

The City expects to begin the implementation phase of its NRSA Plan during program year 2022/2023, if approved by HUD. The NRSA Plan will enable the City to concentrate more services in the target area by relieving some of the CDBG regulatory limitation such as the 15% public service cap, L/M Area benefit, aggregate housing units, and economic development criteria.

Attachments

Citizen Participation Comments

THE CITY OF TITUSVILLE RECEIVED THE FOLLOWING PUBLIC COMMENTS ON ITS 2022-2026 CONSOLIDATED PLAN AND FY 2022-2023 ACTION PLAN;

There were no oral or written comments received in response to the public notice on April 14, 2022 with regard to the completion and availability of the City's 5-Year Consolidated Plan and Annual Action Plan for public comment.

Additionally, at the final public hearing on May 10, 2022, there were no related comments received on the Consolidated or Annual Action Plan, although there were several interested citizens in attendance.

**PUBLIC NOTICE/CITY OF TITUSVILLE
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
AND HOME INVESTMENT PARTNERSHIP PROGRAM**

FY2022-2026 CONSOLIDATED PLAN AND FY2022-2023 ACTION PLAN

Notice is hereby given that the City of Titusville is accepting public comments on its 5-Year Consolidated Plan 2022-2026 and its 2022-2023 Annual Action Plan. The City of Titusville anticipates receiving approximately \$1.5 million dollars from the U.S. Department of Housing and Urban Development (HUD) office for CDBG eligible activities, and approximately \$885,000 from Brevard County for HOME activities; over the next five years. It is the City's intent to target its CDBG funds to its Neighborhood Revitalization Strategy Area (NRSA), also known as the South Street Target Area, during this 5-Year Plan cycle, where approved by HUD.

CONSOLIDATED PLAN: The overall purpose of the Consolidated Plan is to create a five (5) year planning document that will serve as a comprehensive housing and community development strategic plan for CDBG and HOME federal allocations for the City of Titusville. The goals are to develop viable urban communities by providing decent, safe, and sanitary housing stock; provide a suitable living environment; expand economic opportunities; and strengthening partnerships among all levels of government, for-profit and non-profit organizations. The development of strategies was designed to help the City identify ways in which priority needs could be met by the use of CDBG and HOME funds. The following is a list of the strategies that were created to address the priority needs of Titusville:

FY2022-2026 Consolidated Plan Strategies

- Sustain, support, provide, and create affordable housing opportunities for low-income households, including housing for special needs, seniors, and workforce populations.
- Support public services, such as, social, educational, recreational, technological, health, and case management services, which encourage self-sufficiency among children, adults, families, the elderly, and the homeless.
- Provide infrastructure and neighborhood improvements in the identified low-income target areas that will improve the overall quality of life and enhance the aesthetic character of the area.
- Enhance safety and sustainability, and support neighborhood-based organizations/groups to create community unity.
- Create economic development activities that will result in job retention and opportunities for low/moderate-income persons.

ACTION PLAN: The proposed FY2022-2023 Action Plan identifies the projected uses of Community Development Block Grant (CDBG) and HOME Investment Partnership funds from the U.S. Department of Housing & Urban Development (HUD) and Brevard County. Funds will be used primarily in areas where at least 51% of the population are low- and moderate-income, and at least 70% of all funds expended will benefit low- and moderate-income persons. The projected use of funds will utilize an anticipated \$395,000 of FY22/23 CDBG funds and \$133,848 of FY22/23 HOME funds. HOME funds are received as part of the Brevard County HOME Consortium. No permanent displacement of persons as a result of CDBG and HOME activities is anticipated. In the event displacement does occur, assistance will be provided pursuant to 24 CFR 670.606.

Proposed uses of Community Development Block Grant (CDBG) Program FY 22/23 Funds

PUBLIC SERVICES:		
<u>Agging Matters in Brevard</u>	Senior Nutrition Program	\$12,000.00
<u>Women's Center</u>	Domestic Violence Safe House Program	\$19,300.00
<u>Brevard Alzheimer's</u>	Safe Ride Program	\$ 5,000.00
<u>Catholic Charities</u>	Family Stability Program	\$16,950.00
	TOTAL	\$50,250.00

OTHER PROJECTS & ACTIVITIES:	
Program Administration - general management, oversight and coordination (20% maximum)	\$ 68,000.00
Fair Housing Education and Outreach Program - continuation and expansion of fair housing efforts	\$ 1,000.00
Neighborhood Revitalization - Infrastructure and barrier removal improvements	\$217,750.00
	TOTAL \$284,750.00

PROPOSED USES OF HOME INVESTMENT PARTNERSHIP PROGRAM FY22/23 FUNDS:	
Homebuyer and Housing Rehabilitation Programs	\$108,033.00
Community Housing Development Organization (CHDO) - set-aside (15% mandatory)	\$ 20,808.00
Program Administration - general management, oversight and coordination (10% maximum)	\$ 10,207.00
	TOTAL \$135,848.00

It is noted that at the time of this Notice, the City has not received the final grant allocations from HUD or Brevard County for FY 2022/2023, and the above activities and amounts are estimates based upon current funding levels and data. Final funding levels will be adjusted in accordance with the final award using the same ratio of methodology, with the exception of Public Services which remain the same.

City Council will take final action on the 2022-2026 Consolidated Plan, including the FY 2022/2023 Action Plan, at its regular meeting on May 10, 2022 in the Council Chambers located at 555 S. Washington Avenue, 2nd floor. All citizens are invited and encouraged to attend the public hearing and make oral or written comments. The City desires to accommodate persons with disabilities. Accordingly, any person desiring to attend the meeting and who needs accommodations, pursuant to Chapter 288.26 Florida Statutes, should contact the City Clerk's office at least 48-hours prior to the scheduled meeting. The proposed Consolidated Plan and Action Plan are available for review in the Neighborhood Services Department located in the Harry T. Moore Social Service Center, 725 S. DeLeon Ave., Titusville, FL 32780, or by calling the Neighborhood Services Department at 321-567-3997.

A Daily Publication By:



CITY OF TITUSVILLE TE
PO BOX 2806
TITUSVILLE, FL 32781
ATTN TRACY DAVIS

STATE OF FLORIDA COUNTY OF BREVARD

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Advertising Representative of the **FLORIDA TODAY** a daily newspaper published in Brevard County, Florida that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC NOTICE

as published in **FLORIDA TODAY** in the issue(s) of

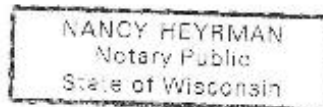
4/14/2022

Affiant further says that the said **FLORIDA TODAY** is a newspaper in said Brevard County, Florida and that the said newspaper has heretofore been continuously published in said Brevard County, Florida each day and has been entered as periodicals matter at the post office in **MELBOURNE** in said Brevard County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 14th day of April 2022 by legal clerk who is personally known to me

Affiant


Notary State of Wisconsin County of Brown
5.15.23
My commission expires



Publication Cost: \$808.61
Ad No: GCI0864669
Customer No: CIT100
PO#: PUBLIC NOTICE

Grantee Unique Appendices

Neighborhood Survey Tally -
Titusville

What problems or issues, if any, do you feel need the most attention to improve your neighborhood as a desirable place to live and work?		What three issues in your neighborhood would you want addressed?	
Affordable Housing/Habitatation	8	access to social/human services	3
Community/Neighborhood policing	13	Crime/police protection	15
Crime/Drugs/Violence/Safety	15	drainage & flooding	13
Drainage/Flooding/Ditches/Sewer	15	keeping area clean and maintained	11
Roads/Streets	22	sidewalks	8
Social & Human Service Needs	4	sanitation	9
Traffic Safety/Transportation	9	speeding	10
None/No Needs	3	street lighting	12
Other	4	street repair	23
		youth activities/daycare	1
What specific traffic safety or transportation issues or needs, if any, are there in your neighborhood?		What specific crime issues or problems, if any, are there in your neighborhood?	
lawful/illegal transit access/transportation shelters	11	Drug/alcohol trade	13
off street bike paths	11	juvenile crime/bullying	3
sidewalk maintenance	20	need more neighborhood police & guards	15
speeding/traffic calming methods	13	theft/burglary	12
street lighting/improved lighting	14	unauthorized parking property	5
none/no needs	7	none/no needs	11
Other	2		
What specific nuisances or possible code violations, if any, are in your neighborhood?		What three things do you feel local government or other service providers do the best in your neighborhood?	
abandoned houses/buildings	10	crime/drugs/public safety	9
animal control/barking dogs	11	drainage and flooding	15
alcohol/tobacco use	11	keeping area clean/maintained	11
littering	14	Parks and Recreation	13
noise from stores/houses	7	schools	8
speeding	15	social & human service needs	3
suspicious activities/delinquents	12	transportation	4
youths need cleaning/landscaping	10	YOUTH activities and daycare	5
none/no needs	3	none	3
What specific social or human services needs, if any, are needed in the city?		What specific park or recreation issues or needs, if any, are needed in your neighborhood?	
after school programs and facilities	9	clean up parks	5
counseling/mental health	9	create community gardens	13
day programs or facilities	1	make parks more usable/usable	14
elder care programs or facilities	10	More funded rec programs	8
healthcare programs or facilities	9	None/No Needs	11
homeless programs or facilities	17		
job skills training	12		
transportation	10		
youth programs or facilities	10		
None/No needs	7		
Years lived in Neighborhood?		What is your age group?	
≤5	17	5 to 15	
6-10	2	16 to 30	2
11-20	8	31 to 40	3
21-30	12	41-50	2
31-40	12	51-64	16
41-50	12	65 & up -	14
51-64	12	No Response	3
65 & up -	14		
No Response	3		
Household size		INCOME	
1-person	14	< \$35,000	13
2-person	23	\$35,000-42,000	3
3-person	1	42,001-47,000	5
4-person	1	47,001-52,000	
5-person		52,001-58,000	2
6-person		58,001-61,000	1
7-person		61,001 or more	6
8 or more		No Response	13
No Response	2		
Do you live in the Target Area		Surveys mailed out to Target Area residents	1381
Yes	34	Surveys returned - undeliverable	123
No	2		
No Response	3		

**City of Titusville
Summary Report
Citizens Listening Session
February 19, 2022
9:00 AM – 12:00 Noon**

Approximately 20 citizens attended; city staff and members of the Titusville City Council also attended (Mayor Diesel, Vice Mayor Jordan, Council Members Robinson and Dr. Stoeckel). From a process perspective, participants were invited to be seated randomly; most chose to seat themselves in alignment with the interest group they represented.

The City Manager led a review of the progress made with the Strategic Goals and Objectives for FYE 2022 and posed several questions to the audience; testing the level of common knowledge of expenses/costs of city services and equipment (example – cost of a new fire truck 'apparatus'). Generally, citizen responses underestimated the costs of equipment/services. The vision and mission of the city were reiterated.

Vision

Titusville is a diverse community of hometown neighborhoods built among natural treasures, fostering civic pride, family activities, and community service.

Mission

Through teamwork and leadership, the City of Titusville provides essential services to improve the quality of life of our community.

The facilitator for the session was introduced and led a series of small group settings conversations addressing the following questions as they related to the stated goals in the FYE 2022 strategic plan. Comments captured essentially verbatim are presented as they were offered as answers and potential solutions from citizens present.

Questions posed for conversation were:

1. In order to achieve its Quality of Life goals, what action should the City of Titusville undertake and fund in the next fiscal year?
2. Please describe the type of Economic Development you think will be beneficial for the city to pursue.
3. In order to provide Efficient and Effective Services, the City of Titusville should _____

And 4. As a bonus question: What is the most important issue the City of Titusville should address in the next year?

Please describe the type of Economic Development you think will be beneficial for the city to pursue.

Goal 4 - Economic Development FY 2022

- Continue to market trails and amenities
- Continue implementation of a comprehensive economic development plan in conjunction with appropriate agencies
- Establishment of additional parking capacity downtown to meet current/future needs
- Continue efforts to eliminate blight & revitalize empty buildings

Responses -

Economic Development

Market trails and amenities – indicate if trails are truly accessible, not just bathrooms

Clarify process of applications (for development)

Ombudsman to direct who/when to contact especially for business

Encourage adaptive reuse of building and homes instead of clear cutting for new development

Encourage family friendly business to locate in town

Focus on revitalizing existing spaces of developing green spaces

Pursue the blight and need for clean ups and improvement west of RR tracks in downtown (from S. St north to Garden) Collaborations and incentive needed

Men's retail clothing options are missing

Focus on Gateway to Nature – tree preservation, river, parks, sewage spills, community involvement and input and beach access/space

Market low impact development for incoming space center workers

Minimize high rises

Preserve trees in new developments; green spaces in subdivisions; parks and trails

Minimize impervious parking; too many large asphalt parking lots; more tree islands and rain gardens in parking lots; more canopy trees

Focus on revitalizing existing spaces over developing green spaces

City undertake action to allow citizens to solve IRL issues – can we make it legal to challenge the state?

Entryways – long term maintenance – question location of gateways -

Education – public tours for education

What is included in plan?

Have the goals of the trail been met? Parts may have been ... will the goal be revisited?

Blight – city lean (?) solutions

Titusville definition of appropriate business (development)

In order to achieve its Quality of Life goals, what action should the City of Titusville undertake and fund in the next fiscal year?

Goal 1 - Quality of Life FY 2022

- Continue Initiatives and actions to improve the Indian River Lagoon.
- Enhance appearance of city including entryways
- Enhance youth educational, recreational and employment opportunities
- Enhance emergency preparations and management
- Sustain and improve public safety

Responses -

Quality of Life

Reclaim IRL

Start Testing and Monitoring Storm Water Ponds and Ditches for nutrients and pollutants

Salvage Scobie Park – put back the “beach” ; enhance the beach/dredge fill

Gateway Project – Use canopy trees and native Florida vegetation

Work with all organizations involving youth

From the end of January through mid-April clean out the baffle boxes after each rainstorm

Start a street tree planting program using native canopy trees

Create a Titusville master plan for restoring the lagoon, include goals and actions

- low impact development

-storm water management

- tree preservation and planting

- water quality testing

- all city staff training on LID

- encourage citizen scientists

Regular reporting on website

Manage and address sewer spills

Transparency – make all info accessible

Make the ecology a marketing feature for the city

Positive image – water sports

Explore feasibility of water front community center (1200 -1500 capacity) for city to gather and to rent for concerts, etc.

Preference for a low rise community

Lagoon focus!

Signage and placement

Job shadowing and internships – leverage ‘free’

Support youth driven organizations; meeting space.

Reach out to corporations to ‘give back’ to youth programs

Community involvement programming (existing programs like Rotary, PAL, collaboration with city & county parks and rec).

In order to provide Efficient and Effective Services, the City of Titusville should _____

Goal 2 - Efficient & Effective Services FY 2022

- Develop a sustainability plan
- Commit to funding capital improvement plan
- Explore opportunities for collaboration, partnerships, and coordination with public, private, and non-profit entities

Responses -

Efficient and Effective Services

Better police presence within downtown

Water service control – public education on water department reclaimed water issues

Public education on sewage flow on south side of the city

Training of staff and Public works department

Listen to citizen advisory boards

Communication and coordination between departments; respond to citizen requests in a timely manner

Strong sustainability program and stick to it.

Adequate funding – develop alternative and creative funding options for capital improvements

Collaborate with private or nonprofit entities

Master plan for capital improvements?

Encourage 'give back' by corporations

Capital improvement plan

Corporate partnerships/sponsorships

Question of a nonprofit foundation creation (as additional funding source)

Setup expectations for businesses coming into Titusville

City/county services sharing

Perception of a different path (permits,) for mom and pop business vs. corporations (i.e. harder for mom and pop)

Is there a plan for diverse economic development? (Black chamber of commerce) - How is this being implemented?

How to make it so that new business are aware of support/processes and what is available?

More focus on revitalization; develop a plan for this focus.

Be honest – council and staff

Stop breaking laws – sewage discharge to rivers (4 months) and spraying people with sewage reversal (4 months)

Notify public before environmental events (Winn Dixie trees) (bull doze Scobie park)

Modernize public info -

Meeting agendas online with all attachments

Record TEC meetings/video

Develop and publish a reliable schedule to quickly remove mattresses and similar items from roadways

Partner with other cities like Cocoa for IRL & homelessness)

Correct other FEMA flood zones elevations (ex. Baker's S/D now do Parkland Est).

Test the river and other sources for other pollutants such as herbicides, pesticides, chemicals, PFAS

Once a month testing and maybe semiannual report

Allow public comment for council presentations; allow more speaking time for citizens at public meetings

Respond to citizen questions – no more blacklisting (for ex. Stan Johnston, PE blacklisting by Council members, Water Res and other)

Have ditches maintained outside of city limits as required by code and FEMA & City's master plan.

Studies have been done; farmers market; is there a short term solution? Parking for bike trail example:

Downtown development without addressing parking?

Lightning Round

What is the most important thing the City of Titusville could undertake in FYE 2023? (One-word lightning round)

- Reclaim the Indian River Lagoon (IRL)
- Support projects that support the IRL
- Communication
- Efficiency
- Blighted buildings
- Equity Issues
- Strengthening diversity
- Funding – bond issue
- Lagoon remediation
- Homeless is an issue
- Communication/Responsiveness
- Comprehensive plan for lagoon
- Citizen's Academy/Ecological academy
- Low impact development
- Strategic business development and incentive plan
- Simplify development process
- Economic localization

Conclusions from listening session fall into three categories -

One -

Efficient and Effective Services

Communication and requests for more information/education about the work the City is engaged in on behalf of its citizens -

This is a thread throughout all three conversation areas; noted in the economic development section related to business development and in the services section related to public education.

Communication to continue to engage citizens in the business of the city, to provide more information about business and engagement opportunities and to share the success of the initiatives that the city is undertaking. There appears to be a disconnect between the activity within the city – regards a number of the questions posed by citizens – and the knowledge that that the citizens have. There is passive access to information – via the web and an app that is available for download as well as the magazine; however; communications may require a more active outreach. Digital/online access to all meetings and materials was mentioned.

Recommend that the concept of a ‘community liaison’/ ombudsman be explored as a new city staff role to enhance connections with citizens. Recognizing that personnel budget restraints may apply; the city may wish to explore hosting a series of open houses with the manager quarterly and/or creating a Citizens Academy model utilized by other municipalities for citizen education and information sharing. If citizens continue to feel engaged; they will also be more likely to respond affirmatively to requests for assistance and feedback from the city.

Two -

Economic Development -

A priority ‘voice’ was heard in terms of well planned growth/development; related concerns of funding for same

A desire for low impact development and preservation of green space/trees was heard.

Questions about the city’s plans for development ... the city’s comprehensive plan and sustainability plan; parking and business development all were raised.

Recommendation that the ‘comprehensive economic development plan’ objective in Goal 4 be included in a citizen education process.

**Three -
Quality of Life**

Clearly, those in attendance are interested in the city's efforts to continue to improve and protect the Indian River Lagoon. Entryways to the city and issues of access and support for youth were also stated and are included in the current objectives for this Goal 1. Several current city priorities address these areas; recommend that the consider retaining these goals into FY 2023.

Submitted Thursday, March 3, 2022
Kristin Bakke



City of Titusville
*Neighborhood Services
Department*

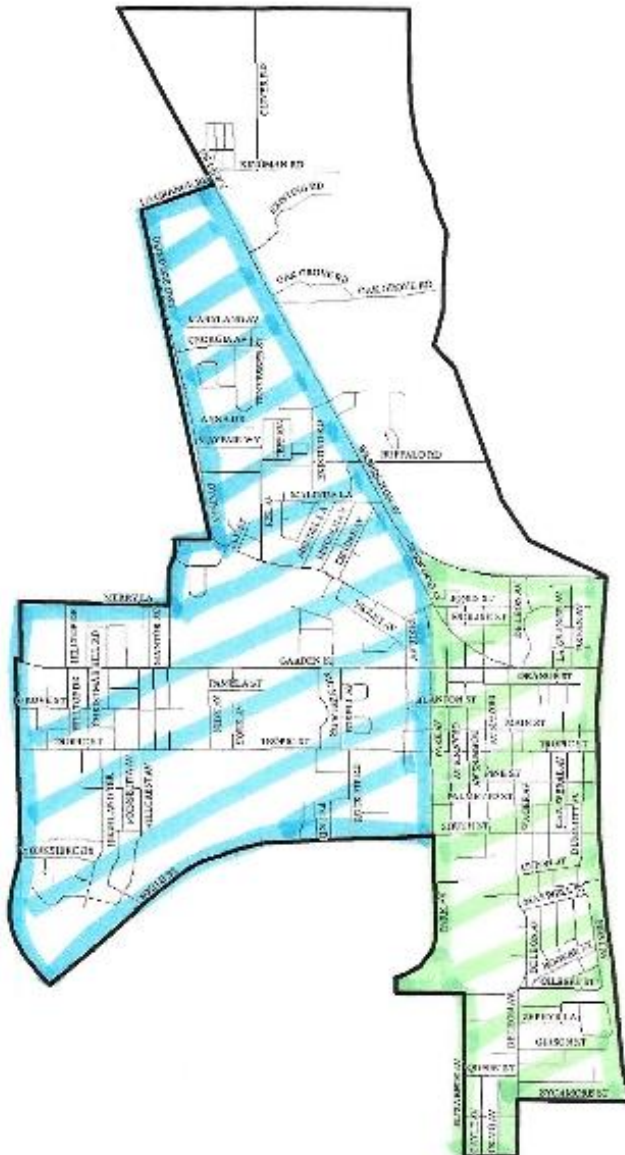
775 South DeLeon Avenue
Titusville, Florida 32780
(321) 567-3784

NRSA
SOUTH STREET
TARGET AREA

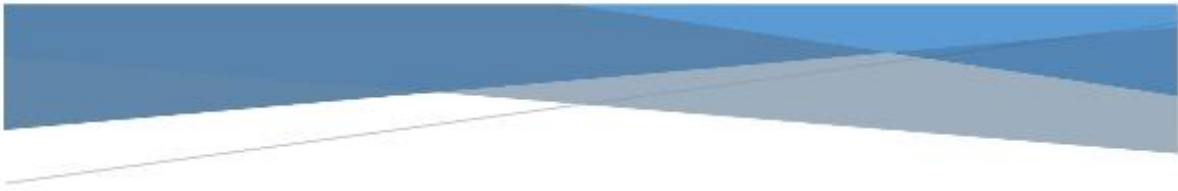


TIER 1-Focus

TIER 2



0 1,000 2,000 4,000 Feet



City of Titusville, Florida

Neighborhood Revitalization Strategy Area (NRSA) Plan

2022

Neighborhood Services
neighborhoodservices@titusville.com

CDBG Five-Year Consolidated Plan
October 1, 2022 – September 30, 2026

EXECUTIVE SUMMARY

The City of Titusville's 2022-2026 Consolidated Plan for use of Federal CDBG funds includes the creation of a Neighborhood Revitalization Strategy Area Plan (NRSA), developed by the community for the community. This Plan includes two (2) strategy neighborhoods referenced as Tiers.

Tier 1 will be the focus of the Plan. This community, locally known as the South Street Target Area, includes neighborhoods such as Lincoln Park, Joynerville, Rerdells, Gibson Park, Gibson Heights, Bon Air, Read Allen, and few smaller neighborhoods.

The reason the City decided to utilize the NRSA approach for this community, was to create more opportunities for the use of its CDBG federal funds through alternative or flexible means that otherwise would not be possible due to regulatory limitations. These flexibilities would allow objectives and goals to be more easily achieved. Job creation, public services, and housing activities would all be freed of some of the federal restrictions that accompany the CDBG program, making community-desired objectives and goals more obtainable. The CDBG national objective of principally benefitting low- and moderate-income persons would still be met, but create more opportunities to serve more of this targeted group.

This Plan was developed in partnership with the those that reside, own or operate a business, or who own property within the boundaries of the impacted neighborhoods, and local stakeholders and community leaders who have a vested interest in the revitalization of such neighborhoods.

Details of the community's proposed NRSA programs, NRSA demographics, and maps of the area(s) covered are contained in the Plan as follows:

I. INTRODUCTION

The establishment of a Neighborhood Revitalization Strategy Area (NSRA) is strongly encouraged by the U.S. Department of Housing and Urban Development (HUD) as a means to create communities of opportunity in distressed neighborhoods by stimulating the reinvestment of human and economic capital and by economically empowering low-income residents as part of an overall comprehensive community revitalization strategy. Funding is provided by HUD's Community Development Block Grant (CDBG) program. The NRSA is an incentive-based program created by HUD to revitalize a community's most distressed neighborhoods.

The development of demonstrated, sustainable partnerships to implement the NRSA plan is critical to the success of the program. NRSAs bring together neighborhood residents, small business owners, and property owners, as well as, larger community stakeholders to forge partnerships that commit to neighborhood building, making neighborhoods attractive for investment, ensuring that

1 of 39

economic activity benefits are reinvested in the neighborhood, and fostering growth of resident-based initiatives to identify/address the community's housing, economic, and human service needs. This is a working document that is expected to grow as funding opportunities and partners change. Its success will depend on available resources and community support.

Purpose of the NRSA Plan

The development of a Titusville NRSA for the South Street Target Area provides a unique opportunity to obtain certain incentives which promote the long-term strength and stability of an older, centrally located neighborhood of Titusville. The purpose of the NRSA process is to involve residents and various stakeholders in establishing priorities and making recommendations. This Plan is meant to address housing, economic development, and neighborhood-related issues facing the South Street Target Area residents and businesses.

Benefits of a NRSA

The benefits are described in amendments to the CDBG regulations at 24 CFR 570, which were published in the Federal Register on January 5, 1995 and updated in the Final Rule changes published in the Federal Register November 9, 1995. They are as follows:

Job Creation/Retention as Low-Moderate Income Area Benefit: Activities undertaken pursuant to this strategy may be qualified as meeting area benefit requirements, thus eliminating the need for a business to track the income of persons that take, or are considered for, such jobs (24 CFR 570.208(a)(1)(vii) and (d)(5)(i));

Aggregation of Housing Units: Housing units assisted pursuant to the strategy may be considered to be part of a single structure for purpose of applying the low and moderate-income national objective criteria, thus providing greater flexibility to carry out housing programs that revitalize a neighborhood (24 CFR 570.208(a)(3) and (d)(5)(ii));

Aggregate Public Benefits Standard Exception: Economic development activities carried out under the strategy may, at the grantee's option, be exempt from the aggregate public benefit standards, thus increasing a grantee's flexibility for program design as well as reducing its record-keeping requirements (24 CFR 570.209(b)(2)(v)(L) and (M); and

Public Service Cap Exemption: Public Services carried out pursuant to the strategy by a Community-Based Development Organization will be exempt from the public service cap (24 CFR 570.204(b)(2)(ii).

II. COMPONENTS OF THE NRSA

The City of Titusville strategy for the NRSA describes how the City meets the following criteria:

Boundaries: The City has identified a strategy area and the neighborhood boundaries for which the strategy applies. All areas within those boundaries must be contiguous. Please see NRSA map for more information.

Demographic Criteria: The designated areas are primarily residential and contain a high percentage of low- and moderate-income residents that is at least 51% or more low-moderate income (LMI).

Consultation: The City describes how the strategy is being developed in consultation with the area's stakeholders, including residents, owners/operators of businesses and financial institutions, non-profit organizations, and community groups that are in or serve the areas.

Assessments & Economic Empowerment: The City's strategy includes an assessment of the economic conditions of the areas and an examination of the opportunities for economic development improvement and the problems likely encountered. Each subject-specific assessment is followed by a development strategy and implementation plan to promote the area's economic progress focusing on activities to create meaningful jobs for the unemployed and low- and moderate-income residents of the area (including jobs created by HUD-assisted efforts) as well as activities to promote the substantial revitalization of the neighborhood.

Performance Measurements: The strategy must identify the results (e.g. physical improvements, social initiatives and economic empowerment) expected to be achieved, expressing them in terms that are readily measurable. This is in the form of "goals."

III. HISTORY & BACKGROUND

The NRSA is centrally located in Titusville and bounded by the East Coast Railway to the east, Sycamore Street to the south, S. Singleton Avenue to the west, and LaGrange Road to the north. However, this area is not symmetrical and can be more particularly described as Census Tract 604, Blocks 1 through 4, and Census Tract 607, Blocks 1 and 2.

The NRSA is located adjacent to several areas of the city experiencing increased attention and capital investment, including the City's Downtown Business District (CRA) and the North Brevard Economic Development Zone – as a result, the NRSA could experience expanded economic opportunity for local residents.

Despite this rich history, existing assets, and new projects in the NRSA, several trends suggest limited economic opportunities for its residents. Residents within the NRSA experience a set of interrelated challenges at higher rates than the city of Titusville as a whole. These challenges include unemployment, low educational attainment, and housing insecurity, among other housing problems.

IV. NRSA BOUNDARIES

The proposed NRSA will capitalize on several existing assets, leverages public investments, creates connectivity to several strategic locations within the city, and addresses high rate of housing needs and limited access to opportunity.

The City has categorized the neighborhoods within the NRSA into tiers based upon the degree of poverty, need, and other key economic and census factors, with each other defining a level of need and establishing the foundation for the type and scope of assistance provided.

Tier 1- Focus Area

Two (2) neighborhoods have been identified and designated as the Focus Area for the NRSA plan:

- Census Tract 607- Blocks 1 and 2 (green highlighted areas of map on page 4, and map on page 11).

These neighborhoods have the greatest socio-economic needs and would receive the highest level and scope of services. The area boasts a rich history, where it serves as a hub for African-American residents, locally owned businesses, and social and cultural venues. It currently acts as a strategic location for low-income housing developments and social service programs with the city of Titusville.

The Tier 1 NRSAs will be represented by a community work group, and will be targeted to receive CDBG-funded neighborhood-specific programs and services.

Examples of programs and services:

- Public Services- increased services targeting job research and training, literacy, youth engagement, childcare, counseling, senior support groups, etc.
- Infrastructure- street improvements, sidewalk improvements, utility improvements, etc.
- Beautification- lighting, landscaping, signage, trails, parks, historical markers, and memorials.
- Crime Prevention- community events, domestic violence advocacy, mentoring, etc.
- Housing- increased homeownership opportunities and rehabilitation services.

Tier 2- Outreach Area

Four (4) neighborhoods have been designated as an Outreach Area:

- i. Census Tract 604, Block Groups 2, 3, 4, and 5 (see highlighted area in blue on map below)

These areas represent relatively stable neighborhoods with high population of low-income persons but without major revitalization needs with regard to housing and infrastructure improvements.

These areas will receive outreach, civic engagement support and monitoring. The focus in an Outreach Area would be to ensure that low-income residents are aware of the City-funded programs for which they are eligible, and to foster their participation in civic affairs.



V. NRSA DEMOGRAPHIC CRITERIA AND POPULATION

Approximately 7,395 residents live within the proposed NRSA representing 3,909 housing units; 6 percent of the city's total population. A majority of the residents within the area (60 percent) qualify as low- or moderate-income residents. Of these residents, 70 percent qualify as low-income and 30 percent moderate-income.

Number of Housing Units;	Census Tract 604, Brevard County, Florida	Census Tract 607, Brevard County, Florida
Total	2,085	1,824
U.S. Census Bureau 2010		

CENSUS TRACTS OF NRSA

TRACT	BLKGRP	LOW	LOWMOD	LMMI	LOWMODUNJV	LOWMODPCT
060400	1	305	540	835	1,045	51.67%
060400	2	495	580	640	850	68.24%
060400	3	145	270	510	670	40.30%
060400	4	480	605	720	1,275	47.45%
060700	1	730	940	1,080	1,280	73.44%
060700	2	925	1,410	1,535	1,730	81.50%

Compared to the city as a whole, the NRSA contains the largest number of racial/minority concentration with 31 percent of residents identifying their race as Black or African-American. The remainder racial and ethnic composition of the area is White, Indian and Alaska Native, Islander, Other, and Two or more races (see below table).

City of Titusville Total Population based on 2010 U.S. Census: 43,761	Census Tract 604, Brevard County, Florida	Census Tract 607, Brevard County, Florida
Total	4163	3232
White alone	3411	1223
Black or African American alone	533	1790
American Indian and Alaska Native alone	24	21
Asian alone	29	6
Native Hawaiian and Other Pac. Islander alone	3	2
Some other race alone	37	49
Two or more races	126	141
U.S. Census Bureau Census, 2010		

Census Tract 607 in the NRSA is viewed as a racially or ethnically concentrated area of poverty, which necessitates a comprehensive approach to community development efforts in this area.

VI. COMMUNITY CONSULTATION

The boundaries of the proposed NRSA is based upon local and census data, and as part of a comprehensive neighborhood revitalization initiative. The NRSA will enable the City refocus its efforts and concentrate its funding, over the next five years, on those neighborhoods which are most in need of assistance. The NRSA program will provide the framework in which the City can undertake a comprehensive approach to neighborhood improvement and revitalization, while also providing the needed flexibility to offer innovative solutions to complex problems.

The NRSA plan seeks to create partnerships among the key stakeholders in the community to effectively deliver needed programs and services to this predominately low- to moderate-income target community. It seeks to involve residents in establishing priorities and making recommendations with efforts focused on improving the overall quality of life for the NRSA residents. The City solicited public input on the development of NRSA to obtain perceived needs

in the community, and to gather input on how to meet those needs. Individuals from the community participated by email, met individually, or attended workshops held throughout the year. Additionally, representatives from the City's Planning, Economic Development, Water Resources, Public Works, Code Enforcement were consulted.

The community provided input on the strategic direction related to identifying local challenges and strengths, setting goals, and prioritizing economic empowerment actions for the NRSA. Comments from these meetings are included in Appendix A.

Key challenges, priority goals, and economic empowerment actions will be further refined through the public input process conducted in conjunction with development of the City's next Five-Year Consolidated Plan.

VII. ASSESSMENT & EMPOWERMENT STRATEGIES

Housing & Neighborhood Development

Community Identity Assessment

The focus area of the NRSA has suffered from poor public perception of the quality of life possible in the area resulting in the lack of investments and reinvestments in the area. However, recent changes and redevelopment, coupled with the historic nature of the area, make this an ideal centrally located residential area, but perception needs to change if investments in the area are to be encouraged.

The City and area residents need to be players in enhancing neighborhood identity. The central theme is that through proper marketing, clean up, crime control, and capitalizing on the historic character that pervades the area, this area will improve. Historically, this area has been identified as neighborhood that has fallen into disrepair and suffered from neglect. The ongoing efforts to return buildings to useful assets and increase the residential density are only the first step. Consistent vigilance towards upkeep of buildings, cleanup of yard space, and attractive landscaping areas are building blocks to overcome past negative perception.

The historic resources and nature of the NRSA should be a focal point. The Titusville Historic Preservation Board completed a survey of historic resources in the target area. Several historic structures have been lost due to neglect or demolition. There are several incentives to help property owners to rehabilitate historic structures, including a city property tax exemption option. The option exempts the value of a home improvement for up to ten years.

The NRSA is strategically located to benefit from the convergence of three regional trails. The Florida Coast to Coast Connector will link communities between St. Petersburg and Titusville along its entire length into a major destination route that will allow residents and visitors to explore Central Florida by bicycle or foot. The 250-mile Connector trail includes two of the state's most popular trails, the Fred Marquis Pinellas Trail and the West Orange Trail, both of which have fueled the economic transformation of communities, particularly Dunedin and Winter Garden to

the west. The Connector is expected to be completed by 2018 and provides a unique opportunity for the NRSA as Titusville will serve as the easternmost point on the trail. Additionally, Titusville is also located on the St. Johns River to Sea Loop, extending north to St. Augustine and east to the Canaveral National Seashore and Merritt Island National Wildlife Refuge. With the convergence of these trails, the NRSA can take advantage of the economic opportunity that an influx of visitors can bring. As the City becomes more of a destination for commerce and recreation, commercial opportunities will grow. The potential for private/public partnerships may include parks, trails, parking, signage, safety improvements, and additional streetscape improvements.

Characteristics Assessment

The area is characterized by inner blocks with some vacant lots and buildings. Some buildings are falling prey to neglect and disrepair. Another characteristic of the area is nonconforming land uses. These come in the form of existing commercial buildings in residential neighborhoods, or existing multi-family uses in buildings that do not meet zoning criteria. Some land uses have affected the quality of life in the community by inadequate buffering and transitioning between uses. The area has become a concentration of social services, rehabilitation centers, and public or low-income housing developments, and group home clusters in portions of the community. As a result, the dynamics of the neighborhood has altered from its original owner-occupied residential character and contributed to the change in demographics.

The majority of the residential units in the NRSA are old and requires constant upkeep and maintenance in order for them to remain a viable part of the existing housing stock. When taking into account the age of the housing stock in the NRSA, home maintenance and repairs become increasingly important and necessary.

Despite lower rents and home values, housing costs place a higher burden on residents, particularly renters due to lower incomes within the NRSA. According to HUD data, as much as 72.98% of the residents in the NRSA are paying greater than 30% of their income towards housing. The NRSA is this most challenging area within the city for affordable rents based upon data indicating percentage of income dedicated to housing. Further, as much as 88.73% of extremely low-income residents in the NRSA live in housing that has severe structural or maintenance issues.

NRSA CENSUS TRACT 607

% of renter units built before 1980	Total Housing Units	% of Owner units affordable to 80% household average median family income (HAMFI)
61.46	1689	68.25

The overall age and quality of the residential housing stock suggests a range of repairs and maintenance may be necessary to preserve the long-term stability in the area. Citywide analysis of unsafe/blighted structures completed in 2016 indicates that 80% of these structures are located within the NRSA. The presence of these structures further underscores the quality of housing stock within the NRSA.

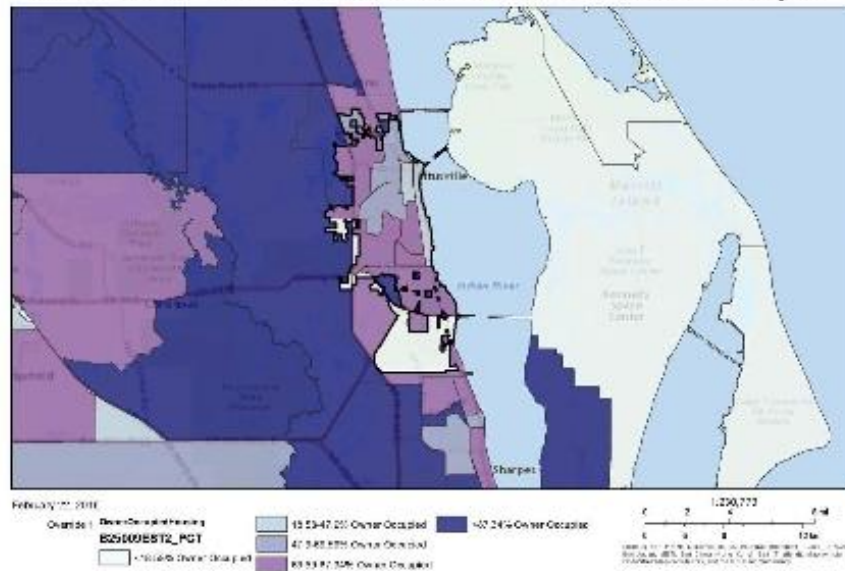
UNSAFE AND BLIGHTED PROPERTIES LIST

Location	NRSA	Analysis
1104 Tropic Street	Yes	Fire damage
1229 First Avenue	Yes	Fire damage – roof collapsed
3965 Baker Avenue	No	Partial roof collapse
1607 Palmetto Avenue	Yes	Roof collapsed
711 Booker Street	Yes	Structural damage to roof and walls
1390 Thornton Avenue	No	Heavy fire damage, roof collapse
715 Tropic Street	Yes	Heavy damage
711 Wager Avenue	Yes	Blighted - Exterior damage
505 Short Street	Yes	Roof damage, missing floors
511 Canaveral Avenue	Yes	Heavy exterior damage
712 Lucky Street	Yes	Blighted structure – interior/exterior damage
110-114 Brown Avenue	Yes	Duplex- extensive damage from vandalism, missing windows
2502 Garden Street	No	Blighted structure- porch damage
192 Roosevelt Street	Yes	Roof and exterior damage
1350 S. De Leon Avenue	Yes	Blighted Vacant (unutilized) Multi-Family Complex- several buildings with multiple units.

Occupancy
Assessment

The NRSA is slightly more renter-occupied than owner-occupied with about 47.9% owner-occupied units.

% OWNER OCCUPIED HOUSING - Consolidated Plan and Continuum of Care Planning Tool



In terms of vacant property, the NRSA has approximately a 19% residential vacancy rate. While lower than citywide vacancy rate, unsafe structures are more prevalent within this area. Anecdotal evidence through public engagement and perception also suggest that desirability (i.e. whether or not a homebuyer or renter wants to live in the area) limited housing products, and crime (both real and perceived) affect vacancy rates within this area.

Rental Housing Assessment

The median rent within the NRSA boundaries is lower than median rent elsewhere within Titusville. Put another way, the area commands rents about 15 percent lower than the city as a whole. Despite lower rents, housing costs place a higher burden on renters due lower incomes within the NRSA. As previously discussed, as much as 72.98% of low-income renters pay more than 30% of their income toward housing costs. These higher costs could be one factor contributing to the area's overcrowded conditions.

Housing Insecurity
Assessment

In general, renters bear the brunt of higher housing costs and lower incomes, evidence by the high rates of housing insecurity among them. About 72% of renters within the NRSA are “housing insecure,” meaning they are both low-income and paying 30% or more on housing costs each month.

Housing insecurity also affects owners at a higher rate than the city as a whole (albeit at much lower percentages than renters). About 10% of owners within the NRSA are housing insecure.

Local assets Assessment

The area, and its immediate surrounding areas, possesses several assets and institutional infrastructure to draw on as the City and its partners pursue new or expand existing strategies for area revitalization.

The area's institutional infrastructure includes educational, recreation, and faith-based institutions. The area has recreational/park facilities, a social service center, a host of churches, and numerous human service providers. Some of these institutions already meet regularly through a network of non-profit and faith-based organization meetings. In addition to acting as area assets, several of these institutions host programs that serve children and youth.

The NRSA has two parks that are available to the public: Isaac Campbell, Sr. Park located at 700 South Street, which features a community center offering special interest and drop-in activities including a computer lab. Blanton Park located at 1300 Main Street is a well-shaded 1.74-acre park popular for basketball and leisure gatherings at the pavilion. Additionally, although lying immediately just outside the NRSA boundary line, the Gibson Center Complex, which serves all the residents of the proposed NRSA Tier 1 area, is situated on 32.64 acres and serves as a community recreational park. Located at 835 Sycamore Street, the complex features a gymnasium and community facility. The gymnasium serves year-round as a site for youth and adult activities, leagues, and programs.

This area also possesses or is located in close proximity to several cultural and tourism assets that could assist with creative placemaking efforts and create another destination for visitors. These assets include the Historic Downtown district, Canaveral National Seashore, Indian River Lagoon, Space Walk of Fame, Titusville Playhouse, Brevard Historical Museum, Titusville Welcome Center, and Cycling/Pedestrian Trails. These assets could play an important role in creating a sense of place within this area, as well as assist with enhancing neighborhood pride among existing residents and improving the perception of the area among people who do not live there.

Infrastructure Assessment

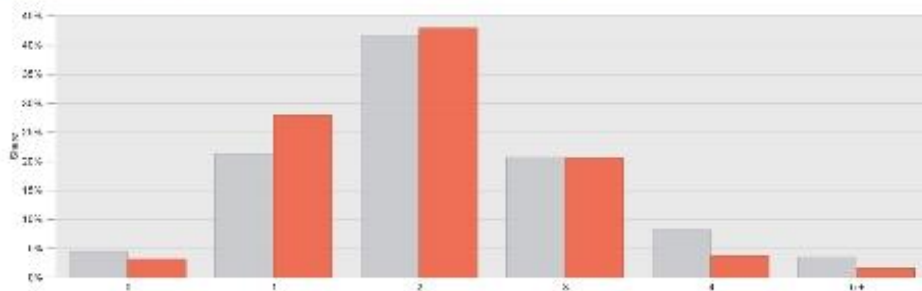
Transportation poses additional challenges, with more and more households living without a private vehicle or only one vehicle per household. Lack of frequent bus service and safe, convenient, walking and bicycling connections is a challenge within the NRSA.

TENURE BY VEHICLES AVAILABLE

Source: U.S. Census Bureau, 2012-2016 American Community Survey (2016)	Titusville, Florida
	Estimate
Total Vehicles	19,227
Owner Occupied:	12,590
No Vehicle	396
Renter Occupied:	6,637
No Vehicle	1,149

Car Ownership in Titusville, FL

Please note that the bar chart used in this discussion has been used as is and is not directly distributed by ACS when publishing the data.



Source: ACS 5-year Estimates
Data: 2012-2016

DATA USA:

In addition to transportation needs, the majority of the existing streets within the area are in need of some level of repair. There is approximately 13 miles of roadways in the NRSA. On an average, only one mile per year is repaired due to budgetary restraints. As a result, it would take over 10 years to make the necessary repairs in the NRSA.

The NRSA lacks adequate street and pedestrian lighting in some neighborhoods, and these improvements should be considered to address areas of expressed insecurity and public safety.

Finally, there are several areas in the NRSA where public sewer system is unavailable, furthering the housing maintenance cost burden on property owners and impacting the environment. The extension of public system should be considered in these areas where feasible.

Public Safety Assessment

The mission of Titusville Police Department is to protect and serve the citizens and properties of the Titusville; enforce all City, State, and Federal laws; prevent crime; and educate the public.

Anecdotal evidence through public engagement and perception suggest crime and traffic related safety issues are a concern in the community.

Code Enforcement Assessment

Code Enforcement within the NRSA have been a constant challenge due to the relative lack of investment in properties and buildings. The NRSA has numerous rental properties and absentee landlords higher than other parts of the city.

The Division of Code Enforcement has the task of investigating complaints, and enforcement of City land development and housing regulations. They ensure that the housing stock within the City is maintained in a decent, safe, and sanitary condition.

The Division also plays a major role in identification of abandoned and structurally unsafe buildings with the city. The City's goal is to consider a variety of strategies to enforce housing code violations in ways that emphasize neighborhood-level priorities. Community input will be an important part of this strategic process.

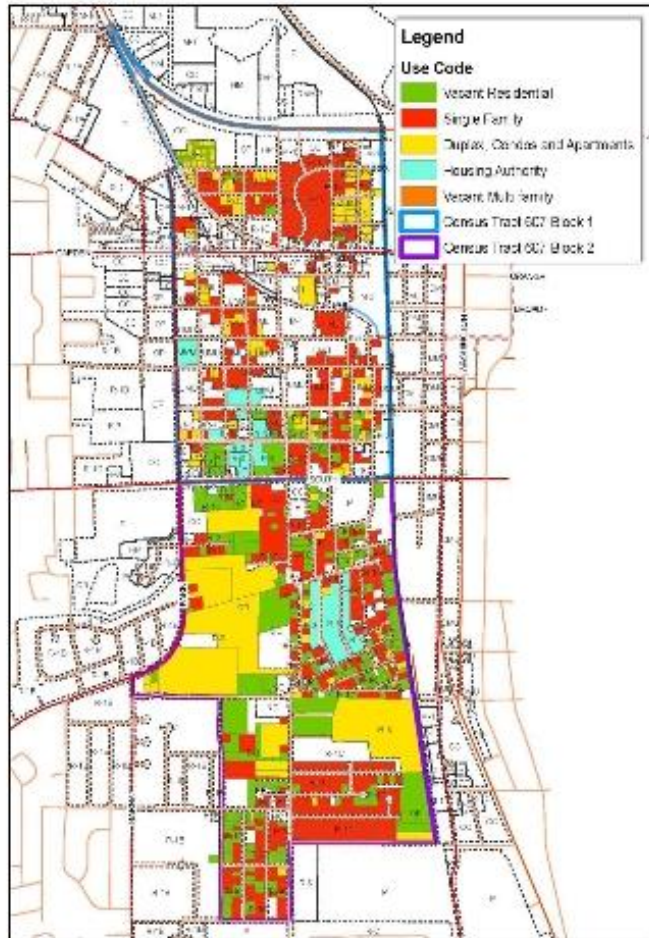
It is noted that the state of Florida largely relies on the private market to return vacant and abandoned properties back to productive use and state law virtually eliminates key leverage points to address vacancy and abandonment. The City, like other municipalities in Florida, faces relatively long lag times to transfer property to City control, along with limited ability to control disposition.

Zoning & Land Use Assessment

The NRSA focus area includes several land uses, including various classifications of residential, commercial, and industrial. However, the majority of the land use within the NRSA is residential. See below map.

(the remainder of this page intentionally left blank)

Titusville Census Tract 607 Block 1 & 2



A display of residential use within Census Tract 607 Block groups 1 and 2

Since most of the area is developed, the potential growth in the future will come from in-fill development of vacant inner lots and mixed-use projects at certain locations. Additionally, the redevelopment of certain abandoned properties is foreseeable. The NRSA population may fluctuate from time to time as some homes that were converted to multi-family uses are removed or restored to single-family or lower density housing.

The NRSA is a unique blend of residentially oriented land uses with a rich history of architecture that dates back to the early 1900's. Sprinkled around the community are a number of small commercial buildings that serve the surrounding residential community.

The principal streets within the NRSA are S. De Leon Avenue, South Street (between Park Avenue and East Coast Railway), Sycamore Street, Queen Street, Whispering Hills Road, and Main Street. S. De Leon Avenue serves as the principle connector between neighborhoods to the south and north.

Economic Development Assessment

The NRSA focus area is located in the S. De Leon Avenue and South Street neighborhoods of Titusville. This area boasts a rich history, where it historically served as a hub for African-American residents, locally owned businesses, and cultural venues. It currently acts as a strategic location for neighborhood investment within the city. The NRSA focus area is located between or adjacent to several areas of the city experiencing increased attention and capital investment, including the downtown district, shoreline area, Titus Landing redevelopment, and other historic neighborhoods. The downtown district and Titus Landing redevelopment either physically or programmatic (or both) could expand economic opportunity for local residents in the NRSA.

Recently, the NRSA has had renewed interest from several public organizations, including City Council on revitalization efforts. Most notably, this area is home to the Harry T. Moore Social Service Center, one of the area's most utilized social service venues. The NRSA has several businesses within it, but anecdotal evidence seems to suggest that these businesses do not meet the everyday needs of residents.

Despite its rich history, existing assets, and new projects to reinvigorate the area, several trends within the NRSA suggest limited economic development opportunities for its residents. Residents within the NRSA focus area experience a set of interrelated challenges at higher rates than the city as a whole. These challenges include unemployment, low educational attainment, housing insecurity, among other housing problems.

Market Activity

Several indicators suggest weaker market activity within the NRSA relative to other parts of the city, namely home sale values, new residential projects, and mortgage lending.

Median home values are considerably less than home values across the city of Titusville. Median home values in this area have not changed significantly since 2010. Similarly, permitting and lending is comparatively low within this area. Mortgage lending by financial institutions has been limited within the NRSA boundaries, with loan originations lagging between citywide totals.

Employment

Unemployment is more prevalent among residents within the NRSA than the remainder of the city. The unemployment rate is ten percent (10%) within the NRSA, while the remainder of the City is at three and half percent (3.5%); making the NRSA area six and half (6.5) percentage points higher than citywide rates. One reason for this notable difference is that criminal records may create a barrier to employment for residents living in the area.

While there are no large-scale employers located within the NRSA, a more deliberate relationship between those larger-scaled employers along the boundaries or adjacent to the NRSA and residents living in the NRSA could address the high unemployment rate.

NRSA	Census Tract 607, Titusville, Florida
	Estimate
Total:	1770
In labor force	1001
Civilian labor force	1001
Employed	899
Unemployed	102
Armed forces	0
Not in labor force	769

2013-2017 American Community Survey 5-Year Estimates

Year 2019- Titusville	Jan	Feb	Mar
Labor Force	21265	21429	21332
Employment	20419	20634	20570
Unemployment	846	795	762
Unemployment Rate	4.0	3.7	3.6

DEO- www.floridajobs.org/workforce Titusville City

Education Levels

Lower levels of educational attainment, particularly lack of post-secondary credential, may contribute to the area's higher rate of unemployment. Twenty six percent (26%) of residents have a high school diploma, forty percent (40%) have some college or Associate's degree, and four percent (4%) have a Bachelor's or higher degree. This means that fifty-six percent (56%) of residents (25+ years old) within the NRSA lack a post-secondary credential (i.e., degree, certificate, or other high-quality credential). Research suggests that post-secondary credentials, including college degrees and certifications, are becoming increasingly necessary for employees to be competitive in the U.S. job market. Lack of these credentials among residents within the NRSA hinder their ability to access existing job opportunities or qualify for training opportunities that require a high school diploma or other type of certification.

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,254	245	878
High school graduate (includes equivalency)	4,260	356	2,011
Some college or Associate's degree	6,030	680	1,848
Bachelor's degree or higher	3,650	115	963

Education Attainment by Age	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	70	159	129	160	477
9th to 12th grade, no diploma	714	484	529	916	826
High school graduate, GED, or alternative	1,177	1,342	1,583	3,702	3,469
Some college, no degree	1,190	1,152	1,562	3,010	2,265
Associate's degree	184	630	757	1,462	587
Bachelor's degree	163	836	629	1,772	745
Graduate or professional degree	64	239	304	958	505

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,042
High school graduate (includes equivalency)	25,011
Some college or Associate's degree	31,230
Bachelor's degree	44,797
Graduate or professional degree	51,615

Empowerment

To formulate an assessment of the NRSA, City staff conducted an analysis of the community's strengths, weakness, opportunities and threats. This assessment examines the community's economic and housing conditions, and other related quality of life issues. The following chart summarizes the result of the analysis.

a. Strengths, Weakness, Opportunities and Threats

Assessment Category	Community Characteristic
Strengths	Commitment to economic development Focus on job creation Proximity to recreation and regional trails Public Services Social Service Center
Weaknesses	Perception of crime and drug activities Aging infrastructure

17 of 39

	Preponderance of underemployed residents Vacant buildings Blighted substandard types of housing Median-income levels Lack of homeownership opportunities Lack of investment
Opportunities	Mixed use developments Strong support from business community Ongoing vitalization Low housing costs Low commercial lease rates Federal, State, and local business incentives
Threats	Perception of crime Absentee property owners High unemployment Poor housing conditions Low homeownership Deterioration of buildings Economic slowdown Insufficient capital resources Lack of participation in revitalization efforts Lack of pride in community

b. Unemployment

According to the 2010 census estimates, the proposed NRSA has a higher percentage of poverty and unemployment rates compared to the rest of the city. It is these critical indicators that demonstrate the severity of economic conditions within the neighborhood. Figures 1 and 2 indicates the unemployment rates in the NRSA focus area.

Total Population in the Civilian Labor Force	20,452
Civilian Employed Population 16 years and over	18,338
Unemployment Rate	10.34
Unemployment Rate for Ages 16-24	26.63
Unemployment Rate for Ages 25-65	6.26

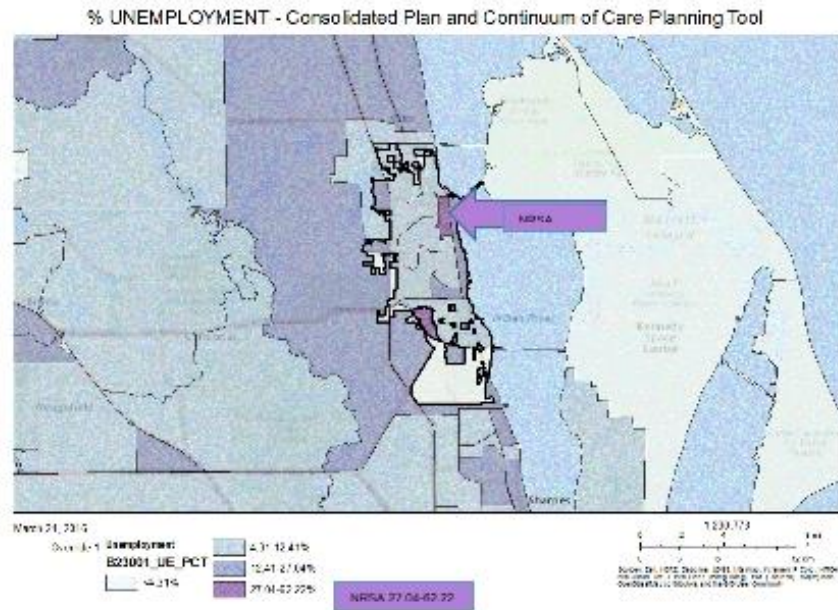


Figure 1

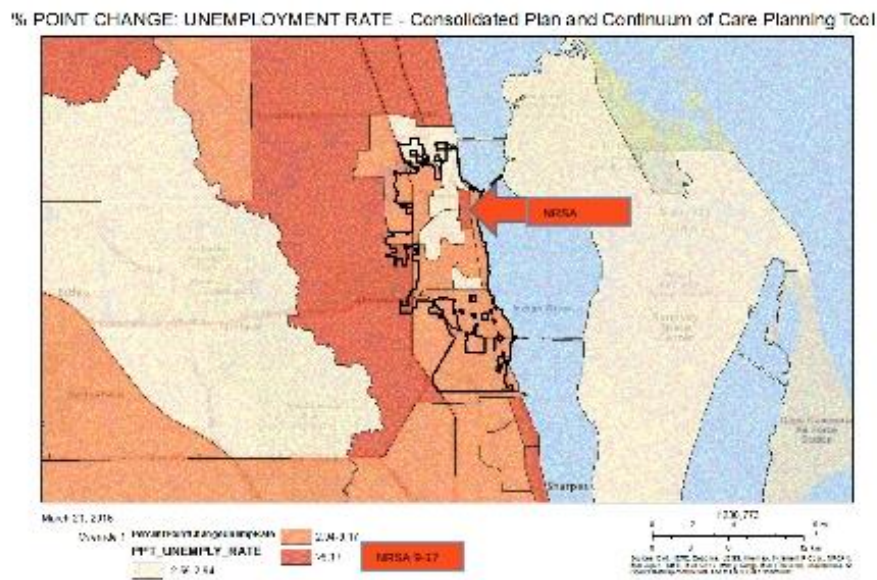


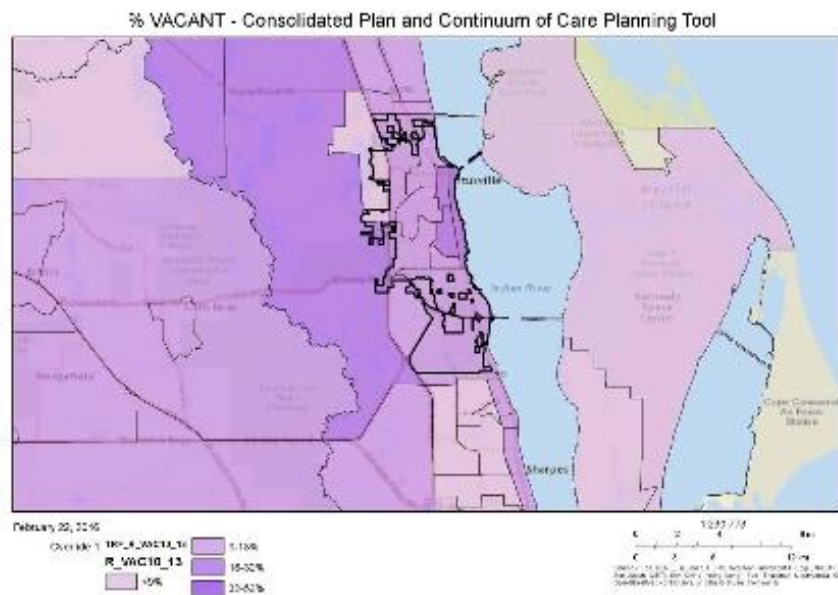
Figure 2

c. Access to capital (or lack of)

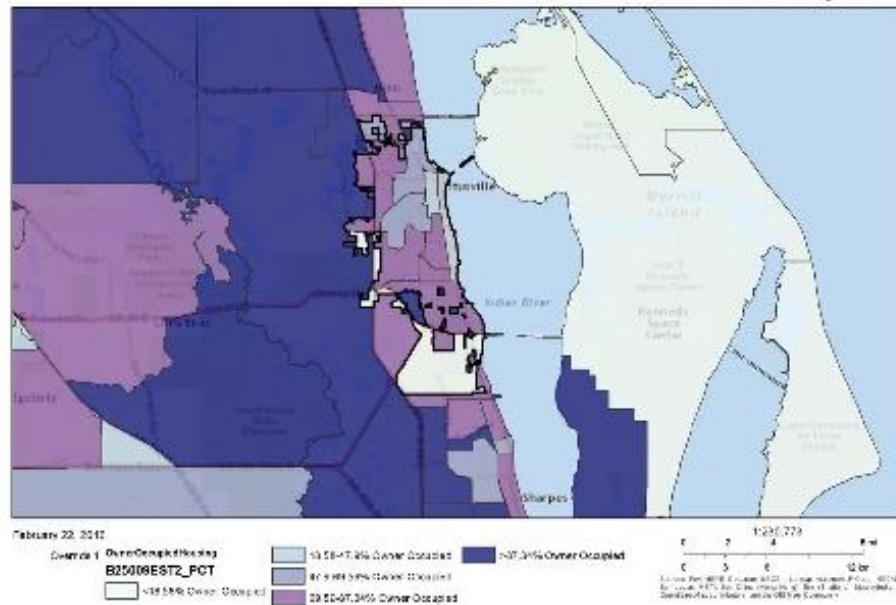
The current financing products available within the NRSA leave a number of gaps in finance structuring. Titusville suffered through migration of jobs and workers following the demise of the Space Shuttle Program. As a result, subsequent reinvestments into the area, many smaller businesses are still in the first stages of development. Some are emerging from the first stage into early second stages and cannot meet current market financial requirements to attract capital. Even federal government programs such as the Small Business Administration (SBA) program are sometimes inaccessible to most of these types of companies. These businesses are typically owned by low-moderate income individuals, emerging ethnic groups, young college age students, and young married individuals, all who have no historical family or community wealth or resources that can be leveraged or utilized to make the equity contributions required for the SBA loan programs. Younger entrepreneurs who have not been in business long enough to accumulate sufficient wealth to fulfill the requirements make up a significant portion of the business population.

d. Housing conditions

There are considerable amounts of fair to poor housing conditions in the NRSA. The area has a lower than city average rate of owner occupancy, which has contributed to a significant amount of blight and deterioration. Additionally, this area has an above average number of vacant buildings compared with overall city averages. Restoring the area to a majority homeownership is a priority for the NRSA focus area.



% OWNER OCCUPIED HOUSING - Consolidated Plan and Continuum of Care Planning Tool



Areas with older housing tend to have more code and maintenance violations, such as outdoor storage, junk cars, and poor property conditions. Poor housing maintenance is also a concern in the NRSA neighborhoods resulting in unsafe structures and contributing to blight in the neighborhood. 80% of the city's blighted and unsafe structures are located in the NRSA.

In the NRSA, the number of renter-occupied units outnumber owner-occupied units. The decline in owner occupancy combined with a slight decline in the number of single-family housing units reveals a trend toward more rental and multi-family properties.

Concerns for the NRSA center on the continued viability of the residential portion of the neighborhood. Focus on keeping homeowners in the neighborhood, transitioning renters to homeownership, preserving historic properties, and promoting responsible property ownership and property standards.

(the remainder of this page intentionally left blank)

VIII. NRSA VISIONS AND GOALS

The Community met with City staff between March 2018 and April 2019, to review the NRSA application and draft their vision for a plan. Several interested parties attended or participated. Specific comments included:

- ✓ Beautification of the area to reduce blight and stimulate reinvestments
- ✓ Create “gateways” into the community
- ✓ Restore area to more owner-occupied housing
- ✓ Retain or Rediscover historical value of the area
- ✓ Create more jobs or provide job training opportunities
- ✓ Create open space areas to showcase local history and recognize local contributors in the community

Vision #1- Positive Perception

The name “South Street Target Area” is a geographical designation that seems to lack personality and description. In the interest of changing perceptions and creating community pride, a goal would be to identify the area as a “gateway” by utilizing signage in the community that would both identify the neighborhood and its historic character, and create a method of wayfinding to and through the neighborhood.

Vision Objectives:

- Locate street and way finding signs that reinforce the identity of the neighborhood
- Designate streets within the target area that the community feels serves as a “gateway” into the area, for consideration of honorary street naming. One goal would be to designate South Street in honor of Dr. Martin Luther King, Jr., from Highway 50 to Highway US 1.

Vision #2- Promote the Neighborhood

In order for the Target Area to maintain the momentum of positive change, a marketing component must come into play beyond the obvious amenities of being close to downtown, trails, and the Titus Landing development.

Key to a healthy neighborhood is a sense of stewardship of the community by individual property owners. There needs to be recognition that the upkeep of their own property has a strong influence beyond their own property lines. Each property owner needs to have the same pride for his or her community. Living in this neighborhood should come with high expectations of improvement, respect, and care that go along with living in the area.

Vision Objectives:

- Market the community as a place to live because of its urban identity, rich history, variety of housing and commercial uses within walking distance
- Make information available on available assistance programs, and for property standards for building and property upkeep

- Educate property owners and tenants as to their role in the community with flyers, letters and welcome packets that show they are a part of the soul of this unique community and its success depends on maintaining these expectations
- Consider using community features such as monuments or other signage as identifying features at key entrances to the community
- Beautify South Street, the main corridor into the community
- Upgrade and/or install street lighting (i.e. LED) in area to create comfortable feeling for the residents
- Modernize infrastructure to create facelift along De Leon Avenue. This can include the installation of benches and trashcans, and traffic calming features.
- Increase public transportation facilities along De Leon Avenue.

Vision #3- Instill Pride by maintaining the community

The community, through personal contact, various neighborhood organizations and community outreach, will establish clear and definitive expectations for the levels of maintenance in the community. A once a year clean-up effort, using local organizations, can go a long way to kicking off the feeling of community pride. If those efforts are not fruitful in making the properties better, then strict code enforcement may be the alternative.

The City has a role in maintaining public facilities and creating smooth and level surfaces on the sidewalks, so people will be more apt to walk around the community and begin to interact with their neighbors.

These ideas are all part of realizing better appearing yards and well-kept buildings. This education process to instill a level of standard could be written in English and Spanish to ensure the majority of the population is aware of the community efforts to clean up the neighborhood.

Vision Objectives:

- Incorporate a once-a-year neighborhood clean-up campaign to take control of the neighborhood and exhibit what is acceptable yard maintenance
- Implement neighborhood expectations, education and dialogue through neighborhood watch or block organizations prior to enforcement to maintain community appearance. If unsuccessful, invoke stricter fines to achieve the expected outcomes.
- Require yards be maintained free of junk and debris by increasing proactive code enforcement efforts
- Provide neighborhood outreach through various neighborhood groups to the elderly or poor to help in maintenance of property to bring them up to neighborhood standards
- Upgrade sidewalks based upon traffic counts so they are level surfaced
- Complete sidewalk gaps where they exist, especially in areas relating to local schools, to enhance access.

Vision #4 – Historic Resources

The NRSA hosts several historic attributes and properties within its boundaries, and is contiguous to the Downtown Historic District. One method of public improvements could be to connect the

two districts; this may include installing period lighting fixtures from the downtown business district to the NRSA focus area along the main thoroughfares such as South Street, De Leon Avenue, and Main Street.

There is need for new property owners and residents to understand the expectations, benefits and constraints that go with ownership of structure(s) that are historic in nature. Literature should be generated and disseminated to the property owners. Finally, it is the goal that these historic structures be preserved and not demolished, especially those inside the portion of the local historic downtown district.

Vision Objectives:

- Connect the NRSA and Downtown Business District by targeting the area between the two for physical improvements, such as pedestrian scale streetlights, context sensitive signage and continuous street and sidewalk treatments.
- Extend additional themed, unified lighting on South Street and Main Street from the Central Business District (Hopkins Avenue) to Park Avenue, and take advantage of innovative ways of funding and maintaining them e.g. solar lighting or private investments (adopt a light).
- Make preservation information available to new homeowners in the NRSA defining what the district means and what the owner's role as stewards should be. Educate the community on the benefits of preserving the historic fabric of the built environment by nominating historic structures to the City's Local Register of Historic Places and contributing to the potential creation of a local historic district.
- Protect and preserve historic buildings through grant opportunities and rehabilitation programs such as tax credits and ad valorem exemptions.
- Retain and build upon the historic physical character of the community.
- Give special attention to the main corridor streets (Main Street, Park Avenue, De Leon Avenue, and South Street) so that they convey a positive impression by appropriate public and private partnership improvements and maintenance through landscaping, sidewalk and crosswalk treatment, pedestrian scale lighting and context sensitive signage.
- Beautification efforts are needed to reintroduce the original character of the neighborhoods; such as tree plantings that line the streets should be reintroduced
- Install traffic calming features with emphasis of the area of South Street from the Courthouse west to the water tower, and S. De Leon Avenue from South Street south to Harrison Street.

Vision #5 – Infill Development and Accessory Dwelling Units

Through the years, the community has experienced changing land use patterns and economic conditions. Redevelopment to meet changing market conditions is needed to improve the community. Redevelopment to a walkable neighborhood could bring back life to this neighborhood and the surrounding neighborhoods.

There are numerous opportunities for infill development in the NRSA. The question is what is appropriate infill development? Internal parcels should first continue the tradition of single-family homes; this will help maintain the neighborhood to predominantly owner-occupied. There are also opportunities for Accessory Dwelling Units in certain areas to maintain homeowner occupancy,

and new housing concepts along certain collector street frontages. This could be achieved by providing a variety of housing types that include multiple family designs, which create a quality designed mixed land uses characteristic of styles already found in the community.

Vision Objectives:

- Require development of vacant interior block spaces into single-family homes with a minimum lot size.
- Maintain scale and density standards that are compatible with the single-family detached housing developments for those areas of interior infill.
- Revise zoning or land use regulations to limit multi-family development to be along major collector frontages and done as "row house or townhouse" style with design standards. These standards may include rear driveways or alleyways, front porches and stoops a maximum distance from the street and a maximum number of units per building.
- Zoning changes for Accessory Dwelling Units (a.k.a. mother-in-law quarters) is approved. This will increase owner occupancy, which is important to maintain a stable neighborhood.
- Ensure multi-family and group homes do not negatively affect the stability of residential neighborhoods. These uses could create a negative impact by creating more transient or rental occupancy rather than homeowners, and create social areas rather than a neighborhood atmosphere. Design standards should include pedestrian scale enhancements such as pocket parks or civic areas that are adjacent to the street, shared driveways to reduce the number of curb cuts, maximum building setbacks and rear parking lots, and buildings oriented to the street.

Vision #6- Vacant and Abandoned Structures

The NRSA has several neighborhood stores and residential properties, some that have been reused while others sit vacant. Vacant buildings create building maintenance and neighborhood image problems; some of these buildings may never be salvageable. However, during the time of transition, there should be a policy that employs stricter enforcement and expensive consequences for buildings that remain boarded up or not occupied for an extended period. The use of a redevelopment project area may also be employed to achieve the desired results of new development. If this were to occur, the development should be context sensitive to the neighborhood and the buildings should be constructed in a manner to be adaptable to alternative uses in the future.

Vison Objectives:

- Prohibit the removal of existing homes on adjacent property to meet parking requirements for non-conforming uses, or to create larger homes that are out of scale with the community. Allow flexible parking arrangements such as including on-street parking in parking calculations and shared and satellite parking.
- Under the Blight and Slum objective, demolish abandoned/vacant derelict or deteriorated structures deemed unsafe or unhabitable through a Resolution of Necessity and the use of CDBG federal funds. This action will remove environmental justice concerns and improve the esthetic character of the area and stimulate reinvestments through private and public interests.

Vision #7– Neighborhood Community Center

The NRSA focus area has an existing Social Service Center built in the 1970s as a betterment project for the community. Through the years, the Center has gone through several transitions of operations, City, Parks & Rec, and private. This Center has potential to be a major viable resource for the community, but needs to be reinvigorated with the type of uses that will best serve the community. Located in the central part of the neighborhood, the Center is limited to the types of services and people it can serve due to existing parking and office space limitations. The Center has good access from De Leon Avenue, the main collector of the NRSA.

Vision Objectives:

- Consider increasing net usable office space for various social service agencies.
- Extend operating hours to accommodate community functions and events, and create volunteer-based coordination for such functions and events.
- Include this community asset in any new redevelopment considerations.

Vision #8 – Enhance existing parks

The NRSA has two considerable sized parks and recreation areas – Isaac Campbell Sr. and Blanton. Each park provides a unique set of amenities and services to the community, while at the same time addressing the common service of a place for quiet and passive recreation with grass and mature trees. This area also enjoys a specialty recreational area known as the Gibson Community Center and Fields located immediately adjacent the NRSA boundary. Each park is open to the citizens of Titusville throughout the year, and each bring their own unique public attraction.

Improvements and additional amenities are needed. They included, but are not limited to: lighting, exercise course, sport fields and areas, restrooms, community pavilions, community garden areas, and better signage. Improvements for summer activities such as splash pad or pool would be nice at the Gibson Community Center and additional benches and shaded sitting areas would benefit the community. Additionally, additional parking accommodations to address the crowds at summer ball games should be considered.

Vision Objectives:

- Build on parks as a neighborhood amenity of open space and civic functions.
- Build on the City's Trail Town policy by identifying projects that connect the existing parks to the Coast-to-Coast and other regional trails into the City.
- Make improvements to parks to increase sustainability and accessibility.
- Exercise areas for jogging or walking the perimeter of the parks.
- Add identification and locational signage adjacent to the public right-of-ways.

Vision #9 – Open Space and Recreation Development

The expansion of open space and park resources is a value that virtually all communities share. Depending on the interest and success of other open spaces, the City and local neighborhood groups can initiate additional recreation open spaces to include community gardens.

Vision Objectives:

- Allow for and support community gardens in vacant lots where appropriate.
- Continue to work with Brevard County Schools and Brevard County Parks & Recreation agencies to develop or improve sports fields' center complex.
- Build on the City's Trail Town policy by identifying projects that build on the Coast to Coast and other regional trails into the City.
- Distribute information of recreational events and programs through City website and other social media outlets

Vision #10 – Beautification (green) Efforts

It is desirable to create an urban forestry feel in the NRSA. Trees in parks and along streets between the curb and sidewalk, create this feel, and help characterize neighborhoods. In addition to street trees, parking strips and medians planted in grass create additional green spaces and enhance the aesthetic character of neighborhoods. Since ground cover is the responsibility of the adjacent property owner, there are concerns of more water consumption in warmer months. The challenge is to improve the character of the neighborhood and still be water wise. The City's Water Resources Conservation Office is responsible for creating, coordinating, and implementing education and public outreach programs relating to water conservation. This Program is a free public education and outreach service provided by Water Resources Department, and local neighborhood groups may coordinate with the City's Water Resources Conservation Office to provide education services for Florida friendly landscaping, and other water conservation public outreach efforts in support of this Vision.

Homeowner education on appropriate plants that will keep green yet having the right amount of water that all survive are important. The City should provide expertise and information as to the types of shrubs and ground covers that are drought tolerant and can be substituted for grass to conserve water. Education should also include the value of green space. Besides adding beauty to an area, the placement of trees conserves energy, battles air pollution, and shades the sidewalks.

In addition, programs for maintenance and replacement can be initiated. There are areas that need additional tree plantings in common spaces and greenways. The City should coordinate with local neighborhood groups to plant the appropriate trees in the appropriate places within the NRSA where they are absent.

Vision Objectives:

- Encourage neighborhood planting of trees and landscaping. The City and residents should come together to "re-tree" and maintain those areas lacking trees.
- Ensure the appropriate trees and landscaping are utilized in the right-of-way strips. Educate the public on the ecological values of the urban canopy, and what they can do to preserve it.
- Develop appropriate programs for maintenance, replacement, and new installations. Additionally, the city should consider continuing the Adopt a Tree program.
- Install pedestrian lighting along well-traveled sidewalk segments such as De Leon Avenue and South Street. Lighting could be solar to be more energy efficient and reduce utility costs.

- Improve or create small passive mini-parks or parklette's at key locations, for honorary or memorial community components.
- Encourage and promote Clean-Up Campaigns.
- Install historical markers, plaques, or bust at historical sites within the target area.
- Install wayfinding signs, with or without lighting, along main thoroughfares in the target area.
- Improve and/or install crosswalks at key intersections within the target area such as De Leon @ Whispering Hills, De Leon @ Queen, De Leon @ Sycamore, etc. Crosswalks can be decorative in style with applied thermoplastic designs in various stone patterns that meet the Manual on Uniform Traffic Control Devices (MUTCD).
- Remove blighted abandoned structures through Demolition and Code Enforcement Programs.

Vision #11 – Transportation

Streets are not just for cars. The “complete streets” concept takes into account alternative modes of transportation beyond the automobile in the public right of ways. There is an increasing demand for walkability, the use of bicycles, and transit options within the City. There are physical changes the City can make to enhance these modes of travel. Painted crosswalks delineate the preferred location of pedestrians to cross streets and heighten the sensitivity of the drivers to pedestrians and bicyclists.

The use of bulb outs, medians, street trees and landscaping, limited curb cuts, buffered bicycle lanes, wider sidewalks, and roundabouts are ways intended to provide a safe and comfortable pedestrian environment. In selected areas, they may be a tool to slow down traffic and work to facilitate bicycle and pedestrian travel by making cars more aware of major pedestrian crossings. Other ways to create safer pedestrian crossings at key locations could also include warning signage. Other elements could include shared right-of-way provisions, enhanced bike lanes, ADA ramps at corners, and color enhanced sidewalks.

Vision Objectives:

- Install crosswalks at intersections to solidify walkable neighborhoods.
- Develop options for traffic calming on collectors or main thoroughfares in the NRSA such as De Leon Avenue.
- Increase public transit stops within the NRSA to provide adequate transportation to and from governmental agencies, employers, and various service providers for the community.

Vision #12 – Economic Development

Titusville has faced the challenges typical of most U.S. small cities in the last thirty years; a shifting market and the decentralization of the population away from the city center.

The growth of small businesses to create jobs is needed to expand the economic base in the NRSA. Available funding is not sufficient to meet the needs of those desiring to start-up or grow a business in the NRSA. There seems to be a lack of lenders willing to risk lending to NRSA business owners

or potential NRSA business owners. Financial support is needed to grow businesses, while supporting the economic development in the community.

Support is needed for business expansion, job creation, growth, and removal of blight. Renewed investments can stimulate capital investment in the area, to remove slum and blight and/or to promote job creation/retention activities. Funding for improvements to commercial structures or reconstruction of blighted or deteriorating buildings is needed to enhance the viability of the NRSA economic base.

Vision Objectives

- Increase access to regional employment centers by improving the transportation infrastructure such as shorter transit headways, creating a robust bicycle network, and filling in sidewalk gaps where feasible.
- Create a Business Assistance Team to deal with issues facing start-ups and small business such as zoning and building permits, business licensing, economic development finance and incentives, and workforce development.
- Establish avenues for entrepreneurs, minority, women and disadvantaged enterprises, and small businesses to engage with policy makers – annual forums on permitting, regulation, taxes, neighborhood liaison staff, and complaint and suggestion boxes.
- Encourage local hiring incentives for new developments within the NRSA Target Area through preferences in bid opportunities.

IX. NRSA MEASUREABLE GOALS

In the NRSA, stability is limited by a high percentage of housing units that are rental properties. Rentals tend to have more transient occupants who move often, and in many cases, leave the property in worse condition. Homeownership, on the other hand, tends to give residents a sense of stability of long-term effect and influence.

The strategic objectives to follow will be used to address the neighborhood development needs of the NRSA community.

A. GOALS

AFFORDABLE HOUSING:

By utilizing the “aggregation of low- and moderate-income housing units” regulatory flexibility, the following strategies will be possible in addressing the specific housing needs of the NRSA community:

Priority Goal #1: IMPROVE THE QUALITY OF HOUSING STOCK

1.1 Improve existing housing stock to help alleviate exterior conditions of blight and provide additional affordable housing opportunities

1.2 Enable low-moderate income homeowners to stay in their homes by increasing sustainability of existing units

Priority Goal #1. Improve Quality of Housing Stock

#	Strategy	Outcomes	Funding
1.1	Weatherization Program	<ul style="list-style-type: none"> Exterior improvements to housing units Eliminate blight Increase sustainability of existing units 	<ul style="list-style-type: none"> CDBG Private resources leveraged

Priority Goal #1 Expected Accomplishment/Metrics

#	Accomplishment	Year 1	Year 2	Year 3	Year 4	Year 5	TOTAL
1.1	Housing Units Improved	5	5	5	5	5	25

Priority Goal #2- EXPAND HOMEOWNERSHIP OPPORTUNITIES**2.1 Enable low to moderate families to buy a home**

The NRSA has a lower than city average rate of owner occupancy, which has contributed to a significant amount of blight and deterioration. Additionally, this area has an above average number of vacant units compared with the overall city average. The City's First-Time Homebuyer Program provides zero interest, deferred payment loans, for down payment and closing costs assistance that may be forgiven after residency and terms.

2.2 Ensure homebuyers are suitable to undertake and maintain homeownership- Homebuyer Education

To encourage successful homeownership experiences, the City requires homebuyers to attend a homebuyer education class. The purpose of this class is to educate prospective homebuyers with curriculum including finding a home they can afford, work with realtors, budgeting, the home buying process, negotiation, and home maintenance. Participants are required to complete Homebuyer Education classes before purchasing their home.

Priority Goal #2 Expand Homeownership Opportunities

#	Strategy	Outcomes	Funding
2.1	First Time Homebuyer Program	<ul style="list-style-type: none"> Provide down payment assistance needed for low-income families to buy a home Support neighborhood revitalization through homeownership opportunities 	<ul style="list-style-type: none"> SHIP HOME
2.2	Homebuyer Education	<ul style="list-style-type: none"> Ensure families are suitable for homeownership 	<ul style="list-style-type: none"> SHIP HOME

30 of 39

		<ul style="list-style-type: none"> • Increase ability to maintain home 	
--	--	---	--

Priority Goal #2 Expected Accomplishments/Metrics

#	Accomplishment	Year 1	Year 2	Year 3	Year 4	Year 5	Total
2.1	Loans	5	5	5	5	5	25
2.2	Education	5	5	5	5	5	25

Priority Goal #3- INCREASE THE SUPPLY OF DECENT AFFORDABLE HOUSING**3.1 Transform vacant land or dilapidated buildings to quality affordable housing units**

The NRSA contains a large number of underutilized or vacant areas. These vacant areas typically lack public infrastructure in the form of utilities that could facilitate their development. The issues associated with vacant lots and infill housing is complex and often requires a partnership between the public and private sectors to develop strategies for specific properties.

3.2 Support construction of new housing units

Gap financing to non-profit developers to assist in the construction or rehabilitation of single-family (owner) housing. The City utilizes the HOME Program's 15% CHDO set-aside funding to support CHDOs in the development of affordable housing units.

Priority Goal #3 Increase the supply of decent affordable housing

#	Strategy	Outcomes	Funding
3.1	Affordable Infill Housing Program	<ul style="list-style-type: none"> • Create new affordable units • Facilitate development of underutilized properties • Partner with property owners and/or developers to develop solutions for underutilized vacant land • Improve neighborhoods by developing vacant land, replacing or rehab blighted structures • Create new affordable housing units • Increase number of decent, affordable units 	<ul style="list-style-type: none"> • CDBG • HOME • Other
3.2	Support construction of quality housing units	<ul style="list-style-type: none"> • Affordable sites found and secured for construction of new housing units • Support CHDOs to create affordable housing options for low income persons 	<ul style="list-style-type: none"> • HOME • CHDO • HOME • Other

31 of 39

		<ul style="list-style-type: none"> Support for-profit and non-profit developers for the construction of new affordable housing units 	
--	--	---	--

Goal #3 Expected Accomplishments/Metrics

#	Accomplishment	Year 1	Year 2	Year 3	Year 4	Year 5	Total
3.1	Infill Units	2	2	2	2	2	10
3.2	CHDO units	1	1	1	1	1	5

PUBLIC SERVICES:

By utilizing the “public service cap exemption” regulatory flexibility, the following strategies will be possible in addressing the specific public service needs of the NRSA community:

Priority Goal #4 – INCREASE PUBLIC SERVICE PROGRAMS

4.1 Improve access to public and human services for NRSA residents

Increase services at existing community centers and/or create additional service locations to provide centralized “one stop shops” for NRSA residents to apply and receive direct assistance with various housing and human needs.

4.2 Expand public services for NRSA residents

Increase availability of funding opportunities to non-profit service providers in order to distribute CDBG funds more efficiently into the community to reach those households most in need of housing and public services.

Priority Objective #4. Increase public service programs

#	Strategy	Outcomes	Funding
4.1	One Stop Shop	<ul style="list-style-type: none"> Improve access and increase availability of services Increase public awareness Increase social media platforms Improve wrap-around services 	<ul style="list-style-type: none"> CDBG
4.2	Public Services Programs	<ul style="list-style-type: none"> Increase delivery of services Increase funding availability 	<ul style="list-style-type: none"> CDBG

		<ul style="list-style-type: none"> • Increase public transportation • Increase partnerships with non-profit service providers 	
--	--	---	--

Priority Objective #4 Expected Accomplishments/Metrics

#	Accomplishment	Year 1	Year 2	Year 3	Year 4	Year 5	TOTAL
4.1	Number of people served	50	50	75	100	100	375
4.2	Number of people served	100	100	100	250	250	800

B. ECONOMIC DEVELOPMENT PRIORITY OBJECTIVES

High levels of unemployment and poverty are a major concern for the NRSA. Creating a strategy to utilize federal and local resources to provide the financial assistance needed for NRSA businesses to create jobs, renovate blighted commercial building, develop underutilized commercial property, provide business-counseling services, and create access to capital.

By utilizing the “low- and moderate-income area benefit national objective” and the “aggregate public benefit standard exemption” regulatory flexibilities, the following strategies will be possible in addressing the specific economic development needs of the NRSA community:

Priority Goal #6 – JOB CREATION

Increase economic opportunities through the creation or retention of permanent jobs.

6.1 Reinvestment in Area

The area lacks lenders willing to risk lending to NRSA investors and potential business owners. To alleviate this problem, the City will strongly support the creation of a Qualified Opportunity Zone program under the Tax Cuts and Jobs Act (TCJA), which is a tool for promoting long-term investments in low-income qualified communities. Investors are provided tax benefits for investing capital gains in the qualified census tracts.

Priority Objective #6: Job Creation

#	Strategy	Outcomes	Funding
6.1	Opportunity Zone	<ul style="list-style-type: none"> • Reduce unemployment • Increase economic base • Attract economic growth 	<ul style="list-style-type: none"> • Federal • NBEDZ • Leveraged private resources

Priority Goal #6 Accomplishments/Metrics

	Accomplishment	Year 1	Year 2	Year 3	Year 4	Year 5	Total
6.1	FTE jobs created or retained		5		5		10

Priority Goal #7: BUSINESS ASSISTANCE TEAM

7.1 Provide business-counseling services to attract new business start-ups and improve the rate of survival of businesses in the NRSA area.

Priority Goal #7: Business Counseling to promote business success

#	Strategy	Outcomes	Funding
7.1	Business Information Center	<ul style="list-style-type: none"> • Increase survival rate of businesses • Attract more businesses • Support the struggling start-up businesses 	<ul style="list-style-type: none"> • CDBG • General Fund • Leveraged private resources

Priority Goal #7 Accomplishments

	Accomplishment	Year 1	Year 2	Year 3	Year 4	Year 5	Total
7.1	People assisted		25		25		50

Priority Goal #8: DEVELOP UNDERUTILIZED PROPERTIES

Support the development of underutilized properties in the NRSA, providing opportunities to expand the economic base, stimulate business growth, remove blight and/or encourage job creation.

8.1 Facilitate and stimulate reinvestment of underutilized properties

Program is intended to facilitate and stimulate capital investment in the NRSA, and to remove slum and blight. The funds may be used to renovate the exterior of existing commercial buildings. Funds will be used to contribute to and to enhance the viability of the NRSA's economic base.

Priority Objective #8: Improve underutilized or distressed commercial properties

#	Strategy	Outcomes	Funding
8.1	Façade Improvement Program	<ul style="list-style-type: none"> • Attract new businesses • Provide loans for façade improvements 	<ul style="list-style-type: none"> • CDBG • Leverage private resources

Priority Goal #8 Expected Accomplishments/Metrics

#	Accomplishment	Year 1	Year 2	Year 3	Year 4	Year 5	Total
8.1	Number of loans		2	2	2	2	8

C. STABILIZATION PRIORITY OBJECTIVES

Although there is no specific regulatory flexibility available to assist the City and community in furthering its commitment in addressing stabilization concerns, the Plan includes the objectives in addressing safety, beatification, and infrastructure components:

SLUM AND BLIGHT:

Priority Goal #9 IMPROVE SAFETY AND APPEARANCE

9.1 Property Maintenance Promote safe and attractive neighborhoods.

As common in blighted neighborhoods, absentee and delinquent property owners often fail to keep their properties up to code standards. A Property Maintenance Assessment Program will be implemented through the assistance of the City's Building Department, Code Enforcement Division, or through contractors to perform assessments of all structures within the NRSA Target Area. The Program will address the lack of maintenance or upkeep of mostly abandoned and vacant structures that contribute to the decline of the area, but will also ensure that all structures are structurally safe. The Program will encourage code compliance where feasible, and seek removal of structures that are not.

9.2 Demolition Eliminate Slum and Blight

There are numerous vacant structures in the NRSA. Most are structurally sound and are candidates for rehabilitation. However, others are in extreme state of deterioration with the only viable option being demolition of the structure. The implementation of a Demolition Loan Program would provide financial assistance needed to demolish unsafe structures providing for reinvestments in the area.

9.3 Public Improvements

Enhance the NRSA neighborhoods to create suitable living environmental conditions. Public improvements that repair deteriorating and inadequate streets, sidewalks, curbs/gutters, stormwater, drainage, and other infrastructure will support to improve the quality of life in the area.

Priority Objective #9 Improve the Safety and Physical Appearance of the NRSA

#	Strategy	Outcomes (long term)	Funding
9.1	Property Maintenance Program	<ul style="list-style-type: none"> • Reduce neighborhood blight • Encourage greater stakeholder involvement • Improve appearance of neighborhoods • Address housing safety • Reduce crime • Increase property values 	CDBG

35 of 39

		<ul style="list-style-type: none"> • Facilitate attractive neighborhoods 	
9.2	Demolition Program	<ul style="list-style-type: none"> • Improve the physical appearance of neighborhoods • Reduce slum and blight • Increase property values • Reduce health and safety issues 	CDBG
9.3	Infrastructure Improvement Program	<ul style="list-style-type: none"> • Improve the physical appearance of the neighborhoods • Improve quality of life • Increase property values 	CDBG

Priority Goal #9 Expected Accomplishments/Metrics

#	Accomplishment	Year 1	Year 2	Year 3	Year 4	Year 5	Total
5.1	Code Violations Corrected	25	25	25	25	25	225
5.2	Demo Unsafe Structures	1	1	1	1	1	5
5.3	Infrastructure Improvements	5	5	5	5	5	25

X. CONCLUSION

The activities outlined in this NRSA Plan reflect and are intended to be consistent with the goals and needs expressed by citizens, stakeholders, and City Council during the planning and public input process.

The Plan consist of various components called Visions and Goals. They include housing development, economic development, community identity, zoning and land use, parks and recreation, transportation, and infrastructure. The NRSA Plan does not contend to fulfill all of the many recommendations of the community. However, it does substantiate to the community, and especially and hopefully to HUD, that a critical mass of effort is being made that merits granting the NRSA regulatory flexibility available to the CDBG-assisted activities.

Achieving the performance benchmarks requires the participation, cooperation, and investment of the many stakeholders. Given that CDBG funds are a significant source of investment, a NRSA Plan is a logical step for the NRSA revitalization activities. Revitalization and creation of economic opportunity hinges on capital formation and support. To help turn around neighborhoods and to create job opportunities for local residents, the City has used aggressive redevelopment strategies. Efforts to recruit new industries to Titusville have been successful. While continuing these efforts has helped inject vibrancy and activity into areas surrounding or adjacent to the NRSA, blight and poverty are so deep that the maintenance and continuation of many of the founding strategies and activities must be carried forward with the same level of

36 of 39

energy as has been demonstrated during the past five years. Creating and generating jobs is the key to turn neighborhoods around and promoting opportunities.

The foundation of the City's strategy to rebuild neighborhoods is primarily program emphasis in the NRSA. This requires concentrated economic development efforts, housing programs, public improvements projects, and public services in the areas of greatest need within the City. By designating the proposed area as a Neighborhood Revitalization Strategy Area, the city can achieve a greater comprehensive community revitalization and will continue to address the physical and economic needs in the NRSA area. The NRSA is an urban area that is both economically and physically distressed. It contains a high level of persons living below poverty income level and has aging housing stock and infrastructure. The NRSA will address the area's economic needs through a comprehensive economic development program designed to spur businesses to relocate or expand into the area and to create jobs. Related public facility improvements and upgrades are included in the Plan. The establishment of the NRSA will relieve businesses of the burden of detailed documentation related to job creation and allow for aggregation of housing units and public benefit standards, which are advantageous for the city realizing its goals. Achieving performance benchmarks requires the participation, cooperation, and investment of many stakeholders. This Plan provides a framework for progress, self-evaluation and accountability.

RECAP

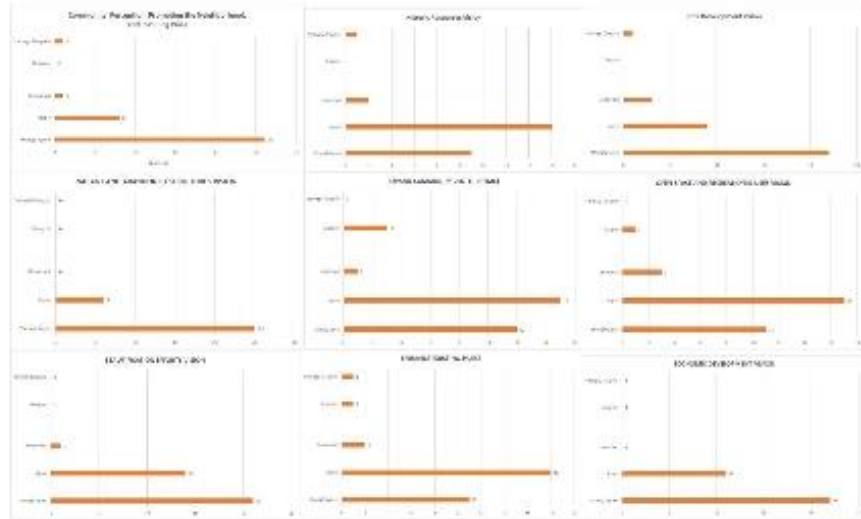
- Create homeownership opportunities through redevelopment and partnerships.
- Rehabilitate existing homes to provide safe, decent, and affordable housing for low-income households while preserving the existing housing stock.
- Eliminate blight through Façade improvement programs.
- Increase social and human services to the residents of the NRSA.
- Demolish unsafe/uninhabitable structures contributing to the decline and blight in the area.
- Public beautification improvements including streets, sidewalks, curbs, gutters, landscaping, and lighting.
- Reduce crime through aggressive crime prevention and suppression, code enforcement, and development of Neighborhood Watch Groups.
- Continued support for community groups to foster increased resident involvement.
- Job Creation – federal Opportunity Zone support and implementation.
- Business Assistance Team to increase rate of survival.
- Redevelop underutilized commercial properties.
- Leverage the economic and redevelopment opportunities that may be realized by the regional trail into the NRSA.

Citizen Participation- NRSA Plan Development

Type	Purpose		Date	Participate (P) or None (N) or N/A
Community Meeting	NRSA Introduction	Plan-	March 12, 2018	P
Community Meeting	NRSA Surveys/Process	Plan-	March 26, 2018	P
Community Meeting	NRSA Plan- Objective		April 16, 2018	P
Community Meeting	NRSA Plan- Visions		May 21, 2018	P
Community Meeting	NRSA Plan- Visions		June 18, 2018	P
Community Meeting	NRSA Plan- Visions		July 16, 2018	P
Community Meeting	NRSA Plan- Visions		August 20, 2018	P
Community Meeting	NRSA Plan- Visions		November 19, 2018	P
Community Meeting	NRSA Plan- Visions		December 17, 2018	P
Community Meeting	NRSA Plan- Visions		January 28, 2019	P
Community Meeting	NRSA Plan- Draft Review		February 18, 2019	P
Community Meeting	NRSA Plan- Final Review		March 18, 2019	P
Community Meeting	NRSA Plan- Final Review		April 15, 2019	P
Community Outreach	NRSA Plan- Group Email		April 17, 2019	P
Community Outreach	NRSA Plan- Newsletter		June 2019	N/A
Community News	Talking Points Magazine- NRSA Plan		January 2020	NA/
Public Meeting*	NRSA Plan- Public Hearing		February 22, 2022	P

*NRSA Plan adopted by City Council as written

NRSA Plan Community Voice Survey




Grantee SF-424's and Certification(s)

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424			
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	
* 3. DUNS Received: <div style="background-color: yellow; height: 15px; width: 100%;"></div>		* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>	
4. Applicant Identifier: CITY OF TITUSVILLE, FLORIDA		5a. Federal Entry Identifier: 59-8000440	
5b. Federal Award Identifier: 5-22-80-17-002		State Use Only: 6. Date Received by State: <input type="text"/>	
7. State Application Identifier: <input type="text"/>		8. APPLICANT INFORMATION:	
* a. Legal Name: CITY OF TITUSVILLE, FLORIDA			
* b. Employer/Taxpayer Identification Number (EIN/TIN): 59-0009450		* c. Organizational DUNS: 0799409110003	
d. Address:			
* Street1: 550 S. WASHINGTON AVENUE Street2: <input type="text"/> * City: TITUSVILLE County/Parish: <input type="text"/> * State: FL Florida Province: <input type="text"/> * Country: USA UNITED STATES * Zip / Postal Code: 32780			
e. Organizational Unit:			
Department Name: COMMUNITY DEVELOPMENT		Division Name: NEIGHBORHOOD SERVICES	
f. Name and contact information of person to be contacted on matters involving this application:			
Prefix: <input type="text"/>		* First Name: TERRIE	
Middle Name: <input type="text"/>		* Last Name: FRANKLIN	
Suffix: <input type="text"/>		Title: NEIGHBORHOOD SERVICES COORDINATOR	
Organizational Address: <input type="text"/>			
* Telephone Number: 321-567-3790		Fax Number: 321-382-5614	
* Email: TERRIE.FRANKLIN@TITUSVILLE.COFL			

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="City of Titusville Government"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14.218"/>	
CFDA Title: <input type="text" value="COMMUNITY DEVELOPMENT BLOCK GRANT"/>	
* 12. Funding Opportunity Number: <input type="text" value="PR-5100-N-01"/>	
* Title: <input type="text" value="GENERAL SECTION"/>	
13. Competition Identification Number: <input type="text"/>	
Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text" value="SOUTH SLOPE TARGET AREA- REVISED 2019.pdf"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="CITY-WIDE AND TOWN-WIDE REHABILITATION, REAFFIRMATION, SLIGHT REMOVAL, PUBLIC SERVICES, PARK REPAIRS, IMPROVEMENTS, AFFORDABLE HOUSING, AND ECONOMIC DEVELOPMENT ACTIVITIES"/>	
Attach supporting documents as specified in agency instructions <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="CTE"/>	* b. Program/Project: <input type="text" value="CTE"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="10/01/2020"/>	* b. End Date: <input type="text" value="09/30/2021"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="347,137.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="347,137.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach: <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001) <input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internal file where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text"/>	* First Name: <input type="text" value="TERESA"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="FRANKLIN"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="NEIGHBORHOOD SERVICES DIRECTOR"/>	
* Telephone Number: <input type="text" value="321-367-3783"/>	* Fax Number: <input type="text" value="321-363-5614"/>
* Email: <input type="text" value="TERESA.FRANKLIN@TITUSVILLEFLA.COM"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="05/24/2022"/>

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation – it is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105/

Community Development Plan – Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan – It is following a current consolidated plan that has been approved by HUD.

Use of Funds – It has complied with the following criteria:

1. Maximum Feasible Priority With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health and welfare of the community, and other financial resources are not available (see Optional CDBG Certification).
2. Overall Benefit The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) **2022, 2023, and 2024** shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such person during the designated period.
3. Special Assessments It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public

improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force - It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and;
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws - The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K, and R.

Compliance with Laws - It will comply with applicable laws.



Signature of Authorized Official
Terrie Franklin

6/24/2022

Date

Neighborhood Services Director
City of Titusville, Florida

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-L.L.I., "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons with AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1710) and implementing regulations at 24 CFR Part 135.

Signature of Authorized Official

Date



June 24, 2022

Neighborhood Services Director
Title

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0345-0040), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

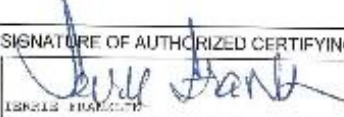
1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4726-4753) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color, or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794) which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-265), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1958 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

Previous Edition Usable

Authorized for Local Reproduction

Standard Form 424B (Rev. 7-97)
Prescribed by OMB Circular A-102

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
15. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133 "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE NEIGHBORHOOD SERVICES DIRECTOR
APPLICANT ORGANIZATION CITY OF TITUSVILLE, FLORIDA	DATE SUBMITTED 06/24/2022

Standard Form 424B (Rev. 7-97) Back

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4340-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

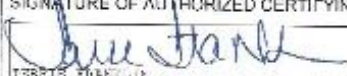
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance, and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1688) which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-516), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

Previous Edition Usable

Authorized for Local Reproduction

Standard Form 424-D (Rev. 7-87)
Prescribed by DMH Circular A-102

11. Will comply or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7326) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11650; (d) evaluation of flood hazards in floodplains in accordance with EO 11588; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 105 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11583 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.)
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL  TERRIE FRANK	TITLE REGIONAL SERVICES DIRECTOR
APPLICANT ORGANIZATION CITY OF TITUSVILLE, FLORIDA	DATE SUBMITTED 06/24/2022

SF-4240 (Rev. 7-87) Back

Appendix - Alternate/Local Data Sources

1	Data Source Name 2020 COMMUNITY SURVEY
	List the name of the organization or individual who originated the data set. City of Titusville - Neighborhood Services
	Provide a brief summary of the data set. Collection of citizen input and comments on problems and issues, such as, affordable housing, transportation, human services, crime, drugs, government services, parks, and public nuisances.
	What was the purpose for developing this data set? To ascertain problems or issues, if any, that citizens felt needed the most attention to improve their neighborhood.
	Provide the year (and optionally month, or month and day) for when the data was collected. November 2019
	Briefly describe the methodology for the data collection. Paper surveys were mailed out to each household residing in the low-income target area. Additionally, an on-line survey was available on the City's website for all citizens to complete. Additionally, two community meetings were held to allow verbal comments.
	Describe the total population from which the sample was taken. Approximately 500 surveys were mailed out to those residing in the target area. Additionally, the survey was made available to all residents via the City's website.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. A total of 39 paper surveys were returned. Additionally, 6 residents attended the public community meetings and provided input. Of those households that responded to the survey, the majority were 1 or 2-person households, and have equally lived in their neighborhood for less than 6 years or more than 20. Respondents were mostly seniors and were considered very low-income.
2	Data Source Name ersi Business Summary April 1, 2022
	List the name of the organization or individual who originated the data set. Economic Development Department
	Provide a brief summary of the data set. Prepared by 2022 Esri's Data allocation method

	<p>What was the purpose for developing this data set?</p> <p>Consolidated Plan</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>User specific</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2022, April 1</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>complete</p>
3	<p>Data Source Name</p> <p>2019 ACS</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>American Community Survey - U.S. Census</p>
	<p>Provide a brief summary of the data set.</p> <p>U.S. Census data</p>
	<p>What was the purpose for developing this data set?</p> <p>U.S. CENSUS</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2019 ACS Census Survey</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>collected by the US Census</p>
	<p>Describe the total population from which the sample was taken.</p> <p>Unknown</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Unknown</p>
4	<p>Data Source Name</p> <p>2008-2010 ACS</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Economic Development Department- Grantee</p>
	<p>Provide a brief summary of the data set.</p> <p>City of Titusville Economic Market Study</p>

	What was the purpose for developing this data set? For inclusion in the CDBG Consolidated Plan analysis
	Provide the year (and optionally month, or month and day) for when the data was collected. 2013
	Briefly describe the methodology for the data collection. Collected by an outside party
	Describe the total population from which the sample was taken. Unknown
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Unknown