

## **Executive Summary**

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

#### **1. Introduction**

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

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

#### **2. Summarize the objectives and outcomes identified in the Plan**

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

The CDBG objectives for PY 2025 fit under the first national objective of benefiting low-to-moderate-income persons. That are persons with total household income of less than 80% of the area median income by household size.

- The results of the resident surveys, stakeholder interviews, public comments, and secondary data from HUD, the Census Bureau and other HUD-approved sites.
- The limitations placed on the City by HUD regulations with regards to the location of public improvements and the cap on social spending
- The existence and capacity of potential subrecipients to carry out activities.

Specific objectives identified in the Consolidated plan and the City of Cocoa's strategic plan includes the areas of housing, homelessness, special needs, and non-housing community development needs such as:

- **Housing:** Preserving existing affordable housing; producing new affordable homes in designated target areas and mixed income rental unit's city wide, providing home ownership opportunities for those wishing to own their own home, providing services to educate home buyers regarding the mortgage process, enabling homeowners through education and counseling to retain their home, and demolishing structures that are substandard and unfit for human habitation.
- **Homeless:** Providing transitional housing to address the increasing population impacted by current real estate market conditions and labor force reductions, establishing facilities for offenders, support activities to fill gaps in Brevard County's Continuum of Care and to respond to urgent community needs, support increased permanent supportive housing and transitional beds for persons with special needs to include housing for unaccompanied homeless youth.

### 3. Evaluation of past performance

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

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

#### HOME

- Provided financial support for the purchase of a home through Purchase Assistance; however, home ownership opportunities have decreased due to the higher purchase prices of homes throughout Brevard County. Increasing down payment assistance amounts for purchasers helped to assist some residents.
- Supported the rehabilitation of homeowner units with Homeowner Rehabilitation; due to the increased costs of construction materials, assistance amounts were increased to help homeowners with home repairs due to health and safety.
- Additionally, the lack of affordable rental housing in Brevard is the reason this year's 2025 Annual Action plan reflects more activities to expand and preserve affordable rental housing for the purpose of sustaining decent affordable housing.

CDBG

- Provided payments to fund Public Services through local non-profit agencies

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

Public outreach efforts were conducted, including a public meeting with the CDBG Advisory Board and two Brevard County Board of County Commissioner's public hearings to determine housing and non-housing community development needs, pursuant to the Citizen Participation Plan. During the public comment period, copies of the draft Annual Action Plan are available online on the Brevard County Housing and Human Services website, at three libraries strategically located in the north, central and south part of the county, and each Consortium member's office. Comments were able to be submitted at each Consortium Member's Office (City of Titusville, City of Cocoa, City of Melbourne and City of Palm Bay, through email to Brevard County Housing and Human Services, and through the Brevard County Housing and Human Services website.

#### **5. Summary of public comments**

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

Any relevant public comments that are received during the advertised public comment period or at the final Public Hearing will be included in the Appendix.

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

Any relevant public comments that are received during the advertised public comment period or at the final Public Hearing will be included in the Appendix.

#### **7. Summary**

Any relevant public comments that are received during the advertised public comment period or at the final Public Hearing will be included in the Appendix.

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

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

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

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

**Table 1 – Responsible Agencies**

### **Narrative**

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

### **Consolidated Plan Public Contact Information**

Brevard County Housing and Human Services Department

2725 Judge Jamieson Way, Building B-106

Viera, FL 32940

Contact: Juanita D. Jackson, Director or Linda Graham, Assistant Director

Phone: 321.633.2076

Email: [Juanita.Jackson@brevardfl.gov](mailto:Juanita.Jackson@brevardfl.gov) or [Linda.Graham@brevardfl.gov](mailto:Linda.Graham@brevardfl.gov)

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

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

### **1. Introduction**

Engaging with stakeholders, partners, neighborhoods directly impacted by programs, governmental boards and committees, and other organizations engaged in similar work is an essential component in the implementation of the 2025 Annual Action Plan. This engagement is beneficial to both the County that administers the programs as well as the public and partners because it creates a clear sense of needs and established goals to address those needs. This coordination creates buy-in for proposed projects and develops a shared vision and path for the use of the HUD funds described in this plan.

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

The Brevard County Housing and Human Services Department regularly attends the Continuum of Care's (CoC) quarterly general membership regularly scheduled meetings. Further, the County has one staff person appointed to both the CoC Advisory Council, which serves as the leadership body to the general public, and the Brevard Homeless Coalition's Board of Directors. The CoC, led by the Brevard Homeless Coalition (BHC) brings together over 180 service providers and individuals working in direct homeless services, government, public health, faith-based organizations, mental health, substance abuse, housing, transportation, special needs organizations, and businesses, along with individuals who are community advocates for the homeless.

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

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

The Consortium will continue to work in collaboration with non-profit and for-profit partners to carry out the goals addressing the needs of homeless persons in this Annual Action Plan, and to strengthen partnerships and build capacity with programs and agencies. The Brevard Homeless Coalition is a good example of developing and strengthening the Consortium's institutional structure. Each year, the Brevard Homeless Coalition continues to expand its service provisions and impact by engaging more agencies in the CoC and receiving increased levels of Federal and State homelessness funding. Currently there are more than 144 non-profit and governmental agencies in Brevard County who belong to the Brevard CoC, including members of the Consortium.

The Brevard CoC's membership includes; housing providers, health services, social service providers, and private/public agencies that address low-income person needs, as well as other systems of care. The Brevard CoC meets quarterly to discuss issues that pertain to the housing and non-housing needs, such as education and employment, of low-income citizens and homeless individuals and families through networking and the coordination of funding opportunities.

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

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

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

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

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

**Table 2 – Agencies, groups, organizations who participated**

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



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Brevard County led stakeholder sessions on a variety of topics. Cocoa Housing Authority (CHA) attended the Fair Housing session and provided input on community needs. CHA also provided direct input on the development of several Consolidated Plan sections (Needs Assessment, Market Analysis, Strategic Plan)
4	<b>Agency/Group/Organization</b>	Brevard Homeless Coalition
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Brevard County presented at the CoC quarterly meeting where this agency was present to provide input on community needs. Coordination between the CoC and the County creates space for CoC members to provide clear input on needs.

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

Broadband research provided in the 2022-2026 Consolidated Action Plan showed the following data: according to the 2020 ACS census data, 89.1 % of households had access to some type of internet and/or broadband in Brevard County. Research this year provided by Broadbandnow.com reports there are 9 Internet providers in Brevard County with Broadband access at various speeds and connection types-based on the plans that the consumers choose. Overall, Brevard County internet coverage availability is 98.9%, Cocoa 97%, Melbourne 98.7%, Palm Bay 99.6% and Titusville 99.4%.

Per the 2022-2026 Consolidated Plan, Brevard County staff sit on many county and regional advisory boards and committees. This regular interaction with other public agencies will always inform the needs and implementation strategies outlined in the Consolidated Plan. In

accordance with 24 CFR 91.100(4), the County will notify adjacent units of local government of the non-housing community development needs included in its Consolidated Plan.

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

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

**Table 3 – Other local / regional / federal planning efforts**

**Narrative**

N/A

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

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

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

#### **Citizen Participation Outreach:**

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

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

The development of the Annual Action Plan requires citizen participation as a key component. As required by the Citizen Participation Plan, public input is encouraged through timely public notices, public hearings and meetings, and the publication of information related to different activities. The Brevard County HOME Consortium conducted its first public hearing on May 6, 2025, and addressed housing and community development needs, development of proposed activities, the amount of assistance Brevard County expects to receive, the range of activities that may be undertaken, including the estimated amounts that will benefit low-and moderate-income residents, and a review of program performance. Brevard County published notices of the AAP public hearing on May 6, 2025 and a public meeting on May 20, 2025. The public meeting was held with the local Community Development Block Grant (CDBG) Advisory Committee.

The public comment period was advertised on June 3, 2025, in Florida Today, a newspaper of general circulation, as well as Al Dia and Ebony News. The 30-day public comment period was June 3, 2025 to July 3, 2025, followed by a second public hearing on July 22, 2025, at which time the draft of the Annual Action Plan was presented to the County Commissioners for approval. Citizens were allowed to comment during all public meetings and public hearings, and were also able to submit comments in writing before or during the public meetings and hearings.

## 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 Hearing	Non-targeted/broad community	A Brevard County Board of County Commissioners public hearing held on May 6, 2025 to solicit input on the 2025 allocation of HOME program and CDBG.	No public comments were received		

2	Public Meeting	Housing/Community Representatives	On May 20, 2025 publicl y notice d meetin g of the Comm unity Develo pment Block Grant Adviso ry Commi ttee was held to solicit input based on the 2025-2026 Consol idated Annual Perfor mance Evalua tion Report and the needs and	There were 3 Public comm ents receiv ed and can be found in the Public Comm ent Appen dix	All public comment s received were accepted	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			priorities outlined in the Consolidated Plan.			

3	Internet Outreach	Non-targeted/broad community	The draft Annual Action Plan was posted on the Brevard County website from June 3, 2025-July 3, 2025 for comments during the public comment period and in anticipation of the final public hearing on July 22, 2025.	No public comments were received		<a href="https://www.brevardfl.gov/HousingAndHumanServices/PlansAndReports">https://www.brevardfl.gov/HousingAndHumanServices/PlansAndReports</a>

4	Libraries: North , Central and South County	Non-targeted/broad community	Copies of the draft Annual Action Plan were made available at three locations throughout the County: Titusville Public Library, Catherine Schweinsberg Rood Central Brevard Library and Franklin T. DeGroodt	No public comments were received		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			Public Library			

5	Each Consortium member's office	Non-targeted/broad community	Copies of the draft Annual Action Plan were made available for public comment at each of the five Consortium members' office: Brevard County Housing and Human Services, City of Titusville Neighborhood Services, City of Cocoa Comm	No public comments were received		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			unity Development Services, City of Melbourne Housing and Urban Improvement, City of Palm Bay Community & Economic Development .			

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)
6	Public Hearing	Non-targeted/broad community	Brevard County Board of County Commissioners public hearing was held on July 22, 2025 to solicit final comments on the 2025 Annual Action Plan at the conclusion of the 30-day public comment period.	All public comments received will be included in the Public Comment Appendix		

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)
7	Internet Outreach	Non-targeted/broad community	Notification to solicit Public Comment input on the 2025 Annual Action Plan during the 30 day public comment period -any comments received will be provided in the Public Comment Appendix.	All public comments received are included in the Public Comment Appendix	All public comments received were accepted	<a href="https://www.facebook.com/BrevardCountyGovt/posts/pfbid0wiM3anaLPU86DYemXHNjHJAm3BPoNjEnYZwan7uuCUMgdhUE7QBqZNsdVHGrG8HyI">https://www.facebook.com/BrevardCountyGovt/posts/pfbid0wiM3anaLPU86DYemXHNjHJAm3BPoNjEnYZwan7uuCUMgdhUE7QBqZNsdVHGrG8HyI</a>

## Expected Resources

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

#### Introduction

The following table describes the federal resources from HUD made available to Brevard County for the 2025 Program Year. The CDBG funds will support non-housing community development of Brevard County outside of the four cities that receive CDBG funds separately. The HOME funds address housing needs within the Brevard County HOME Consortium area which includes all of Brevard County. The table includes the annual allocation, any prior year resources not expended before the 2025 program year, and then any program income. The “Expected Amount Available Remainder of Con Plan” column is an estimate of the amount of total resources to be made available from HUD for program years 2022 through 2026.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,350,422.00	0.00	4,424,835.00	5,775,257.00	3,274,879.00	CDBG funds for non-housing community, development, including demolition and land clearing.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,075,702.00	127,754.00	9,089,988.00	10,293,444.00	4,507,097.00	HOME funds for housing activities.

**Table 2 - Expected Resources – Priority Table**

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

HOME funding requires a 25% local match and CDBG does not require a match. To satisfy the HOME match requirements, the Consortium primarily utilizes the State Housing Initiative Partnerships Program (SHIP) funds. Brevard County anticipates receiving \$2,712,171 in SHIP funding for the FY 25-26 program year, enough to satisfy the match requirement. The SHIP program is intended to produce and preserve affordable homeownership and multifamily housing opportunities.

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

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

### **Discussion**

None



## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand and preserve affordable rental housing	2022	2026	Affordable Housing	Countywide	Affordable Housing	HOME: \$600,241.91	Rental units rehabilitated: 4 Household Housing Unit
2	Expand and preserve affordable owner housing	2022	2026	Affordable Housing	Countywide		HOME: \$306,575.15	Homeowner Housing Rehabilitated: 6 Household Housing Unit Direct Financial Assistance to Homebuyers: 2 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Increase capacity of CHDO partners	2022	2026	Affordable Housing	Sharpes Neighborhood East Mims Neighborhood Clearlake - Cocoa Neighborhood North Tropical Trail Neighborhood West Cocoa Neighborhood Micco Neighborhood West Canaveral Groves Neighborhood Countywide	Affordable Housing Equitable Access to Housing	HOME: \$61,315.03	
4	Expand Fair Housing	2022	2026	Affordable Housing Non-Homeless Special Needs	Countywide	Equitable Access to Housing		Other: 1 Other
5	Improve Low/Moderate Income Neighborhoods	2022	2026	Non-Homeless Special Needs Non-Housing Community Development	Countywide	Access to Human Services Community and Economic Development	CDBG: \$877,774.30	Public service activities other than Low/Moderate Income Housing Benefit: 13212 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Provide human services	2022	2026	Homeless	Countywide	Access to Human Services	CDBG: \$202,563.30	Public service activities other than Low/Moderate Income Housing Benefit: 872 Persons Assisted
7	Administration	2022	2026	Administration	Sharpes Neighborhood East Mims Neighborhood Clearlake - Cocoa Neighborhood North Tropical Trail Neighborhood West Cocoa Neighborhood Micco Neighborhood West Canaveral Groves Neighborhood Countywide	Affordable Housing Access to Human Services Community and Economic Development Equitable Access to Housing	CDBG: \$270,084.40 HOME: \$107,570.22	Other: 1 Other

**Table 3 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Expand and preserve affordable rental housing
	<b>Goal Description</b>	Provide rental housing stock that is available and affordable to those households earning less than 80% AMI. The kinds of projects expected to rental units, rehabilitation of rental units, and Tenant Based Rental Assistance (TBRA).
2	<b>Goal Name</b>	Expand and preserve affordable owner housing
	<b>Goal Description</b>	Provide housing stock that is available and affordable for low- and moderate-income households to purchase. The kinds of projects expected to support this goal will be homeowner purchase assistance, housing rehabilitation, and new construction of units available for purchase.
3	<b>Goal Name</b>	Increase capacity of CHDO partners
	<b>Goal Description</b>	Supporting the local Community Housing Development Organizations (CHDO) partners are key in the short-term and long-term development of affordable housing. Projects under this goal will provide funds to pay operating expenses for CHDOs to sustain and increase their capacity.
4	<b>Goal Name</b>	Expand Fair Housing
	<b>Goal Description</b>	Administer fair housing services for the HOME Consortium. For Fiscal Year 2025, the Fair Housing Public Service Announcements will run approximately 876 times on the Space Coast Government Television.
5	<b>Goal Name</b>	Improve Low/Moderate Income Neighborhoods
	<b>Goal Description</b>	Enhance community infrastructure and facilities to provide a sustainable and future equitable growth. Some types of projects that will achieve this goal are water and sewer line improvements, the removal of slum and blight, road, and drainage improvements, improving parks, community centers, and recreation facilities.
6	<b>Goal Name</b>	Provide human services
	<b>Goal Description</b>	Address the service needs of the community, especially seniors, youth, and those experiencing homelessness. Some example projects that work to achieve this goal will be funding community kitchens, meal programs, education programs, and those homeless service providers offering direct care to households.

<b>7</b>	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Funding for staff to implement the CDBG and HOME programs.

## **AP-35 Projects - 91.420, 91.220(d)**

### **Introduction**

The Fiscal Year 2025 planned projects will address the County's housing and community development needs. Those planned projects are described below.

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

**Table 4 – Project Information**

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

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

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Public Services
	<b>Target Area</b>	Sharpes Neighborhood East Mims Neighborhood Clearlake - Cocoa Neighborhood West Cocoa Neighborhood
	<b>Goals Supported</b>	Provide human services
	<b>Needs Addressed</b>	Access to Human Services
	<b>Funding</b>	CDBG: \$202,563.30
	<b>Description</b>	Public Services/Programs to address community needs for low and moderate income residents from unincorporated strategy areas. National Objective: LMI-LMC/570.208(a)2; Eligibility Citation: Public Services/570.201 (e); Objective: Create Suitable Living Environments; Outcome: Availability and Accessibility. Eligibility Citation, Objective and Outcome are the same for all activities for the Public Services program.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 872 low to moderate income families
	<b>Location Description</b>	Countywide (with the exception of Entitlement Cities)
	<b>Planned Activities</b>	Programs for Seniors, Nutrition programs, Recreational services, Education programs, Transportation services, Youth services, Counseling and Mental Health services, and Homeless services.
<b>2</b>	<b>Project Name</b>	Public Infrastructure Improvements
	<b>Target Area</b>	Sharpes Neighborhood East Mims Neighborhood Clearlake - Cocoa Neighborhood West Cocoa Neighborhood
	<b>Goals Supported</b>	Improve Low/Moderate Income Neighborhoods
	<b>Needs Addressed</b>	Community and Economic Development
	<b>Funding</b>	CDBG: \$877,774.30



<b>Description</b>	Funding projects that provided for public facility improvements, physical improvements, and comprehensive planning activities such as Feasibility Studies in locally designated strategy areas and HUD designated Low/Mod Areas that will impact neighborhood stabilization, revitalization and improve the quality of life and health to achieve local objectives. National Objective Citation: LMA-LMC/570.208(a)1/570.208(a)2; Eligibility/Citation: Public Facility & Improvements 570.201 c; Objective: Suitable Living Environment; and Outcomes: Accessibility.
<b>Target Date</b>	9/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>Bernice Jackson Park Multipurpose Field Design 4980 low to moderate income families</p> <p>West Cocoa Sewer Feasibility- 1981 Families low to moderate income families</p> <p>East Mims Sewer Feasibility-4001 Families low to moderate income families</p> <p>Clearlake Sewer Feasibility- 2250 Families low to moderate income families</p>
<b>Location Description</b>	<p>East Mims, Florida</p> <p>Sharpes, Florida</p> <p>West Cocoa, Florida</p> <p>Cocoa, Florida</p>
<b>Planned Activities</b>	<p>Bernice Jackson Park Multipurpose Field Design- Design Multipurpose fields with parking and pavilions in Bernice Jackson Park.</p> <p>Design Phase for Voice Alarm System at Cuyler Park Community Center</p> <p>Design Phase for Voice Alarm System at Woody Simpson Community Center</p> <p>West Cocoa Sewer Feasibility- Commission a sewer feasibility study to assess practicality, viability of sewer installation. Study includes infrastructure assessment, capacity analysis, and environmental impact.</p> <p>East Mims Sewer Feasibility - Commission a sewer feasibility study to assess practicality, viability of sewer installation. Study includes infrastructure assessment, capacity analysis, and environmental impact.</p> <p>Clearlake Sewer Feasibility - Commission a sewer feasibility study to assess practicality, viability of sewer installation Study includes infrastructure assessment, capacity analysis, and environmental impact.</p>

<b>3</b>	<b>Project Name</b>	CDBG-Administration
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Affordable Housing Access to Human Services Community and Economic Development Equitable Access to Housing
	<b>Funding</b>	CDBG: \$270,084.40
	<b>Description</b>	Administrative costs to operate the Community Development Block Grant Program per 24 CFR 570.200, ss. 570.206 Program Administrative costs.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Administrative costs to operate the Community Development Block Grant Program per 24 CFR 570.200, ss. 570.206 Program Administrative costs.
<b>4</b>	<b>Project Name</b>	CHDO Set-Aside
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Increase capacity of CHDO partners
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$61,315.03
	<b>Description</b>	Utilizing the required 15% set-aside requirement for new construction and preservation of affordable rental housing within the LOW/MOD areas in Brevard County Strategy areas. HOME Eligibility Citation includes: 92.206(a) (c) (d) (e) and (f); HOME Objective: Decent Housing; HOME Outcome: Availability and Accessibility.
	<b>Target Date</b>	9/30/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimate 12 Low income households to be assisted in Brevard County
	<b>Location Description</b>	Utilizing the required 15% set-aside requirement for new construction and preservation of affordable rental housing within the LOW/MOD areas in Brevard County Strategy areas. HOME Eligibility Citation includes: 92.206(a) (c) (d) (e) and (f); HOME Objective: Decent Housing; HOME Outcome: Availability and Accessibility.
	<b>Planned Activities</b>	New Construction and preservation of affordable housing
<b>5</b>	<b>Project Name</b>	Homeowner Rehab/Repair/Replacement/New Construction
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Expand and preserve affordable owner housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$214,423.11
	<b>Description</b>	To rehabilitate and reconstruct, when necessary, owner-occupied units. HOME Eligibility Citation includes: 92.206(a) & (d); HOME Objective: Decent Housing; HOME Outcome: Availability and Accessibility.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Five (5) units proposed for homeownership rehabilitation
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Rehabilitation, reconstruction, and preservation of quality owner occupied affordable housing.
<b>6</b>	<b>Project Name</b>	Rental Acquisition Resale/Rehab/New Construction
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Expand and preserve affordable rental housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$600,241.91

	<b>Description</b>	Provide Rental Housing Stock that is available and affordable to those households earning less than 80% AMI. HOME Eligibility Citation includes: 92.206(a) (c) (d) (e) and (f); HOME Objective: Decent Housing; HOME Outcome: Availability and Accessibility.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated four (4) rental units will be created for very low or low income households.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	New construction and preservation of quality affordable housing.
<b>7</b>	<b>Project Name</b>	Down Payment/Purchase Assistance
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Expand and preserve affordable owner housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$92,152.04
	<b>Description</b>	Down payment and closing cost assistance to homebuyers. Citations 92.205 Eligible activities: General 92.254 Qualification as affordable housing: Homeownership.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 2 very low or low income households will receive down payment and closing cost assistance.
	<b>Location Description</b>	Countywide
<b>8</b>	<b>Planned Activities</b>	Down payment and closing cost assistance to homebuyers.
	<b>Project Name</b>	HOME- Administration
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Administration

<b>Needs Addressed</b>	Affordable Housing Access to Human Services Community and Economic Development Equitable Access to Housing
<b>Funding</b>	CDBG: \$107,570.22
<b>Description</b>	Administration cost to operate the HOME Investment Partnership Program per 92.207 Eligible administrative and planning costs.
<b>Target Date</b>	9/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
<b>Location Description</b>	N/A
<b>Planned Activities</b>	Administration cost to operate the HOME Investment Partnership Program

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

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

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

The County primarily focuses spending CDBG funds in these targeted areas, however, the County does not solely spend funds in these neighborhoods. Requests for Proposals (RFPs) are accepted for projects from unincorporated Brevard County, and not from cities that receive their own CDBG funds (Cocoa, Melbourne, Palm Bay, Titusville).

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

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Sharpes Neighborhood	22
East Mims Neighborhood	26
Clearlake - Cocoa Neighborhood	26
North Tropical Trail Neighborhood	
West Cocoa Neighborhood	26
Micco Neighborhood	
West Canaveral Groves Neighborhood	
Countywide	

**Table 5 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The Consolidated Plan discusses the basis for how the County allocated CDBG and HOME funds geographically. For the 2025 Annual Action Plan, the County will make funding available through a Request for Proposal (RFP) process. This process will prioritize funding for projects located in target areas defined in this section. While these target areas are prioritized, the County does not expect to solely fund projects in these neighborhoods and encourages submissions for projects that meet the priority needs and goals described in this Consolidated Plan.

### **Discussion**

None



## Affordable Housing

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

#### Introduction

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

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

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

One Year Goals for the Number of Households to be Supported	
Homeless	1
Non-Homeless	8
Special-Needs	1
Total	10

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	10

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

#### Discussion

The remainder of the Housing Units (2) will be provided through purchase assistance.



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

### **Introduction**

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

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

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

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

#### **Brevard County Housing Authority**

- In 2025-2027 plans to develop 216 apartments for elderly and disabled in Palm Bay
- Also developing a multi-family property in Merritt Island in 2025-2027
- Plan to obtain or construct a warehouse space and one Pole Barn in both North and South Brevard County

Continue to issue Project-based vouchers for new construction and/or substantial rehabilitation for individuals and families in need of housing

#### **Cocoa Housing Authority**

- The PHA currently has vacant land that can be developed for affordable housing and its current goal is to develop at least 70—150 apartments for senior citizens within the next 5 years.
- The PHA also has vacant land that is zoned for commercial use and could be sold. The proceeds of sale could be used to purchase additional land for more affordable housing development.
- In 2018/2019 the PHA's 327 public housing apartments were converted to private ownership. The units were divided into two separate communities owned by independent partnerships; however, a PHA entity is the General Partner in each partnership. The General Partner oversees the daily operations. The communities remain affordable housing. Residents continue to receive subsidy, as needed, through HUD's Project Based Rental Assistance Program. (PBRA) The communities received funding for renovations through the Low Income Housing Tax Credit program (LIHTC). Both the PBRA and LIHTC programs have income restrictions. Each household's income cannot exceed 60% of Area Median Income (AMI), determined by

household size.

- The PHA's Housing Choice Voucher program provides for 233 tenant based vouchers. Eligible program participants have a household income that is 80% or below Area Median Income (AMI).

### **Housing Authority of the City of Titusville**

The redevelopment of outdated public housing is a key strategy to improve housing availability and quality in Brevard County. The focus will be on modernizing existing public housing structures to increase density, integrate a diverse mix of income levels, and incorporate energy-efficient designs, ensuring long-term sustainability and enhanced livability for residents.

- Enhancing the curb appeal of public housing properties with exterior renovations, storm mitigation and landscape management boosts the visual appeal of neighborhoods, instills a sense of pride among residents, and contributes to broader community revitalization.
- To further expand affordable housing options, HACTV will launch a Private Market Affordable Housing Program that involves acquiring and renovating properties from the private market to rent at affordable rates.
- HACTV will strengthen its Housing Choice Voucher (HCV) program to ensure effective utilization and expansion of Section 8 vouchers, specialized voucher programs, Landlord collaboration, and work with the Brevard Homeless Coalition in the administration of the Emergency Housing Voucher (EVH) program. This EVH program will assist individuals and other designated groups with emergency housing.

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

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

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

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

**provided or other assistance**

Brevard County PHA reported a “Troubled” status due to not submitting audits to HUD timely.

**Discussion**

None

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

### **Introduction**

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

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

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

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

The Brevard Continuum of Care (Brevard CoC) adopted a three-year strategic plan in April 2023 called Housed and Healthy Brevard. The 2023-26 strategic plan has five goals:

- **Strengthen.** Strengthening the foundation of the Brevard CoC through governance, funding, and community engagement.
- **Reduce.** Reducing the number and length of time people experience homelessness, including those who are chronically homeless and those fleeing domestic violence.
- **Prevent.** Preventing housing instability by increasing social and financial supports to vulnerable populations.
- **Build.** Building upon and creating new partnerships to increase the number of affordable housing unit and shelter beds.
- **Share.** Data driven storytelling of homelessness and vulnerability within Brevard's CoC.

Each of the goals, objectives and action items move the CoC towards making homelessness rare, brief, and nonrecurring. Providing street outreach to those experiencing homelessness is a direct component

of the CoC's Reduce goal.

Objectives under the Reduce goal are:

- Expand the Coordinated Entry System (CES) – 1) create a system with greater outreach opportunities and expand access points into the CES geographically, including adding fixed access points throughout the County; 2) expand the number of provider agencies participating in the CES; and 3) increase program enrollment and engagement once an individual experiencing homelessness is entered into the CES.
- Reduce the number of chronically homeless individuals (those who have been living unsheltered for over 1 year within a period of 4 years and with a disabling condition).
- Reduce the number experiencing homelessness due to fleeing domestic violence.

Year 3 (2025-26) action items of the Reduce goal address ways in which the CoC will accomplish this goal. In part, these include:

- Reduce HMIS System Performance Measure (SPM) 1, Length of Time Persons Remain Homeless, by at least 5% annually (206 to 141 days by year 3).
- Increase HMIS SPM 7, Successful Placement from Street Outreach into or Retention of Permanent Housing, by 5% annually (53.9% to 73% in year 3).
- Continue to utilize a By-Name List (Coordinated Entry) process that is client driven.
- Continue identifying housing resources for those on the By Name List.
- Continue to implement the strategy for higher provider engagement in the Coordinated Entry system.

The Brevard CoC conducts the Point-in-Time Count (PITC) every year on a date during the last 10 days of January. The most recent PITC was held on January 23, 2025. PITC data provides a “day of” snapshot of the number of people experiencing homelessness in our community, including those who are unsheltered versus sheltered. Understanding our community’s unsheltered count including geographic regions helps identify gaps and barriers toward accessing programs, employment opportunities, and emergency shelter options.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

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

include:

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

Year 3 action items include in part:

- Conduct resource asset mapping of Brevard CoC for supportive services and current affordable housing/PSH units.
- Work with the County and cities to address land use policies which reduce regulatory barriers to affordable housing development and placement of emergency shelters.
- Expand partnerships with affordable housing/PSH developers to bring more units to Brevard.
- Create opportunities for the development of drop in, low barrier emergency shelter beds through public-private partnerships.

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

The strategic plan's Build, Reduce, and Prevent goals all address the timely transition to permanent housing, providing effective case management to facilitate access for homeless individuals and families to affordable housing units, building more affordable housing units, and preventing a return to homelessness through education, healthcare, and case management. The Reduce and Build goals, year 3 action items, and measurements are detailed above. The Prevent goal will be accomplished by preventing housing instability by increasing educational, social, health, and financial service support to

our most vulnerable populations including our veterans.

Objectives under the Prevent goal are to:

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

Year 3 action items to fulfill the objectives of the Prevent goal include:

- Reduce SPM 5, Number of Persons who Become Homeless For the First Time, by 25% annually (1,453 persons to 1,081 by year 3).
- Reduce SPM 2, Persons who Exit Homelessness to Permanent Destination and Returns to Homelessness, by 5% annually (7.3% to 5% within 6-12 months by year 3).
- Provide high quality educational training opportunities for case managers.
- Identify strategies to support long term case management of 24+ months, including funding.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

In the Prevent goal, under the objective to Grow Partnerships, a year 3 action item addresses discharge planning protocols:

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

The Brevard CoC continues to work closely with the State Behavioral Health Managing Entity, Central Florida Cares Health System, to identify strategies and partnerships so that residents being discharged from a publicly funded institution or system of care, are not discharged into homelessness. The Brevard Homeless Coalition (BHC), serving as the Lead Agency for the CoC, will continue a new funding partnership into 2025-26 with Circles of Care, the State-contracted crisis stabilization unit, to provide both Coordinated Entry assessment services and Rapid Rehousing (RRH) for clients vulnerable to homelessness due to significant mental health challenges.

The BHC convened a County-wide task force comprised of high-level County and City officials to address

potential impacts of new Florida State Law 1365 (“Anti-Camping and Public Sleeping”) on unsheltered residents in late 2024. This task force created options to mitigate a law enforcement response and break the jail-homelessness cycle, which will continue into 2025-26. The CoC will continue to partner with law enforcement and Operation New Hope, a wraparound service provider for those exiting jail or prison, to identify pathways to stable reentry in the County, including the provision of affordable housing.

The BHC also entered into a new funding partnership with WAYS for Life, a service provider focused on youth aging out of the foster care system. Through the use of Transitional Housing (TH)-RRH funds, WAYS for Life is able to provide housing with case management for supportive services to this most vulnerable population.

## **Discussion**

None



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

### **Introduction**

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

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

Brevard County participates in the State Housing Initiatives Partnership (SHIP) program. To receive and use SHIP funds for the development of affordable housing, they are required to appoint an advisory committee (The Brevard County Affordable Housing Advisory Council (AHAC)) that reviews established policies, procedures, ordinances, and land development regulations impacting housing development each year. This review of policies culminates in a report, the *Affordable Housing Incentives* Report. Some recommendations from the 2024-2025 report from the AHAC include:

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

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

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

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

all residents.

**Discussion**

None.

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

### **Introduction**

In Fiscal Year 2025, the County and the Consortium plan the following actions to help address the housing and community development needs of County residents, especially low/moderate income residents.

### **Actions planned to address obstacles to meeting underserved needs**

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

### **Actions planned to foster and maintain affordable housing**

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

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

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

draft ordinances, and developing policy changes.

### **Actions planned to reduce lead-based paint hazards**

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

Additionally, residents or homeowners of pre-1978 housing assisted with CDBG or HOME funds are provided an LBP Pamphlet and any other applicable Lead Based Paint information.

### **Actions planned to reduce the number of poverty-level families**

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

Brevard County refers those interested in job training to the local agency Career Source of Brevard Flagler Volusia. CareerSource Brevard administers The Workforce Innovation and Opportunity Act (WIOA) and Welfare Transition programs in Brevard County as well as grants and other employment support activities, advised by a Board of Directors comprised of leaders of the community, with more than 40% representing private industry.

### **Actions planned to develop institutional structure**

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

partners to address that gap.

The HOME Consortium utilizes HOME Investment Partnerships Program and Community Development Block Grant funds to promote fair housing throughout the county. The Brevard County HOME Consortium partners with Brevard County Space Coast Government Television to run two (2) public service advertisements entitled "Wanted Everywhere Else" and "7 days in April" which are anticipated to run a combined total of 1440 times for Fiscal Year 2025/2026. The Consortium finalized their Assessment of Fair Housing Plan in October 2023.

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

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

### **Discussion**

None

## Program Specific Requirements

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

#### Introduction

#### 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        |
| <b>Total Program Income:</b>   | <b>0</b> |

#### Other CDBG Requirements

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

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

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

Brevard County will not use HOME funds for the refinance of debt secured by multifamily housing that is rehabilitated with HOME funds.

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

See Attachment

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

See Attachment

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

Brevard County will not use HOME funds for the refinance of debt secured by multifamily housing that is rehabilitated with HOME funds.

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

There are no planned TBRA projects.

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

There are no planned TBRA projects.

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

N/A

None

## Attachments

## Citizen Participation Comments

### HOME Public Comment APPENDIX

## Citizen Participation Comments

### HOME Public Comment APPENDIX

During the public comment period for the HOME FY 2025-2026 Annual Action Plan,

#	Date Comment Was Received	Comment/Question	Brevard County Response	If the PJ does not accept the comment/question, use this space to indicate why
1	5/20/2025	1) Jennifer Ottomaneli, Ways for Life: Expressed the need for assistance for disconnected (homeless) youth aging out of foster care (ages 16-25) . She detailed the annual cost of taking care of a child who is on the street to be \$300,000. The average cost for her organization to take care of one youth for a year is \$3,000.	Comments accepted	
2	5/20/2025	1) Anna Terry, Habitat for Humanities: Gave an update on where they are with development. They currently have 11 homes in different stages of development. Their primary focus is Affordable workforce housing; specifically, 30-80% AMI. She noted an upcoming project that will be built in Rockledge (Carver Village) and expressed their intent to seek funding from the County to assist with this development. This project will house 40	Comments accepted	



#	Date Comment Was Received	Comment/Question	Brevard County Response	If the PJ does not accept the comment/question, use this space to indicate why
		families and will assist with breaking the cycle of poverty.		
3	5/20/2025	1) David T. Flaherty, Citizen: He and his wife had to retire last year due to chronic health issues. While they were considered middle class, they are now having to utilize their savings to pay expenses outside of rent. The waitlist for affordable senior housing is currently 2.5 to 5 years before you can get on their waitlists. In addition, they will have to deplete their savings in order to qualify.	Comments accepted	
4	5/20/2025	Katie Delaney, Commissioner District 1- 1. Setting a goal for number of participant comments that HHS receives from the (6) different methods of public participation reach out;  2. Announcing additional methods of reaching out to the targeted	Comments accepted	

#	Date Comment Was Received	Comment/Question	Brevard County Response	If the PJ does not accept the comment/question, use this space to indicate why
		<p>communities (in addition to the CDBG meeting you referred to);</p> <p>3. Reaching out to the Bright community that attended the 5/6 meeting, and to other groups that are focused on addressing local housing and community issues;</p> <p>4. Making sure that the draft plan is easy to locate on the county website, and that commenters can submit their comments electronically;</p> <p>5. Encouraging participants to attend and to speak during the July public hearing.</p>		
	6/8/2025	<p><b>Malik Belvin</b> Shut down every business who don't hire &amp; just hire people they know</p>	Comments accepted	