

## **Executive Summary**

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

#### **1. Introduction**

The Annual Action Plan for Fiscal Year 2020-2021 provides a description of the activities Brevard County will undertake between October 1, 2020 and September 30, 2021 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 2016-2020 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 Titusville, Cocoa, Melbourne and Palm Bay. 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. The Consortium provides leadership in preparing plans, reports, developing policies and procedures, and providing program solutions to address affordable housing challenges in Brevard County. As the lead entity, Brevard County receives Home Investment Partnerships Program funds on behalf of the Consortium and contracts with each city individually. Home Investment Partnerships Program funds can be used for activities that promote affordable rental housing and homeownership for lower income households, including acquisition, new construction and reconstruction, moderate and substantial rehabilitation, homebuyer assistance and tenant-based rental assistance. Each municipality within the Consortium is a Community Development Block Grant entitlement community and therefore develops individual plans and receives Community Development Block Grant funds separately from the United States Department of Housing and Urban Development. The United States Department of Housing and Urban Development requires that both the Home Investment Partnerships Program Consolidated Plan, Annual Action Plan, Consolidated Annual Performance and Evaluation Report, and Community Development Block Grant Plans be submitted together.

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

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

The Community Development Block Grant program has a primary objective of developing viable communities by providing decent housing, a suitable living environment, and economic opportunities that principally benefit persons of low and moderate income. Funds can be used

for a wide array of activities including capital improvements, lead-based paint detection and removal, demolition and land clearing, economic development, construction or rehabilitation of public facilities, and public services. The Home Investment Partnerships Program has a primary objective of providing affordable housing to low and moderate income persons. Funds can be used for affordable housing activities such as down payment and closing cost assistance, rental assistance, new construction development, site acquisition and rehabilitation, and owner occupied housing rehabilitation or reconstruction.

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

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

### **3. Evaluation of past performance**

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

In addition to receiving Home Investment Partnerships Program and Community Development Block Grant funds, the Consortium utilized additional resources to help address housing and community development needs. Last year, the Consortium focused on stabilizing neighborhoods and infrastructure, and promoting affordable housing in Brevard County's low-income communities. The accomplishments included 2 newly constructed rental units, 5 purchase assistance homes, 207 fair housing educational units, 5 rehabilitated owner occupied homes, and Tenant Based Rental Assistance was provided to 8 families.

Additionally, the County completed construction on the West Canaveral Grove waterline project using Section 108 Loan funds, 1 dilapidated unit was demolished and several public facility and infrastructure improvement projects are underway. County Community Development Block Grant Public Service funds were used to provide service to 1,811 unduplicated clients. Services included: education, youth activities, transportation, nutrition and senior care.

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

Summary from citizen participation section of plan.

Public outreach efforts were conducted, including several public meetings and public hearings to determine housing and non-housing community development needs, pursuant to the Citizen Participation Plan. During the public comment period, copies of the draft Annual Action Plan were available online, at three (3) libraries strategically located in the north, central and south part of the county, and each Consortium member's office during the public comment period.

**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.

There were no public comments received.

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

There were no public comments received and not accepted.

**7. Summary**

N/A

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	BREVARD COUNTY	
Community Development Block Grant Administrator	BREVARD COUNTY	Housing and Human Services
Home Investment Partnerships Program Administrator	BREVARD COUNTY	Housing and Human Services
Emergency Solutions Grant Administrator		N/A

**Table 1 – Responsible Agencies**

### Narrative

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

### Consolidated Plan Public Contact Information

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

### **1. Introduction**

The Consortium recognizes the benefit of citizen participation and consultation as an essential component in the implementation of the Annual Action Plan. The Consortium's participation process began with each member holding public meetings and/or hearings throughout their jurisdictions. This approach provides for a range of opportunities for citizens to participate in the process.

**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 serves as the Consortium's lead agency for planning and coordinating the implementation of the Annual Action Plan. The Consortium will continue its effort to consult with other public and private agencies that provide; housing assistance, health and social services, fair housing assistance (including those focusing on services to children, elderly persons, persons with disabilities, and persons who are homeless or threatened by homelessness).

**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, as well as 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 their service area by including more agencies. There are now more than 50 non-profit and governmental agencies in Brevard County who belong to the Brevard Homeless Coalition, including members of the Consortium. The Brevard Housing Coalition membership includes housing providers, health services, social service providers, and private/public agencies that address low income needs, as well as systems of care and correction programs. The Brevard Housing Coalition meets monthly to discuss issues that pertain to housing and non-housing needs of low-income citizens and homeless individuals and families through networking and 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 Emergency Solutions Grant funds, and develop funding, policies and procedures for the operation and administration of HMIS.**

N/A

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

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

<b>1. Agency/Group/Organization</b>	Brevard Homeless Coalition, Inc.
<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
<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 Brevard Homeless Coalition was consulted during the creation of the 2016-2020 Consolidated Plan and each subsequent Annual Action Plan in order to determine homeless needs and strategies. The draft goals applicable to the Brevard Homeless Coalition for the fifth year Annual Action Plan were emailed and comments were requested. Participation by Consortium members in Brevard Homeless Coalition meetings also allows for consistent consultation and participation to increase awareness between organizations about available resources. Enhanced coordination between the organization and the Consortium is the anticipated outcome.
<b>2. Agency/Group/Organization</b>	Housing Authority of the City of Cocoa
<b>Agency/Group/Organization Type</b>	Public Housing Authority

	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>	<p>The Housing Authority of the City of Cocoa was consulted during the creation of the 2016-2020 Consolidated Plan and each subsequent Annual Action Plan in order to determine homeless needs and strategies. An email was sent and comments were requested for the draft goals for the fifth year Annual Action Plan. Enhanced coordination between the organization and the Consortium is the anticipated outcome.</p>
3. <b>Agency/Group/Organization</b>	TITUSVILLE HOUSING AUTHORITY
<b>Agency/Group/Organization Type</b>	Public Housing Authority
<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>	<p>The Titusville Housing Authority was consulted during the creation of the 2016-2020 Consolidated Plan and each subsequent Annual Action Plan in order to determine homeless needs and strategies. An email was sent and comments were requested for the draft goals for the fifth year Annual Action Plan. Enhanced coordination between the organization and the Consortium is the anticipated outcome.</p>
4. <b>Agency/Group/Organization</b>	Brevard Family of Housing and Melbourne Housing Authority
<b>Agency/Group/Organization Type</b>	Public Housing Authority



<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>	Both the Brevard Family of Housing and Melbourne Housing Authority was consulted during the creation of the 2016-2020 Consolidated Plan and each subsequent Annual Action Plan in order to determine housing needs and strategies. An email was sent and comments were requested for the draft goals for the fifth year Annual Action Plan. Enhanced coordination between the organization and the Consortium is the anticipated outcome.

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

All entities were considered for consultation. There were no public comments received.

**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 Strategic Plan's goals to address homelessness align with the Brevard Homeless Coalition goals and strategies, such as the "Housing First" methodology adopted by the Brevard Homeless Coalition.

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

**Narrative**

There were no public comments received.

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

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation**

#### **Summarize citizen participation process and how it impacted goal-setting**

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

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## 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	Housing/community representatives	On February 20, 2020 a publicly noticed meeting of the Affordable Housing Council was held to solicit input based on the 2018 Consolidated Annual Performance Evaluation Report and the needs and priorities outlined in the Consolidated Plan for Home Investment Partnerships Program and Community Development Block Grant. There were members of the Council in attendance. There was no attendance from the general public.	There were no comments.	There were no comments not accepted.	

3	Public Hearing	Non-targeted/broad community	On August 25, 2020 a publicly noticed hearing to solicit input on the 2020 allocation of Home Investment Partnerships Program and Community Development Block Grant funds was held before the Board of County Commissioners.			
4	Public Hearing	Non-targeted/broad community	On September 15, 2020 a publicly noticed hearing before the Board of County Commissioners was held to solicit final comments on the 2020 Annual Action Plan at the conclusion of the 30 day public comment period.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Internet Outreach	Non-targeted/broad community	The draft Annual Action Plan was posted on the Brevard County website from August 14, 2020 through September 12, 2020 for comments during the public comment period and in anticipation of the final public hearing on September 15, 2020.			<a href="http://www.brevardfl.gov/HumanServices/PlansAndReports">http://www.brevardfl.gov/HumanServices/PlansAndReports</a>
6	Libraries: north, central and south county	Non-targeted/broad community	Copies of the draft Annual Action Plan were made available at three (3) locations throughout the County: Titusville Public Library in the north part of the County, Central Brevard Public Library in the central part of the County and DeGroodt Public Library in the south part of the County.			
7	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 (5) Consortium member offices: Brevard County Housing and Human Services, City of Titusville Neighborhood Services, City of Cocoa Community			

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)
			Development Services, City of Melbourne Housing and Urban Improvement and City of Palm Bay Housing and Neighborhood Development Services from August 14- September 12, 2020.			

## Expected Resources

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

#### Introduction

The following table outlines the federal resources available in Program Year 2020 to address housing and non-housing community development needs in Brevard County. Currently, the County receives Community Development Block Grant and Home Investment Partnerships Program funds for owner-occupied rehabilitation/replacement, down payment assistance, housing repair, public facility and infrastructure improvements, demolition and clearance, public services, and other eligible activities. These funding sources are expected to be available over the next five years.

#### 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: \$		
Community Development Block Grant	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,441,569	0	0	1,441,569	1,540,270	Community Development Block Grant funds for non-housing community development, including demolition and land clearing.
Home Investment	public - federal	Acquisition Homebuyer	1,274,367	0	0	1,274,367	0	Home Investment Partnerships

Partnerships Program		assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership Tenant Based Rental Assistance.						Program funds for housing activities.
Emergency Solutions Grant	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	0	0	0	0	0	

**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**

The Consortium primarily utilizes State Housing Initiatives Partnership Program funds for the mandatory 25% local match requirement for Home Investment Partnerships Program funds. If necessary, other non-federal funding sources may be used.



**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, City of Titusville and City of Cocoa have municipal-owned properties that are suitable for housing and set aside for future infill housing units. When possible, lands are donated to affordable housing developer(s) and may be used by Community Housing Development Organization(s) to construct short term and/or long term affordable housing. The City of Cocoa is currently in the process of building six homes for female veterans in partnership with the Diamond Square Community Redevelopment Agency and Habitat for Humanity.

#### **Discussion**

N/A

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## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration	2016	2020	Administration	Countywide	Administration	Community Development Block Grant: \$288,314 HOME Investment Partnerships Program: \$127,436	Other: 1 Other
2	Public Facility Improvements: Suitable Living Environment	2016	2020	Non-Housing Community Development	Countywide	Public Facility Improvements-Suitable Living Environment	Community Development Block Grant: \$175,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3247 Persons Assisted
3	Public Infrastructure Improvements: Suitable Living Environment	2016	2020	Non-Housing Community Development	Clearlake/Alpine Target Area Sharpes Target Area	Public Infrastructure Improvements-Suitable Living Environment	Community Development Block Grant: \$484,338	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing

								Benefit: 7375 Persons Assisted
4	Demolition	2016	2020	Non-Housing Community Development	Countywide	Blight Removal - Demolition	Community Development Block Grant: \$26,000	Buildings Demolished: 3 Buildings
5	Section 108 Loan Repayments	2016	2020	Non-Housing Community Development	WEST CANAVERAL GROVES TARGET AREA Melbourne	Public Facility Improvements- Suitable Living Environment Public Infrastructure Improvement- Suitable Living Environment	Community Development Block Grant: \$251,682	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10710 Persons Assisted
6	Public Services	2016	2020	Homeless Non-Housing Community Development	Countywide	Public Services	Community Development Block Grant: \$216,235	Public service activities other than Low/Moderate Income Housing Benefit: 2237 Persons Assisted
7	Owner occupied Rehabilitation	2016	2020	Affordable Housing	Countywide	Affordable Housing - Owner- Occupied. Housing Rehab., Repair, Rep	Home Investment Partnerships Program: \$215,322.50	Homeowner Housing Rehabilitated: 4 Household Housing Unit
8	Purchase Assistance	2016	2020	Affordable Housing	Countywide	Affordable Housing -	HOME Investment Partnerships	Direct Financial Assistance to

						Purchase Assistance	Program: \$552,893.50	Homebuyers: 36 Households Assisted
9	Rental Acquisition / Rehabilitation	2016	2020	Affordable Housing	Countywide	Affordable Housing-Community Housing Development Organization Affordable Housing-Rental Housing	Home Investment Partnerships Program: \$307,824	Rental units constructed: 6 Household Housing Unit Rental units rehabilitated: 1 Household Housing Unit
10	Tenant Base Rental Assistance	2016	2020	Affordable Housing	Melbourne	Tenant Based Rental Assistance	Home Investment Partnerships Program: \$70,891	Tenant-based rental assistance / Rapid Rehousing: 11 Households Assisted

## Goal Descriptions

<b>1. Goal Name</b>	Administration
<b>Goal Description</b>	Administrative costs to successfully operate the Community Development Block Grant and Home Investment Partnerships Programs
<b>2. Goal Name</b>	Public Facility Improvements: Suitable Living Environment
<b>Goal Description</b>	Improve public facilities including community centers and public parks
<b>3. Goal Name</b>	Public Infrastructure Improvements: Suitable Living Environment
<b>Goal Description</b>	Improve infrastructure including road and drainage improvements, street lighting, water and sewer improvements and utility connection fees
<b>4. Goal Name</b>	Demolition
<b>Goal Description</b>	The elimination and prevention of slum and blight by the removal of unsafe structures
<b>5. Goal Name</b>	Section 108 Loan Repayments
<b>Goal Description</b>	Repayment of Section 108 loans by Brevard County
<b>6. Goal Name</b>	Public Services
<b>Goal Description</b>	Public services that address the needs of seniors, youth, homeless persons and education
<b>7. Goal Name</b>	Owner occupied Rehabilitation
<b>Goal Description</b>	Preservation and/or reconstruction of quality owner occupied affordable housing

<b>8. Goal Name</b>	Purchase Assistance
<b>Goal Description</b>	Down payment and closing cost assistance to eligible homebuyers
<b>9. Goal Name</b>	Rental Acquisition / Rehabilitation/ New Construction
<b>Goal Description</b>	Assistance to eligible for profit, non-profit and/or Community Housing Development Organizations for the construction or rehabilitation of quality rental housing, increase affordable rental housing opportunities in target areas through rental units constructed and rental units rehabilitated, which may include acquisition.
<b>10. Goal Name</b>	Tenant Base Rental Assistance
<b>Goal Description</b>	Tenant Based Rental Assistance to assist qualified households with rental subsidy

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

### Introduction

The FY 2020 planned actions will address the County's community develop needs. Brevard County Home Investment Partnerships Program Consortium priority is affordable housing. The projects are outlined below.

#	Project Name
1	CDBG Administration
2	CDBG: Demolition
3	CDBG: Public Facility Improvements: Suitable Living Environment
4	CDBG: Public Infrastructure Improvements: Suitable Living Environment
5	CDBG: Public Services
6	CDBG: Section 108 Loan Repayment
7	HOME: Administration
8	HOME: Acquisition Rehabilitation New Construction Resale
9	HOME: Owner Occupied Rehabilitation
10	HOME: Purchase Assistance
11	HOME: Rental Housing
12	HOME: Tenant Base Rental Assistance

**Table 4 – Project Information**

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

Allocation priorities are based on obstacles and underserved needs within the County that have been identified from surveys and numerous public meetings and hearings.

## AP-38 Project Summary

### Project Summary Information

<b>1. Project Name</b>	CDBG: Administration
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Administration
<b>Needs Addressed</b>	Administration
<b>Funding</b>	Community Development Block Grant: \$288,314
<b>Description</b>	Administrative cost to operate Community Development Block Grant Programs
<b>Target Date</b>	9/30/2021
<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 cost to operate the Community Development Block Grant Programs
<b>2. Project Name</b>	CDBG: Demolition



<b>Target Area</b>	SHARPES TARGET COMMUNITY EAST MIMS TARGET AREA CLEARLAKE/ALPINE TARGET AREA NORTH TROPICAL TRAIL TARGET AREA WEST COCOA TARGET AREA Micco NSA (Neighborhood Plan Underway WEST CANAVERAL GROVES TARGET AREA Countywide
<b>Goals Supported</b>	Demolition
<b>Needs Addressed</b>	Blight Removal - Demolition
<b>Funding</b>	Community Development Block Grant: \$26,000
<b>Description</b>	The elimination and prevention of slum and blight by the removal of unsafe structures.
<b>Target Date</b>	9/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 3 households will benefit from the removal of slum and blighted properties.

<b>Location Description</b>	This Program is available for eligible multi-family structures in the Brevard County strategy areas and single-family residential properties countywide, excluding areas which are not part of the Urban County (as defined by United States Department of Housing and Urban Development).
<b>Planned Activities</b>	Demolition and clearance of junk vehicles, scrap materials, debris and other hazardous or nuisance items from a property in order to place the property in a safe and sanitary condition.
<b>3. Project Name</b>	CDBG: Public Facility Improvements: Suitable Living Environment
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Public Facility Improvements: Suitable Living Environment
<b>Needs Addressed</b>	Public Facility Improvements-Suitable Living Environment
<b>Funding</b>	Community Development Block Grant: \$175,000
<b>Description</b>	Partnership with the City of Cocoa to provide funds for the resurfacing of a community pool as part of the Construction of the New Joe Lee Smith Community Center.
<b>Target Date</b>	9/30/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 3247 households will benefit.
<b>Location Description</b>	Washington Avenue, Cocoa

<b>Planned Activities</b>	Low-income residents will benefit from public facilities.
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<b>4. Project Name</b>	CDBG: Public Infrastructure Improvements: Suitable Living Environment
<b>Target Area</b>	SHARPES TARGET COMMUNITY Clearlake/Alpine Target Area
<b>Goals Supported</b>	Public Infrastructure Improvements: Suitable Living Environment
<b>Needs Addressed</b>	Public Infrastructure Improvements-Suitable Living Environment
<b>Funding</b>	Community Development Block Grant: \$484,338
<b>Description</b>	<p>Sharpes Greenway Project- Design and Construction for access from North East Railroad Avenue to the Bernice Jackson Park.</p> <p>Clearlake Lighting and Stripping-This project includes improving lighting and stripping along Clearlake Boulevard from Rosetine to Dixon Boulevard.</p>
<b>Target Date</b>	9/30/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 7375 households will benefit.
<b>Location Description</b>	Sharpes, FL Clearlake Boulevard, Cocoa
<b>Planned Activities</b>	<p>Design and Construction of a sidewalk in the Bernice Jackson Park in Sharpes, FL.</p> <p>Improve lighting and stripping along Clearlake Boulevard to Dixon Boulevard</p>

<b>5. Project Name</b>	CDBG: Public Services
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Public Services
<b>Needs Addressed</b>	Public Services
<b>Funding</b>	Community Development Block Grant: \$ 216,235.00
<b>Description</b>	Public services will address the needs of seniors, youth, homeless persons, education, transportation services, and food services
<b>Target Date</b>	9/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 2,237 households will benefit.
<b>Location Description</b>	Countywide
<b>Planned Activities</b>	<p>Provide nutritious meals too low to moderate income qualified individuals/families in Brevard County</p> <p>School readiness program that provides child care subsidies to assist eligible families with the high cost child care.</p> <p>Transportation services for life-sustaining destinations: doctor appointments, labs, grocery, pharmacy.</p>
<b>6. Project Name</b>	CDBG: Section 108 Loan Payments
<b>Target Area</b>	Melbourne West Canaveral Grove Target Area

<b>Goals Supported</b>	Section 108 Loan Repayments
<b>Needs Addressed</b>	Public Facility Imp-Suitable Living Environment Public Infrastructure Improvements-Suitable Living Environment
<b>Funding</b>	Community Development Block Grant: \$251,682
<b>Description</b>	Repayment of principal and interest of a Section 108 loan used to construct a Health Department and construction of 19,000 ft. 12' water main with fire hydrants.
<b>Target Date</b>	9/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 10,710 households will benefit.
<b>Location Description</b>	University Boulevard, Melbourne Satellite Boulevard, Cocoa
<b>Planned Activities</b>	Loan repayment for the Health Department and for construction of 19,000 ft. 12" water main with fire hydrants.
<b>7. Project Name</b>	HOME: Administration
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Administration
<b>Needs Addressed</b>	Administration
<b>Funding</b>	HOME Investment Partnerships Program: \$127,436

<b>Description</b>	Administrative cost to operate the Home Investment Partnerships Program
<b>Target Date</b>	9/30/2021
<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 cost to operate the Home Investment Partnerships Program

<b>8. Project Name</b>	HOME: Owner Occupied Rehabilitation
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Owner occupied Rehabilitation
<b>Needs Addressed</b>	Affordable Housing- Owner-Occupied Housing Rehabilitation, Repair, and Reconstruction
<b>Funding</b>	Home Investment Partnership Program: \$ 215,322.50
<b>Description</b>	New construction and preservation of quality owner occupied affordable housing.
<b>Target Date</b>	9/30/2022



<b>Estimate the number and type of families that will benefit from the proposed activities</b>	There are 4 units proposed for owner occupied rehabilitation.
<b>Location Description</b>	Countywide
<b>Planned Activities</b>	New Construction and preservation of quality owner occupied affordable housing.
<b>9. Project Name</b>	HOME: Purchase Assistance
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Purchase Assistance
<b>Needs Addressed</b>	Affordable Housing - Purchase Assistance
<b>Funding</b>	Home Investment Partnerships Program: \$552,893.50
<b>Description</b>	Down payment and closing cost assistance to homebuyers.
<b>Target Date</b>	9/30/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 36 families will receive down payment and closing cost assistance.
<b>Location Description</b>	Countywide
<b>Planned Activities</b>	Down payment and closing cost assistance to homebuyers.
<b>10. Project Name</b>	HOME: Rental Housing
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Rental Acquisition / Rehabilitation/New Construction
<b>Needs Addressed</b>	Affordable Housing-Rental Housing

<b>Funding</b>	Home Investment Partnerships Program: \$307,824.30
<b>Description</b>	New Construction and preservation of quality affordable rental housing.
<b>Target Date</b>	9/30/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 7 rental units will be created.
<b>Location Description</b>	Countywide
<b>Planned Activities</b>	New construction and/or preservation of quality affordable rental housing.
<b>11. Project Name</b>	HOME: Tenant Based Rental Assistance
<b>Target Area</b>	Melbourne
<b>Goals Supported</b>	Tenant Based Rental Assistance
<b>Needs Addressed</b>	Tenant Based Rental Assistance
<b>Funding</b>	Home Investment Partnerships Program: \$70,891
<b>Description</b>	Tenant Based Rental Assistance will be provided through the City of Melbourne for qualified households to assist with rental subsidy for up to 24 months.
<b>Target Date</b>	9/30/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 11 households will receive rental assistance.
<b>Location Description</b>	City of Melbourne
<b>Planned Activities</b>	Tenant Base Rental Assistance will be provided through the City of Melbourne for

	qualified households to assist with rental subsidy for up to 24 months.
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## **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 Community Development Block Grant Program has targeted seven neighborhoods which meet the definition of low- to moderate- income areas and qualify for funding under "area benefit". The Sharpes neighborhood will be the final community to be surveyed to confirm eligibility.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
SHARPES TARGET COMMUNITY	27
EAST MIMS TARGET AREA	0
CLEARLAKE/ALPINE TARGET AREA	.06
NORTH TROPICAL TRAIL TARGET AREA	.0
WEST COCOA TARGET AREA	0
MICCO NEIGHBORHOOD PLAN UNDERWAY	0
WEST CANAVERAL GROVES TARGET AREA	.09

**Table 5 - Geographic Distribution**

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

Community input from surveys and public meetings was used to set the priorities listed in the 2016-2020 Consolidated Plan and fifth year Annual Action Plan. Funding is targeted to maximize impact with limited resources. Assigning the priorities was based in large part on community input from the surveys and public meetings used to set priorities in developing the 2016-2020 Consolidated Plan and fifth year Annual Action Plan. When funding is available, the County has a Request for Proposal process wherein eligible applicants submit a proposal (or proposals) or needed activities identified and prioritized in their communities.

### **Discussion**

None

## Affordable Housing

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

#### Introduction

The following are the one year goals for the number of households to be supported through various Brevard County and Brevard Home Consortium programs, including the following:

- Purchase Assistance/Homeownership
- Affordable "Owner-Occupied" Housing
- Affordable "Rental" Housing

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	58
Special-Needs	0
Total	58

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	11
The Production of New Units	6
Rehab of Existing Units	4
Acquisition of Existing Units	1
Total	22

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

#### Discussion

The remainder of housing units (36) will be provided through purchase assistance.

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

### **Introduction**

Brevard County is served by three Public Housing Authorities: The Housing Authority of the City of Titusville, which serves the City of Titusville; City of Cocoa Housing Authority, which serves the City of Cocoa; and the Housing Authority of Brevard County (including the Melbourne Housing Authority), which serves the City of Melbourne and the unincorporated areas of Brevard County. All three Housing Authorities offer a variety of supportive activities. Residents are encouraged to participate in resident council meetings.

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

The three Public Housing Authorities anticipate ongoing building maintenance, modernization and repair in order to improve living environments in all of the Public Housing Authority units throughout Brevard County. The Public Housing Authorities continue to aggressively pursue grant opportunities in order to meet the needs of these housing units and increase the availability and/or improve public housing units. Each of the Public Housing Authorities are invited to attend the County's Affordable Housing Council meetings. The three Public Housing Authorities are also notified of current Request for Proposal processes, including funding opportunities for hurricane mitigation or repair. The Public Housing Authorities have benefited from grants which were approved in previous fiscal years.

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

The Consortium members will support the Housing Authorities Annual Plans and provide a variety of activities during the year to encourage public housing residents to become self-sufficient and participate in homeownership. These activities include: promoting purchase assistance, inviting housing authority staff to advisory council meetings, participating in consolidated and annual action planning activities, and notifying housing authority staff and residents of social service programs which would benefit residents.

### **If the Public Housing Authority is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A

### **Discussion**

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

### **Introduction**

Brevard County is a member agency of the Brevard Homeless Coalition. Coalition members are working collectively to implement the changes identified in the HEARTH Act. The Brevard Homeless Coalition annually submits a response to the United States Department of Housing and Urban Development Notification of Funding Availability for Continuum of Care Homeless Housing Assistance Programs, part of the McKinney-Vento Homeless Assistance Act. The Brevard Homeless Coalition's strategic planning statement was modeled on the 2010 U.S. Interagency Council on Homelessness' adopted plan "Opening Doors." This federal plan established four national goals:

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

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

#### **Goal 1: Lead, Collaborate, Engage**

- Expand Effectiveness of Coordinated Assessment by encouraging and incentivizing participation and utilization of the CHAT Process
- Maintain and expand upon recent improvements in local/private funding for coalition efforts to maximize alternative funding that allows for innovation
- Increase BHC stakeholders to bring business leaders into the BHC

#### **Goal 2: Build Capacity**

- Support and grow the efforts of the Affordable Housing Committee to partner financial institutions and housing developers to increase the inventory of affordable housing in Brevard
- Coordinate efforts of the COC in development of relationships with private landlord and find ways to support private landlords to make it practical and in their interest to lease to low income families and individuals
- Work with local governments to implement new development practices that set aside more units for affordable housing.

#### **Goal 3: Improve Performance Measures**

- Partner with local university to research and provide metrics regarding the cost of homelessness on law enforcement, courts, jails, Medicaid, hospitals, schools, and child welfare in Brevard

- Fortify the Point in Time Count, engaging the full community, including the school system and the faith community, in order to get accurate data on the extent of homelessness and its full impact in Brevard
- Build upon the success of the Performance Measures committee in collecting and analyzing agreed upon metrics by ensuring data is complete and consistently communicated to all stakeholders

#### Goal 4: Increase Access to Affordable Housing

- Expand Shelter Options utilizing local funds and private grants to divert people from homelessness, connect to housing and/or longer-term services to the elderly and transition-aged youth.
- Work with private landlords, offering damage mitigation fund, and other incentives to increase accessibility to individuals and families experiencing homelessness
- Increase commitments from local housing authorities, local philanthropic giving, and other stakeholders targeting access to affordable housing
- Integrate VA Homeless Outreach assistance with the BHC coordinated assessment process, improve efficiency and decrease the incidents, frequency and duration of homelessness among Veterans and other target populations

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

The Brevard County Home Investment Partnerships Program Consortium will continue to utilize the Community Development Block Grant program to fund public service activities that will address the needs of homeless persons. The Coordinated Assessment process for the Brevard Homeless Coalition includes a Front-Line/Diversion Specialist and specialized crisis response and diversion assistance to individuals and families at risk of or experiencing homelessness. The Front-Line/Diversion Specialist provides the manpower for tracking frontline interactions and follow-up; and will assess with the Vulnerability Index & Service Prioritization Decision Assistance Tool and make referrals to an emergency shelter. The Coordinated Assessment is responsible for coordinating frontline housing crisis response across Brevard County, including targeted street outreach, diversion, and discharge planning functions. The Coordinated Assessment process also has a Coordinated Housing Assessment Team Leader that works with the Housing Outreach Team Leader and together collaborate to house those with the highest priority housing need. Housing case managers meet weekly with the leaders for housing placement of those with the highest acuity on their assessment.

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

Short term emergency services such as food, shelter, utility assistance, and rental payments will be



provided through various Consortium programs and partnerships with non-profit organizations. Programs will be funded and collaborations formed to address childcare needs, homeless

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prevention, safe, decent and affordable rental and homeownership assistance. Educational programs, job training, job placement services, and various other self-help programs will be in place to assist with providing necessary tools to meet self-sufficiency goals. In addition to supporting community-wide efforts as described above, the County and the Consortium will use Community Development Block Grant and Home Investment Partnerships Program 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. These activities may include the following support programs such as: youth services, an emergency food program, subsidized child care, and housing stabilization. In addition, the Brevard Homeless Coalition engages the Outreach teams of National Homeless Veteran's Support, Volunteers of America, Crosswinds and the Veteran's Administration when they attend a weekly Coordinated Housing Assessment Team meeting to help engage and house those who are the highest acuity. Also, through United States Department of Housing and Urban Development funding, Crosswinds Youth Services Inc. maintains staff that provides outreach for those youth who are homeless in Brevard. National Homeless Veterans Support provides outreach for all homeless in the northern part of Brevard County, Central Brevard Sharing Center for the central part of Brevard County, and Daily Bread along with South Brevard Sharing Center provide outreach for the southern end of Brevard County.

**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**

In an effort to increase the number of permanent supportive housing beds, the Brevard Homeless Coalition will review and implement a "Housing First" methodology as an alternative to the current system of emergency/transitional housing, which tends to prolong the length of time that families remain homeless. This methodology is premised on the belief that vulnerable and at-risk families are more responsive to interventions and social services support after they are established in their own housing, rather than while living in temporary transitional or housing programs. This approach puts an emphasis on securing additional funding for permanent supportive housing.

The Brevard Homeless Coalition works in partnership with the Housing Authority to provide Permanent Supportive Housing for individuals and families with disabilities, and provides a landlord risk/mitigation fund to encourage private landlords to work with recipients of housing vouchers.

**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.**

The Brevard Homeless Coalition includes in its membership institutional agencies with discharge policies. Brevard Homeless Coalition leadership has contacted agencies such as the Brevard County jails and medical facilities who have discharge policies to initiate discussions on those policies. It has

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been determined that they all have discharge policies and have working relationships with various members of the Brevard Homeless Coalition. In addition, the Brevard Reentry Task Force, a subcommittee of the Brevard Homeless Coalition, has a mission to reduce crime and recidivism by educating the public, encouraging communication and engaging community resources for all persons whose lives have been affected by the criminal justice system.

Brevard Homeless Coalition members in receipt of McKinney-Vento Act funds do not accept clients who are discharged from institutions into their transitional housing programs.

## **Discussion**

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## **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**

Actions to address barriers to affordable housing will include:

- Implementation of housing assistance programs more fully described in specific housing objectives in this Action Plan. These programs are designed to make housing more affordable, create new housing opportunities and improve access to housing for low-income persons.
- Continuation of neighborhood revitalization activities in target areas: demolition, infrastructure improvements, code enforcement activities to reduce neighborhood blight, create opportunities for affordable infill housing and improve the economic vitality of the affected areas,
- Implementation of expedited permitting for affordable housing, as required by the State Housing Initiatives Partnerships Program,
- Continuation of homebuyer education programs, fair housing education and related activities, and
- Community outreach activities in order to increase public awareness of fair housing laws, encourage the goal of homeownership, and provide general information on the dangers of predatory lending.
- The City of Melbourne implemented a new Impact Fee Deferral program. The City regularly evaluates their housing policies to address barriers that was identified in their process and programs.

### **Discussion**

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

### **Introduction**

In FY 2020, 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 County and the Consortium will continue to collaborate with human and social service agencies and the Brevard Homeless Coalition to identify potential resources for meeting the needs of residents. During fiscal year 2020, the County will take the following actions: continue to provide funds for purchase assistance, owner-occupied and rental housing; participate in planning and coordination of efforts to build better communication and understanding of agencies in the County; continue its support and cooperation with Brevard Housing Coalition; and provide assistance for residents who are at risk of becoming homeless.

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

The Consortium will allocate FY 2020 Home Investment Partnerships Program funds to foster and maintain affordable housing through the creation and maintenance of 58 units of housing.

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

The Consortium will continue to implement the Lead Safe Housing Rule and will ensure all homes built prior to 1978, are inspected by qualified hazard evaluation professionals and all mediation is performed by certified lead hazard contractors. The housing inspectors will take note of flaking or chipping paint. If lead-based paint is found, a certified professional will be consulted.

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

The County and the Consortium will use Community Development Block Grant and Home Investment Partnerships Program 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. These activities include the following support programs: Youth services, senior nutrition, youth transportation, an emergency food program, subsidized child care, victims of domestic violence and aftercare housing stabilization. Additionally, Brevard County Housing and Human Services Department and the Consortium work in partnership with many for profit and non-profit developers utilizing State Housing Initiatives Partnership and federal Home Investment Partnerships Program funding to expand housing opportunities for residents living in poverty.

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

Brevard County's Housing and Human Services Department serves as the Consortium's lead agency for planning and coordinating the implementation of the Annual Action Plan. The Consortium will continue its effort to consult with the Brevard Homeless Coalition and other public, private, and non-profit agencies that provide assisted housing, health and social services, and fair housing services. The Consortium utilizes Home Investment Partnerships Program and Community Development Block Grant funds to promote fair housing throughout the county. The members of the Consortium partner with a local fair housing agency dedicated to the elimination of housing discrimination to ensure that Brevard County residents have equal access to housing opportunities. The Brevard County Space Coast Government Television runs two (2) ads entitled "Wanted Everywhere Else", a public service announcement and "7 Days in April", which chronicles the history of the Fair Housing Act. The public service announcement rotates multiple times over a monthly basis. Clear Channel Outdoor Radar ran a digital Fair Housing Campaign on seven digital billboards for twelve weeks throughout the County. They also placed Fair Housing Public Service Announcements on 3 public transportation buses that serviced the entire County.

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

A public service agency priority needs survey was developed and mailed out to many social service, health, and housing organizations in the County to gather input as to the needs and gaps within existing services as part of the Consolidated Plan process. Those needs were summarized and used by the County to plan housing and social service programs. The County and the Consortium will continue efforts to enhance coordination and partnerships between public and private housing, health, and social services agencies throughout Brevard County. Through the regular meetings of the Affordable Housing Council and the Community Development Block Grant Advisory Boards, there is an opportunity for interested citizens and agencies to make presentations and discuss issues concerning coordination of housing, health, and social service needs.

#### **Discussion**

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## Program Specific Requirements

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

#### Introduction

See below for Program Specific Requirements.

#### Community Development Block Grant Program Reference 24 CFR 91.220(l)(1)

Projects planned with all Community Development Block Grant 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 Community Development Block Grant Requirements

- |   |     |
|---|-----|
| 1. The amount of urgent need activities   | 0   |
| 2. The estimated percentage of Community Development Block Grant 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 Community Development Block Grant funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 70% |

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

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

The Consortium does not use any other forms of investment not listed in 24CFR Part 92.205(b).

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

Home Investment Partnership Program funds invested in homeowner assistance will be subject to recapture provisions outlined in 24 CFR Part 92.254. Except when resale restrictive covenants are mandated by regulation, the Brevard County Home Investment Partnerships Program Consortium will follow the recapture provisions described in these guidelines. The Consortium's purchase assistance program is designed to assist eligible applicants with the purchase of decent, safe and sanitary housing by providing financial assistance for any combination of down payment, repairs, principal reduction and closing costs for new construction and/or existing housing. Both the potential Home Investment Partnership Program housing unit and the assisted client must be eligible for the program, following specific standards and requirements from HUD. Funds for assistance can be used in the form of amortized, non-amortized, forgivable or deferred payment loans.

**Recapture Provisions:**

- Program funds will be secured by a lien, primary or subordinate mortgage; and affordability restrictions enforced via a land use agreement or deed restriction.
- If at any time during the period of affordability the housing unit assisted with Home Investment Partnership Program funds ceases to be the principal residence of the eligible homeowner, or any other terms of the mortgage or land use agreement are violated, then the mortgage balance will become due in full.
- The Home Investment Partnership Program-assisted housing unit must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion.

Homeownership assistance Home Investment  
Partnership Program amount per-unit

Minimum period of affordability in years:

Under \$15,000	5
\$15,000 to \$40,000	10
Over \$40,000	15

See AD-25, Administration, Unique Appendices, for a full description of the guidelines.

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

See the above responses. The guidelines will ensure the affordability of units acquired with HOME Investment Partnership Program funds per 24 CFR 92.254(a)(4).

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

The Consortium has no plans to use Home Investment Partnership Program funds to refinance existing debt secured by multifamily housing that is being rehabilitated with Home Investment Partnership Program funds.

#### **Emergency Solutions Grant**

1. Include written standards for providing Emergency Solutions Grant assistance (may include as attachment)

**N/A**

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

**N/A**

3. Identify the process for making sub-awards and describe how the Emergency Solutions Grant allocation available to private nonprofit organizations (including community and faith-based organizations).

**N/A**

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under Emergency Solutions Grant.

**N/A**

5. Describe performance standards for evaluating Emergency Solutions Grant.

N/A

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**Housing Trust Fund**  
**Reference 24 CFR 91.220(l)(5)**

**1. Distribution of Funds**

- a. Describe the eligibility requirements for recipients of Housing Trust Funds (as defined in 24 CFR § 93.2).

**N/A**

- b. Describe the jurisdiction's application requirements for eligible recipients to apply for Housing Trust Funds.

**N/A**

- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.

**N/A**

- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

**N/A**

- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate Housing Trust Funds and undertake eligible activities in a timely manner.

**N/A**

- f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

**N/A**

- g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

**N/A**

- h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

N/A

- i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

N/A

- j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

N/A

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with Housing Trust Funds?
3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with Housing Trust Funds will comply with Housing Trust Fund requirements?
4. **Performance Goals and Benchmarks.** The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including Housing Trust Funds in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.
5. **Rehabilitation Standards.** The jurisdiction must establish rehabilitation standards for all Housing Trust Funds-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use Housing Trust Funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

N/A

6. **Resale or Recapture Guidelines.** Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of Housing Trust Funds when used to assist first-time homebuyers. If the jurisdiction will not use Housing Trust Funds to assist first-time homebuyers, enter "N/A".

N/A

7. **Housing Trust Funds Affordable Homeownership Limits.** If the jurisdiction intends to use Housing Trust Funds for homebuyer assistance and does not use the Housing Trust Funds affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use Housing Trust Funds to assist first-time homebuyers, enter “N/A”.
8. **Limited Beneficiaries or Preferences.** Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter “N/A.”

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

N/A

9. **Refinancing of Existing Debt.** Enter or attach the jurisdiction’s refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter “N/A.”

N/A

Discussion

N/A